

22 September 2024

Ronil Mokashi/ Kavita Dabke and concerned neighbors
3734 E Mercer Way
Mercer Island, WA 98040

Re: CUP24-001 Comment Response

Dear Ronil Mokashi/ Kavita Dabke and concerned neighbors,

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

...specifically the 3-story addition...

There is no addition proposed as part of this development.

Increased Traffic

We understand that traffic is a primary concern. 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.

Loss of Privacy

The lot housing the new building is separated from neighboring residential zones by a residential lot more than 80 feet deep – wider than many residential streets.

Commercialization of the Neighborhood

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.

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

Sincerely,

Anjali Grant