

22 September 2024

Cartlund Monson
3808 E Mercer Way
Mercer Island, WA 98040

Re: CUP24-001 Comment Response

Dear Cartlund Monson,

Thank you for your comments regarding the submitted Conditional Use Permit. We've taken the liberty of summarizing and responding to the main points:

This development will put a school in my front yard, and turn my neighborhood into a construction zone for years.

The school building is proposed to be located on a lot that has been commercially zoned for 25 years. According to Goal 17.2 of the Land Use policies in the City's state-mandated Comprehensive Plan, "Commercial uses and densities near the I-90/East Mercer Way exit and SE 36th Street are appropriate for that area." The City of Mercer Island, like many other communities across the State of Washington, is obligated to plan for growth and has designated the commercially zoned lot, by use of zoning, to be an area of growth. The building is separated from neighboring residential zones by a residential lot more than 80 feet deep.

Construction activities will occur during city-mandated working hours and will follow all applicable regulations.

The JCC/Herzl is a beautiful and historic part of this Island's Culture ... It would be a shame to lose the properly community-sized facility as it is

The proposed project has no affiliation with the Stroum Jewish Community Center (SJCC). The Herzl Ner-Tamid synagogue building will remain as is. The school building is proposed to be located on an adjacent lot that has been commercially zoned for 25 years.

Our infrastructure is not up to it ... this project is a toe-hold for up-zoning

We will be providing new water and waste service and conducting all due diligence to ensure that our systems are designed robustly and appropriately.

No upzoning is proposed as part of this development. The school building is proposed to be located on a lot that has been commercially zoned for 25 years.

Traffic ... is a problem that will become vastly worse

In collaboration with our traffic consultant, we have carefully designed a drop-off and pick-up flow that will allow for 68 waiting cars to be stored on the existing synagogue's driveway loop while enabling parents to quickly and efficiently drop off their students. Preschool and K-8 drop-off will be staggered to allow the parents and caregivers of a maximum of 40 preschool children to park and exit their vehicles. Pick-up will be staggered throughout the afternoon. Further details can be found in the traffic analysis and on the site plan.

Thank you again for your feedback and participation in the public process.

Sincerely,

Anjali Grant