

Molly McGuire

From: Deb Estrada
Sent: Thursday, July 16, 2026 12:36 PM
To: Molly McGuire
Subject: FW: Public hearing for CPA25-002

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From: Michele Murburg <mmurburg@comcast.net>
Sent: Wednesday, July 15, 2026 8:53 PM
To: City Clerk <cityclerk@mercerisland.gov>
Subject: Public hearing for CPA25-002

As the 40 plus year owner of a home on Shoreclub Drive, and the mother of two offspring who attended preschool and after school and summer camps at the JCC, I am very supportive of the organization overall.

However, this proposed rezoning of the JCC to commercial/office is a terrible idea. First of all, traffic is already extremely bad in that area, particularly when the JCC and/or French School are ending their school, camp or daycare days or having special events. I recently sat for nearly 10 minutes in traffic, trying to get off of westbound I 90 because of the traffic going into and out of the JCC. This intolerable traffic situation would worsen even further if rezoning is allowed.

Furthermore, due to the JCC preschool, and the French school, there are many children crossing east Mercer Way in front of the JCC at multiple times during each day, even into dark hours in winter. These kids would be further endangered by a situation that could engender even more traffic than is already present. Sadly, not everyone drives carefully or attentively and I have personally witnessed near misses when kids moved unexpectedly while trying to cross.

Commercial use areas are not needed in this part of Mercer Island, more office space is most certainly not needed in our region overall, and commercial zoning would detract from the residential quality of life for property owners in this area of Mercer Island.

Who would compensate the residents of this area of town for the likely loss of peace and quiet; increased traffic, noise, air pollution, and pedestrian hazards, and overall lessened quality of life there if the zoning of the JCC to commercial/office is approved? Would the JCC be willing to provide such compensation? I suspect not, and even if they were, money could not adequately compensate for the loss of quality of life.

The very idea of rezoning to commercial/office seems quite unnecessary and most undesirable.

There is in fact already plenty of underutilized commercial space in downtown Mercer Island and in the south end, where commercial zoning is already permitted, and there is already massive underutilization of both retail and office space in both Bellevue and Seattle. There is absolutely no need to extend commercial/office zoning to the JCC based on any sort of reasonable community needs. There isn't even a bus stop near the JCC any longer, much less a train stop, to justify even a coffee kiosk.

Exactly whose interests would be served here by approving a zoning change? It is certainly not good for either the children who attend the JCC, or for the residential neighbors who live around the JCC who already have to battle annoying and often dangerous traffic and attendant air pollution and noise caused by the already existing activities at the JCC.

Commercial rezoning extension anywhere on the island is certainly not good for the purpose of maintaining the near pristine environment of Mercer Island, an ecologically vulnerable area which, if well managed, can withstand being a primarily residential community but not a center of commerce. The community's commercially zoned areas already in existence provide for the needs of Mercer Island citizens more than adequately.

Moreover, the hearing on this proposal should be held at a time when citizens of Mercer Island are likely to be on island, available, and able to voice their opinions on this matter. It appears highly manipulative on someone's part to schedule such an important and impactful meeting at times when the community cannot participate to a maximum degree.

I don't know with whom this bad idea originated, but I am firmly opposed to it.

Thank you for what I hope will be a careful and thoughtful decision to deny this change in zoning.

M. Michele Murburg MD