

Molly McGuire

From: Deb Estrada
Sent: Wednesday, July 29, 2026 8:05 AM
To: Molly McGuire
Subject: FW: Public hearing for CPA25-002

From: Blake Zhang <blake.x.zhang@gmail.com>
Sent: Tuesday, July 28, 2026 10:12 AM
To: Deb Estrada <Deborah.Estrada@mercerisland.gov>; City Clerk <cityclerk@mercerisland.gov>
Subject: Re: Public hearing for CPA25-002

Thanks Deb. I want to add a bit more to my comment to the record on concerns. I don't mind JCC modernizing their facility but they can do so without rezoning and they should be in compliance before having a hearing.

- Existing record of noncompliance. I live across the street and the lighting is already illegally shining into my window. The trees have also been trimmed down to what is required.
- Traffic and overflow parking. The property sits close to the I-90 interchange, and drop-off and pickup traffic already backs up along East Mercer Way. A commercial rezone removes any limit on how much bigger that gets. Parking also overflows to our street, sometimes partially blocking my and the neighbor's driveways
- Safety. Neighbors have already raised concerns about pedestrians and cyclists being pushed into the road near the bus stop on this stretch. More traffic makes that worse.
- Fairness. Every other Conditional Use Permit property owner on Mercer Island operates within their special zoning rules. The JCC should be held to the same standard.
- Property values. Neighbors' homes were bought and built around a residential zoning designation. A commercial rezone next door changes that calculus for everyone nearby.
- Compliance. The JCC already operates under an existing Conditional Use Permit, and there are reported violations of it on record. The city shouldn't be expanding what this property is allowed to do while known compliance issues remain unresolved.
- Complete application. Part of the rezone application is missing information the applicant was required to provide. The city shouldn't move forward on an incomplete application.
- Timing. The hearing is currently set for August 5, right in the middle of summer vacation, when many residents are traveling and can't participate. Pushing it to September doesn't fix that either, since that's back to school and just as hard for families to engage with. Ask the city to reschedule to no sooner than October, so residents actually get a fair chance to weigh in.

On Tue, Jul 28, 2026 at 8:27 AM Deb Estrada <Deborah.Estrada@mercerisland.gov> wrote:

Please accept my sincere apologies. I previously responded to your email regarding the SJCC's Comprehensive Plan Amendment with information regarding the Comprehensive Plan and Growth Management Act (GMA) compliance updates.

Staff recognizes and appreciates your public comment on the SJCC's Comprehensive Plan Amendment application.
Your comment has been saved in the project record, and you are now a Party of Record.

Deb

Deborah Estrada, MMC

Administrative Coordinator/Deputy City Clerk

City of Mercer Island - Community Planning & Development

206-275-7791 | www.mercerisland.gov

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW). The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City service hours of operation.

From: Deb Estrada
Sent: Tuesday, July 28, 2026 7:30 AM
To: 'Blake Zhang' <blake.x.zhang@gmail.com>
Subject: RE: Public hearing for CPA25-002

Thank you for taking the time to share your comments.

For the most current information regarding the Comprehensive Plan and Growth Management Act (GMA) compliance updates, including the status of the adopted ordinances and related materials, please visit the City's Let's Talk Mercer Island.

July 27 Update - https://letstalk.mercergov.org/comprehensive-plan-gma-compliance/news_feed/city-council-adopts-gma-compliance-ordinances

We appreciate your feedback and your continued involvement in the City's planning efforts.

Deb

Deborah Estrada, MMC

Administrative Coordinator/Deputy City Clerk

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From: Blake Zhang <blake.x.zhang@gmail.com>

Sent: Monday, July 27, 2026 10:47 PM

To: City Clerk <cityclerk@mercerisland.gov>

Subject: Public hearing for CPA25-002

Dear City of Mercer Island,

As a resident of Mercer Island, and based on my experience living across the street from JCC, I object to rezoning the JCC property to Commercial Office. I further object to the hearing to consider the proposal being during a time when residents are on summer vacation and preparing for back to school.

Thanks,

Blake

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Blake Zhang

612-859-1233 | blake.x.zhang@gmail.com

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