

Molly McGuire

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Wednesday, August 5, 2026 8:46 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Cc: Jeff Thomas
Subject: Re: JCC - Totally against the rezoning of the JCC, it is not compatible with single family residential neighborhoods

And I want people to realize the size and scale of this proposed development. As a comparison, the current Community Center on the island is **42,755 sq ft**. It says that the JCC could accommodate **134,087 sq ft** building footprint. See below. Do you not realize that this proposed building is too big to be in a single family residential zone? It is more than three times the size of the community center. Please just think about what they are proposing. It is not fair for the neighbors nor is it good for the health and wellbeing of the neighbors.

"Existing - The existing use is the Stroum Jewish Community Center (SJCC) totaling 94,723 gross square feet (gsf). ITE's Recreational Community Center (495) was assumed for the existing use based on review of the land use description as well as validation through existing driveway counts. The detailed trip generation for the existing use is provided in Attachment A. Allowed use in the CO zone2 – In the CO zone, the site could accommodate a 134,087 sf building footprint (35%) with 3 stories for a total of 402,261 gsf. The trip generation of the allowable uses in the CO zone for that size of development were evaluated. This included consideration of the following ITE land uses: • Government Office Building (730) • Research and Development Center (760) • General Office Building (710) • Church (560) • Medical-Dental Office Building - Stand-Alone (720) • Hospital (610)i

On Wed, Aug 5, 2026 at 7:03 AM Sarah Fletcher <fletchsa1@gmail.com> wrote:

Hello, I am reading through the Staff Reports, and I have never heard of Linnear Park and being at the address which they mention below so is this a comprehensive plan amendment to create a new linear park next door? Where can one find the legal description for Linear Park? And what is a public facility which is mentioned in the Zoning? The JCC? Is that going to be deemed a "public facility?" And just out of interest, is the Community Center on Mercer Island a public facility or is it in a single family residential zone or a commercial office zone? And if the JCC is going to be Commercial Office, then does that mean the Community Center is to have their zone changed to be compatible with the JCC?

16. Adjacent Zoning and Comprehensive Plan Designations:

Direction and Current	Zoning	Comprehensive Plan
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Development		Designation
North; SE 36th St and E Mercer Way	Public Institution (PI)	Linear Park (I-90)
East; Single-Family Residences and E Mercer Way	Single-Family Residential R-9.6	Single-Family Residential
South; SE 40th St and Single-Family Residences	Single-Family Residential R-8.4	Single-Family Residential
West; Commercial Buildings and Single-Family Residences (City of Mercer Island City Hall)	Commercial Office (C-O), Single-Family Residential R-8.4, Public Institution (PI)	Commercial Office, Single-Family Residential, Public Facility

And the JCC are stating: "The change to the CO zone allows SJCC to remain on the island in an appropriate designation/zone." Are they trying to tell everyone that if they are not allowed to have the zone changed, then they will move? Personally, I find that ridiculous.

And in the next segment, it has "prioritize housing" except isn't the JCC buying up houses that surround the current JCC so that they can demolish those and build a campus? So how does this project prioritize housing exactly?:

"DP-2: **Prioritize housing** and employment growth in cities and centers within the UGA, where residents have higher access to opportunity and high-capacity transit. ..the **UGA** will include a mix of uses that are convenient to and support public transportation to reduce reliance on SOV travel for most daily activities. The SJCC is the fifth largest August 5, 2026 CPA25-002 Staff Report and Recommendation Page 10 of 19 employer on Mercer Island. The designation will ensure that this employment continues on the Island. In addition, the SJCC is extremely well-served by bike/trail infrastructure for alternative commuting methods. "

And City staff should have corrected the applicant and explained to them that Mercer Island is not an "Urban Growth Area". Wherever it refers to "**Urban Growth Area**", they need to remove all those sections as it is a waste of time referring to Mercer Island as "Urban Growth Area."

Even AI has it that we are **not** an urban growth area, so any reference to Urban Growth Area is a waste of time and not applicable. This is what AI has:

Mercer Island is **not classified as a traditional "urban growth community"** in the sense of being a rapidly expanding, low-density suburban sprawl. Instead, it is a **small, affluent, and relatively stable city** with a long-term growth plan that is currently under state review.

And if you look at the PSRC 2050 Vision, they have deemed us a "**High Capacity Transit Community**," not an "Urban Growth Area" or UGA and the JCC is nowhere near the Light Rail Transit Centers, they don't even have a bus that goes from the JCC to the Light Rail Stations unless the JCC puts on a shuttle which I have not seen any mention of them doing and like I said it is not applicable:

"DP-2: Prioritize housing and employment growth in cities and centers within the **UGA**, where residents have higher access to opportunity and high-capacity transit. ..the UGA will include a mix of uses that are convenient to and support public transportation to reduce reliance on SOV travel for most daily activities."

DP-4 should not be applicable as again, we are not an UGA and it refers to UGA in that it has:

"DP-4: Develop and use...commercial land efficiently in the **UGA** to create healthy, vibrant, and equitable urban communities with a full range of urban services, by...b) encouraging compact and infill development with a mix of compatible residential, commercial, and community activities... "

And what concerns me is that they are talking about encouraging a mix of "residential"... what exactly are they planning on building on that campus?

DP-6, they already have physical activity and social connectivity, so why change the zone when physical activity and social connectivity is available?

It has: "The redesignation allows the SJCC to remain and offer a variety of opportunities for daily physical activity and social connectivity for people of all ages, in a high opportunity area."

DP8 - the JCC already provides those things, so why do they need to change the zone? It doesn't make sense.

EC2, is the JCC telling the City that if they don't get their CO designation they will move? It has: "The designation to CO protects hundreds of jobs that will be able to remain on the island." The current zone already offers protection of hundreds of jobs, so no need to amend the zone.

And again, we are not an Urban Growth Area so this next section should not apply, it is a waste of time:

"PF-19: Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the **Urban Growth Area**, where they are accessible to the communities they serve, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). If possible, locate these facilities in places that are well served by transit and pedestrian and bicycle networks. The SJCC includes the Island's largest early childhood school and is extremely accessible to the families it serves. It also includes other child-related care and services including after-school care that includes transportation directly from schools, J Camp, teen programs, and a wide variety of other classes and activities that are geared toward education and children. The site is well served by alternative means of transportation as well as traditional means of transportation. The designation to CO is the more appropriate designation for the existing and proposed use, and allows the SJCC to remain in this location, which is specifically called for by the CPP."

And it specifically states: "Preserve the neighborhood character" EXCEPT what the JCC is planning will certainly NOT preserve the neighborhood character. They are delusional if they think building a campus would "preserve the neighborhood, preserve the neighborhood character," it would do neither if the campus was built and the zone was changed.

Goal 7.1 Preserve the neighborhood character in residential zones. For the purpose of implementing this element, neighborhood character only refers to the form, bulk, scale, and intensity of the built environment. (Comp Plan, Land Use Goals). The proposal is consistent with this goal. The SJCC is a use that requires a gym and a pool, the larger scale of which is inconsistent with the desired scale identified in a single family zoning designation. Therefore, the designation should be changed, so that the SJCC can remain in this location. In addition, the designation to CO will require compliance with CO zoning, which includes significant protections of neighboring residential zones in terms of form, bulk, scale, light, and noise standards.

If the JCC does move because the City doesn't approve the zone change, that will be their choice it can go back to having single family homes which is not terrible. I am sure the neighbors would be very happy as they have been completely ignored. And next time, point out to the JCC that Mercer Island is not an Urban Growth Area, so any reference to us being an Urban Growth Area is inconsequential.

And I like the current JCC and I have fond memories of going to the JCC, going to watch the Jewish films there. If they change it, I will not support their new campus.

Sarah Fletcher

On Mon, Jul 27, 2026 at 8:42 PM Sarah Fletcher <fletchsa1@gmail.com> wrote:

Hello, I received an email urging me to support the Comprehensive Plan to change the designation, see below. The JCC have no right to amend the Comprehensive Plan to change the designation from single family zone to commercial. I want you to all understand the implications should you allow the zone change. I want you to specifically ask the following questions:

1) if you allow the JCC to change their zoning, will the other clubs on the island all be allowed to change their zone?

2) Commercial Office allows a retirement home, would the JCC and all the other clubs, should the zone change, be allowed to have a retirement home on their property in a single family residential area?

And are each and every one aware of what is allowed in Commercial Offices????

These are the examples of what you are permitting, because I don't want to hear that you allowed the JCC to rezone and the next minute, they are providing "Care services, special employee dormitories, service

stations in connection with authorized motor pool facilities and similar uses, special needs group housing, special service transitional housing;

3) And I would like to know, are the things I mentioned above, would those things be allowed in a single family residential zone?

4) And with regards to the theater which was remodeled in 2014 as state of the art, why would they want to demolish it and build another theater? I love the theater and have special memories of going to watch the films with my mum or to attend the Jewish film festivals there.

5) And are they not supposed to build a playfield, but in the designs, I don't see any playfield. Currently, there is a garden for the preschoolers. What is going to happen to that garden? Is it going to be paved over?

6) And what the JCC is trying to build is a campus, it is not compatible with a residential zone.

7) And please ask how the JCC has been a good neighbor? Please ask them to list all the examples of how they have accommodated the neighbors to date.

This is what the Commercial Offices zone offers so you need to make it very clear to the JCC that not only if the City allows them to rezone, but they are making it that the Beach Club, the Shore Club, the Yeshiva, the Country Club, will then all be able to have the same permitted uses as the JCC and if you think that is not the case, please explain why that is not the case.

19.04.020 - Commercial offices.

A.

Uses permitted.

1.

Government services.

2.

Professional, scientific, and technical services.

3.

Office uses.

4.

Places of worship.

5.

Civic and social organizations.

6.

Mortuary services.

7.

Healthcare services.

8.

Care services.

9.

Auxiliary uses directly related to the principal use, such as residences of watchmen or employees in training, special employee dormitories, employee cafeterias, auditoriums, service stations in connection with authorized motor pool facilities and similar uses.

10.

Wireless communications facilities subject to the conditions set out in MICC [19.06.040](#).

11.

Special needs group housing as provided in MICC [19.06.080](#).

12.

Social service transitional housing as provided in MICC [19.06.080](#).

13.

Public and private schools accredited or approved by the state for compulsory school attendance, subject to design commission review and the following conditions:

a.

A one-fourth acre or larger playfield, play surface or open space shall be provided in one usable unit abutting or adjacent to the site.

8) There is a conflict of interest with Dave Rosenbaum, Ted Weinberg, Daniel Becker, and Julie Hsieh should remove themselves from voting on this because there is a conflict of interest in that they all have interests and/or connections to the JCC/Jewish Community.

This is what Amy Lavin is telling members to write to the Planning Commission just in case you were not aware of what she is telling members to email:

- “I am here to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.” The J has been serving the Mercer Island community — as a community center — for over 55 years. My hope is it will be here for another 55. I am not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — it has

never been in single family use. As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance.

- Recommend approval of this comprehensive plan amendment.