

Molly McGuire

From: Teresa Hall <teresajkhall@gmail.com>
Sent: Monday, July 6, 2026 3:16 PM
To: Molly McGuire
Subject: Fwd: Future of Mercer Island

----- Original Message -----

Subject: Future of Mercer Island
From: Teresa Hall <teresajkhall@gmail.com>
Sent: Monday, July 6, 2026, 9:06 AM
To: molly.mcquire@mercerisland.gov
CC: Teresa Hall <teresajkhall@gmail.com>, Wally Hall <wallyhallnd68@gmail.com>

Having lived on Mercer Island for more than forty years in the Mercerwood neighborhood near the SJCC, we have watched our community evolve while retaining the residential character that makes it such a special place to live. It is in that spirit that we are writing regarding CPA25-002.

First, we want to emphasize that we value the SJCC and the many ways it serves island residents. The issue before the City is not whether the SJCC is an important community asset. It clearly is. Our concern is with the long-term implications of the zoning and Comprehensive Plan changes being requested.

After reviewing the application materials available through the City's permit bulletin, it appears that the request is being framed as simply bringing the property's zoning into alignment with its current use. However, the decision before the City goes much further than recognizing what exists today. It would permanently redesignate residentially designated property to Commercial Office, creating future development opportunities and rights that would remain in place indefinitely.

What gives us pause is that there is no actual redevelopment proposal for the City or neighboring residents to review. We are being asked to evaluate a permanent change in land use policy without knowing what a future project might look like or how it might affect the surrounding neighborhood. Questions about traffic, parking, building scale, noise, lighting, and neighborhood compatibility are largely being deferred to some future date. Once the zoning change is approved, however, the community will no longer have the opportunity to weigh in on whether that broader land use designation is appropriate for this location.

The Mercer Island Comprehensive Plan has long recognized the importance of both community institutions and stable residential neighborhoods. In our view, this application has not yet demonstrated how those competing interests are being balanced. The fact that existing zoning may constrain future redevelopment does not necessarily mean that residentially designated land should be converted to a commercial designation.

For that reason, we believe the City should proceed carefully and require a much clearer understanding of the practical impacts and long-term consequences of this proposal before making a permanent amendment to the Comprehensive Plan and zoning map.

We respectfully ask that the City deny the application as currently proposed, or alternatively require additional analysis and community review before taking further action.

Thank you for your time and consideration. Please reply to this mail so that we know you have received this and our comments are registered.

Wally and Teresa Hall
4242 East Mercer Way, Mercer Island, WA 98040