

Molly McGuire

From: suzanna km <kmsuzanna@gmail.com>
Sent: Tuesday, August 18, 2026 8:30 PM
To: Council
Subject: Opposition to JCC Rezone — Case CPA25-002 / RZN25-002 / SEP25-021

Dear Mayor and Members of the City Council,

I am a Mercer Island resident writing to oppose the proposed rezone of the Stroum Jewish Community Center property from residential to commercial (Case CPA25-002 / RZN25-002 / SEP25-021).

To be clear, my objection is not to the JCC itself, which has long been a valued part of our community. My concern is with the permanent conversion of a large residential parcel to commercial zoning in an established residential neighborhood.

Three points weigh heavily against this change:

First, a rezone is permanent and runs with the land, not the applicant. Unlike a conditional use permit, it is not tied to the JCC's stated intentions. If the property were ever sold, the commercial designation would remain and could enable uses far beyond anything currently proposed. The Council would be granting entitlements it cannot later reclaim.

Second, the traffic analysis is incomplete. The application provided a Trip Generation Memo rather than the full Traffic Impact Analysis the city requires. With the Jewish Day School and the French-American School operating at the same intersection near the East Mercer Way I-90 interchange, a rigorous analysis, including input from WSDOT, should be a prerequisite to any decision. The applicant's own plan contemplates routing traffic onto residential streets, which is not an acceptable mitigation.

Third, this sets a precedent. Approving a comprehensive plan amendment for one organization invites similar requests from other clubs, private schools, and churches across the Island, eroding the residential character the comprehensive plan is meant to protect.

There is a better path. The JCC can pursue facility upgrades that serve its membership without a rezone. Reasonable membership limits, consistent with what other recreational clubs on the Island already accept, and traffic mitigation contained within the property would address the stated needs while protecting the surrounding neighborhood.

I respectfully urge the Council to deny the rezone and instead direct staff and the applicant toward a solution that does not permanently commercialize residential land.

Thank you for your consideration.

Sincerely,
Suzanna