

Molly McGuire

From: Peter Carr <ottotrator@msn.com>
Sent: Sunday, August 2, 2026 12:41 PM
To: Planning Commission; Council; City Clerk
Subject: Comment on CPA25-002 / RZN25-002 / SEP25-021

To the Planning Commission,

I am a Mercer Island resident and I oppose the proposed rezone of the JCC property at 3801 East Mercer Way from residential to Commercial Office (CPA25-002 / RZN25-002 / SEP25-021).

Without proper oversight, environmental analysis, and mitigation, I'm concerned that future development could cause significant adverse impacts, especially traffic.

The applicant has not submitted a full Traffic Impact Analysis, only a trip generation memo, despite this being a permanent change to the zoning designation with no specific development proposal attached. A Conditional Use Permit already allows the JCC to operate here with enforceable, revisable conditions. A rezone removes that oversight permanently and sets a precedent for converting residential land to commercial elsewhere on the island.

A related issue - the JCC recently built a tall chain-link fence blocking access to/through the property. I was under the impression that area was right-of-way, connecting the north end of the island to areas to the south (e.g., the high school) via 97th Ave SE. Apart from appearing to be over the standard height limit, the fence cuts off a safe connection between our neighborhood and areas to the south. One of the biggest problems in this area is lack of safe pedestrian and bike access, as so few streets have sidewalks and people drive way too fast on SE 36th Street. The now fenced-off area was the only way I could safely walk to the south, as walking up Gallagher Hill (which has no sidewalks) is completely unsafe. That connection is now completely severed.

I ask the Planning Commission to deny this rezone request, or at minimum to require full CUP compliance and a complete traffic study before any further consideration.

Thank you,
Peter Carr
9319 SE 36th Street
Mercer Island