

Molly McGuire

From: Leslie Huang <yunhan.huang94@gmail.com>
Sent: Tuesday, July 21, 2026 10:09 PM
To: City Clerk
Cc: Qian Cao
Subject: Public Hearing – CPA25-002 / RZN25-002

Dear City Clerk,

I am writing as a Mercer Island resident to oppose the proposed rezoning of the JCC property from residential to commercial (CPA25-002 / RZN25-002).

This is a permanent change, and I don't believe the community has had a fair opportunity to weigh in, scheduling a consequential land-use hearing during summer vacation and the first weeks of school makes it hard for most families to participate.

I'm also concerned about traffic. The JCC sits at our east side I-90 access point, and congestion already spills off the property during busy periods. Commercial zoning removes any regulatory limit on membership, events, or vehicle trips, leaving the city no mechanism to require mitigation. That's a real impact on everyday life for residents on this side of the island.

I support the JCC and the role it plays in our community. But I believe a Conditional Use Permit with enforceable conditions is the right framework for the JCC and for every organization on Mercer Island. I urge the city to require full CUP compliance before any rezone discussion moves forward, and to reschedule the hearing to no sooner than October, when residents are home and able to engage.

Thank you for considering my comments.

Best,
Yunhan Huang