

Molly McGuire

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Sunday, April 6, 2025 8:52 AM
To: Ryan Harriman; Molly McGuire; Design Commission
Subject: Temple Herzl Project DCB 25-4

Hello, I met someone from the Jewish School and they said that the project had been approved? Has it? And I told them about the JCC proposal and they said they had no idea that the JCC had plans to build a campus.

So, if the JCC campus is going to be so big and if the FASP school moves out, why can't the Temple Herzl rather purchase the FASP school from the JCC and not have to build another building and not have to go through this whole process? Will you please ask them to coordinate with the JCC and ask them if there would be place for them to have their K-8 school and what the plan is for the FASP. And with regards to the JCC, I went to see a film at the JCC last night and when I told people that the plan was to demolish the theater in which we saw the film, they were all really surprised and didn't know why. I think that is the plan is it not?

With regards to this:

"Preliminary Staff Analysis: The design and layout of the proposed mixed-use building incorporates the natural topography of the subject property. The existing slopes outside of the building footprint would be retained where possible. The proposed tree removals are limited to those necessary to construct the building."

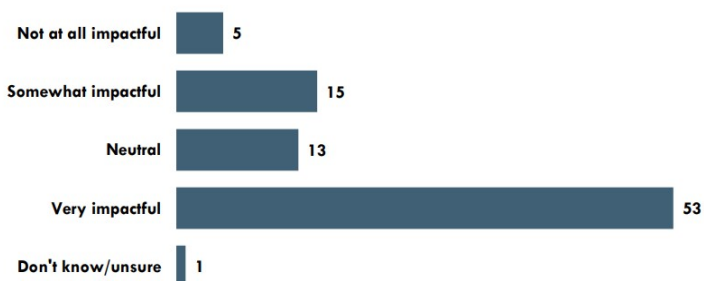
What I don't understand is if the building is on the other side of the synagogue, why on earth do they have to remove trees which are nowhere near the proposed new school? What can the architect do to make it that not so many mature trees are removed? And can you ask the architect to come back with a revised plan to save more of the trees?

And in the survey, 62% of respondents consider tree and landscape loss VERY IMPACTFUL (see below), then, do you honestly think that the language which has been drafted offers any protections against significant trees/grove trees, any trees from being cut down/removed? No, it doesn't. So, what do you propose?

Loss of mature trees and landscaping when new development occurs

62% of respondents consider the tree and landscape loss because of development to be very impactful on their neighborhood. See Exhibit 50.

Exhibit 50: Tree And Landscaping Loss as a Result of Development (N=87)



And with regards to traffic. I find it a bit suspicious when, in the narrative, they deliberately leave off that this school is **not for Mercer Island school children**, but only for Bellevue children to have their own

private kindergarten school (K-8). So, let me ask you, are you all aware that this is not for Mercer Island kindergarteners but for Bellevue kindergarteners and don't you find it off that the applicant and the staff deliberately are not informing you of this fact? Why do you think that is?

This is what they state:

"The proposed project on the commercially zoned lot is a 3-story mixed-use building housing a Preschool-8 private school on levels 0, 1 and 2; and B-occupancy community rental space on levels 2 and 3. B occupancy includes offices and training/skill development not in a school or academic program."

And this is pathetic. Why should private schools also not respect privacy for adjacent residential properties? So, are you trying to tell the Design Commission that just because it is not a private school, they don't need to do a thing, or that you don't care less?:

"10. Public schools should respect privacy for adjacent residential properties by providing appropriate screening and placement of windows in buildings. Distance from residential property lines should also be considered when determining the appropriate amount of screening and the type and placement of windows.

Preliminary Staff Analysis: The proposed development does not contain a public school."

So, what about for private schools and neighbors? Are you trying to say that they can do what they want or perhaps, staff could find some language about any project or something for private schools and neighbors and if there is nothing in the code, then there needs to be something in the code to protect neighbors from any development and private schools and explain the different standards for private schools versus public schools.

"Preliminary Staff Analysis: The proposed development would require 105 parking spaces across all uses which utilize the cooperative parking. The existing parking lot contains 105 parking spaces with no surface parking lot planting and there is no room within the existing parking lot to provide plantings." They are going to have to come up with a parking lot which provide plantings. I am sorry, but for neighbors to have to overlook a parking lot with no plants to cover it is not nice.

And with regards to this:

7. Noise, vapor, heat or fumes. With respect to all aspects of the development referred to above in this section, emissions of noise, vapor, heat or fumes should be mitigated. Preliminary Staff Analysis: N/A

NOISE is a factor because it seems like you will be allowing them to take out trees between the freeway and the building, so what about the noise for the children and the noise for the neighbors to the other side? So, tell me, let's say that noise is going to be a factor, but staff said it wouldn't, what then?

LIGHTING. There is already problems with lighting at the JCC bothering the neighbors and the city has done nothing. The JCC is saying it is for security which seems to trump the neighbors' complaints about the lighting, so why are you not making anyone do anything about the lighting being too bright?

And TRAFFIC is going to be a problem. It already is, as is overflow parking from the JCC and FASP.

I look forward to a response. Thank you.

Sarah Fletcher

Molly McGuire

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Monday, April 7, 2025 5:21 PM
To: Molly McGuire
Subject: Re: WITHDRAWAL AND REISSUANCE OF REVISED SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE - (City of Mercer Island) Herzl Ner-Tamid Conservative Congregation Preschool, K-8 School, and Rental Offices Project MDNS (SEP24-003)

Thank you Mollie, but do you know why they omitted the fact that this is to accommodate a Bellevue Preschool, has nothing to do with Mercer Island kindergardeners as they would go to the JCC Kindergarten. Was it your responsibility or the applicants to mention that fact?

Sarah

On Mon, Apr 7, 2025 at 2:27 PM Molly McGuire <molly.mcguire@mercerisland.gov> wrote:

Hi Sarah,

This determination is necessary for the applicant to move forward with the next steps of the application process, which is the study session with the Design Commission. This meeting is tentatively scheduled for the regular meeting in June. This is the only portion of the application that has received a decision, as of yet.

Sincerely,

Molly McGuire

Senior Planner
City of Mercer Island – Community Planning & Development
206-275-7712 | www.mercerisland.gov

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City service hours of operation.

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Monday, April 7, 2025 1:22 PM
To: Molly McGuire <molly.mcguire@mercerisland.gov>
Subject: Re: WITHDRAWAL AND REISSUANCE OF REVISED SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE - (City of Mercer Island) Herzl Ner-Tamid Conservative Congregation Preschool, K-8 School, and Rental Offices Project MDNS (SEP24-003)

Hello Molly, but I thought it was coming up for discussion before the Design Commission. Is that now not the case?

Sarah

On Mon, Apr 7, 2025 at 10:45 AM Molly McGuire <molly.mcguire@mercerisland.gov> wrote:

Hello,

Please find attached the Notice of Withdrawal and Reissuance of the REVISED SEPA Mitigated Determination of Nonsignificance for the Herzl Ner-Tamid Conservative Congregation Preschool, K-8 School, and Rental Offices project located at 3700 E Mercer Way, Mercer Island, WA 98040.

You may follow this file path to access additional associated documents for this project:

[https://mieplan.mercergov.org/public/CUP24-001 and SEP24-003](https://mieplan.mercergov.org/public/CUP24-001%20and%20SEP24-003)

Bcc: SEPA Agencies List & Parties of Record

Sincerely,

Molly McGuire

Senior Planner

City of Mercer Island – Community Planning & Development

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From: Molly McGuire

Sent: Monday, March 17, 2025 1:21 PM

To: Molly McGuire <molly.mcguire@mercerisland.gov>

Cc: Anjali Grant <anjali@agrantdesign.com>; Ryan Harriman <ryan.harriman@mercerisland.gov>

Subject: SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE - (City of Mercer Island) Herzl Ner-Tamid Conservative Congregation Preschool, K-8 School, and Rental Offices Project MDNS (SEP24-003)

Hello,

Please find attached the SEPA Mitigated Determination of Nonsignificance for the Herzl Ner-Tamid Conservative Congregation Preschool, K-8 School, and Rental Offices project located at 3700 E Mercer Way, Mercer Island, WA 98040.

You may follow this file path to access additional associated documents for this project:

https://mieplan.mercergov.org/public/CUP24-001_and_SEP24-003

Bcc: SEPA Agencies List

Sincerely,

Molly McGuire

Senior Planner

City of Mercer Island – Community Planning & Development

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Molly McGuire

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Monday, April 7, 2025 5:36 PM
To: Molly McGuire; Anjali Grant; Ryan Harriman
Subject: Fwd: The Temple Herzl/JCC

Hello, I don't know if you had seen this and what the designation is for the Temple Herzl site. I will be sending you my other email which I had sent to the Planning department, not to you. I hope you will have a response. Please include this.

Sarah Fletcher

----- Forwarded message -----

From: Sarah Fletcher <fletchsa1@gmail.com>
Date: Wed, Nov 3, 2021 at 5:35 PM
Subject: The Temple Herzl/JCC
To: Jessi Bon <jessi.bon@mercergov.org>, Jeff Thomas <jeff.thomas@mercerisland.gov>, Alison VanGorp <alison.vangorp@mercergov.org>
Cc: Council Mailbox <council@mercergov.org>

Hello, I have been emailing Carolyn Boatsman and she kindly explained the situation for the layman to understand.

With regard to the Temple Herzl, it seems like "Places of Worship" and "public and private schools" come under "Commercial Business" Is the Temple and JCC deemed "Business Commercial? I take it all the other places of worship even if they have a dayschool are deemed "Business Commercial." There is no mention of places of worship and public and private schools under "Business:" [Chapter 19.04 - COMMERCIAL | City Code | Mercer Island, WA | Municode Library](#)

So if they have the Temple and schools under "Commercial Business," then everything is correct. If they have it under "Business," then, that needs to be corrected and the Temple and schools should come under "Commercial Business."

Could someone please explain in simple terms what is wrong with the current zoning and why does the Temple Herzl want to change the "Business" to have places of worship and public and private schools when there is already a zone for it - "Commercial Business." Does the Temple Herzl want to change the definition of "Business" to include "places of worship" and "Schools," and if so, why? What can they not do under their current zone? I really do not understand what they are wanting. And I sincerely hope that you don't have staff spending a lot of time on this. That whole JCC/FASP business should have been nipped in the bud years ago.

Thanks.

Sarah Fletcher