

## Molly McGuire

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**From:** velooceella@gmail.com  
**Sent:** Wednesday, July 29, 2026 10:53 AM  
**To:** Planning Commission; Alison Van Gorp; Deb Estrada; Council  
**Cc:** velooceella@gmail.com  
**Subject:** JCC RE-ZONE OPPOSITION  
**Attachments:** JCC RE-ZONE OPPOSITION .pdf

Dear Commissioners and City Council members

Please read my opposition submittal and look at 98040mi.com  
If you need any history documents let me know.

John Hall  
9970 S.E. 40<sup>th</sup> Street  
Mercer Island, WA 98040  
206-914-5599

I have lived in the Mercerwood neighborhood since 1958, long before the Jewish Community Center (JCC) was established at its current location. Over nearly six decades I have witnessed the gradual expansion of the JCC and its increasing impacts on our residential neighborhood. The tranquility of our neighborhood has already been significantly affected by repeated violations and abuses of the JCC's Conditional Use Permit (CUP), including increased traffic and the safety of pedestrians daily on East Mercer noise, parking on residential lawns, and other ongoing impacts.

As a neighborhood we have had great neighbors leave because of the continual abuses of the JCC.

The Mercerwood neighborhood has repeatedly borne the burden of this expansion. During planning discussions in the mid-1980s, the City Council and Planning Commission recognized the importance of protecting adjacent residential properties. Their direction was clear: if the JCC needed to expand, it should do so to the north, where commercial zoning already existed, while the southern boundary adjacent to Mercerwood homes would remain a permanent greenbelt buffer.

The current rezone proposal disregards that long-standing planning principle. The JCC has had opportunities over the years to acquire property to the north that would allow it to expand consistent with those earlier decisions. Instead, it has repeatedly sought to change the zoning of neighboring residential property, asking homeowners—not the institution—to bear the impacts of its continued growth.

This proposed rezone is not necessary for the JCC to achieve its long-term objectives. Rather, it shifts the burden of institutional expansion onto an established residential neighborhood, contrary to the City's previous commitments and planning policies.

My concern is also based on experience. The JCC has repeatedly violated the conditions of its Conditional Use Permit (CUP), often with little or no effective enforcement. This history raises legitimate questions about whether additional development and increased intensity of use can be relied upon to comply with future conditions.

The scale of the institution compared with the surrounding neighborhood is also significant. According to the JCC's 2016 IRS Form 990, the organization employed 472 people and served more than 5,000 members. Those numbers have likely increased since then. By comparison, Mercerwood is a residential neighborhood made up of young families, working adults, and retirees. The institution already has a far greater daily presence than the surrounding residents.

The City should protect the integrity of established residential neighborhoods and honor the planning commitments made to Mercerwood decades ago. This proposed rezone is unnecessary, inconsistent with prior City direction, and would further erode the character and livability of our neighborhood.

Please protect our neighborhoods. This is where we live, raise our families, and invest in our homes for the long term.

The Mercerwood residents have carefully documented the history of complaints and repeated CUP violations. We ask that the City's decision be based not only on future promises, but also on this documented record of past performance.

This re-zoning effects the whole Island if one can change a residential lot to commercial or its illegal spot zone.

Form **990**  
Department of the Treasury  
Internal Revenue Service

# Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public  
▶ Information about Form 990 and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990)

OMB No 1545-0047

**2016**

Open to Public Inspection

## A For the 2016 calendar year, or tax year beginning 09-01-2016, and ending 08-31-2017

- B Check if applicable
- ☐ Address change
  - ☐ Name change
  - ☐ Initial return
  - ☐ Final
  - ☐ Return/terminated
  - ☐ Amended return
  - ☐ Application pending

C Name of organization  
Samuel and Althea Stroum Jewish  
Community Center

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite  
3801 East Mercer Way

City or town, state or province, country, and ZIP or foreign postal code  
Mercer Island, WA 980403805

F Name and address of principal officer  
Amy Lavin  
3801 East Mercer Way  
Mercer Island, WA 980403805

D Employer identification number

90-0953408

E Telephone number

(206) 232-7115

G Gross receipts \$ 11,085,544

I Tax-exempt status ☒ 501(c)(3) ☐ 501(c) ( ) (insert no ) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ [www.sjcc.org](http://www.sjcc.org)

K Form of organization ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☒ No

If "No," attach a list (see instructions)

H(c) Group exemption number ▶

L Year of formation 1949

M State of legal domicile  
WA

## Part I Summary

|                             |                                                                                                                                                                                                                                                                                                                                 |                                                                                   |                                                                  |            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------|------------|
| Activities & Governance     | 1 Briefly describe the organization's mission or most significant activities<br>The mission of the Stroum Jewish Community Center is to ensure Jewish continuity, to support Jewish unity, to enrich Jewish life, and to participate in and promote the well-being of the Jewish and general community and the people of Israel |                                                                                   |                                                                  |            |
|                             | 2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets                                                                                                                                                                                        |                                                                                   |                                                                  |            |
|                             | 3                                                                                                                                                                                                                                                                                                                               | Number of voting members of the governing body (Part VI, line 1a)                 | 20                                                               |            |
|                             | 4                                                                                                                                                                                                                                                                                                                               | Number of independent voting members of the governing body (Part VI, line 1b)     | 20                                                               |            |
|                             | 5                                                                                                                                                                                                                                                                                                                               | Total number of individuals employed in calendar year 2016 (Part V, line 2a)      | 472                                                              |            |
|                             | 6                                                                                                                                                                                                                                                                                                                               | Total number of volunteers (estimate if necessary)                                | 115                                                              |            |
|                             | 7a                                                                                                                                                                                                                                                                                                                              | Total unrelated business revenue from Part VIII, column (C), line 12              | -16,906                                                          |            |
|                             | 7b                                                                                                                                                                                                                                                                                                                              | Net unrelated business taxable income from Form 990-T, line 34                    | -16,906                                                          |            |
| Revenue                     | 8                                                                                                                                                                                                                                                                                                                               | Contributions and grants (Part VIII, line 1h)                                     | 2,943,713                                                        | 3,065,445  |
|                             | 9                                                                                                                                                                                                                                                                                                                               | Program service revenue (Part VIII, line 2g)                                      | 6,869,926                                                        | 7,318,283  |
|                             | 10                                                                                                                                                                                                                                                                                                                              | Investment income (Part VIII, column (A), lines 3, 4, and 7d)                     | 5,662                                                            | 10,252     |
|                             | 11                                                                                                                                                                                                                                                                                                                              | Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)          | 504,923                                                          | 506,403    |
|                             | 12                                                                                                                                                                                                                                                                                                                              | Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)  | 10,324,244                                                       | 10,900,383 |
|                             | Expenses                                                                                                                                                                                                                                                                                                                        | 13                                                                                | Grants and similar amounts paid (Part IX, column (A), lines 1-3) | 0          |
| 14                          |                                                                                                                                                                                                                                                                                                                                 | Benefits paid to or for members (Part IX, column (A), line 4)                     | 0                                                                | 0          |
| 15                          |                                                                                                                                                                                                                                                                                                                                 | Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) | 7,558,838                                                        | 8,117,740  |
| 16a                         |                                                                                                                                                                                                                                                                                                                                 | Professional fundraising fees (Part IX, column (A), line 11e)                     | 0                                                                | 0          |
| b                           |                                                                                                                                                                                                                                                                                                                                 | Total fundraising expenses (Part IX, column (D), line 25) ▶ 216,644               |                                                                  |            |
| 17                          |                                                                                                                                                                                                                                                                                                                                 | Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)                      | 2,493,143                                                        | 2,774,279  |
| 18                          |                                                                                                                                                                                                                                                                                                                                 | Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)          | 10,051,981                                                       | 10,892,019 |
| 19                          |                                                                                                                                                                                                                                                                                                                                 | Revenue less expenses Subtract line 18 from line 12                               | 272,263                                                          | 8,364      |
| Net Assets or Fund Balances | 20                                                                                                                                                                                                                                                                                                                              | Total assets (Part X, line 16)                                                    | 20,455,624                                                       | 20,605,386 |
|                             | 21                                                                                                                                                                                                                                                                                                                              | Total liabilities (Part X, line 26)                                               | 3,543,537                                                        | 3,684,935  |
|                             | 22                                                                                                                                                                                                                                                                                                                              | Net assets or fund balances Subtract line 21 from line 20                         | 16,912,087                                                       | 16,920,451 |

## Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Sign Here

Signature of officer \_\_\_\_\_ Date 2018-07-16  
Amy Lavin Chief Executive Officer  
Type or print name and title

Paid Preparer Use Only

|                                                                 |                                          |                    |                                                 |                   |
|-----------------------------------------------------------------|------------------------------------------|--------------------|-------------------------------------------------|-------------------|
| Print/Type preparer's name<br>Matthew R Matson                  | Preparer's signature<br>Matthew R Matson | Date<br>2018-07-16 | Check <input type="checkbox"/> if self-employed | PTIN<br>P00775671 |
| Firm's name ▶ Peterson Sullivan LLP CPA'S                       |                                          |                    | Firm's EIN ▶ 91-0605875                         |                   |
| Firm's address ▶ 601 Union St Ste 2300<br>Seattle, WA 981012345 |                                          |                    | Phone no (206) 382-7777                         |                   |

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat No 11282Y

Form 990 (2016)



September 8, 2015

I am Judy Neuman, CEO of the Strohm Jewish Community Center on Mercer Island. We have been paying close attention to transportation issues facing our Island and I wanted to share how critical mobility is for the JCC, our employees and our members and guests.

422 50 2016  
Our 250 year-round employees, which grow to 400 seasonally, serve more than 15,000 people every year, including 195 children for preschool, close to 1000 summer day campers and over 500 seniors, plus any more members and guests. Our employees and members commute to the J from all over the metro area via cars, carpools and buses. I-90 traffic is so bad it's impacting our business. Last month a promising young teacher reluctantly backed out of accepting a job after a test run of her commute. I fear for the safety of our employees who walk over 30 minutes each way in the dark to and from the Park & Ride, since the bus route on 36<sup>th</sup> was closed quite some time ago. I watch every day as preschoolers wait in our classrooms for road-weary parents delayed by traffic both on I-90 and in our Town Center.

While Light Rail will certainly help some, the resulting increase in car traffic will hurt others. These are big, complicated issues that will have a dramatic impact on our business. It is critically important that everyone be educated on the changes and ramifications to make sure Mercer Island benefits from this massive investment.

- Specifically:
- Mercer Island traffic to and from Seattle and I-405 should have permanent access to the new HOV lanes
  - Mercer Island traffic should be permanently exempt from any tolls or congestion pricing
  - We need better ways to get commuters to and from the Park & Ride
  - The Park & Ride should be limited to Island residents and even more parking is needed
  - We need more bus capacity to and from Seattle immediately- the majority of my employees live off-island.
  - I-90 cut-through traffic ties up our roads and needs to be stopped
  - The proposed bus intercept should be located elsewhere as it will snarl traffic and overload our already crowded transit stop
  - We cannot lose HOV access ramp capacity
  - I-90 construction closures should be limited to late nights instead of entire weekend

I urge the council to negotiate fiercely for what is best for Mercer Island and to do so productively, finding win-win opportunities for the people of Mercer Island and the region's transportation needs. The JCC depends on both.

Thank you for your time and interest in this important topic,

Judy Neuman  
SJCC CEO

MERCER ISLAND CAMPUS  
3801 EAST MERCER WAY  
MERCER ISLAND WA 98040  
206-232-7225

SEATTLE CAMPUS  
2618 NE 80TH STREET  
SEATTLE WA 98115  
206-526-8073

www.SJCC.org

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Judy Neuman  
Chief Executive Office

## DECLARATION OF JOHN MICHAEL HALL

I, John Michael Hall, the undersigned, being over 18 years of age and otherwise competent to make this declaration, do freely offer the statement outlined below as a true and accurate account of events based upon my direct knowledge and recollection and public record.

I have lived in the Mercerwood neighborhood for 64 years moving here in 1958. Our family has been involved with living in or building 8 homes in the neighborhood. Currently residing for 41 years at 9970 S.E. 40<sup>th</sup> Street, Mercer Island, WA.

The JCC has known the limit of their footprint and intensity of use since 1967 under Ord #142 and current Conditional Use Permits.

They have repeatedly tried to expand beyond their required buffer zones into existing residential neighborhoods and the City of Mercer Island has denied them every time for the best interest of the taxpaying residents #1(1971,1985,2019-CFZ). The City of Mercer Island decreed if the JCC wants to expand, they should do so by purchasing the commercial properties to the North of their existing facility. These pieces of commercial property are situated with I-90 to the north and the City of Mercer Island to the West.#2 (MAP/Commercial Property)The JCC did purchase one piece of commercial property in 1997 to the North however instead of expanding as they have claimed they needed they instead leased it out to the French School (FASPS) for \$600,000.00 a year rent.

### **UNFORTUNATLEY THIS IS ALL ABOUT MONEY!**

The JCC has tried to manipulate past and present Mayor, City Council, and Planners for the past 53 years with narratives (for one example, they claim they are like the other clubs and organizations on Mercer Island. However, the others all have less than ten employees).#3 On the 2016 filed tax forms 501 (c) The JCC claimed 472 employees and 115 volunteers for a total of 587 The FASPS claimed 126 employees and 250 volunteers for a total of 376 #3 In 2016 for a total of 963 Employees and volunteers.

By their own publication the JCC has over 5,000 family memberships while their commitment to the City and neighbors was #4 1,000 family memberships. The intensity of use is horribly abusive.

The JCC has had the same complaints by the neighbors #5 (public Record small sampling) for 53 years of their failure to follow the regulations and commitments, have created abusive nuisances which forced out neighbors over the years, and the current JCC management has forced out 6 neighbors recently. These neighbors were very exhausted going to council and planning hearing for years on end and hiring attorneys. A neighborhood is where you raise your family and spend time, not to have facilities trying to constantly manipulate the zoning laws to their benefit and to ruin the residential nature of our community.

Their request for Variances permission is just another go around on the chess board. #6 For example in 2002 the street vacation will not be used for increased density. **We agree with the City of Mercer Island this Variance request should not be granted.**

Sincerely  
John Michael Hall