



Applicant Planning Commission Presentation

SJCC Redesignation Request from Residential to Commercial Office

August 5, 2026

Applicant's presentation



Need for
remodel/reconfiguration

Single family zone
constraints

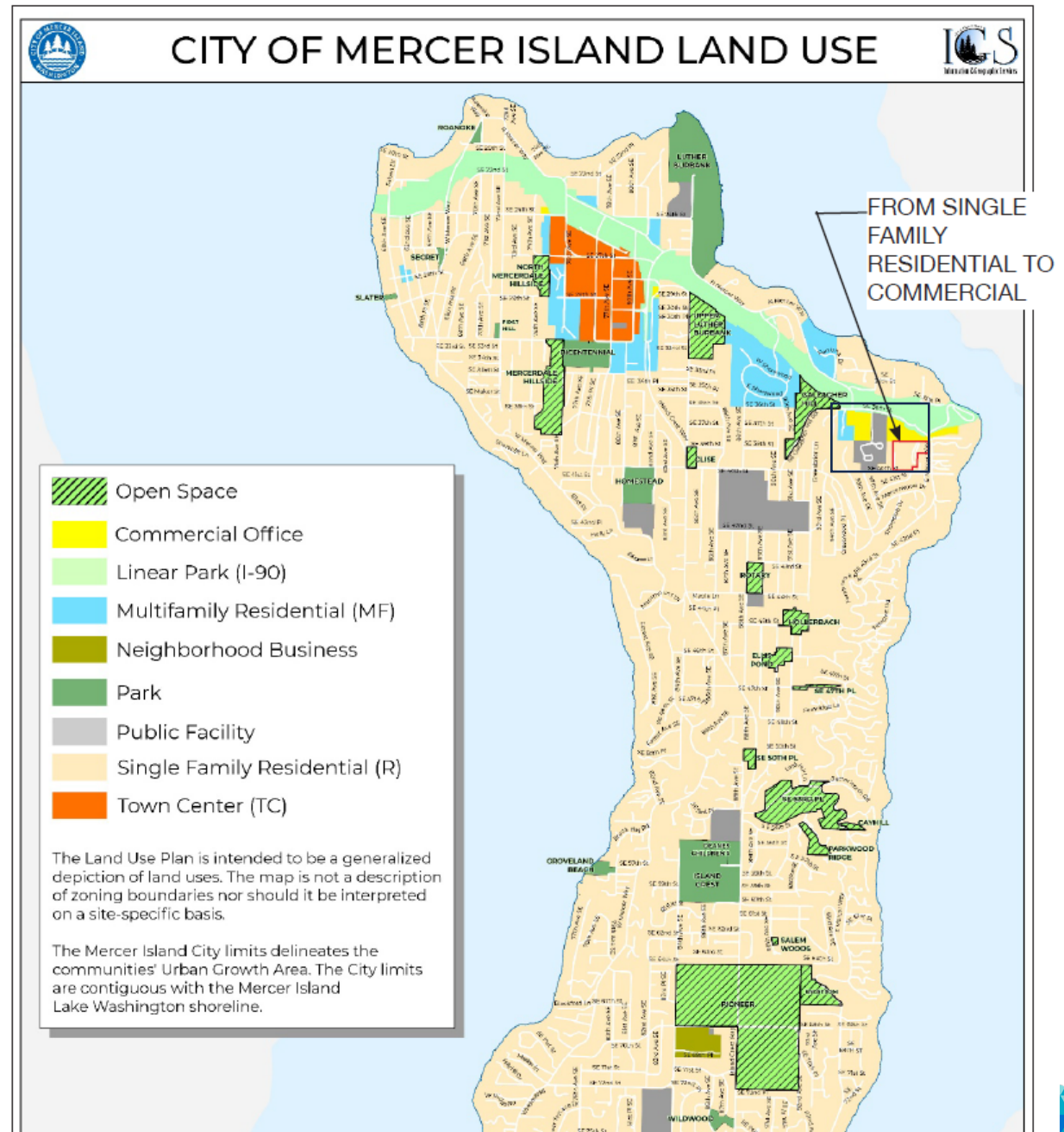
CO zone requirements

Application meets criteria

Current Future Land Use Map

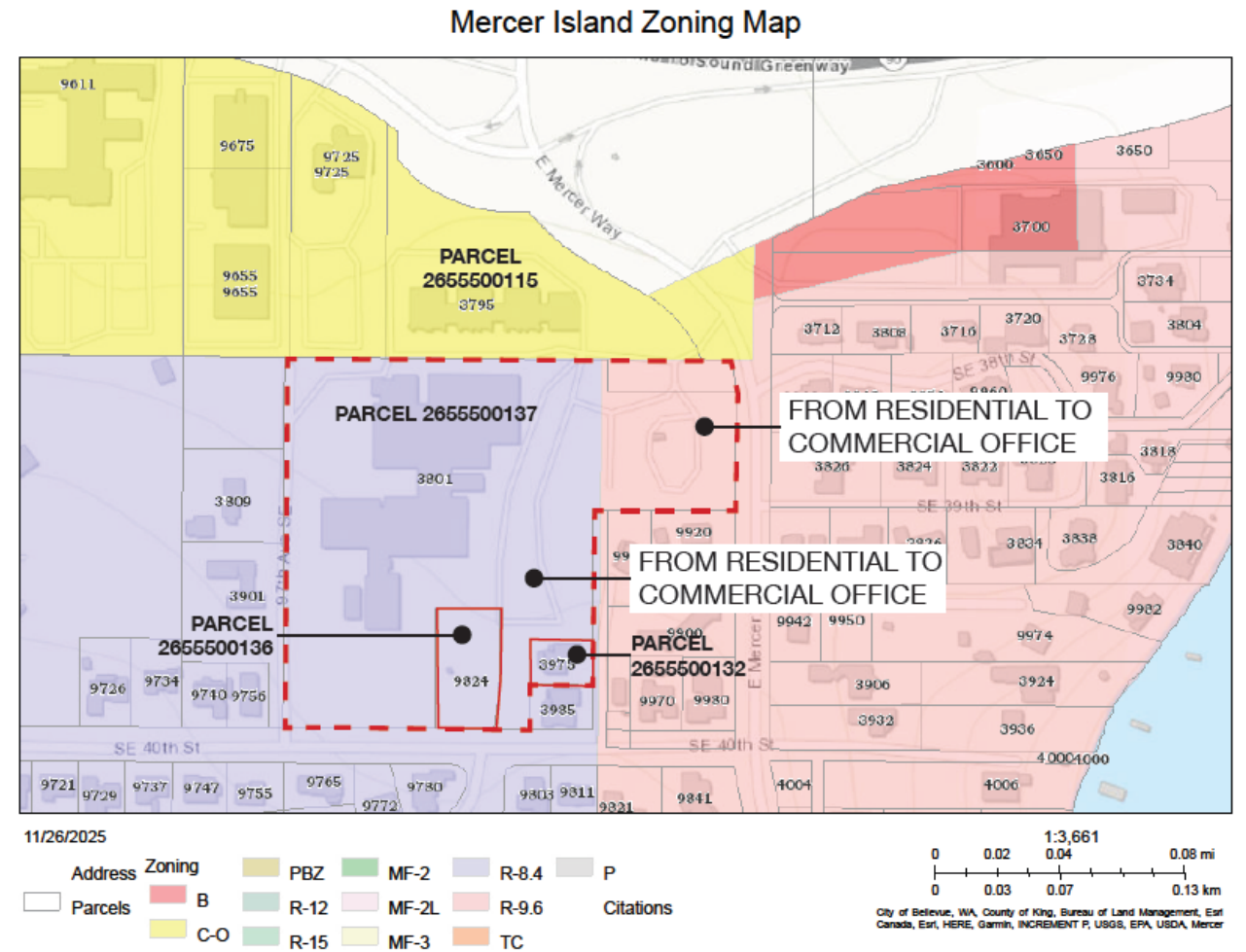
Commercial Office (CO) designation only exists in this area of Mercer Island.

Herzl Property is designated CO on FLUM, and zoned Business (B)



Proposed map change

Note the CO adjacency



What is “the J?”

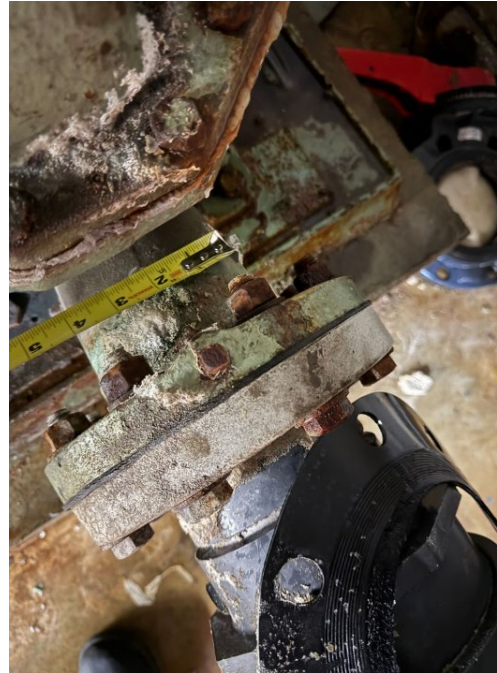
- Opened in this location in 1969
- Nearly 1/3 of Mercer Island Households use the J!
- Support individuals and families at every age and stage
- A place to connect, learn, laugh, recreate, celebrate, eat, dance, and so much more!
- Schwartz ECS and J camp educate and care for over 1000 kids/year
- First employer for hundreds each year
- Extending \$175,000/year in scholarships
- Everyone is welcome



Failing Systems/Need for Remodel

\$\$\$ spent on reviving outdated systems at the end of their useful lives

More efficient and cost effective to fully remodel/reconfigure



Land Use Approvals issued over the years

- 1969/70
- 1979
- 1980
- 1981
- 1985
- 2003 (FASPS)
- 2007 (FASPS)
- Conditions of approval related to SEPA, design commission, and CUP



2017 “Mega Mansion” legislation

- Ordinance No. 17C-15
- Created maximum square footage limits for all uses in the residential zones:

40	D. <u>Gross Floor Area.</u>
41	
42	<u>1. Except as provided in subsection “3.” below, the gross floor area shall not exceed:</u>
43	<u>a. R-8.4: 5,000 square feet or 40% of the lot area, whichever is less.</u>
44	<u>b. R-9.6: 8,000 square feet or 40% of the lot area, whichever is less.</u>

Page 13 of 93

1	
2	<u>c. R-12: 10,000 square feet or 40% of the lot area, whichever is less.</u>
3	<u>d. R-15: 12,000 square feet or 40% of the lot area, whichever is less.</u>



2022 Non-Residential Structure interpretation

- SJCC applied for an interpretation of the variance criteria

“Can the City grant a variance from numeric standards for a non-residential structure sited in a residential zone...?”

Answer:

NO

“The...MICC prohibits variances from numerical standards for non-residential structures in residential zones...”



Nonconforming provisions

- MICC 19.01.050.C. Interior remodeling of a legally nonconforming structure is permitted and will not result in loss of legal nonconforming status regardless of cost or extent of the interior remodel, **as long as no exterior alteration or enlargement is involved.**

Challenges with staying in “existing box”

- Even interior remodels must comply with current building codes
 - ADA compliance
 - Energy code compliance
 - Structural/earthquake codes
- Not technically feasible and inefficient to stay in existing walls
- Impervious surface/fixing access/parking

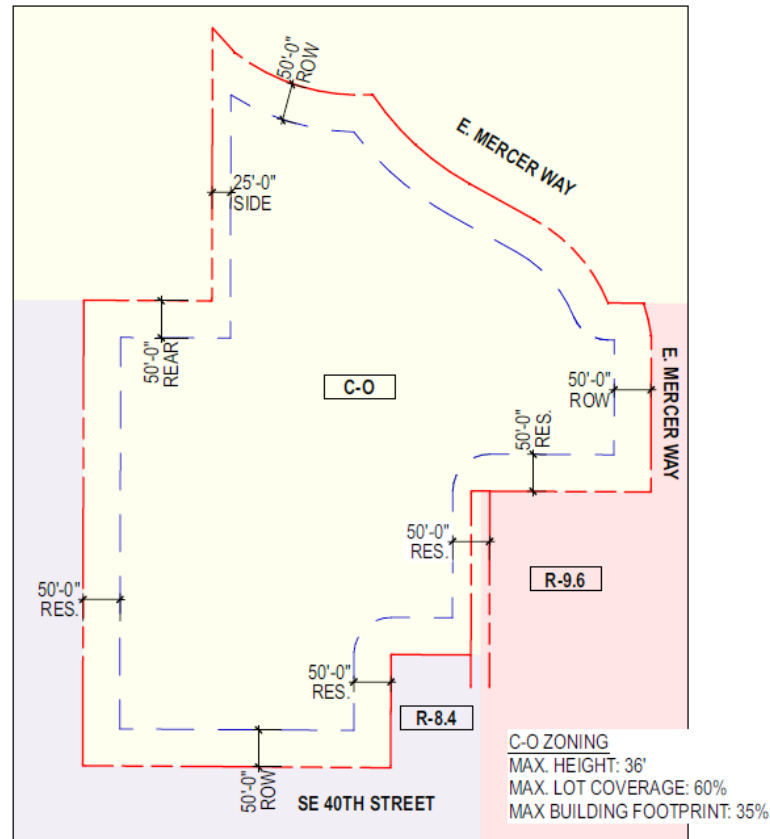


Commercial Office zone requirements

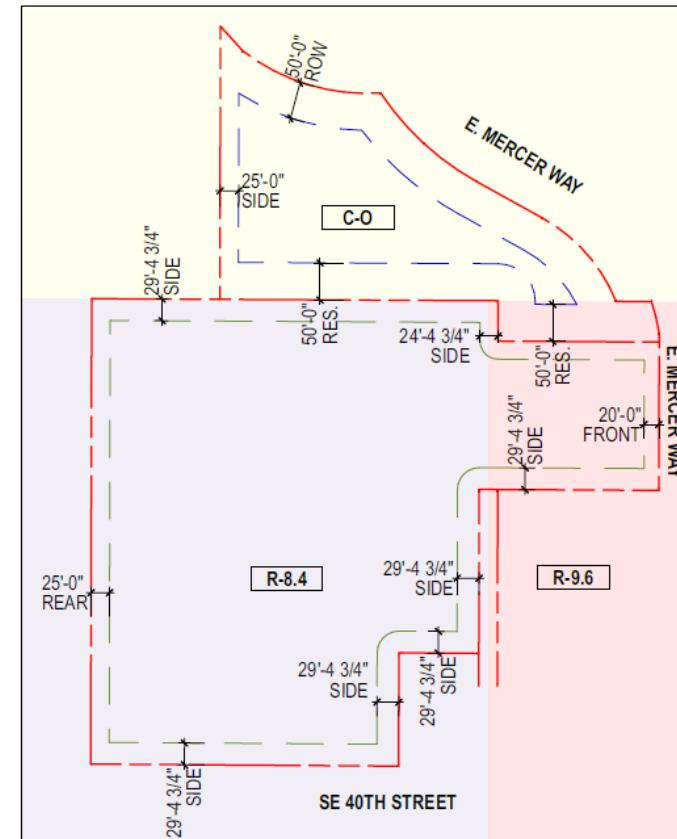
- Height: 36'
- Increased parking requirements
- 60% impervious surface limit
- 35% building coverage limit
- Setbacks:
 - 50' from all rights-of-way
 - Sum of side yard 75', not less than 25'
 - Minimum setback from residential property is 50'



Example: Setbacks



SETBACKS - EXISTING ZONING



SETBACKS - EXISTING ZONING

Commercial Office project review requirements are clear and apply to all

- Site development permit/design review (public hearing and opportunity for conditions)
 - Compliance with design standards in MICC Chapter 19.12
- State Environmental Policy Act (SEPA) review (public comment and opportunity for conditions)
- Concurrency and Transportation / Engineering review
- Compliance with all other technical codes (trees, stormwater, etc)



Map amendment approval criteria

1. The amendment is consistent with the Growth Management Act, the countywide planning policies, and the other provisions of the comprehensive plan and city policies; and:
 - a. There exists obvious technical error in the information contained in the comprehensive plan; or
 - b. The amendment addresses changing circumstances of the city as a whole.
2. If the amendment is directed at a specific property, the following additional findings shall be determined:
 - a. The amendment is compatible with the adjacent land use and development pattern;
 - b. The property is suitable for development in conformance with the standards under the potential zoning; and
 - c. The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.



Please facilitate belonging and
community on MI at this vital time.



The proposed redesignation

- Redesignates the SJCC parcels from Residential to Commercial Office (CO)
- Extends the Island's only existing CO designation to an immediately adjacent site
- Enables the remodel and reconfiguration the campus needs to serve the community and stay on Mercer Island
- Resolves the single-family zone constraints that limit current operations
- Meets all applicable requirements and approval criteria
- Any future project is subject to extensive review process

