

Molly McGuire

From: Adam Ragheb <adam.ragheb@gmail.com>
Sent: Saturday, August 29, 2026 9:50 PM
To: Council
Subject: Public Comment on SJCC Rezone - Follow PC's Recommendation, Approve Rezone on 3/4 parcels, and Collaborate on Development Agreement

Hello Councilmembers,

After watching the Planning Commission meeting on the SJCC rezone and reviewing the data, I'd like to provide my public comment on this topic. In short, I suggest that you:

1. Follow the Planning Commission's recommendation and approve the rezone for the 3 parcels that are integrated into the SJCC's daily operations.
2. As a condition of the approval, work with the SJCC to enter into a Development Agreement which
 - a) Ensures that the SJCC will remain at the site, providing its programs and services. It is the SJCC and its programs and services that provide benefit to the community (i.e., the land use), not the C-O zone alone.
 - b) Caps the intensity and/or size of the renovated project to one that is enough above current Residential zoning limits to allow the needed renovations, but well below commercial zoning limits.
 - c) Adds a secondary ingress/egress to the property from SE 36th Street, preventing traffic from accessing the west side of the property via SE 40th. Access from the west was shown in past renderings published for the site - see snapshot below from the agenda packet:

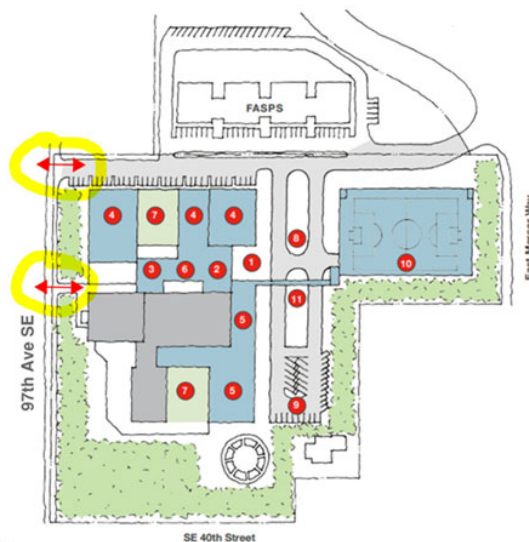


Exhibit B - Proposed Curb Cuts to 97th Ave SE

Elaborating on the SE 36th Street ingress/egress, below is a rough sketch of what I think is an interesting option to consider that allows the SJCC to renovate while addressing the concerns of neighborhoods to the south and west, where the black "L" marks the new access to the SJCC from the west.



At a high level, I would expect four things to follow from this:

1. Traffic on EMW should not increase (and may even decrease!),
2. Traffic on SE 40th Street and nearby neighborhoods would not increase because there would be no access added from the southwest,
3. The City could raise funds, via an easement on or partial sale of the old City Hall property, to help pay for the new PSM, and
4. What I interpret to be one of the neighbors' primary concerns would be addressed - preventing any traffic increase on SE 40th, allowing the renovations to move forward more smoothly for all involved than in the past.

I hope that a Developer Agreement as well as this creative solution warrant some public discussion at Tuesday's council meeting.

-Adam Ragheb