COMMUNITY PLANNING & DEVELOPMENT
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STAFF REPORT AND RECOMMENDATION

RZN25-002

Project Number:	RZN25-002
Project Name:	Stroum Jewish Community Center (SJCC) Comprehensive Plan Amendment
Review Type:	Quasi-judicial; Type IV
Description:	A request for a Reclassification of Property (Rezone) to reclassify King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential R-8.4 & R-9.6 to Commercial Office (C-O).
Applicant/Owner:	Amy Lavin (Stroum Jewish Community Center) / Stroum Jewish Community Center (SJCC)
Address:	3801 E Mercer Way, 9824 SE 40th St, 3975 99th Ave SE, and 3795 E Mercer Way, Mercer Island, WA 98040; identified by King County Assessor's Parcel Numbers: 2655500137, 2655500136, 2655500132, and 2655500115
Zoning Designation:	R-8.4; R-9.6
Staff Contact(s):	Jeff Thomas, Community Planning and Development Department Director Molly McGuire, Senior Planner

Key Project Dates:

Date of Application:	December 11, 2025
Determined to be Complete:	January 6, 2026
Notice of Public Hearing Bulletin Published:	September 14, 2026
Notice of Public Hearing Mailed:	September 14, 2026
Notice of Public Hearing Posted on Site:	September 14, 2026
Notice of Public Hearing Published in Newspaper:	September 16, 2026
Date of Open Record Public Hearing:	October 19, 2026

Exhibits:

1. Staff Report, dated October 19, 2026
2. Development Application, received by the City of Mercer Island on December 11, 2025
3. Title Report for Parcel No. 2655500132
4. Title Report for Parcel No. 2655500137 and 2655500136
5. Title Report for Parcel No. 2655500115
6. Project Narrative
7. Vicinity Map
8. Reclassification of Property Criteria Compliance Narrative
9. Additional Applicant Materials Memorandum, received October 2, 2026
10. Memorandum – 3801 E Mercer Way Rezone Potential Trip Generation Review prepared by Transpo Group, dated February 10, 2026
11. Memorandum – Trip Generation for Maximum Development Capacity, prepared by Transpo Group, dated October 2, 2026

12. Determination of Complete Application, issued by the City of Mercer Island on January 6, 2026
13. Zoning Map, generated by the City of Mercer Island on March 5, 2026
14. Proposed Zoning Map, generated by the City of Mercer Island on October 1, 2026
15. Notice of Public Hearing, issued by the City of Mercer Island on September 14, 2026
16. Notice of Public Hearing, published in the Mercer Island Reporter on September 16, 2026
17. Public Comments for RZN25-002
    - 17.1. Dan Goldman, received September 17, 2026
    - 17.2. Barbara Prince, received October 1, 2026
    - 17.3. Chloe Frader, received October 1, 2026
    - 17.4. Devorah Gamoran, received October 1, 2026
    - 17.5. Erin Krawiec, received October 1, 2026
    - 17.6. Jon Newman, received October 1, 2026
    - 17.7. Lea Fields, received October 1, 2026
    - 17.8. Leanne Gordon, received October 1, 2026
    - 17.9. Lynne Smith, received October 1, 2026
    - 17.10. Nancy Gordon, received October 1, 2026
    - 17.11. Rebecca Backow, received October 1, 2026
    - 17.12. Robert Mund, received October 1, 2026
    - 17.13. Robin Calderon, received October 1, 2026
    - 17.14. Ronald Leibsohn, received October 1, 2026
    - 17.15. Ashley Frizzell, received October 2, 2026
    - 17.16. Doris Lofton, received October 2, 2026
    - 17.17. Elaine Kraft, received October 2, 2026
    - 17.18. Ellen Rosenstein Brin, received October 2, 2026
    - 17.19. Garrett Hyman, received October 2, 2026
    - 17.20. Jerry Kavesh, received October 2, 2026
    - 17.21. Jessica Bogin, received October 2, 2026
    - 17.22. Jessica Prince, received October 2, 2026
    - 17.23. Laurie Koehler, received October 2, 2026
    - 17.24. Mark Clausen, received October 2, 2026
    - 17.25. Mindy Goldberg, received October 2, 2026
    - 17.26. Mindy Stern, received October 2, 2026
    - 17.27. Mitch Buder, received October 2, 2026
    - 17.28. Nancy Etsekson, received October 2, 2026
    - 17.29. Stan Rosen, received October 2, 2026
    - 17.30. Steven Doma, received October 2, 2026
    - 17.31. The Treves Family, received October 2, 2026
    - 17.32. Virginia Howse, received October 2, 2026
    - 17.33. Yolanda Agress, received October 2, 2026
    - 17.34. Joseph L. Schocken, received October 3, 2026
    - 17.35. Sam and Joni, received October 3, 2026
    - 17.36. Karen Roberts, received October 4, 2026
    - 17.37. Melissa Benaroya, received October 4, 2026
    - 17.38. Charlotte Grist, received October 5, 2026
18. Applicant Response to Public Comments between September 14 and October 2, received October 4, 2026

19. Public Comments Received During the Public Comment Period for CPA25-002, submitted by the Applicant on October 2, 2026
20. SEPA Checklist, dated November 20, 2025
21. SEPA Determination of Nonsignificance, issued by the City of Mercer Island on June 22, 2026

I. APPLICATION OVERVIEW

1. Project Overview: A request for a Reclassification of Property (Rezone) to reclassify King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential R-8.4 & R-9.6 to Commercial Office (C-O) within the Zoning Map in Appendix D, MICC (**Exhibit 14**).
2. Location: The subject properties are located at 3801 E Mercer Way, 9824 SE 40th St, 3975 99th Ave SE, and 3795 E Mercer Way, situated in the Southeast Quarter of Section 7, Township 24, and Range 5, in the City of Mercer Island, King County, WA 98040.
3. Access: Access to the subject properties is from E Mercer Way.
4. Existing Conditions: King County tax parcel 2655500137 contains the two-story, 88,362 square foot Stroum Jewish Community Center building, which was constructed in 1969 and includes facilities for various activities including an auditorium, fitness center, indoor pool, and most of the parking for the site. Tax parcel 2655500115 contains the French American School, which is a two-story, 31,815 square foot building constructed in 2005. Tax parcel 2655500136 is developed with landscaping, picnic tables, and hardscape. Finally, tax parcel 2655500132 contains a two-story, 1,860 square foot, single-family residence constructed in 1986. Tax parcels 2655500137, 2655500115, and 2655500136 all appear to be integrated in their daily operations as the Stroum Jewish Community Center site.
5. Contact Information:

Project Contact:	Applicant:	Engineer:
Amy Lavin, SJCC 3801 E Mercer Way, Mercer Island, WA 98040 (206) 232-7116 amyl@sjcc.org	Stroum Jewish Community Center	N/A

6. Terms Used:

Term:	**Refers to, unless otherwise specified:**
Applicant	Stroum Jewish Community Center
Proposed development	Reclassification of Property (Rezone) to reclassify King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential R-8.4 & R-9.6 to Commercial Office (C-O) with Appendix D, MICC.
Subject property, site	The subject property or site where the proposed development is located as defined in this staff report
City	City of Mercer Island
MICC	Mercer Island City Code
Code Official	City of Mercer Island Community Planning and Development Director or a duly authorized designee

SJCC	Stroum Jewish Community Center
RZN	Rezone

II. PROCEDURE AND NOTICE REQUIREMENTS

7. Review Type: Applications for site-specific rezones are required to be processed consistent with the requirements in MICC 19.15.260. The Hearing Examiner shall hold the open record public hearing for this proposal for a site-specific rezone. Following the completion of the open record public hearing, the Hearing Examiner shall consider the proposed amendment for conformance with the criteria as listed in MICC 19.15.240(C), the Comprehensive Plan, and other applicable development standards (MICC 19.15.260(C)(1)). The Hearing Examiner shall make a written recommendation on the review to the City Council (MICC 19.15.260(C)(2)). The City Council shall consider the Hearing Examiner's recommendation and issue a decision on the application as a closed record review. The City Council may adopt or reject any portion of the Hearing Examiner's recommendation (MICC 19.15.260(C)(3)).

8. Application: The application for the proposed Rezone was submitted on December 11, 2025. On January 6, 2026, the application was deemed complete for the purposes of review, pursuant to MICC 19.15.070 (**Exhibit 12**).

9. Notice of Application and Public Hearing: The City issued a combined notice of application and public hearing for the proposed Rezone on September 14, 2026, consistent with the provisions of MICC 19.15.260. Notice was provided using the following methods: a mailing sent to the neighboring property owners within 300 feet of the subject property; a notice sign posted on the subject property in a location visible to the public right-of-way; publication in the City's weekly permit bulletin on September 14, 2026; and made available to the general public upon request (**Exhibit 15**). The notice of application and public hearing was also published in the Mercer Island Reporter, a newspaper of general circulation, on September 16, 2026, as required in MICC 19.15.260 (**Exhibit 16**).

10. Opportunities for Public Comment: The issuance of the notice of application began the 30-day public comment period. However, the City accepts comments at any time prior to open record public hearing before the hearing examiner. Written comments that were received during the public comment period, between the issuance of the Notice of Public Hearing and the submittal of this Staff Report, are included in **Exhibit 17.001** through **17.038.**

11. Response to Public Comment: While the City accepts public comments at any time prior to the open record pre-decision hearing, common practice is to request that the applicant provides responses only to those public comments received during the 30-day public comment period. The code does not require the applicant to respond to any public comments received. The applicant provided responses to the public comments received during the public comment period through the submission of this Staff Report. The Applicant's responses to such public comments are included within **Exhibit 18**.

12. State Environmental Policy Act (SEPA) Review: The Applicant submitted a SEPA checklist on December 11, 2025 (**Exhibit 20**)**.** A SEPA Determination of Non-significance (DNS) was issued on June 22, 2026, following the DNS process in WAC 197-11-340 (**Exhibit 21**). The comment period ended on July 6, 2026 and no comments or appeals were filed.

13. Public Hearing: Pursuant to MICC 19.15.260, an open record public hearing before the hearing examiner is required for the proposed Rezone. A combined notice of application and notice of

public hearing was provided to the public as described in MICC 19.15.260 (**Exhibit 15 & 16**). The open record public hearing will take place before the Hearing Examiner on October 19, 2026.

III. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS

14. Site Zoning and Land Use: Parcel 2655500137 is currently split-zoned Single-Family Residential (R-8.4) and Single-Family Residential (R-9.6). Parcels 2655500136 and 2655500132 are zoned Single-Family Residential (R-8.4). Parcel 2655500115 is split-zoned Single-Family Residential (R-9.6) and Commercial Office (C-O). A site zoning map can be found in **Exhibit 13**. Pursuant to MICC 19.01.040(G)(2), where a boundary between zones divides a lot into two or more pieces, the entire lot shall be deemed to be located in the first zone on the following list in which any part of the lot is located: R-15, R-12, R-9.6, R-8.4, MF-2L, MF-3, MF-2, OS, PI, PBZ, C-O, TC, and B. Therefore, parcels 2655500137 and 2655500115 are deemed located in the R-9.6 zone pursuant to MICC 19.01.040(G)(2).

15. Comprehensive Plan Policies: The Comprehensive Plan, adopted by the City Council in 2024, contains a Land Use Map, which designates parcels 2655500137, 2655500136, and 2655500132 as Single-Family Residential. The single-family residential land use designation represents areas within Mercer Island where development will be predominantly single-family residential neighborhoods. Complementary land uses (e.g., private recreation areas, schools, home businesses, public parks, etc.) are generally supported within this land use designation. Parcel 2655500115 is within the Commercial Office designation. The commercial office land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land use will be predominantly commercial office. Complementary land uses (e.g., healthcare uses, schools, places of worship, etc.) are also generally supported within this land use designation.

    This Rezone application has been accompanied by a proposal for a Comprehensive Plan Amendment to redesignate all of the subject parcels from Single-Family Residential to Commercial Office within the Comprehensive Plan Land Use Map. The City Council completed first reading of the Ordinance to redesignate the parcels on September 1, 2026.

16. Adjacent Zoning and Comprehensive Plan Designations:

Direction and Current Development	Zoning	Comprehensive Plan Designation
North; SE 36th St and E Mercer Way	Public Institution (PI)	Linear Park (I-90)
East; Single-Family Residences and E Mercer Way	Single-Family Residential R-9.6	Single-Family Residential
South; SE 40th St and Single-Family Residences	Single-Family Residential R-8.4 and R-9.6	Single-Family Residential
West; Commercial Buildings and Single-Family Residences (City of Mercer Island City Hall and Public Works beyond)	Commercial Office (C-O), Single-Family Residential R-8.4, Public Institution (PI) beyond	Commercial Office, Single-Family Residential, Public Facility

IV. CONSISTENCY WITH MICC 19.15.240, RECLASSIFICATION OF PROPERTY (REZONES)

17. *Criteria*. The City Council may approve a rezone only if all of the following criteria are met:

    A. The proposed reclassification is consistent with the policies and provisions of the Mercer Island Comprehensive Plan.

Staff Analysis: The proposed reclassification requires a comprehensive plan amendment to satisfy this criteria, as outlined in subsection (C)(7) of MICC 19.15.240 and as described above in this Staff Report. The Applicant has applied for such comprehensive plan amendment, which underwent a first reading before City Council on September 1, 2026.

Staff has analyzed the proposed reclassification against the policies and provisions of the Mercer Island Comprehensive Plan as if the comprehensive plan amendment (CPA25-002) has been approved and the subject properties are designated Commercial Office within the Land Use Map of the Comprehensive Plan, consistent with the City Council discussion from September 1, 2026. At that first reading of the Comprehensive Plan amendment proposal, a motion was passed to amend the Planning Commission's recommendation by rejecting two amended findings and to replace those findings with those originally presented by staff to the Planning Commission which concluded that CPA25-002 was consistent with the Comprehensive Plan.

The proposed reclassification is consistent with the following policies and provisions of the Mercer Island Comprehensive Plan:

> *Community Values, Residential Community. Mercer Island is principally a single-family residential community, supported by healthy schools, religious institutions, and recreational clubs*. The proposed rezone would allow for the development of schools, religious institutions, or recreational clubs on the subject property. Under the current single-family zoning designation, these uses are subject to development standards that are not suitable for the construction of a reasonably sized facility to support the community of Mercer Island.
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> *Community Values, Education is the Key. The community and its public and private institutions are committed to providing excellence in education*. The proposed rezone would allow for the development of a public or private school, under the allowed uses in the Commercial-Office zoning designation. The Commercial-Office zoning designation also allows civic and social organizations, which are defined in MICC 19.16.010 as "[o]rganizations primarily engaged in promoting the civic and social interests of their members. Illustrative examples include alumni associations, fraternal lodges, granges, and social clubs". These civic and social organizations may also provide education to the community, similar to those offered by the Stroum Jewish Community Center at its afterschool care for elementary students and camp for children four years through their teens.
>
> *Community Values, Welcoming and Inclusive. Mercer Island is a place of acceptance where all are welcome, irrespective of race, ethnicity, national origin, religion, gender, sexual orientation, disability status, financial resources, or age. We believe that a diverse community is a healthier community. We respect and appreciate the benefits of diversity*. The proposed rezone would allow for the development of civic and social organizations under the allowed uses in the Commercial-Office zoning designation that cannot otherwise be provided under the current development standards in the single-family designation. A social organization like the SJCC supports inclusivity. The Applicant represents that it is SJCC's vision is to be the Puget Sound's most open and welcoming community-centered Jewish Organization. The SJCC is open to all, regardless of religion.
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> *Element 2 – Land Use, Land Use Issues, Outside the Town Center, 3). Commercial Office and PBZ zones must serve the needs of the local population while remaining compatible with the community's overall residential character*. The proposed rezone would allow for development of uses that support the needs of the local population and beyond. The

development standards in the Commercial-Office zoning designation ensure compatibility with the surrounding residential areas by requiring screening and setbacks from adjacent residentially developed properties.

Element 2 – Land Use, Land Use Policies, Outside the Town Center, Goal 7.4. Social and recreation clubs, schools, and religious institutions are predominantly located in single-family residential areas of the Island. The City may consider measures within the land use code to address the maintenance, updating, and renovation of these facilities, while ensuring compatibility with surrounding neighborhoods. Such facilities contribute to the mental, physical, and spiritual well-being of Mercer Island residents. Land use decisions should balance the retention of these facilities with overall community planning and zoning regulations. Reclassification of property is a measure available within the land use code. The applicant has proposed to use this measure to address the redevelopment of a social and recreational club. The existing facility is legally nonconforming due to the residential development standards in the single-family zoning designation and cannot be adequately maintained, renovated, or updated to meet the needs of the community without losing its legal nonconforming status based on the criteria for intentional exterior alterations to structures other than single-family or in the Town Center. The development standards in the Commercial-Office zoning designation are more suitable for a civic and social organization and provide criteria to ensure compatibility with surrounding residential neighborhoods.

Element 2 – Land Use, Land Use Policies, Outside the Town Center, Goal 7.5. Encourage compatible uses such as education, recreation, open spaces, government, social services, and religious activities. The proposed rezone would allow for the development of a civic and social organization that cannot otherwise be reasonably developed under the development standards in the single-family residential zoning designation. The proposed rezone would allow for compatible uses such as education, recreation, government, social services, and religious activities through the allowed uses in the Commercial-Office designation.

Element 2 – Land Use, Land Use Policies, Outside the Town Center, Goal 9.2. Commercial uses and densities near the I-90/East Mercer Way exit and SE 36th Street are appropriate for that area. All activities in the Commercial Office zone are subject to design review, and supplemental design guidelines may be adopted. The proposed rezone would reclassify properties near the I-90/East Mercer Way exit and SE 36th Street from single-family residential to commercial office to support this goal. A development proposal for these properties would undergo design review subject to the standards in Chapter 19.12 MICC, design standards for zones outside the Town Center.

Element 2 – Land Use, Land Use Designations, Commercial Office. The commercial office land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land use will be predominantly commercial office. Complementary land uses (e.g., healthcare uses, schools, places of worship, etc.) are also generally supported within this land use designation. The proposed rezone from single-family residential to commercial office would support the development of complementary land uses, such as schools, places of worship, and recreational clubs.

B. The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in MICC 19.01.010.

Staff Analysis: The purpose of the Mercer Island development code pursuant to MICC 19.01.010 is:

"…[T]o protect and promote the health, safety, and the general welfare through the regulation of development within the city of Mercer Island.

To that end, this Code classifies the land within the city into various zones and establishes the use of land and nature of buildings within those zones; controls the form of plats and subdivisions; regulates the construction of commercial and residential structures; and protects critical and sensitive areas within the city.

The provisions of this Code are designed to consider light, air and access; to conserve and protect natural beauty and other natural resources; to provide coordinated development; to avoid traffic congestion; to prevent overcrowding of land; to facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements; and to encourage the use of solar energy practices.

This Code is to be interpreted as a whole, in view of the purpose set out in this section.

If the general purpose of this development code conflicts with the specific purpose of any chapter of this development code, the specific purpose shall control.

The proposed rezone is consistent with the purpose as it would allow for the development of the uses allowed in the Commercial-Office zone, which includes uses that promote the health, safety, and general welfare of the City such as, schools, religious institutions, and civic and social organizations like the SJCC. Health, safety, and welfare is discussed in detail *infra* at Section IV.17.F.

As stated in the Comprehensive Plan, social and recreational facilities contribute to the mental, physical, and spiritual well-being of Mercer Island residents. The existing recreational facility occupying the subject properties currently provides these benefits, however, the single-family residential development standards limit the ability for the existing facility to be reasonably maintained, repaired, or remodeled to continue to serve the community. The proposed rezone is consistent with the purpose of the development code by enabling the subject properties to redevelop with facilities that promote the health and well-being of Mercer Island residents. The Commercial-Office designation includes development standards to ensure compatibility with the surrounding residential neighborhood, and as noted above, have been designed to be consistent with the purpose of the development code. Any future development proposal would be required to comply with these development standards, in addition to design standards, the State Environmental Policy Act (SEPA), critical area review, and transportation concurrency review. These reviews include analyses to consider light, air, and access (design and setback standards, SEPA review); conservation and protection of natural beauty and other natural resources (SEPA review); provision of coordinated development (design review); mitigation of traffic congestion (concurrency review), prevention of overcrowding of land; and facilitation of adequate provisions for transportation, water, sewage, schools, parks and other public requirements where necessary and feasible.

C. The proposed reclassification is an extension of an existing zone, or a logical transition between zones.

Staff Analysis: The proposed rezone is an extension of an existing zone. The northern portion of parcel 2655500115 is currently designated Commercial-Office, as well as the three properties to the west of this parcel. The rezone would rectify this existing split-zone and extend the Commercial-Office designation south to SE 40th St by including parcels 2655500137, 2655500136, and 2655500132 as shown in **Exhibit 14**.

D. The proposed reclassification does not constitute an illegal site-specific rezone.

Staff Analysis: The proposed rezone would not constitute an illegal site-specific rezone (spot zone). The subject properties are adjacent to other properties in the Commercial-Office zone, and a portion of parcel 2655500115 is currently designated Commercial-Office. Past case law

has determined that an illegal site-specific rezone (spot zone) singles out a small area from a larger area or district and specifically zones it for a use classification completely different and not in accord with the surrounding land, or the Comprehensive Plan and is not related to the general plan for the community as a whole. The decision maker must determine whether the zoning action bears a substantial relationship to the general welfare of the affected community.

An illegal spot zone would have some or all of the following characteristics:

1. Carves a small area out of a larger zoning district;

   The proposed rezone would expand the existing area of the Commercial-Office zone and rectify an existing split zone on parcel 2655500115. The proposed rezone would not isolate a small property within a larger zoning district or create an island of inconsistent zoning.

2. Allows uses of the smaller area that are inconsistent with uses allowed in the remaining larger zoning district;

   First, the proposed rezone would expand the existing area of Commercial-Office and does not create a smaller area out of a larger zoning district.

   Second, the proposed rezone would not allow uses that are inconsistent with the remaining zoning districts. The surrounding area contains single-family residential development, commercial office development to the west, a school, community center, and religious facility to the east (across East Mercer Way), and Aubrey Davis Park/Linear Park to the north (across SE 36th and East Mercer Way). The uses allowed in the Commercial-Office designation are not inconsistent with the uses allowed in the surrounding zoning districts, and commercial densities are encouraged for the I-90/E Mercer Way exit and SE 36th St area (Comprehensive Plan Land Use Element, Goal 9.2). For example, Commercial Office developments are required to comply with the design standards contained in Ch. 19.12 MICC. These design standards ensure the design vision in MICC 19.12.010(B) is implemented through site and context, building design, and landscaping and amenities. Buildings must be "designed to be architecturally compatible with other structures in the neighborhood with respect to human scale, form and massing, and relationship to natural site features." (MICC 19.12.010(B)(2)). "New development should reflect design elements of existing structures in the neighborhood, including but not limited to, roof forms, materials, and colors." (MICC 19.12.020(B)(3)(b)). There are multiple other design standards for landscaping, signs, vehicular circulation, screening and lighting that would make a Commercial Office development more compatible with residential zoning (MICC 19.12.010.-080). Additionally, a Commercial Office development would be required to demonstrate that adequate transportation facilities are provided concurrently with development (Chapter 19.20 MICC). A transportation concurrency application and certificate are required for any development proposal that will result in net new trips in the morning peak hour or evening peak hour. A transportation concurrency certificate shall be approved if net new trips from the development proposal do not cause the level of service at a concurrency intersection to decline below the standards adopted in the transportation element of the comprehensive plan.

3. Allows a use of the smaller area that is not in accord with the Comprehensive Plan;

   The proposed rezone would be in accord with the Comprehensive Plan. The Comprehensive Plan states that commercial uses and densities are appropriate near the area of I-90/East Mercer Way exit and SE 36th Street. Further, as discussed *supra* at Section IV.17.A, the proposed rezone is consistent with the Comprehensive Plan.

   Element 2 – Land Use, Land Use Policies, Outside the Town Center, Goal 9.2.

Commercial uses and densities near the I-90/East Mercer Way exit and SE 36th Street are appropriate for that area. All activities in the Commercial Office zone are subject to design review, and supplemental design guidelines may be adopted

4. Is merely for the private gain of one or a group of owners to the detriment of their neighbors without adequate public advantage or justification; and

   The Applicant provided a criteria compliance narrative (**Exhibit 8**) and additional materials (**Exhibit 9**) which examines past case law to determine that the proposed rezone is consistent with the Comprehensive Plan, no private gain will occur as a result of the rezone since the SJCC is a nonprofit organization, and the development regulations under the Commercial-Office zone guard against impacts to neighbors through minimum setback requirements, screening, and height limitations.

   Staff analyzed the proposal and concluded that the proposed rezone would not be merely for the private gain of one or a group of owners to the detriment of their neighbors without adequate public advantage or justification. First, as discussed above, the proposed rezone is consistent with the larger city goals set out in the Comprehensive Plan. The Comprehensive Plan encourages social and recreation clubs to support the primarily single-family residential development, and the proposed rezone would allow for civic and social organization uses, among others. Additionally, the properties are owned by a nonprofit organization and the proposed use would create public advantage through the continuation of programs like early childhood education, community activities, and senior activities. The proposed use as a result of the rezone would be for community center use that is "dedicated to the enrichment of life for the Jewish and general community in the greater Seattle area" (SJCC's 'About the J' Webpage). Staff therefore agree with the Applicant's assertion that the proposed rezone is not merely for private gain of the owners to the detriment of their neighbors without adequate public advantage.

5. Has no substantial relationship to the public health, safety, and general welfare.

The proposed rezone does have a substantial relationship to the public health, safety, and general welfare. The proposed rezone is consistent with the Comprehensive Plan and supports the development of civic and social organization uses, schools, and religious institutions allowed in the Commercial-Office zoning designation. For a more detailed discussion of this criterion, please see discussion *infra* at Section IV.17.F.

In sum, Staff conclude that the proposed rezone does not possess the characteristics of an illegal spot zone.

E. The proposed reclassification is compatible with surrounding zones and land uses.

Staff Analysis: Surrounding zones include Commercial-Office to the north and west of the subject properties, Business to the east, Public Institution (City Hall and Public Works) beyond to the west, and single-family residential to the south, west, and east. The Comprehensive Plan states that commercial uses and densities are appropriate for the I-90/East Mercer Way exit and SE 36th Street area. As discussed more at length above, the proposed rezone is compatible with the surrounding zones and land uses and is consistent with the uses identified as appropriate in the Comprehensive Plan.

F. The proposed reclassification does not adversely affect public health, safety and welfare.

Staff Analysis: The proposed rezone would facilitate the development of the social and civic organizations, schools, religious institutions, and other uses allowed in the Commercial Office zoning designation that are encouraged and/or identified as appropriate for this area in the

Comprehensive Plan. The Comprehensive Plan finds that social and recreation clubs, schools, and religious institutions contribute to the mental, physical, and spiritual well-being of Mercer Island residents, and identifies the I-90/East Mercer Way exit and SE 36th Street as appropriate for commercial uses and densities. The proposed rezone would support both of these Comprehensive Plan goals.

The standards of the Commercial Office zone contain protections to ensure that uses within such zones do not adversely affect public health, safety, and welfare. For example, MICC 19.04.020(B)(1) contains required conditions of uses in the C-O zone, such as that "[u]ses shall be limited to those that do not produce offensive noise, vibration, smoke, dust, odor, heat or glare." MICC 19.04.020(B)(3) requires a strip of land adjacent to all external boundaries of a development site to be devoted to landscaping providing a partial screen. Further, the zone contains restrictions on how much of a lot may be covered by impervious surfaces (MICC 19.04.020(B)(4)) and requires setbacks from adjacent properties (MICC 19.04.020(E)), which increase protections to surrounding properties.

The Potential Trip Generation Review Memorandum in **Exhibit 10** and the Trip Generation for Maximum Development Capacity Memorandum in **Exhibit 11** analyzed the trip generation for the existing and allowed uses in the CO zone using the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025). The memorandums find that the site could theoretically accommodate a potential 134,087 square foot building footprint at 35 percent of the lot area with three stories for a total of 402,261 square feet. This would be the largest building that could fit on the site, while only looking at lot coverage and height limitations. However, this estimate does not consider setbacks, screening, parking, or design standards that would further restrict the potential building site. The highest generating land use in the CO zone per the updated memorandum in **Exhibit 11** was the Medical-Dental Office Building – Stand Alone (720) where the potential weekday PM peak hour trip total could be 1,376 trips versus the existing 274 trips for the 94,723 square foot Recreational Community Center use.

While the memorandum found that the proposed rezone to Commercial Office could result in an increase in trips depending on future development allowed in the zone, the rezone itself does not generate new trips. If the rezone is granted, a future development proposal would be required to demonstrate that adequate transportation facilities are provided concurrently with development (Chapter 19.20 MICC and RCW 36.70A.070(6)(b)). A transportation concurrency application and certificate are required for any development proposal that will result in net new trips in the morning peak hour or evening peak hour. A transportation concurrency certificate shall be approved if net new trips from the development proposal do not cause the level of service at a concurrency intersection to decline below the standards adopted in the transportation element of the comprehensive plan. Conversely, a transportation concurrency certificate shall be denied if net new trips from the development proposal cause the level of service at a concurrency intersection to decline below the standards adopted in the transportation element. MICC 19.20.050(C) provides criteria for mitigation, which is an option available to an applicant to provide or build a mitigation strategy for the transportation facility improvements necessary to achieve concurrency. In sum, a future development proposal would not be able to be approved unless transportation concurrency is obtained.

The proposed rezone, if granted, would not adversely affect public health, safety, and welfare. Rather, the proposed rezone would support public health, safety, and welfare by allowing an existing recreational facility to redevelop under appropriate development standards that have

been designed to ensure compatibility with surrounding land uses and mitigate potential impacts to critical areas and traffic.

G. If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of MICC 19.15.240, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone.

Staff Analysis: The proposed rezone has been accompanied by a proposed Comprehensive Plan Amendment to redesignate the subject properties from Single-Family Residential to Commercial-Office in the Comprehensive Plan Land Use Map. The City Council completed the first reading of Comprehensive Plan Amendment (CPA25-002) and it is currently scheduled for second reading on December 1, 2026. Following the Hearing Examiner's recommendation, the rezone is anticipated to be scheduled for second reading alongside CPA25-002 on December 1, 2026, pursuant to MICC 19.15.230(G). A condition of approval is recommended to be included in the Hearing Examiner's decision to reflect that should Council vote to grant the rezone, such rezone should be contingent upon passage of the necessary comprehensive plan amendment.

18. *Map change*. Following approval of a rezone, the city shall amend the zoning map to reflect the change in zoning designation. The city shall also indicate on the zoning map the number of the ordinance adopting the rezone.

Staff Analysis: A condition of approval is recommended to be included in the Hearing Examiner's decision to accomplish a map change following approval of the proposed rezone.

V. RECOMMENDED CONDITIONS OF APPROVAL

1. Following approval of a rezone, the City shall amend the zoning map to reflect the change in zoning designation. The City shall also indicate on the zoning map the number of the ordinance adopting the rezone.
2. The effectiveness of the approval of RZN25-002 shall be contingent on the approval and adoption of Ordinance No. 26-13 for the associated Comprehensive Plan Land Use Map Amendment (CPA25-002).

VI. RECOMMENDATION

Staff reviewed the proposed application in accordance with the criteria for reclassification of property (rezones) in MICC 19.15.240. Based on the findings contained in this staff report and the application materials, Staff recommend the Hearing Examiner adopt the above findings and recommend approval of the proposed Reclassification of Properties (Rezone) under City File Number RZN25-002 to reclassify King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential (R-8.4 & R-9.6) to Commercial Office (C-O) within Appendix D, Zoning Map, MICC (**Exhibit 14**) to the City Council.



Molly McGuire, Senior Planner
City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov
(206) 275-7712

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: (206) 275-7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT NO.	**RECEIPT NO.**	**FEE**
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address:	3801 East Mercer Way
Parcel Number(s):	265550-0132, 265550-0136, 265550-0137, and a smal portion of 265550-0115
Gross Lot Area(s):	405,242 sf
Net Lot Area(s):	398,955.5 sf
Zone:	R-8.4, R-9.6
Shoreline Environment Designation: (if located within 200 feet of Lake Washington)	☐ Urban Residential ☐ Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
☐ Potential Landslide Hazard	☐ Type F	☐ Category I
☐ Erosion Hazard	☐ Type Np	☐ Category II
☐ Seismic Hazard	☐ Type Ns	☐ Category III
☐ Steep Slope	☐ Piped	☐ Category IV
	☐ Unknown	☐ Unknown

PROPERTY OWNER INFORMATION

Name: Stroum Jewish Community Center	Company (if applicable): Stroum Jewish Community Center
Address: 3801 East Mercer Way	E-Mail: amyl@sjcc.org
Phone: 206-232-7116	

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner ☐

Name: Amy Lavin	Company (if applicable): Stroum Jewish Community Center
Address: 3801 East Mercer Way	E-Mail: amyl@sjcc.org
Phone: 206-232-7116	

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature 	12/10/2025 **Date**

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

The Stroum Jewish Community Center proposes to rezone the following parcels from R-8.4 and R-9.6 to CO: 265550-0132, 265550-0136, 265550-0137, and a small portion of 265550-0115.

INDICATE REQUESTED LAND USE APPROVALS

	CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
	Critical Area Review 2	X	SEPA Review		Short Plat- Alteration
	DESIGN REVIEW		**LEGISLATIVE**		Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration	X	Rezone		Lot Line Revision
	Design Commission Review – Major New Construction		**OTHER LAND USE**		**WIRELESS COMMUNICATION FACILITIES**
			Accessory Dwelling Unit		New Wireless Communication Facility
	DEVIATIONS		Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception		**SHORELINE MANAGEMENT**		
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the City of Mercer Island Permit Forms webpage for a complete list of all land use application forms and submittal requirements.

CHICAGO TITLE

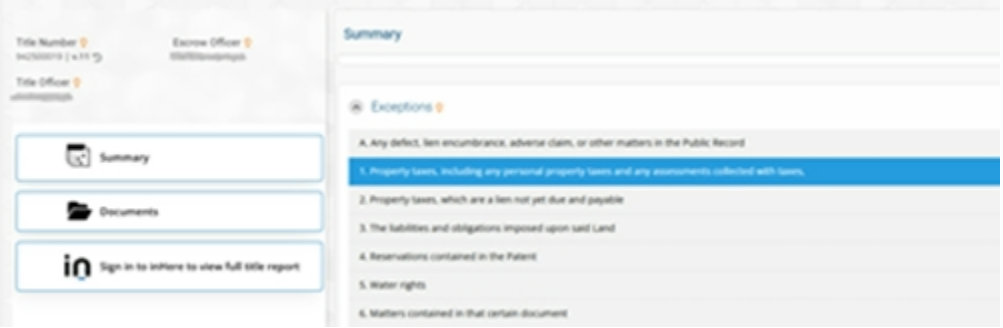
Chicago Title

Guarantee

File No.: 0302703-etu
Property Address: 3975 99th Ave SE Mercer Island, WA 98040 END OF

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0302703-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Stroum Jewish Community Center

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: eastsidetitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$35.70

Effective Date: December 3, 2025 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Samuel and Althea Stroum Jewish Community Center of Greater Seattle, a Washington non-profit corporation

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

LOT A OF CITY OF MERCER ISLAND SHORT PLAT MI-85-02-02, ACCORDING TO THE SURVEY RECORDED UNDER RECORDING NO. 8504089001, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Water pipe line
   Recording Date: June 20, 1944
   Recording No.: 3395527
   Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Utilities
   Recording Date: March 21, 1985
   Recording No.: 8503211027
   Affects: Portion of said premises

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. MI-85-02-02:

   Recording No: 8504089001

4. Agreement to Remove Encroachment within Public Right-of-Way and the terms and conditions thereof:

   Recording Date: May 15, 1986
   Recording No.: 8605150282

5. Agreement and the terms and conditions thereof:

   Recording Date: October 5, 2001
   Recording No.: 20011005001390

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

   Year: 2025
   Tax Account No.: 265550-0132-04
   Levy Code: 1031
   Assessed Value-Land: $993,000.00
   Assessed Value-Improvements: $630,000.00

   General and Special Taxes:
   Billed: $10,639.91
   Paid: $10,639.91
   Unpaid: $0.00

7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

SCHEDULE B
(continued)

8. A deed of trust to secure an indebtedness in the amount shown below,

Dated:	November 28, 2016
Trustor/Grantor:	Samuel and Althea Stroum Jewish Community Center of Greater Seattle, a Washington non-profit corporation
Trustee:	Chicago Title Company of Washington
Beneficiary:	Banner Bank
Recording Date:	November 30, 2016
Recording No.:	20161130001374

END OF EXCEPTIONS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LT A, MERCER ISLAND SP# MI-85-02-02, REC# 8504089001
Tax Account No.: 265550-0132-04

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

3975 99th Ave SE
Mercer Island, WA 98040

END OF NOTES

END OF SCHEDULE B



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

CHICAGO TITLE

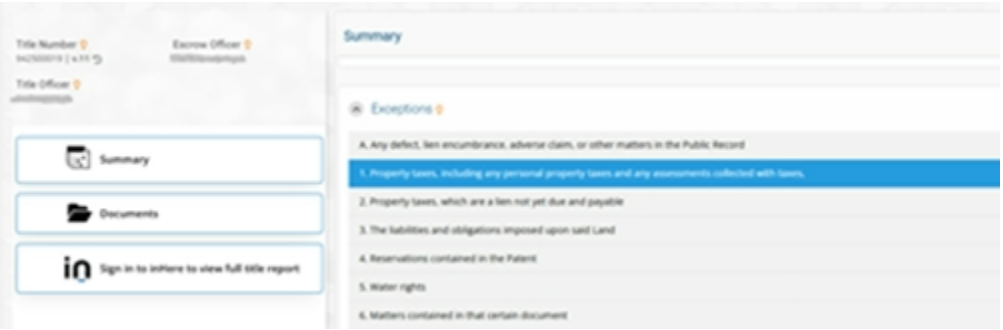
Chicago Title

Guarantee

File No.: 0302706-etu
Property Address: 3801 E Mercer Way Mercer Island, WA 98040 END OF

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0302706-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Stroum Jewish Community Center

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: eastsidetitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$35.70

Effective Date: December 1, 2025 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Samuel and Althea Stroum Jewish Community Center of Greater Seattle, a Washington nonprofit corporation

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

PARCEL A:

LOT B OF CITY OF MERCER ISLAND LOT LINE REVISION / LOT CONSOLIDATION NO. SUB 03-004, RECORDED UNDER RECORDING NO. 20040517900010, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY KING, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF LOTS 14 AND 15, BLOCK 1, FRUITLAND ACRES TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 88°32'01" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AS NOW ESTABLISED FOR A DISTANCE OF 541.57 FEET;
THENCE NORTH 1°12'29" EAST 30 FEET TO A POINT ON THE NORTH MARGIN OF SOUTHEAST 40TH STREET AS NOW ESTABLISHED, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°32'01" WEST ALONG SAID STREET MARGIN 10.23 FEET TO A POINT ON THE LOT LINE BETWEEN SAID LOTS 14 AND 15;
THENCE CONTINUING NORTH 88°32'01" WEST ALONG SAID STREET MARGIN 89.77 FEET;
THENCE NORTH 1°12'29" EAST ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 7 FOR A DISTANCE OF 205.00 FEET;
THENCE SOUTH 88°32'01" EAST 110.00 FEET;
THENCE SOUTH 1°12'29" WEST 116.65 FEET;
THENCE SOUTH 7°40'06" WEST 88.87 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY KING, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Roadway
   Recording Date: August 29, 1949
   Recording No.: 3932890
   Affects: Portion of Parcel A

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: October 31, 1951
   Recording No.: 4182328
   Affects: Portion of Parcel A

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Washington Natural Gas Company
   Purpose: Gas pipeline(s)
   Recording Date: May 27, 1960
   Recording No.: 5166015
   Affects: Portion of Parcel A

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: King County Water District No. 91
   Purpose: Water main
   Recording Date: November 17, 1967
   Recording No.: 6266843
   Affects: Portion of Parcel A

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: October 22, 1968
   Recording No.: 6423888
   Affects: Portion of Parcel A

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: November 7, 1980
   Recording No.: 8011070691
   Affects: Portion of Parcel A

SCHEDULE B
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system
Recording Date: April 29, 2004
Recording No.: 20040429001246
Affects: Portion of Parcel A

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mercer Island
Purpose: Utilities
Recording Date: May 17, 2004
Recording No.: 20040517002727
Affects: Portion of Parcel A

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Lot Line Revision / Lot Consolidation No. SUB 03-004:

Recording No: 20040517900010

Affects: Parcel A

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 4727-ALTA (Job 4727-J.C.C.)
Dated: October 25, 2012
Prepared by: M.W. Marshall
Matters shown: A) Fence lines and gravel area along Easterly line do not represent lot lines and appear to encroach into the Easterly adjoiner by up to 21 feet (+/-)
B) Unrecorded access from Northerly adjoiner onto our premises
C) Fence lines along Westerly line do not represent lot lines and appear to encroach into Westerly adjoiner by up to 50 feet (+/-)
D) Landscaping appears to encroach into the right of way of S.E. 40th Street

Affects: Parcel B

11. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:

Executed by: City of Mercer Island; and Samuel and Althea Stroum Jewish Community Center of Greater Seattle
Recording Date: August 2, 2013
Recording No.: 20130802000111
Affects: Parcel A

SCHEDULE B
(continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Mercer Island
Purpose:	Utilities
Recording Date:	September 4, 2013
Recording No.:	20130904001424
Affects:	Portion of Parcel A

13. Public and/or private rights for ingress, egress and utilities, if any, in existence or which may have been reserved under the Ordinance which vacated 99th Avenue Southeast.

Affects: Parcel A

14. The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the King County Assessor's Office or the Company for additional information.

Tax Account No.:	265550-0137-09
Levy Code:	1031

Note: Special taxes for surface water management and/or other special charges, paid in full:

Year:	2025
Tax Account No.:	265550-0137-09
Amount Billed:	$22.22
Amount Paid:	$22.22
Levy Code:	1031

Affects: Parcel A

15. The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the King County Assessor's Office or the Company for additional information.

Tax Account No.:	265550-0136-00
Levy Code:	1031

Note: Special taxes for surface water management and/or other special charges, paid in full:

Year:	2025
Tax Account No.:	265550-0136-00
Amount Billed:	$18.82
Amount Paid:	$18.82
Levy Code:	1031

Affects: Parcel B

16. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

SCHEDULE B
(continued)

17. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

END OF EXCEPTIONS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

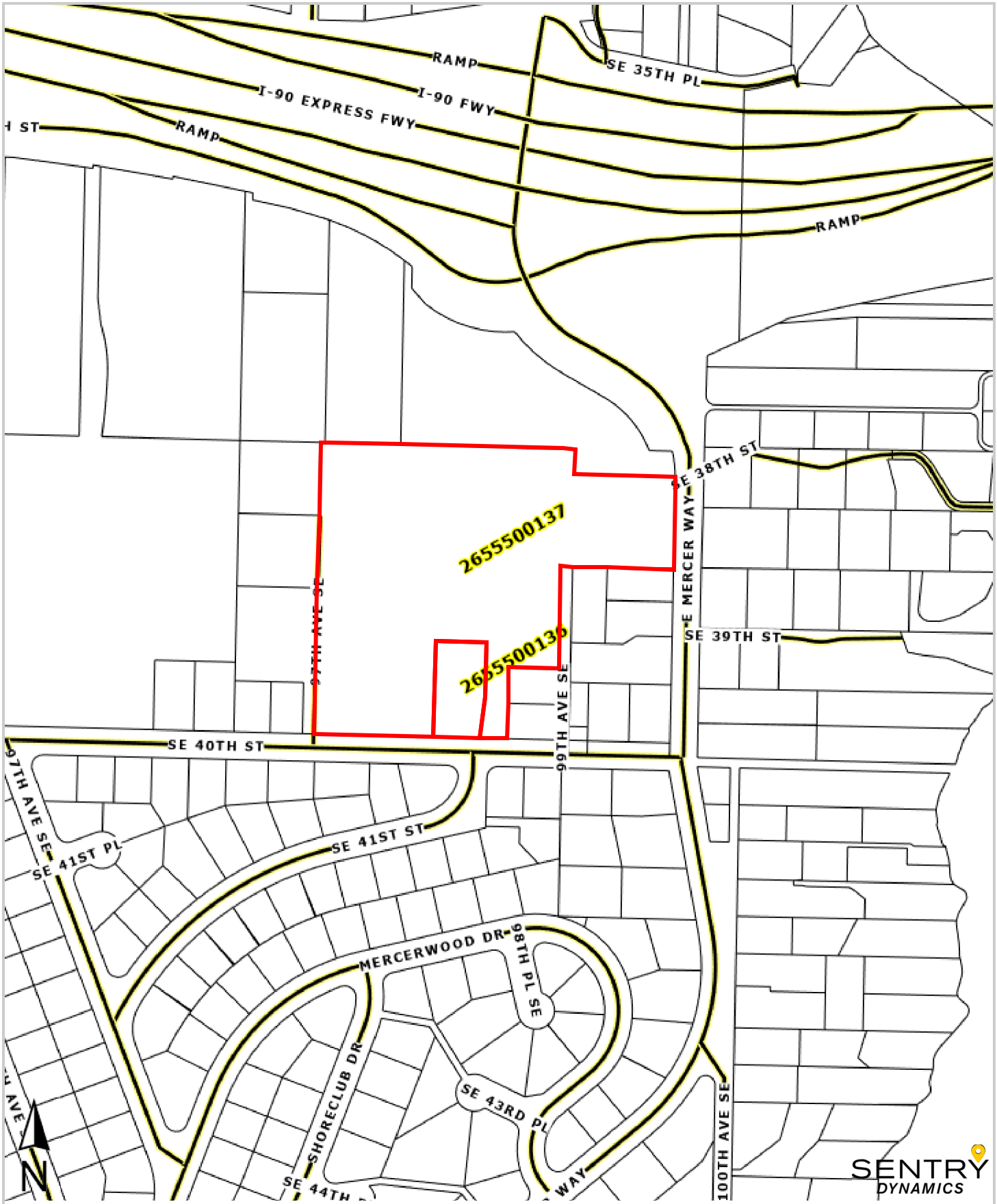
LT B, LLR/LT CONSOL# SUB 03-004, REC# 20040517900010 & PTN LTS 14 & 15, BLK 1, FRUITLAND ACRES TO SEATTLE
Tax Account No.: 265550-0137-09 and 265550-0136-00

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

3801 E Mercer Way
Mercer Island, WA 98040

END OF NOTES

END OF SCHEDULE B



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

CHICAGO TITLE

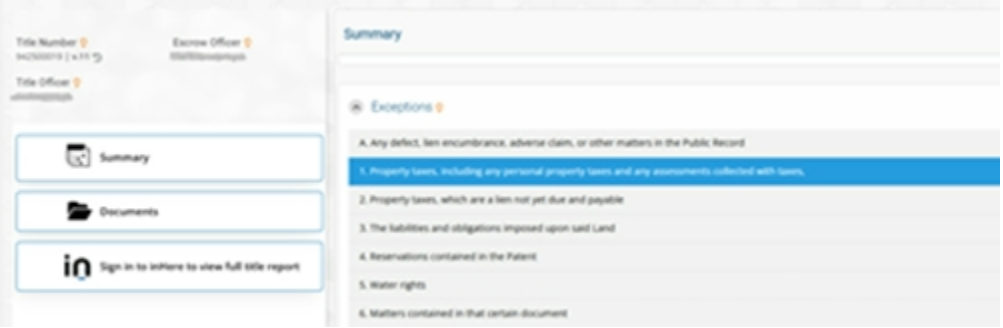
Chicago Title

Guarantee

File No.: 0302707-etu
Property Address: 3795 E Mercer Way Mercer Island, WA 98040 END OF

Title Officer: Eastside Title Unit

Welcome to the new titleLOOK®!



titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0302707-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Stroum Jewish Community Center

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: eastsidetitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$35.70

Effective Date: December 3, 2025 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Samuel and Althea Stroum Jewish Community Center of Greater Seattle, a Washington nonprofit corporation

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

LOT A OF CITY OF MERCER ISLAND LOT LINE REVISION / LOT CONSOLIDATION NO. SUB 03-004, RECORDED UNDER RECORDING NO. 20040517900010, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY KING, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: April 3, 1986
   Recording No.: 8604030431
   Affects: Portion of said premises

2. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

   To: State of Washington
   Recording Date: April 28, 1999
   Recording No.: 9904282915
   Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Energy, Inc.
   Purpose: Electric transmission and/or distribution system
   Recording Date: April 29, 2004
   Recording No.: 20040429001246
   Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Mercer Island
   Purpose: Utilities
   Recording Date: May 17, 2004
   Recording No.: 20040517002727
   Affects: Portion of said premises

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Lot Line Revision / Lot Consolidation No. SUB 03-004:

   Recording No: 20040517900010

6. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:

   Executed by: City of Mercer Island; and Stroum Jewish Community Center
   Recording Date: June 19, 2008
   Recording No.: 20080619001450

SCHEDULE B
(continued)

7. Encroachment License Agreement and the terms and conditions thereof:

   Executed by: City of Mercer Island; and Samuel and Althea Stroum Jewish Community Center of Seattle
   Recording Date: February 25, 2014
   Recording No.: 20140225000445

8. Public and/or private rights for ingress, egress and utilities, if any, in existence or which may have been reserved under the Ordinance which vacated 99th Avenue Southeast.

9. The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the King County Assessor's Office or the Company for additional information.

   Tax Account No.: 265550-0115-05
   Levy Code: 1031

   Note: Special taxes for surface water management and/or other special charges, paid in full:

   Year: 2025
   Tax Account No.: 265550-0115-05
   Amount Billed: $20.01
   Amount Paid: $20.01
   Levy Code: 1031

10. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

11. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

    Entitled: Memorandum of Lease
    Lessor: Samuel and Althea Strom Jewish Community Center of Greater Seattle
    Lessee: The French American School of Puget Sound
    Recording Date: April 21, 2004
    Recording No.: 20040421000355

12. Code Compliance Agreement and the terms and conditions thereof:

    Executed by: Stroum Jewish Community Center and City of Mercer Island
    Recording Date: November 23, 2009
    Recording No.: 20091123000035

13. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

END OF EXCEPTIONS

SCHEDULE B
(continued)

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

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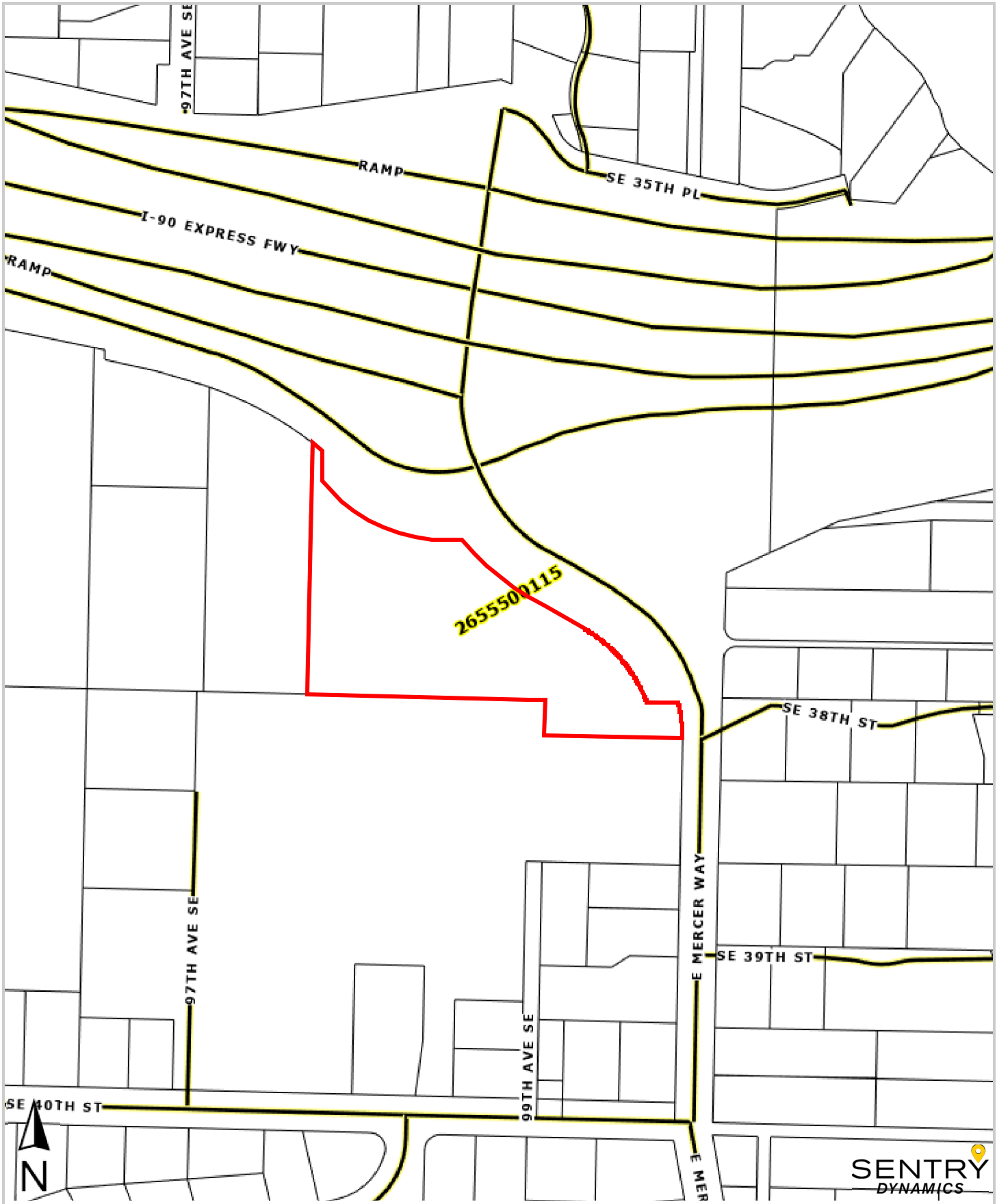
LT A, LLR/LT CONSOL# SUB 03-004, REC# 20040517900010
Tax Account No.: 265550-0115-05

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

3795 E Mercer Way
Mercer Island, WA 98040

END OF NOTES

END OF SCHEDULE B



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2025 Stroum Jewish Community Center Rezone Amendment

Rezone Project Narrative

Thank you for the consideration of our rezone. The Stroum Jewish Community Center ("SJCC") is proposing to rezone the following parcels from R-8.4 and R-9.6 to Commercial Office "CO":

- 2655500137
- 2655500136
- 2655500132
- small portion of 2655500115

The current zoning (R-8 and R-9.6) does not reflect how the property is being used today or how it is planned to be used in the future, which is as the SJCC. The SJCC has been in place on the property for over 55+ years. Changing the zoning requires a FLUM change as well, and brings both the FLUM and the zoning into alignment with the actual use of the property. The City has given guidance that the Comprehensive Plan Amendment and Rezone Amendments should be submitted separately.

As the City is aware, under the current single family zone, renovation and rebuilding is respectively inefficient and not possible. The City has determined that the variances necessary to rebuild the SJCC are not available in the single family zones. As such, a redesignation is necessary.

The SJCC has been intently pursuing the ability to renovate our aging facilities for over eight years. In this timeframe, we've taken many opportunities to share the hopes we have for a re-envisioned facility with our members, our neighbors, and the broader Mercer Island community.

Through multiple SJCC open houses, community meetings and even through public testimony provided during 2018-2019 council consideration of a broader Mercer Island initiative, we shared our priorities, and also learned what the community and our neighbors care about the most:

- Facilitating better traffic flow and providing enough safe parking to mitigate impact on our neighbors;
- Designing our use of space to ensure less noise or light impact, and minimize visibility impact;
- Supplementing foliage and trees to enhance the screening/buffer between our facilities and our neighbors; and
- Ensuring that any changes to the SJCC property through zoning don't have secondary impact on other Mercer Island community facilities or neighborhoods.

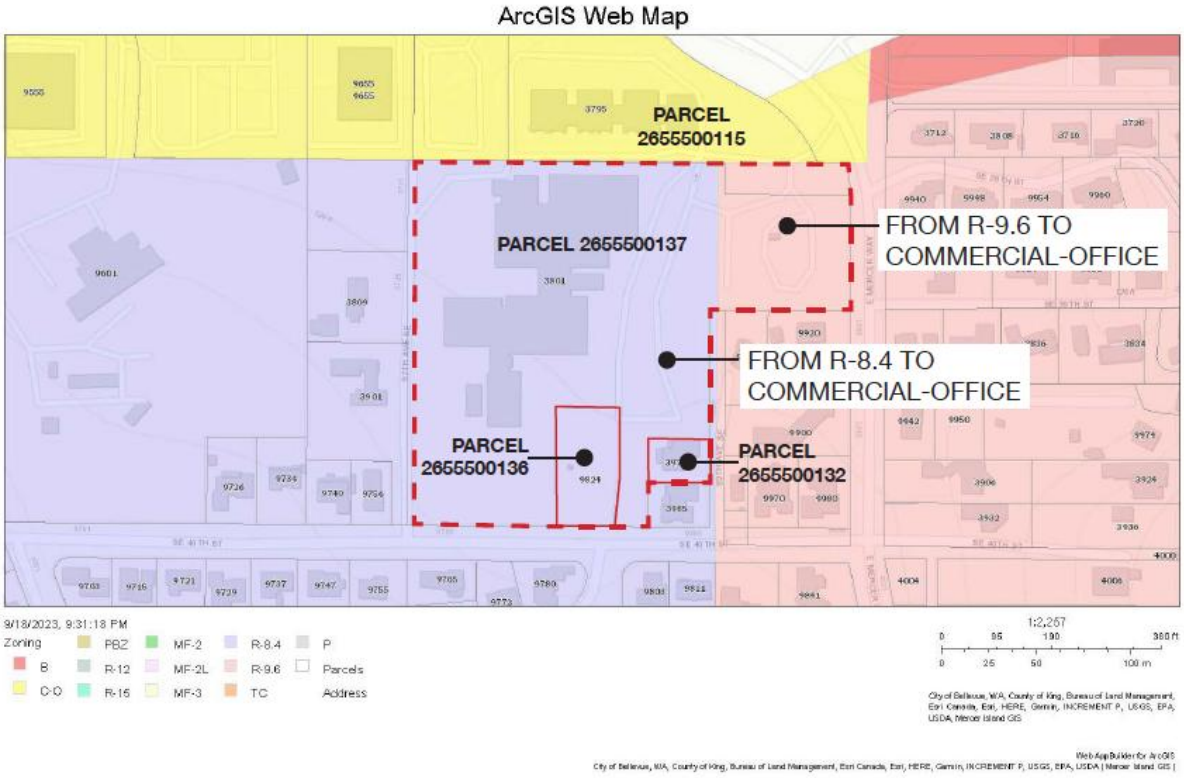
In 2023, before the Comprehensive Plan and Rezone were docketed by the City Council, the SJCC hosted an open house where the redesignation and rezone were presented and discussed, followed by questions and answers. Similar to prior initiatives, an invitation was mailed to all addresses within 1000' radius of the SJCC, emailed to SJCC members, SJCC participants and users, and other Mercer Island community facilities, and was promoted widely on SJCC assets. The SJCC hosted approximately 100 attendees at this open house, and we were pleased to see

our revised designs, which are the direct benefit of so much engagement and feedback over the last eight years, being received so well by the vast majority of the community and our neighbors.

The proposals were submitted in fall of 2023 and placed on the 2024 final docket by the City Council on December 5, 2023.

There is no current development proposal that is being submitted to the City for simultaneous review with the redesignation and rezone proposal. However, a new SJCC will meet the objectives of the CO designation while upholding the interests of the neighbors, preserving the neighborhood character, and significantly improving the community and user experience. The rezone of the property will reflect the long-standing use of the site as the SJCC, and will allow for the property to continue to serve the community into the future.

VICNITY MAP


ArcGIS Web Map
PARCEL 2655500115
PARCEL 2655500137
FROM R-9.6 TO COMMERCIAL-OFFICE
FROM R-8.4 TO COMMERCIAL-OFFICE
PARCEL 2655500136
PARCEL 2655500132
9/18/2023, 9:31:18 PM
Zoning
B
C-O
PBZ
R-12
R-15
MF-2
MF-2L
MF-3
R-8.4
R-9.6
TC
P
Parcels
Address
1:2,267
0
85
170
340 ft
0
25
50
100 m
City of Bellevue, WA, County of King, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Mercer Island GIS
Web AppBuilder for ArcGIS
City of Bellevue, WA, County of King, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Mercer Island GIS |

2025 Stroum Jewish Community Center Rezone

Criteria Compliance Narrative

Thank you for your consideration of our rezone. The Stroum Jewish Community Center ("SJCC") is proposing to rezone from R-8.4 and R-9.6 to CO the following parcels:

- 2655500137
- 2655500136
- 2655500132
- small portion of 2655500115

Please see Exhibit A attached to this form for the rezone map.

Per the application form, the following are answers as to how the proposed amendment meets the following codes:

- MICC 19.15.240[1]
- RCW Chapter 36.70A
- Mercer Island Comprehensive Plan
- Mercer Island City Policies

---

1. MICC 19.15.240.C.

Criteria. **The city council may approve a rezone only if all of the following criteria are met:**

1. **The proposed reclassification is consistent with the policies and provisions of the Mercer Island comprehensive plan;**

The proposal is consistent with the Mercer Island Comprehensive Plan, specifically the following (responses to plan in italics):

The proposal serves the public interest and implements the following specific goals and vision of the city (responses to policies, where appropriate, in italics):

2. Residential Community. Mercer Island is principally a single-family residential community supported by healthy schools, religious institutions, and recreational clubs. (Comp. Plan, Community Values). *The proposal will allow the SJCC, which is a school, afterschool care provider, summer camp organization, cultural arts producer, and a recreational club open to all, to continue to serve Mercer Island. The CO reclassification directly supports this Comprehensive Plan value.*

[1] Please note: the application checklist request "how the application meets the review criteria in MICC 19.15.260." The criteria stated in 19.15.260 are procedural in nature and not appropriate for inclusion in the review narrative.

3. Education is the Key. The community and its public and private institutions are committed to provide excellence in Education (Comp Plan, Community Values). *The proposal allows the SJCC's early childhood school to continue its excellent education of hundreds of young children on Mercer Island, afterschool care for elementary students, and camp care for children four years old through their teens. The CO reclassification directly supports this Comprehensive Plan value.*
4. Welcoming and Inclusive. Mercer Island is a place of acceptance where all are welcome, irrespective of race, ethnicity, national origin, religion, gender, sexual orientation, disability status, financial resources, or age. We believe that a diverse community is a healthier community. We respect and appreciate the benefits of diversity. *The SJCC's vision is to be the Puget Sound's most open and welcoming community-centered Jewish Organization. The CO reclassification directly supports this Comprehensive Plan value.*
5. Pride & Spirit, Excellence in Education, Recreational & Cultural Opportunities. Mercer Island will continue to provide a wide range of education, cultural, and municipal services for the community's varied population. Balanced and flexible programs will be necessary to meet the community's evolving needs in education, recreation, and cultural enjoyment. The community will maintain its broad range of quality basic services, including public safety, human services, physical development and utilities. At the same time, community leaders recognize that delivery of these services will take place in an arena of limited resources and heightened competition for tax revenues (Comp Plan, Values Manifested). *The SJCC provides a community center and educational, recreational, and cultural opportunities that are privately funded and do not burden the City's budget. The SJCC is the only Jewish Community Center in the state of Washington. It anchors Jewish community in the region, serves thousands of households on Mercer Island—Jewish and beyond—and is an irreplaceable asset to Island life, providing services and community connection that the City could not possibly replace. The CO reclassification directly supports this Comprehensive Plan value.*
6. Residential, Environmental Stewardship, Leadership, Citizen Involvement, Neighborhood Pride. Civic, recreation, and religious organizations are important and integral elements of the community character and fabric. Their contribution and importance to the established community character should be reflected and respected in land use permit processes. (Comp Plan, Values Manifested). *The SJCC has been an important and integral element of the community for decades. This redesignation will allow us to rebuild and reconfigure the SJCC to continue serving the community with modernized amenities, sustaining the benefits the community knows and expects from the SJCC. We are hopeful that this request for redesignation is respectfully considered and approved, so that we can rebuild under the current CO zoning rules The reclassification to CO directly supports this value.*
7. Commercial Office and PBZ zones must serve the needs of the local population while remaining compatible with the overall residential character of the community. (Comp Plan, Land Use Issues, Outside the Town Center). *The Commercial Office zone, as developed in the future by the SJCC, will remain compatible and increase compatibility with the overall residential character of the community. Anything that is built will conform to CO standards. Finally, the proposal is adjacent to CO zoning and extends*

them southward;this extension is consistent with good planning and zoning principles. In addition, it is good zoning practice and consistent with good zoning principles to align zones and designations periodically, to align with population growth and to the uses and bulk and scale permitted in the zones. Since the time the SJCC was built and the zoning was established in this area, the population of the island has grown significantly.

8. Goal 7.1. Preserve the neighborhood character in residential zones. For the purpose of implementing this element, neighborhood character only refers to the form, bulk, scale, and intensity of the built environment. (Comp Plan, Land Use Goals). *The proposal is consistent with this goal. The SJCC is a use that requires a gym and a pool, the larger scale of which is inconsistent with the desired scale that is identified for single family zoning designation. Therefore, the designation should be changed, so that the SJCC can remain in this location. The reclassification requires compliance with the CO zoning standards and MICC, which include significant protections of neighboring residential zones in terms of form, bulk, scale and light standards, which would apply to any future project on this site.*
9. 7.4 Social and recreation clubs, schools, and religious institutions are predominantly located in single-family residential areas of the Island. The City may consider measures within the land use code to address the maintenance, updating, and renovation of these facilities, while ensuring compatibility with surrounding neighborhoods. Such facilities contribute to the mental, physical, and spiritual well-being of Mercer Island residents. Land use decisions should balance the retention of these facilities with overall community planning and zoning regulations (Comp Plan, Land Use Goals). *The City's current single family zoning regulations, and its issued formal interpretation of its regulations, do not allow variation from the gross square footage and impervious surface limitations currently placed on all structures in single family zones such that it is not possible for the SJCC to remodel/rebuild a contemporary, efficient, and accessible facility in place. The only sustainable option to retain the SJCC in this location is to redesignate to CO. The City has been very aware of this issue for many years now and has declined to make changes to its single family code that would accommodate the SJCC. Thus, a change of zoning to CO is necessary to allow the SJCC to move forward in this location.*
10. 7.5 Encourage compatible uses such as education, recreation, open spaces, government, social services, and religious activities (Comp Plan, Land Use Goals). *This goal of the Comprehensive Plan specifically encourages compatible uses such as the SJCC, which offers education, recreation, open space, and social services. As such, the Plan supports the redesignation to CO as the redesignation allows the SJCC to sustainably remain on the Island within a comp plan designation/zone that supports it.*
11. 9.2 Commercial uses and densities near the I-90 / East Mercer Way exit and SE 36th Street are appropriate for that area. All activities in the Commercial Office zone are subject to design review, and supplemental design guidelines may be adopted. *All SJCC uses are allowable uses in the CO zone. Any development proposal would be subject to design review. The CO zone is specifically called out in the comprehensive plan as being appropriate in this subarea.*
12. 10.6. Encourage low impact development approaches for managing stormwater and protecting water quality and habitat. *Any new development proposal will comply with*

current stormwater codes, which will benefit the environment. Rezone to CO facilitates updated facilities and compliance with modern codes and practices.

13. The commercial office land use designation represents commercial areas within Mercer Island, located outside of the Town Center, where the land use will be predominantly commercial office. Complementary land uses (e.g., healthcare uses, schools, places of worship, etc.) are also generally supported within this land use designation. *The SJCC fits within the description of this designation. The land and its uses are appropriate for rezone to CO.*
14. Transportation Goal 6.1:Ensure compatibility between transportation facilities and services and adjacent land uses, evaluating aspects such as: potential impacts of transportation on adjacent land use; potential impacts of land development and activities on transportation facilities and services; and need for buffering and/or landscaping alongside transportation facilities. *While the designation of the property will change, the use will not change. The project-specific transportation review for the SJCC project will analyze at a project-level transportation impacts, including concurrency review, that may be mitigated via trip reduction and physical improvements.*
15. Transportation Goal 9.2. Address parking overflow impacts on neighborhoods caused by major traffic generators such as schools, businesses, parks, and multifamily developments. *The change to CO will allow SJCC to better address parking issues. As an existing nonconforming building/site, SJCC cannot change its footprint without triggering full compliance with the code, which would have required compliance with the gross floor area and impervious surface limitations intended for single family homes which the SJCC cannot meet. As a result, the SJCC cannot address any existing parking issues. At the time of any future development proposal submittal, SJCC would be required to comply with applicable parking requirements, which will address any potential parking issues.*

2. The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in MICC 19.01.010;

Yes. The purpose of the MI development code in MICC 19.01.010 is stated as such:

The general purpose of this Code is to protect and promote health, safety, and the general welfare through the regulation of development within the city of Mercer Island.

To that end, this Code classifies the land within the city into various zones and establishes the use of land and nature of buildings within those zones; controls the form of plats and subdivisions; regulates the construction of commercial and residential structures; and protects critical and sensitive areas within the city.

The provisions of this Code are designed to consider light, air and access; to conserve and protect natural beauty and other natural resources; to provide coordinated development; to avoid traffic congestion; to prevent overcrowding of land; to facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements; and to encourage the use of solar energy practices.

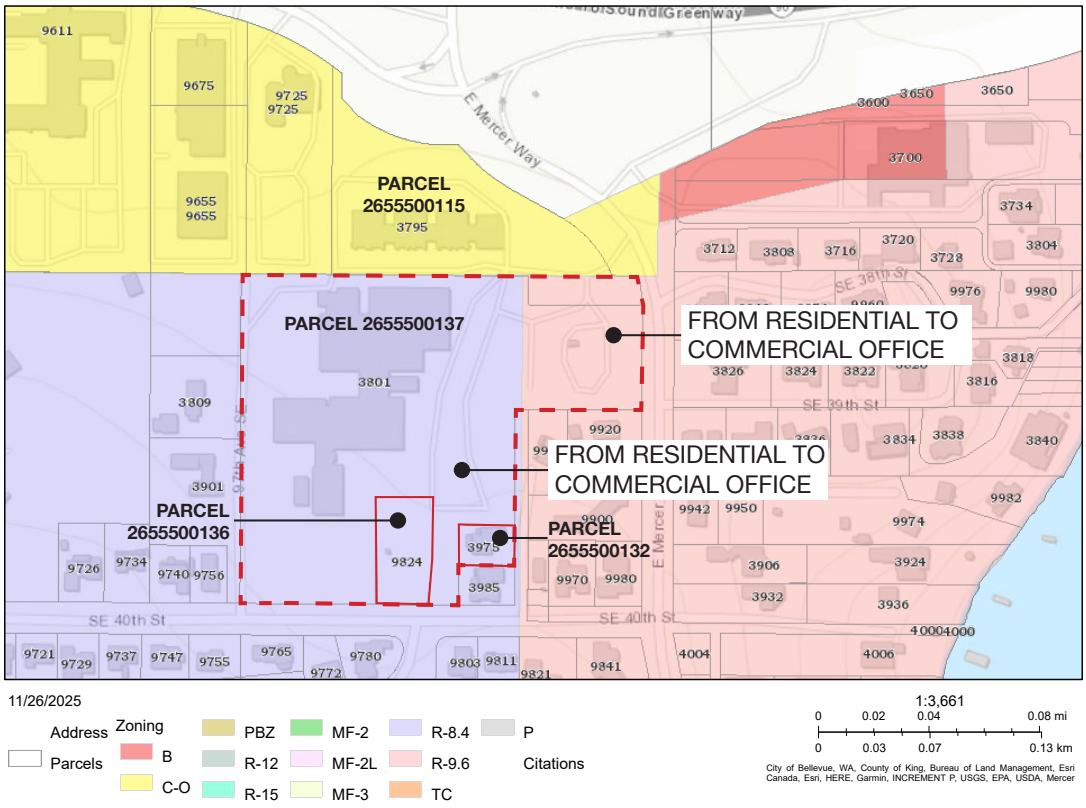
This Code is to be interpreted as a whole, in view of the purpose set out in this section.

If the general purpose of this development code conflicts with the specific purpose of any chapter of this development code, the specific purpose shall control.

The proposal is consistent with the purpose of MICC 19.01.010. As stated in our development narrative, the redesignation/rezone to CO allows for the SJCC to survive and thrive in its current location, which by definition benefits the health, safety and welfare of the city. It implements the Comprehensive Plan. The rezone to CO continues to consider light, air and access as there are provisions for setbacks and height limitations in the CO that will be applicable to any development on the site. Any development proposal on the site will be required to undergo concurrency review when it creates net new trips, and SEPA review regarding transportation and other potential impacts when they can be reviewed in a site specific way. Finally, the rezone to CO extends the CO zone that exists on SJCC-owned property (the FASPS property) to include land that is owned by the same owner. This provides predictable and efficient regulation, and ensures that similar uses are reviewed under clear, consistent, and well-established standards that include protections for surrounding single family zones. These types of protections are not included in the current single family zoning regulations because those regulations did not include regulations for non-single family uses when they were redrafted in 2017.

3. **The proposed reclassification is an extension of an existing zone, or a logical transition between zones;**

Mercer Island Zoning Map



The proposed rezone is an extension of an existing zone, and also affords an appropriate transition between zones.

The redesignation to CO extends to the south the CO zone that exists on the SJCC-owned property where the FASPS is located (Parcel 2655500115). This is a natural extension of the CO zone to include the SJCC, which has not been in single family use for over 50 years. Regarding land use patterns, the proposed rezone is appropriate as it maintains logical transitions between zones:

- To the north, it abuts existing CO zoning. A portion of this property is owned by the SJCC and currently in school use.
- To the east, there are several adjacent conditions. At the north side, the proposed rezone abuts East Mercer Way, a major arterial, which creates a natural zone transition. Across East Mercer Way at the northeast side is B zoned property which includes a synagogue, and will include a school in the near future. The CO zone is appropriate as it transitions to the northeast. To the east, there are single family zoned properties. The CO zone requires a minimum 50-foot setback, with no adjacent parking areas or driveways, when the CO zone abuts a residentially-zoned property. Thus, the CO builds in appropriate transitions, and the zoning itself acknowledges that it may be located adjacent to single family zones.

- To the west, there is a swath of single family zoned properties, and beyond that, City-owned property that is currently zoned CO and proposed to be zoned Public Institution. The CO zone requires a 50-foot setback from residentially-zoned properties, which creates a more appropriate buffer and transition than does the current single family zone requirements.
- To the south, the majority of the property to be rezoned abuts SE 40th Street, which is a local street. Setbacks from rights-of way in the CO zone are required to be 50 feet, and include a landscaped buffer. Some of the property abuts single family zoned properties. The SE 40th Street right of way creates an appropriate zone transition. As stated above, the CO zone itself provides adequate transitions due to the required minimum 50 foot setback from single family zones.

4. The proposed reclassification does not constitute an illegal site-specific rezone;

The proposed rezone is clearly not an illegal spot zone. The facts and the case law surrounding illegal spot zones are clear—when the rezone provides for a community benefit, is consistent with the Comprehensive Plan, and is not solely for private gain, it is not an illegal spot zone.

As per the Washington Supreme Court, "Spot zoning is zoning action by which a smaller area is singled out of a larger area or district and specially zoned for a use classification totally different from, and inconsistent with, the classification of surrounding land and not in accordance with the comprehensive plan." *SANE v City of Seattle,* 676 P.2d 1006, at 1010 (1984). Clearly, the SJCC proposal is not a spot zone. Rather than seeking out a use classification, this property has been used as the SJCC for over 50 years. In fact, the SJCC was constructed, in most cases, prior to the adjacent single family homes. The rezone simply seeks to align the use with the zoning that is now most appropriate for the use given the recent changes to the single family zoning that do not accommodate the SJCC. The proposal meets this rezone criterion. In addition, the zone sought in this case is the CO zone, which is already to the north of the property, and the proposal would simply extend the CO zone boundary to the south to encompass the current SJCC parcels. This is not at all a case of designating a zone nowhere near a CO zone—the CO zone exists in this area on parcels contiguous to the SJCC on parcels with uses similar to the SJCC. The CO zone boundary is simply shifting to the south, to match nearly sixty years of property usage with zoning.

The Washington Supreme Court also states: "[o]nly where the spot zone grants a discriminatory benefit to one or a group of owners to the detriment of their neighbors or the community at large without adequate public advantage or justification will the…rezone be overturned." *Id., citing SORE v. Snohomish County,* 99 Wn.2d 363, at 368 (1983). The Court has also stated that "where differential zoning merely accommodates some private interest and bears no rational relationship to promoting legitimate public interest, it is 'arbitrary and capricious' and hence 'spot zoning.'" *Citizens for Mount Vernon,* 133 Wn.2d at 875

(footnotes omitted) (quoting RICHARD L. SETTLE, WASHINGTON LAND USE AND ENVIRONMENTAL LAW AND PRACTICE § 2.11(c) (1983)).[2]

The Court's application of the above statement statements in the SANE case is instructive to this situation. In that case, the Court declined to find a spot zone when the archdiocese proposed a site-specific rezone from single family zoning to multifamily zoning to facilitate a senior housing apartment building. In that case, the comprehensive plan/neighborhood plan included language stating that single family character should be preserved, yet the Court found that the apartment building proposal was consistent with the comprehensive plan and therefore allowed. The Court also found that because the housing was owned by a nonprofit/community organization, it could not be for private gain and was therefore not an illegal spot zone. Finally, the Court found that the project promotes the general welfare because it provided needed housing for seniors. Due to this variety of factors, the Court found the site specific rezone was not an illegal spot zone.

As in the SANE case, the SJCC proposal is not an illegal spot zone. First, the proposal is consistent with the Mercer Island Comprehensive Plan, as stated above. Second, the SJCC is a nonprofit organization; there is no private gain that will occur as a result of the rezone. Rather, the rezone will simply align the City's zoning map with the use of the property, and the entire community benefits by a thriving, fully-functioning SJCC that has not been rendered terribly nonconforming by a single family zoning code. Third, the CO zone itself guards against impacts to neighbors; it requires a minimum of 50-foot setback from any residentially-zoned property, as well as a 50-foot setback plus landscape buffer from any adjacent right-of-way. The height limitation for the CO zone is only 6 feet taller than the single family zone limits. The CO zone is a very protective zone, significantly lessening impacts to neighbors. Any building that is permitted in the CO zone is also subject to the design review process, which is further protective to the surrounding neighbors. Finally, and most importantly, the SJCC use inherently benefits the general welfare and the community at large. It is a community center that is open to everyone, that includes the largest early childhood school on Mercer Island, and offers countless activities that benefit seniors, children, the arts, and the community as a whole. It most certainly benefits the general welfare. Thus, approval of the site specific rezone would not be arbitrary and capricious and would not be an illegal spot zone.

5. The proposed reclassification is compatible with surrounding zones and land uses;

Yes. See above. The CO zone is protective of and compatible with surrounding zones and land uses, which are single family, The proposed reclassification is simply aligning the zone with the use, which is the SJCC. There is no proposed change to the use of the property. The new zoning ensures continued compatibility with the surrounding zoning districts by the protective setback and height restriction standards that exist in the CO zone. Zone and use transitions have been addressed above; it is worth nothing that the CO zone has existed

[2] Note that most of the case law regarding spot zoning pre-dates the Growth Management Act and the requirement for cities to create Future Land Use Maps in their Comprehensive Plans. Post-GMA, courts find that compliance with the Comprehensive Plan results in no illegal spot zone.

adjacent to single-family zones (FASPS property, City Hall property) for decades; this has been a compatible relationship that has existed on the Island for many years.

6. The proposed reclassification does not adversely affect public health, safety and welfare; and

The proposed reclassification does not adversely affect public health, safety, and welfare. As stated above, the CO zone, as well as the MICC and applicable codes in general, protect the public health, safety and welfare by mitigating any potential impacts of uses of the CO zone on neighboring properties and uses. Instead, the reclassification supports those purposes by including a more appropriate zoning designation on the SJCC that better matches its use. Supporting the SJCC and its continued location on Mercer Island is directly supportive of the public health, safety and welfare. The SJCC offers health and wellness classes, provides a safe environment in which hundreds of children learn and are cared for every day, and it promotes the welfare and well-being of the community.

Indeed, Comprehensive Plan policy 7.4 directly states that clubs and community centers like the SJCC "contribute to the mental, physical, and spiritual well-being of Mercer Island residents. Land use decisions should balance the retention of these facilities with overall community planning and zoning regulations." Thus, this action is directly supported by the Comprehensive Plan.

7. If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of this section, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone.

Yes. The SJCC is seeking an amendment to the Future Land Use Map in addition to this rezone.

McCULLOUGH HILL PLLC

MEMORANDUM

TO: Mercer Island Hearing Examiner

FROM: Jessie Clawson, on behalf of Applicant Stroum Jewish Community Center

DATE: October 2, 2026

RE: Additional applicant materials per Hearing Examiner Rule 216

Thank you for the opportunity to provide additional written materials in support of the rezone application. While we believe this submittal may not meet the specific definition of "submittal" as defined by Rule 216, out of an abundance of caution, we are submitting these materials more than 15 days prior to the hearing so that they may be properly reviewed by the Examiner. This memorandum contains the following information and attachments:

- Additional information regarding the rezone approval criteria
- A rezone "maximum development capacity" trip generation memorandum, prepared by the Transpo Group on October 2, 2026. This memorandum discloses the absolute worst case scenario in terms of trip generation and is for information purposes and in response to public comments and comments made at the planning commission. The development scenario that the proposed rezone seeks to achieve is an approximately 100,000 s.f. JCC community center, which was analyzed by the SEPA analysis and supported by a separate trip generation memorandum from the Transpo Group. The October 2 memorandum should not be construed by anyone to show that the JCC wants or is able to build a 400,000 s.f. development; rather this memorandum is being provided out of an abundance of caution and for informational purposes only
- The voluminous number of public comments that were submitted as part of the comprehensive plan amendment process in favor of the rezone

We are happy to answer any of the Examiner's questions regarding any of these items at the upcoming public hearing proceeding.

Applicant additional information regarding approval criteria

19.15.240.C.
Criteria. The city council may approve a rezone only if all of the following criteria are met:

1. The proposed reclassification is consistent with the policies and provisions of the Mercer Island comprehensive plan;

Response: The application contains extensive discussion of the consistency of the overall comprehensive plan, and individual policies. The proposal is consistent with the comprehensive plan, as found by the City Council when they scheduled the future land use map change for approval on December 1, 2026.

2. The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in MICC 19.01.010;

Response: The specific purpose of the development code is stated in MICC 19.01.010:

> The general purpose of this Code is to protect and promote health, safety, and the general welfare through the regulation of development within the city of Mercer Island. To that end, this Code classifies the land within the city into various zones and establishes the use of land and nature of buildings within those zones; controls the form of plats and subdivisions; regulates the construction of commercial and residential structures; and protects critical and sensitive areas within the city.
>
> The provisions of this Code are designed to consider light, air and access; to conserve and protect natural beauty and other natural resources; to provide coordinated development; to avoid traffic congestion; to prevent overcrowding of land; to facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements; and to encourage the use of solar energy practices.
>
> This Code is to be interpreted as a whole, in view of the purpose set out in this section. If the general purpose of this development code conflicts with the specific purpose of any chapter of this development code, the specific purpose shall control.

Response: The redesignation to CO continues to ensure compliance with the land use code—the design review requirements, tree code requirements, critical areas requirements, setback requirements, SEPA requirements, and transportation and concurrency requirements of the code ensure conservation of light and air, limits to traffic congestion, and allowing for adequate provisions of services and utilities.

3. The proposed reclassification is an extension of an existing zone, or a logical transition between zones;

Response: The proposal is both. It is an extension of an existing CO zone, and creates a logical transition between zones (CO and SF) that already exists in the neighborhood. Maps depicting this relationship are included in the application and will be discussed at the hearing.

4. The proposed reclassification does not constitute an illegal site-specific rezone;

Response: The proposal is clearly not an illegal site-specific rezone, otherwise known as a "spot zone." From the Real Property Deskbook, 4th, Edition:

> Spot zoning occurs when a smaller area is singled out of a larger area or district and specially zoned for a use classification totally different from, and inconsistent with, the classification of surrounding land and not in accordance with the comprehensive plan. *Smith v. Skagit Cnty.,* 75 wn.2d 715, 743, 453 P.2d 832 (1969). A zoning decision may be overturned as an illegal spot zone only when it grants a discriminatory benefit to one or a group of owners to the detriment of their neighbors or the community at large without adequate public advantage or justification. *Save Our Rural Env't v. Snohomish Cnty.,* 99 Wn.2d 363, 368, 662

P,2d 816 (1983). Such discriminatory actions are considered arbitrary and capricious and accordingly implicate both equal protection and substantive due process considerations. *Buckles v. King Cnty.,* 191 F.3d 1127, 1137-38 (9th Cir., 1999).

In addition to the Real Property Deskbook, the Attorney General's Office published a (dated) opinion regarding spot zoning, which can be found here: https://www.atg.wa.gov/ago-opinions/counties-cities-and-towns-spot-zoning. In general, the four factors weighed to determine whether something is an illegal spot zone include:

1. A smaller area is singled out of a larger area and given some special treatment.

2. The classification or use allowed in the smaller area is totally different from and inconsistent with the classification of surrounding land so as to disturb the tenor of the neighborhood and create an inconsistency or conflict of use with the uses allowed in the surrounding area.

3. The action necessary to create the smaller area is taken for the private gain of one person or group of persons rather than for the general welfare of the community as a whole.

4. The action taken is not in accordance with the comprehensive plan.

See Attorney General Opinion.

The JCC proposal clearly is not an illegal spot zone when the foregoing case law and factors are considered. First, the JCC parcels to be rezoned are fairly large and while they are a smaller part of a larger residential zone, they are distinct in nature mainly due to the fact that the bulk of the property has not been in single family use for many years. It constitutes good zoning practice to zone properties consistent with their historic uses. Second, the uses allowed in the proposed CO zone are not substantially different from those already allowed in the vicinity—obviously, the northern parcel (the French American School parcel) that is owned by the JCC is already zoned CO, and there is CO zoned property close in the vicinity, so the nature of the uses allowed by the CO does not create an inherent conflict that does not already exist in the neighborhood. Third, the record of public comment and both the planning commission and city council's comments in the comprehensive plan amendment portion of the proceedings make clear—the JCC is a public good and the JCC contributes to the general welfare of the community as a whole. As will be demonstrated, the JCC needs this rezone to be able to move ahead with a renovation, due to the City's single family zone code amendments that occurred almost 10 years ago. Finally, the action taken would be in accordance with the comprehensive plan. The planning commission recommended in favor of amending the comprehensive plan land use map to change to CO, and the city council also voted in favor of the map change. The proposed change is also consistent with the goals and policies of the comprehensive plan, as stated in the comprehensive plan amendment application and the rezone application.

5. The proposed reclassification is compatible with surrounding zones and land uses;
6.

Response: The reclassification itself is compatible with surrounding zones and land uses—the CO/residential transition on lot boundaries already exists in the neighborhood. In addition, the Mercer Island Code includes many measures that further protect single family zones and uses from development within the CO zone—the required setbacks in the CO zone are more than those necessary under the current single family zoning. Building coverage is limited to 35% of the lot. Impervious surface coverage is limited to 60% of the lot. The height limit is 36 feet, which is only 6 feet taller than the existing single family zone. The CO zone standards can be found here: https://library.municode.com/wa/mercer_island/codes/city_code?nodeId=CICOOR_TIT19UNLADECO_CH19.04CO_19.04.010PLBUZOBZ

In addition, several other code layers will be protective of surrounding uses when something is constructed on the JCC property—the tree code in Mercer Island is one of the most protective, the critical areas code does not permit building in sloped areas, the stormwater code requires upgrading stormwater facilities, and the design review standards are highly protective of neighboring properties and uses. The design standards that would be applicable to the property can be found here, they are extensive and effectively protect neighboring properties from development: https://library.municode.com/wa/mercer_island/codes/city_code?nodeId=CICOOR_TIT19UNLADECO_CH19.12DESTZOOUTOCE

6. The proposed reclassification does not adversely affect public health, safety and welfare; and

Response: The comprehensive plan amendment and rezone were separately analyzed under SEPA and no significant adverse impacts were found. Neither of the SEPA determinations were appealed and they are now final decisions. As the record as part of the comp plan amendment and rezone application shows, the JCC and its uses are significantly benefiting the public health, safety, and welfare by providing child care, services, amenities, recreation, and meaningful connection opportunities that are unsurpassed on Mercer Island. In addition, in response to comments made at the planning commission regarding what "could" be built on the property, the JCC has commissioned a "maximum development capacity" trip generation study. This memorandum is attached. To be clear, none of the development scenarios in the memorandum are probable or likely. The development scenarios do not fit what the JCC wants to do with the property. The development scenarios would not be able to be economically built (it would be way too expensive to build a 400,000 s.f. JCC and the JCC could not sustain this building with its members). The development scenarios are not consistent with market conditions (no one is building 400,000 s.f. of office anywhere in the Puget Sound region). The development scenarios also would likely not be able to meet the development code requirements regarding design standards, and the impact mitigation that would be required for the number of trips and transportation improvements required would also render the scenarios economically infeasible. To put a finer point on it, the only reason the memorandum is being furnished is to disclose the "worst case" development scenario, which is one that will never occur. Any future project would need to comply with the land use code, building codes, other applicable codes, as well as SEPA, which would likely significantly diminish any of these scenarios in both size and impact. As stated in the comprehensive plan public hearing, and as will be stated at the rezone hearing, the JCC has no intention of building anything other than a JCC on the property. The future JCC will be approximately the same size as today's JCC, but built for today's standards rather than the needs of membership in the 1960s/70s. The JCC cannot sustain much larger of a building either from a membership or operations standpoint. Finally, and even though we could not make it more clear that the JCC intends to build a reasonably-sized JCC on this property, if the property were to be built as an office by someone other than the JCC, the public

health, safety, and welfare would not be harmed due to the fact that all codes and SEPA would need to be complied with, and there are already office buildings in the vicinity that have not harmed the public. We are happy to answer as many questions as the Examiner wishes to answer regarding this point. The request does not harm public health, safety and welfare and it is our opinion that the rezone will improve public health, safety and welfare.

7. If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of this section, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone.

Response: The comprehensive plan amendment was recommended for approval by the Planning Commission, and was approved on the first reading by the City Council. The ordinance formally adopting the Future Land Use Map change is scheduled for December 1, 2026, which is the same day the first reading of the rezone ordinance is scheduled. So, the comprehensive plan amendment would be passed just prior to or concurrent with the granting of the rezone.

transpogroup
WHAT TRANSPORTATION CAN BE.

MEMORANDUM

Date:	February 10, 2026	**TG:**	1.25486.00
To:	Molly McGuire – City of Mercer Island		
From:	Dan McKinney Jr. and Kassi Leingang, PE – Transpo Group		
cc:	Amy Lavin - SJCC		
Subject:	3801 E Mercer Way Rezone Potential Trip Generation Review		

The following memorandum responds to the comment received from the City of Mercer Island dated January 20, 2026 regarding the requested rezone to Commercial Office (CO) Zone of 3801 E Mercer Way, Mercer Island, WA 98040 (*see location in Figure 1*).[1] The City's comment and response are provided below.

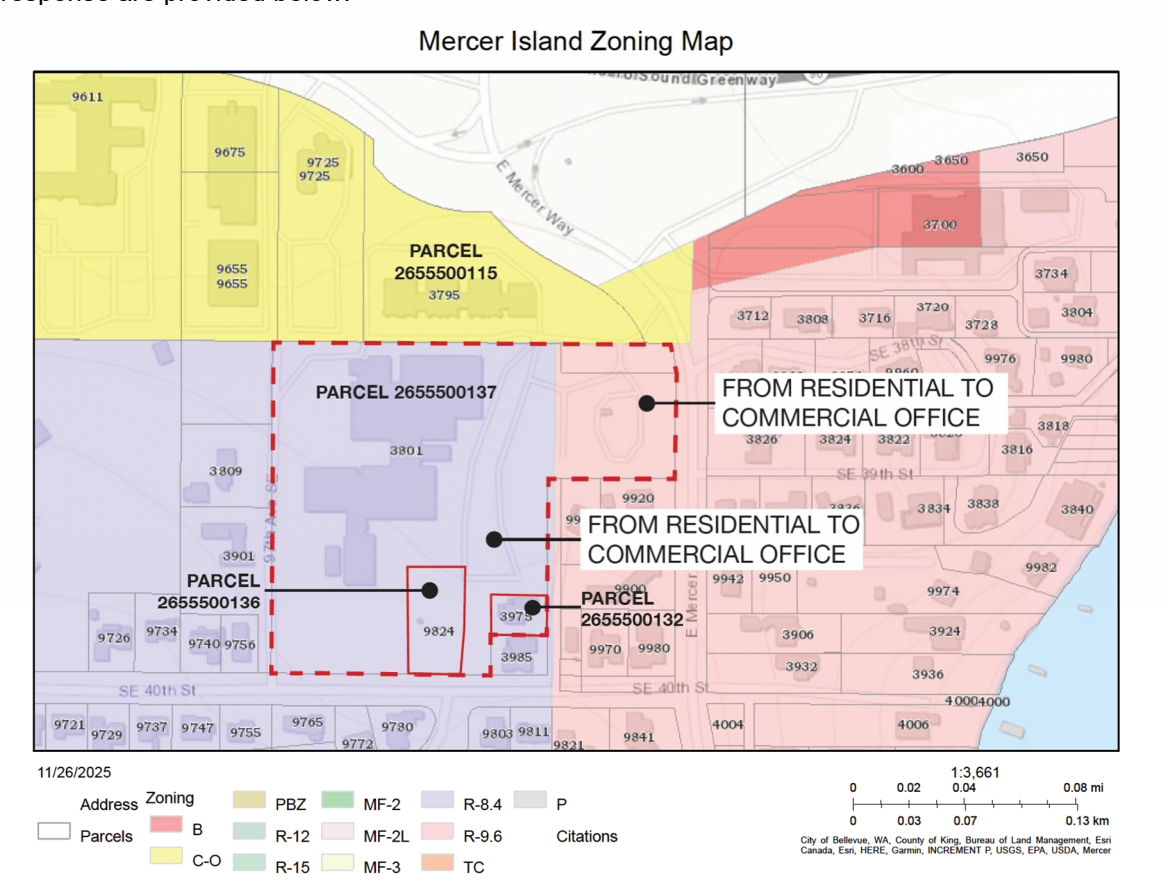


Figure 1: Requested Rezone

Rezone Comment 1:

Traffic impacts should be analyzed for the change in allowed uses as a result of the proposed rezone. While City staff understand that the property is not anticipating a change in use in the foreseeable future, the rezone could result in future traffic impacts from the highest intensity use that could be allowed. **Please provide a memorandum or report from a qualified professional**

[1] RZN25-002; CPA25-002; SEP25-021 Review Letter 1

to speak to the traffic impacts that would result from the proposed changes to the allowed uses. Consider comparing the trip generation for the highest possible generating uses and the existing use from the ITE Manual.

Response:

The trip generation for the existing/proposed use and allowed use in the CO zone(area as illustrated in Figure 1) was estimated based on trip rates using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition, 2025). The existing/proposed use and the allowed use in the Commercial Office (CO) zone are summarized below. It is our understanding that no proposed use is requested as part of the rezone application, but the City is requesting documentation of the highest possible generating use allowed in the CO zone.

Existing - The existing use is the Stroum Jewish Community Center (SJCC) totaling 94,723 gross square feet (gsf). ITE's Recreational Community Center (495) was assumed for the existing use based on review of the land use description as well as validation through existing driveway counts. The detailed trip generation for the existing use is provided in Attachment A.

Allowed use in the CO zone[2] – In the CO zone, the site could accommodate a 134,087 sf building footprint (35%) with 3 stories for a total of 402,261 gsf. The trip generation of the allowable uses in the CO zone for that size of development were evaluated . This included consideration of the following ITE land uses:

- Government Office Building (730)
- Research and Development Center (760)
- General Office Building (710)
- Church (560)
- Medical-Dental Office Building - Stand-Alone (720)
- Hospital (610)[i]

Note that the size of the potential building was outside of the extremes of the Government Office Building and Medical-Dental Office Building - Stand-Alone buildings so those potential land uses were eliminated. Of the remaining land uses above, the highest generating land use was the General Office Building, and so was assumed for the comparison of traffic impacts with the requested rezone. The detailed trip generation for the potential uses reviewed is provided in Attachment A.

The comparison of trip generation for the existing use and the highest possible generating use is summarized in the table below.

Table 1. Weekday PM Peak Hour Trip Generation Comparison

			Weekday PM Peak Hour Trips		
Condition	**Land Use[1]**	**Size**	**In**	**Out**	**Total**
Existing	Recreational Community Center (495)	94,723 gsf	132	142	274
Allowed in CO Zone	General Office Building (710)	402,261 gsf	69	360	429

Note: gsf = gross square-feet

1. Trips rates from ITE *Trip Generation Manual*, 12th Edition.

[2] The allowed uses in the CO zone are found at MICC 19.04.020.

Attachment A: Detailed Trip Generation

Potential Use

	Land Use	Setting	Size	Units	Model	Equation	Rate	Inbound %	Primary Trips Inbound	Outbound	Total	
1	**Government Office Building (730)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.97 Ln(X) + 0.62	-	25%	156	469	625	*building size outside of data range*
2	**Research and Development Center (760)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Rate	-	0.45	25%	45	136	181	
3	**General Office Building (710)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Equation (lin)	T = 0.99(X) + 31.14	-	16%	69	360	429	
4	**Church (560)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Equation (lin)	T = 0.37(X) + 2.59	-	41%	62	89	151	
5	**Medical-Dental Office Building - Stand-Alone (720)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Rate	-	3.42	30%	413	963	1,376	*building size outside of data range*
6	**Hospital (610)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Rate	-	0.86	34%	118	228	346	

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation Manual (* 12th Edition) equation and average trip rates as shown above.

Existing Use

									Gross Trips			Primary Trips		
	Land Use	Setting	Size	Units	Model	Equation	Rate	Inbound %	Inbound	Outbound	Subtotal	Inbound	Outbound	Total
1	**Recreational Community Center (495)**		**94,723**	sf										
	PM Peak Hour	General Urban/Suburban			Rate	-	2.89	48%	132	142	274	132	142	274
	Observations - PM		94,723	sf								121	124	245

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation Manual (* 12th Edition) equation and average trip rates as shown above.

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WHAT TRANSPORTATION CAN BE.

MEMORANDUM

Date:	October 2, 2026	**TG:**	1.25486.00
To:	Hearings Examiner		
From:	Dan McKinney Jr. and Kassi Leingang, PE – Transpo Group		
cc:	Amy Lavin – SJCC Jessica Clawson – McCullough Hill PLLC		
Subject:	3801 E Mercer Way Rezone - Trip Generation for Maximum Development Capacity		

The following memorandum provides a trip generation comparison for Maximum Development Capacity of land uses allowed in the requested rezone to Commercial Office (CO) Zone at 3801 E Mercer Way, Mercer Island, WA 98040 (*see location in Figure 1*). This is providing trip generation estimates based on ITE Land Use categories assuming building sizes that would maximize the buildable area for comparison of worst case conditions. This is not evaluating any specific proposal and building sizes should be considered conservatively high given many factors outside of buildable area will impact the size of a development.

Mercer Island Zoning Map

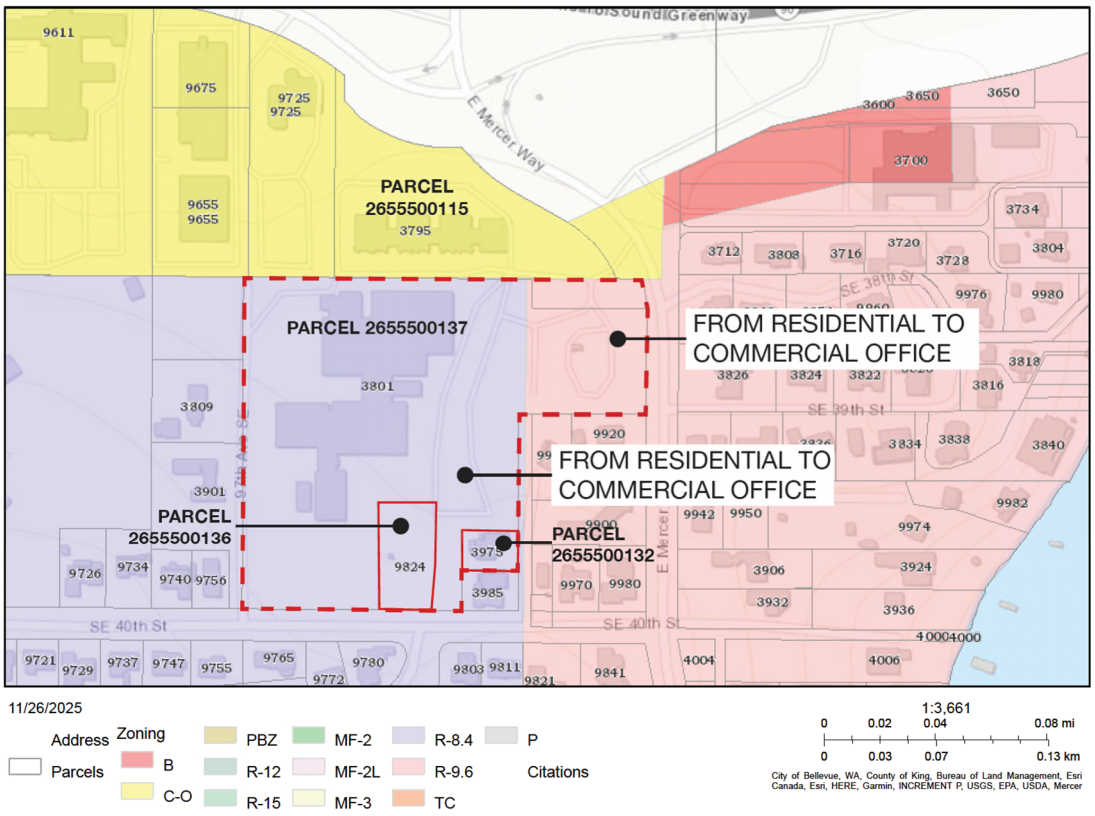


Figure 1: Requested Rezone

Trip Generation Comparison

Trip generation estimates for the land uses allowed in the CO zone (area as illustrated in Figure 1) were estimated based on trip rates using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition, 2025). The ITE land use categories evaluated and allowed in the Commercial Office (CO) zone are summarized below:

- Recreational Community Center (495)
- Church (560)
- Hospital (610)
- General Office Building (710)
- Medical-Dental Office Building - Stand-Alone (720)
- Government Office Building (730)
- Research and Development Center (760)
- Private School (K-12) (532)

These allowed land uses are not necessarily proposed land uses and are only provided to disclose potential maximum development capacity scenarios. It is anticipated that an actual proposal would be less than these scenarios.

To estimate the buildable area in the CO zone the maximum footprint and height limits were taken into consideration. For the CO zone, it was assumed that a 35 percent lot coverage (134,087 gross square feet [gsf]) could be built 3 stories high. This equates to a total of 402,261 gsf. This is a conservative estimate only based on lot coverage and any proposal would likely have to account for other development factors that would likely reduce the total buildable square footage. The Private School (K-12) land use estimates trip generation using the independent variable of students, which were estimated assuming 100 sf per student. This equates to 4,023 students, and would represent a maximum development capacity.

The trip generation of the allowable uses in the CO zone were calculated and summarized below in Table 1.

Table 1. Weekday PM Peak Hour Trip Generation Comparison

	Land Uses Allowed in CO Zone[1]	Size	Weekday PM Peak Hour Trips In	Out	Total
1	Recreational Community Center (495)	402,261 gsf	558	605	1,163
2	Church (560)	402,261 gsf	62	89	151
3	Hospital (610)	402,261 gsf	118	228	346
4	General Office Building (710)	402,261 gsf	69	360	429
5	Medical-Dental Office Building – Stand Alone (720)	402,261 gsf	413	963	1,376
6	Government Office Building (730)	402,261 gsf	156	469	625
7	Research and Development Center (760)	402,261 gsf	45	136	181
8	Private School (K-12) (532)	4023 students	481	556	1,046

Note: gsf = gross square-feet
1. Trips rates from ITE *Trip Generation Manual*, 12th Edition.

As shown in the table, the Medical-Dental Office Building – Stand Alone (720) ITE land use generates the highest level of PM peak hour traffic with 1,376 trips. The detailed trip generation calculations for the allowed uses are provided in Attachment A and includes Daily and AM peak hour conditions in addition to the PM peak hour summarized above.

Attachment A: Detailed Trip Generation

Potential Use

	Land Use	Setting	Size	Units	Model	Equation	Rate	Units	Inbound %	Primary Trips Inbound	Primary Trips Outbound	Primary Trips Total
1	**Recreational Community Center (495)**		**402,261**	sf								
	Daily	General Urban/Suburban			Rate	-	28.82	per ksf	50%	5,797	5,797	11,594
	AM Peak Hour	General Urban/Suburban			Rate	-	2.02	per ksf	66%	537	276	813
	PM Peak Hour	General Urban/Suburban			Rate	-	2.89	per ksf	48%	558	605	1,163
2	**Church (560)**		**402,261**	sf								
	Daily	General Urban/Suburban			Rate	-	6.78	per ksf	50%	1,364	1,364	2,728
	AM Peak Hour	General Urban/Suburban			Rate	-	0.37	per ksf	62%	92	57	149
	PM Peak Hour	General Urban/Suburban			Equation (lin)	T = 0.37(X) + 2.59	-	-	41%	62	89	151
3	**Hospital (610)**		**402,261**	sf								
	Daily	General Urban/Suburban			Rate	-	10.70	per ksf	50%	2,152	2,152	4,304
	AM Peak Hour	General Urban/Suburban			Rate	-	0.79	per ksf	68%	216	102	318
	PM Peak Hour	General Urban/Suburban			Rate	-	0.86	per ksf	34%	118	228	346
4	**General Office Building (710)**		**402,261**	sf								
	Daily	General Urban/Suburban			Equation (lin)	T = 6.18(X) + 207.96	-	-	50%	1,347	1,347	2,694
	AM Peak Hour	General Urban/Suburban			Equation (lin)	T = 1.12(X) + 19.95	-	-	88%	414	56	470
	PM Peak Hour	General Urban/Suburban			Equation (lin)	T = 0.99(X) + 31.14	-	-	16%	69	360	429
5	**Medical-Dental Office Building - Stand-Alone (720)**		**402,261**	sf								
	Daily	General Urban/Suburban			Equation (lin)	T = 40.60(X) - 75.15	-	-	50%	8,129	8,129	16,258
	AM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.90 Ln(X) + 1.33	-	-	78%	651	184	835
	PM Peak Hour	General Urban/Suburban			Rate	-	3.42	per ksf	30%	413	963	1,376
6	**Government Office Building (730)**		**402,261**	sf								
	Daily	General Urban/Suburban			Rate	-	22.59	per ksf	50%	4,544	4,544	9,088
	AM Peak Hour	General Urban/Suburban			Rate	-	3.34	per ksf	75%	1,008	336	1,344
	PM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.97 Ln(X) + 0.62	-	-	25%	156	469	625
7	**Research and Development Center (760)**		**402,261**	sf								
	Daily	General Urban/Suburban			Rate	-	9.47	per ksf	50%	1,905	1,905	3,810
	AM Peak Hour	General Urban/Suburban			Rate	-	0.48	per ksf	78%	151	42	193
	PM Peak Hour	General Urban/Suburban			Rate	-	0.45	per ksf	25%	45	136	181
8	**Private School (K-8) (530)**		**4,023**	attendees								
	Daily	General Urban/Suburban			Rate	-	4.11	per attendee	50%	8,267	8,267	16,534
	AM Peak Hour	General Urban/Suburban			Rate	-	1.01	per attendee	56%	2,275	1,788	4,063
	PM Peak Hour	General Urban/Suburban			Rate	-	0.26	per attendee	46%	481	565	1,046

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation Manual (*12th Edition) equation and average trip rates as shown above.

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

January 6, 2026

Stroum Jewish Community Center
Attn: Amy Lavin
3801 East Mercer Way
Mercer Island, WA 98040
Via: Email

RE: **RZN25-002; CPA25-002; SEP25-021** Determination of Complete Application; 3801 E Mercer Way, Mercer Island, WA 98040

The City of Mercer Island received applications for a(n) **Reclassification of Property (Rezone), Comprehensive Plan Amendment, and SEPA Threshold Determination** for the subject property on December 11, 2025. The City has assigned file number **RZN25-002** to the Rezone application, **CPA25-002** to the Comprehensive Plan Amendment application, and **SEP25-021** to the SEPA Threshold Determination application. Following review of the application, City staff has determined that the application is procedurally complete and has established a vesting date of January 6, 2026.

Formal review of the application will now begin in compliance with Mercer Island City Code, Chapter 19. As review progresses, additional documentation will most likely be requested. Pursuant to Mercer Island City Code 19.15.110(B), if the applicant fails to provide the required information within 60 days from the date of any request for information, the application shall lapse, and become null and void.

Please do not hesitate to contact me if you have any questions.

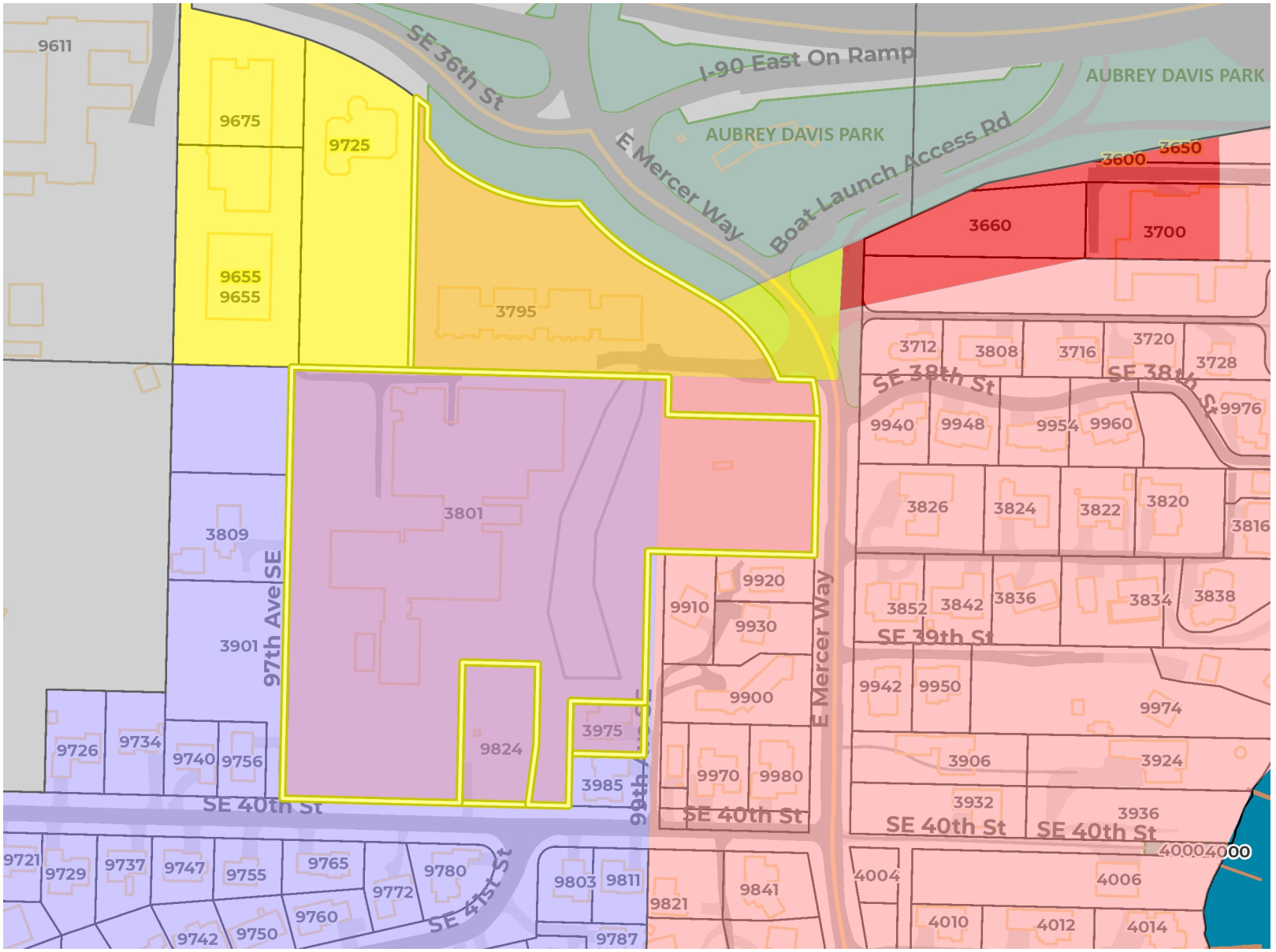
Sincerely,

Molly McGuire

Molly McGuire, Senior Planner
(206) 275-7712 | molly.mcguire@mercerisland.gov
City of Mercer Island Community Planning and Development

SJCC Zoning Map (CPA25-002)

Information & Geographic Services





Legend

Zoning

- OS
- P
- R-15
- R-12
- R-9.6
- R-8.4
- MF-2L
- MF-3
- MF-2
- PI
- PBZ
- C-O
- TC
- B

Address

- Parcels
- Buildings
- Docks
- Shoreline
- Major Roads
- Street Centerline
- Paved Road
- Paved Driveway
- Parks

0 220 441 Feet

1 inch = 440.742788666667 feet

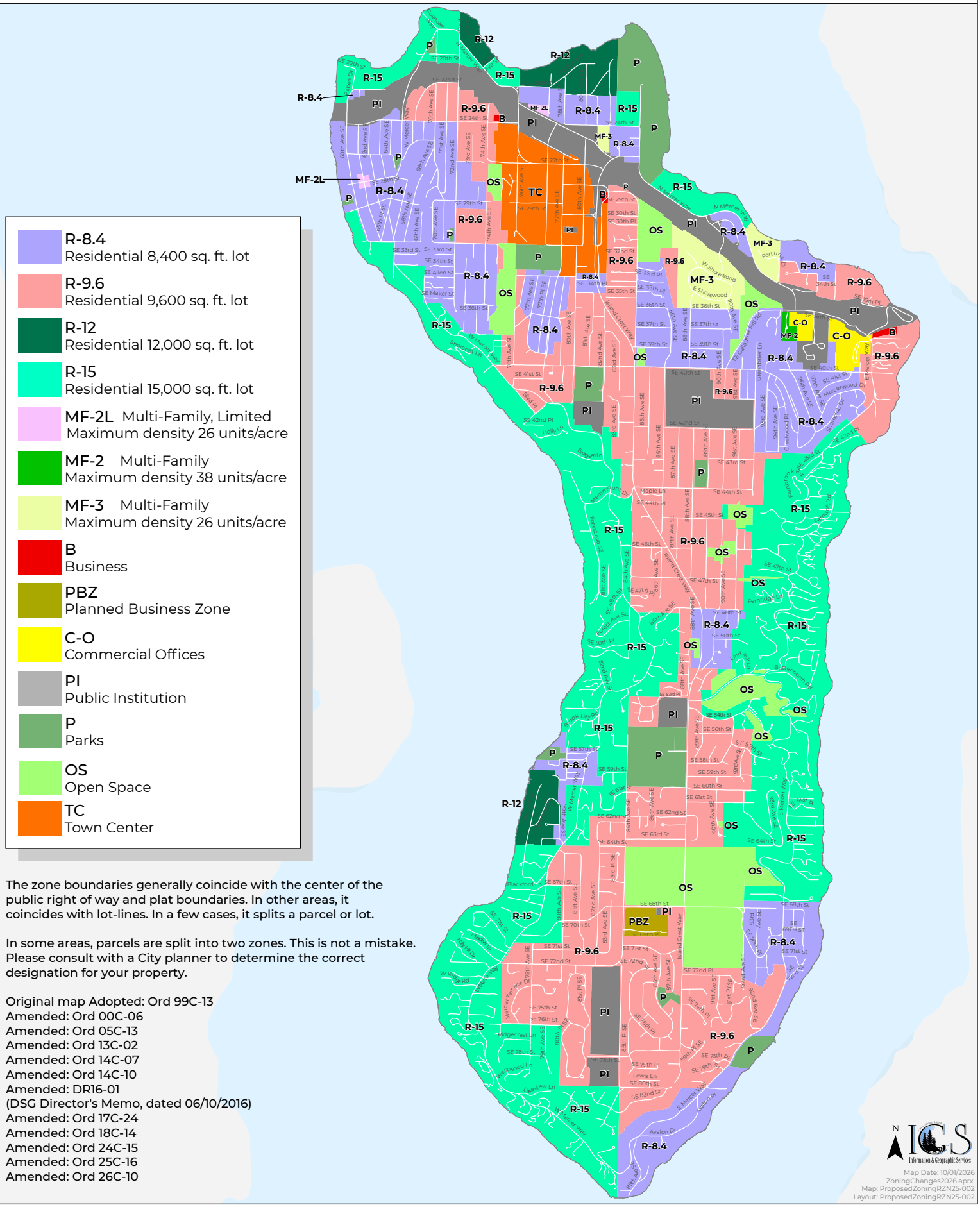
© City of Mercer Island

Map Printed: March 5, 2026

Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes

PROPOSED ZONING MAP RZN25-002



The zone boundaries generally coincide with the center of the public right of way and plat boundaries. In other areas, it coincides with lot-lines. In a few cases, it splits a parcel or lot.

In some areas, parcels are split into two zones. This is not a mistake. Please consult with a City planner to determine the correct designation for your property.

Original map Adopted: Ord 99C-13
Amended: Ord 00C-06
Amended: Ord 05C-13
Amended: Ord 13C-02
Amended: Ord 14C-07
Amended: Ord 14C-10
Amended: DR16-01
(DSG Director's Memo, dated 06/10/2016)
Amended: Ord 17C-24
Amended: Ord 18C-14
Amended: Ord 24C-15
Amended: Ord 25C-16
Amended: Ord 26C-10

Map Date: 10/01/2026
ZoningChanges2026.aprx.
Map: ProposedZoningRZN25-002
Layout: ProposedZoningRZN25-002

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

COMBINED PUBLIC NOTICE OF APPLICATION & NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island has received an application for the project described below and the Hearing Examiner will conduct an open record public hearing on **October 19, 2026 at approximately 9:00AM.**

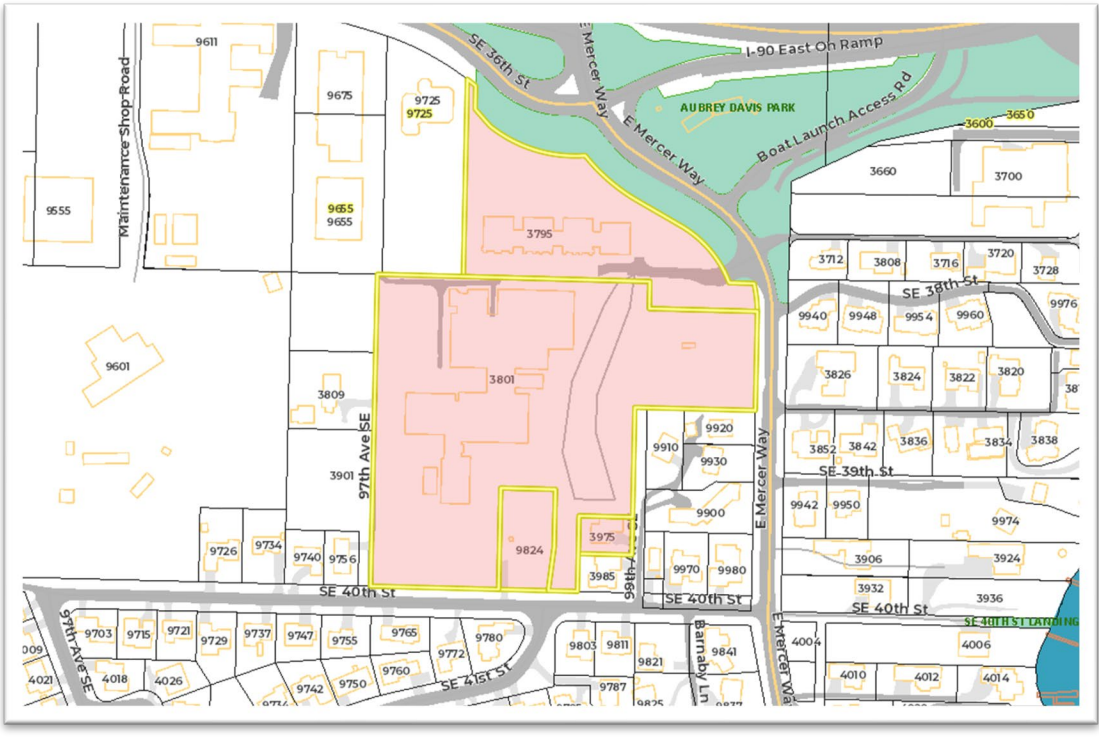
File No. RZN25-002

Permit Type: IV

Description of Request: A request for a Reclassification of Property (Rezone) to reclassify King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential R-8.4 & R-9.6 to Commercial Office (C-O).

Applicant/Owner: Amy Lavin (Stroum Jewish Community Center) / Stroum Jewish Community Center (SJCC)

Location: 3801 E Mercer Way, 9824 SE 40th St, 3975 99th Ave SE, and 3795 E Mercer Way, Mercer Island, WA 98040; identified by King County Assessor's Parcel Numbers: 2655500137, 2655500136, 2655500132, and 2655500115



SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City issued a SEPA Determination of Non-Significance (DNS) for this project under File No. SEP25-021 on June 22, 2026 with a 14-day comment period

ending on July 6, 2026. The DNS process, as specified in Washington Administrative Code (WAC) 197-11-340, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the threshold determination for this specific project may be obtained upon request.

Project Documents:

https://mieplan.mercergov.org/public/RZN25-002

Use the camera on your smartphone to scan the QR code to easily access the project documents.

Environmental Documents:

Copies of all studies and/or environmental documents are available through the above project documents link.

Written Comments:

This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing will be parties of record; and only parties of record will have the right to appeal.

The public hearing is accessible using Zoom (details below). The public will have the opportunity to comment during the public hearing by calling in or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to molly.mcguire@mercerisland.gov until such time that the public hearing is adjourned.

Americans with disabilities accommodations are available by calling (206) 275-7791.

Public Hearing/Meeting:

Pursuant to Mercer Island City Code (MICC) 19.15.030, public hearings are required for Type IV land use reviews.

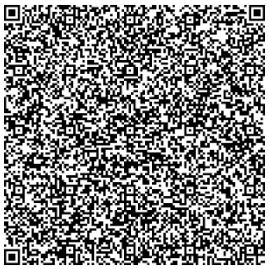
A public hearing for RZN25-002 is scheduled before the Hearing Examiner on **Monday, October 19, 2026 at approximately 9:00AM**. The open record public hearing will be held virtually using Zoom by either calling in or logging onto the meeting as a Zoom attendee.

To attend the public hearing remotely, please use the following Zoom information:

Join by Telephone at 9:00AM: To listen to the hearing via telephone, please call 253-215-8782 and enter Meeting ID **820 4179 8180** and Passcode **696239** when prompted, OR

Join by Internet at 9:00AM: To watch the hearing over the internet via your computer microphone/speakers, follow these steps:

1. Use this link or use the camera on your smartphone to scan the QR code: https://us02web.zoom.us/w/82041798180?tk=i7AEEd_4rlaVCA2DLcJyZoFCdmSdOZ-h_DM3HQMbjyM.DQkAAAATGhJ-JBZxVVZBSW1wSVRWT3ItUWd1M1p1bWt3AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA&pwd=nGQRbORPNkXWnfMI01oxYiB8mbEbpA.1



2. If the Zoom app is not installed on your computer, you will be prompted to download it.
3. If prompted for a Meeting ID, enter **820 4179 8180**
4. Enter Passcode **696239**

Applicable Development Regulations:	Applications for Rezones are required to be processed as Type IV land use reviews pursuant to MICC 19.15.030. Criteria for Rezones are further detailed in MICC 19.15.240.
Other Associated Permits:	CPA25-002; SEP25-021 This Rezone application is accompanied by an application for a Comprehensive Plan Amendment which follows a separate review process.
Project Contact:	Molly McGuire, Senior Planner molly.mcguire@mercerisland.gov | (206) 275-7712

Mercer Island Reporter

Publication Name:
Mercer Island Reporter

Publication URL:
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Mercer Island, WA

Publication County:
King

Notice Popular Keyword Category:

Notice Keywords:
public hearing

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202610051001315928849
852479106

Notice URL:

Back

Notice Publish Date:
Wednesday, September 16, 2026

Notice Content

http://xsrv212.serverlogistics.com/nw-ads/images/ads/City of MI logo b-w.jpg **CITY OF MERCER ISLAND NOTICE OF PUBLIC HEARING RZN25-002 Public Hearing October 19, 2026 NOTICE IS HEREBY GIVEN** that the Mercer Island Hearing Examiner will hold a public hearing on **Monday, October 19, 2026 at approximately 9:00AM** via Zoom: **File No(s).:** RZN25-002 **Permit Type:** IV **Description of Amendment(s):** A request for a Reclassification of Property (Rezone) to reclassify King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential R-8.4 & R-9.6 to Commercial Office (C-O). **Applicant/Owner:** Amy Lavin (Stroum Jewish Community Center) / Stroum Jewish Community Center (SJCC) **Location:** 3801 E Mercer Way, 9824 SE 40th St, 3975 99th Ave SE, and 3795 E Mercer Way, Mercer Island, WA 98040; identified by King County Assessors Parcel Numbers: 2655500137, 2655500136, 2655500132, and 2655500115 A vicinity map is available at https://mieplan.mercergov.org/public/RZN25-002 **Project Documents:** https://mieplan.mercergov.org/public/RZN25-002 **SEPA Compliance:** Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The DNS process, as specified in Washington Administrative Code (WAC) 197-11-340, is being used. A SEPA Determination will be issued on or before June 22, 2026 followed by a 14-day comment period. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific project may be obtained upon request. **Written Comments:** This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing will be parties of record; and only parties of record will have the right to appeal. **Public Hearing:** A public hearing for RZN25-002 is scheduled before the Hearing Examiner on **Monday, October 19, 2026 at approximately 9:00AM** via Zoom. The public hearing is accessible using Zoom (details below). The public will have the opportunity to comment during the public hearing by calling in or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to molly.mcguire@mercerisland.gov until such time that the public hearing is adjourned. Americans with disabilities accommodations are available by calling (206) 275-7791. **To attend the public hearing remotely, please use the following Zoom information:** Join by Telephone at 9:00AM: To listen to the hearing via telephone, please call 253-215-8782 and enter Meeting ID 820 4179 8180 and Passcode 696239 when prompted, OR Join by Internet at 9:00AM: To watch the hearing over the internet via your computer microphone/speakers, follow these steps: 1. Use this link: https://us02web.zoom.us/w/82041798180?tk=i7AEEd_4rlaVCA2DLcJyZoFCdmSdOZ-h_DM3HQMbjyM.DQkAAAATGhJ-JBZxVVZBSW1wSVRWT3ItUWd1M1p1bWt3AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA&pwd=nGQRbORPNkXWnfMI01oxYiB8mbEbpA.1 2. If the Zoom app is not installed on your computer, you will be prompted to download it. 3. If prompted for a Meeting ID, enter 820 4179

8180 4. Enter Passcode 696239 **Applicable Development Regulations:** Review procedures for rezones are contained in MICC 19.15.240. **Other Associated Permits:** Permit No(s): CPA25-002; SEP25-021 This rezone application is accompanied by an application for a comprehensive plan amendment which follows a separate review process. **Project Contact:** Molly McGuire, Senior Planner ad+#1036445]

Back

Molly McGuire

From: Dan Goldman <djgoldman10@gmail.com>
Sent: Thursday, September 17, 2026 4:26 PM
To: Molly McGuire
Subject: file# RZN25-002; JCC should not be rezoned

As a concerned neighbor, I am writing to ask that the JCC not be rezoned. My family loves the JCC, but rezoning it to commercial is too likely to result in unforeseen consequences and alter the nature of our residential neighborhood for the worse. Thank you for taking the time to read this.

Regards,
Dan

Molly McGuire

From: Barbara Prince <barbara@rosetseattle.com>
Sent: Thursday, October 1, 2026 11:45 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Molly,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I have been a member of the SJCC for the past couple of years and enjoy attending cultural events there. It is the only place of its kind on the Island where one can go see Renee Erickson moderate a cooking panel with two British Israeli chefs or go hear the Rabbi of Central Synagogue in Midtown come discuss her new book. I live on the Island and regard the SJCC as a huge asset to my community.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

All the best,

Barbara Prince

Molly McGuire

From: Chloe Etsekson <cetsek@gmail.com>
Sent: Thursday, October 1, 2026 8:06 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Hi Molly,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I attended the JCC and now my son attends the JCC and it is a pillar of our community.

It has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Chloe Frader

Molly McGuire

From: Devorah Gamoran <demi@gamoran.com>
Sent: Thursday, October 1, 2026 9:45 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

My children grew up coming to the J and now my grandchildren participate in the children's activities and get to develop lifelong friendships along the way.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Warmest Regards,
Devorah Gamoran

Sent from my iPhone

Molly McGuire

From: Erin Krawiec <erinkrawiec@gmail.com>
Sent: Thursday, October 1, 2026 9:34 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Erin Krawiec

Molly McGuire

From: Jon Newman <jonn_msft@hotmail.com>
Sent: Thursday, October 1, 2026 10:40 PM
To: Molly McGuire
Cc: Jon Newman
Subject: Supporting proposed Zoning Change for the SJCC

Ms. McGuire, I am a longtime Mercer Island resident writing to support the SJCC rezone to Commercial Office.

We have been members at “The J” for 20 years, starting when our twin girls were babies (they just left for college!). Today, I worked out at the gym, and my wife attended a chef lecture in the auditorium. The SJCC has been there for Mercer Islanders for over 50 years, and it needs this rezone to continue and expand its diverse activities.

Please recommend approval of the rezone. Thank you!

Jon Newman
9097 North Mercer Way

Molly McGuire

From: Niranjan Bose & Lea Fields <fields.bose@gmail.com>
Sent: Thursday, October 1, 2026 8:37 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

We have been long time members on and off over the past 13 years. My children attended the Early Childhood School, we've participated in many celebrations (Purim carnivals, Hanukkah celebrations, and more), made great use of the after school programming (Kids Town, after school classes), swimming lessons, summer camps, and used the gym regularly. We are excited to see this valued space modernize and continue to meet the growing needs of the Mercer Island and greater Seattle communities.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you for your time and consideration,
Lea Fields

Molly McGuire

From: Leanne B. Gordon <leanne.b.gordon@gmail.com>
Sent: Thursday, October 1, 2026 9:13 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I grew up in the Bellevue and attended preschool at the JCC, and years later I sent all three of my boys there as well. The JCC continues to be an important part of our family's life through sports, camp, and swimming. I support the rezone because I want my children to have a strong connection to the Jewish community throughout their lives.

Thank you!

Leanne Gordon
MI resident and community member

Molly McGuire

From: Lynne Smith <lynnersmith@live.com>
Sent: Thursday, October 1, 2026 8:07 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I frequently attend programs at the J and look forward to doing so for many years to come.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Lynne Smith

Get Outlook for iOS

Molly McGuire

From: Nancy Gordon <nancyrgordon65@gmail.com>
Sent: Thursday, October 1, 2026 9:50 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Ms McGuire,

I'm writing to urge your support for the SJCC property rezone to Commercial Office.

My family and I have been longtime members of the JCC. When we moved to Mercer Island 27 years ago, one of the first things we did was join the J, and it quickly became an important part of our lives and our community. My children attended preschool there, learned to swim there, went to summer camp there, and grew up with the J as a constant presence in their lives.

And all these years later, the J continues to be an important part of our lives. We still go there to work out, participate in its wonderful community programming, attend events, and connect with friends and neighbors. It truly is a gathering place for our community.

For more than 55 years, the J has served not only the Jewish community, but the broader Mercer Island community as a true community center: a place where people of all ages and backgrounds can gather, learn, exercise, celebrate, and connect.

I hope you will recommend approval of the rezone so that the J can continue to evolve, remain financially sustainable, and thrive on Mercer Island for the next 55 years and beyond.

Thank you for your consideration and for your service to our community.

Many Thanks,

Nancy Gordon

206-910-7089

Molly McGuire

From: Rebecca Bockow <rbockow@gmail.com>
Sent: Thursday, October 1, 2026 9:47 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I am writing to urge your support of the SJCC property rezone to Commercial Office.
I grew up going to the JCC and my children attended preschool at the JCC.
The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Rebecca

Molly McGuire

From: robert mund <mund.robert.usa@gmail.com>
Sent: Thursday, October 1, 2026 8:03 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

[State your relationship with the J and why you value the J].

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: robin calderon <robincalderon_7@hotmail.com>
Sent: Thursday, October 1, 2026 9:59 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. It is in the best interest of the Mercer Island zoning and building departments to move forward so that the JCC can properly upgrade the property and building so that it is safe and modernized . The J as we know is a huge bonus for Mercer Island and the surrounding community. It is close to me, easily accessible from Fall City. I have been using the facility since it was built 55 years ago. I even taught preschool there in my twenties. Let's make it happen.
Robin Calderon
Fall City WA 98024
Please recommend approval of the rezone in a timely manner so that it can continue to flourish. Do It!!!

Sent from my iPhone

Molly McGuire

From: Ron Leibsohn <rleibsohn@leibsohn.com>
Sent: Thursday, October 1, 2026 9:33 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I live on East Mercer Way and I have been a JCC member for more than 50 years. My children and grandchildren also have been members. I'm writing to urge your support of the SJCC property rezone to Commercial Office

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Ronald Leibsohn
rleibsohn@leibsohn.com
425-890-6737

Molly McGuire

From: Ashley Frizzell <ashley.frizzell@gmail.com>
Sent: Friday, October 2, 2026 6:57 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

In addition to using their gym and sports facilities we have used their after school care for my elementary age kids and my daughter learned to swim through swim lessons at the J. My son's standard Sunday request is to head to the J to swim.

My children have also attended J Camp at the J for years and we love the education, fun and community they create for our kids. So many students from across the island attend J Camp that it's really helped my kids connect to Mercer Island and their community in a really meaningful way. It's expanded their community outside their school and they look forward to the incredible camp programming each summer. We're not jewish but the J is a true part of our community and our connect to the island.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you so much!

Best,
Ashley Frizzell

Molly McGuire

From: Doris Lofton <dlofton1@mac.com>
Sent: Friday, October 2, 2026 3:45 PM
To: Molly McGuire
Subject: Proposed Zoning Change for the SJCC

I am totally against the rezoning and expansion of JCC and/or French s school .

Molly McGuire

From: Elaine Kraft <ejk9151@gmail.com>
Sent: Friday, October 2, 2026 10:30 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I was born and raised on Mercer Island in 1951. My parents lived there until their passing a few years ago. They worked hard in the late 60s to create a Jewish center for their children and their grandchildren who they saw use it for daycare, preschool, camp, after school care, theater camp, sports and many youth activities. This summer great grandson, my grandson Adam, was a counselor in training at camp.

We love the J

I have been involved in pursuing this change for almost a decade. I've seen fits and starts; confusion, directions that went nowhere -- and yet today I am thrilled to see the path forward. I want to make sure there is a J that can serve my grandkids and theirs for the future.

The care and loving that you see everyday is the care and loving that will go into every step of designing, permitting, and creating a new JCC.

Your leadership can help turn this much beloved, very old building into a place for all for decades to come. An accessible facility whose doors are open to all. One third of your constituency regularly use this facility. I understand many of you do as well.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Ellen Brin <elstation@aol.com>
Sent: Friday, October 2, 2026 2:06 AM
To: Molly McGuire
Subject: from ellen rosenstein brin

Dear Ms. Mcguire,

I am writing to urge your support of the SJCC property Rezone for Commercial Office.
My family and I chose to live on Mercer Island in 1980 because of this community center.
Please recommend approval.
Thank you very much.
Sincerely,
Ellen Rosenstein Brin

Molly McGuire

From: Garrett Hyman <garretthyman@yahoo.com>
Sent: Friday, October 2, 2026 3:53 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC — 2026 10 02

Hello Ms. McGuire,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I've been a member of the SJCC since approximately 2004, our children attended the preschool, and we've continued to be active members.

The majority of our current friend group and community at large stems from this auspicious beginning at the SJCC.

It is our feeling that the SJCC has helped to build our wonderful lives here on Mercer Island.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Cheers,

Garrett Hyman
ghyman@lakewass.com
Office 425-818-0558
Mobile 206-852-8898
www.lakewass.com

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Molly McGuire

From: Jerry Kavesh <jkavesh@gmail.com>
Sent: Friday, October 2, 2026 7:12 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

As a Mercer Island resident and SJCC supporter and user of their facilities, I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you

Jerry Kavesh
jkavesh@gmail.com

http://www.linkedin.com/in/jerrykavesh

Sent via my iPhone. Please excuse typos.

Molly McGuire

From: Jessica Bogin <jessicalbogin@gmail.com>
Sent: Friday, October 2, 2026 8:32 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

Both of my daughters go to the JCC childcare and my husband and I use the facilities regularly.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Jessica

Sent from my iPhone

Molly McGuire

From: Jessica Prince <jgprince@hotmail.com>
Sent: Friday, October 2, 2026 9:46 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Molly,

I'm writing to urge your support, and that of the entire planning committee, of the SJCC property rezone to Commercial Office. I have been an SJCC member since 1993 and a Mercer Island resident since 2004.

The J has been serving the Mercer Island community – as a community center – for over 55 years. It is an integral part of the island, for both Jewish and non-Jewish members and attendees.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years. The rezone will allow the J to make much-needed improvements, including solving the traffic and safety issues on EMW, which has been of concern to my neighbors close to the facility.

Thank you for your consideration,
Jessica Prince
3940 96th Ave SE

Molly McGuire

From: Laurie Koehler <callbutch@comcast.net>
Sent: Friday, October 2, 2026 5:31 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I have lived on Mercer Island since 1960. I have been a member at the J since 1978. It has been integral to our family. My children attend school there and participated in the sports and camps. My grandchildren followed in their parent's footsteps. The J has meant everything to our family .

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.
Thank you Laurie Koehler.
Sent from my iPhone

Molly McGuire

From: Mark Clausen <mclausen76@outlook.com>
Sent: Friday, October 2, 2026 1:23 AM
To: Molly McGuire
Subject: I Support the Proposed Zoning Change for the SJCC

My name is Mark Clausen. I live at 6107 SE 32nd St. I have lived on Mercer Island since 1995. My wife and I have been members of the SJCC for more than a decade.

A rezone for the SJCC is long overdue. The J is central to the health, education and well-being of our community. It has been in its current location, performing the same functions as it is now, for decades. The rezone will ensure that the J continues to be part of our community for decades to come.

Supporters of the J have stated on the record over and over how central the J is to their lives. My wife and I use the J approx 8x/week to maintain our health and strength, which is vital now that we are elderly. It is also a place where I can connect with friends and catch up on community news.

The J could do even more for the community if it is allowed to upgrade and renovate the aging building and grounds. Future development also could mitigate the traffic issues raised by those opposing the rezone. In other words, allowing the rezone will help not only the J and its members, but also those who claim to be unhappy with the current operations.

Denying the rezone both ignores reality but freezes the J into the current outdated facility. It would be like insisting that a child wear shoes that are too small. It makes no sense. Now is the time to acknowledge reality and allow the J to serve the community more efficiently and effectively than it can now.

We are lucky to have the SJCC on our island. Let's not throw away our good fortune. Regards, Mark Clausen

Molly McGuire

From: Mindy Goldberg <mingoldberg@gmail.com>
Sent: Friday, October 2, 2026 11:52 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Hello,
I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Mindy Goldberg
JCC preschool graduate

Molly McGuire

From: Mindy Stern <mindyellenstern@gmail.com>
Sent: Friday, October 2, 2026 6:01 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Hi Molly,

I attended the recent hearing that moved this proposal forward and spoke about my support of the SJCC's plans.

I'm writing again in support of the SJCC's property rezone to Commercial Office.

In March 2027 it will be 30 years since family moved to Mercer Island. Throughout that time the SJCC has been integral to our lives. It's way past time to upgrade the building to make it ADA compliant - as I age I'd like to know there's an elevator and overall improvement to the property.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,

Mindy Stern
206-605-6095 Pacific Time Zone
www.mindysternauthor.com

2025 Bronze Award for Family Travel, Society of American Travel Writers, Western Chapter, "Train Travel in the US, UK, and Germany."

Molly McGuire

From: Mitchell Buder <mitchell.buder@gmail.com>
Sent: Friday, October 2, 2026 6:20 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Molly,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The J is a cornerstone of community engagement and it is time for an upgrade to facilities. It offers activities for children to grow, learn, and bond; it offers a place for Jewish people to celebrate their religion; and it offers region-wide events that bring people from all walks of life together. We need more spaces, more opportunities like this than ever, and we need a facility that supports it.

Personally, my children have gone to school and camp there. We have taken our boys to swim lessons there. We have attended various Jewish festivals and events, and brought our non-Jewish friends and neighbors to enjoy, as well.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Mitch Buder
860-966-6798
7011 92nd Ave SE, Mercer Island, WA 98040

Molly McGuire

From: Nancy Etsekson <petsekson@gmail.com>
Sent: Friday, October 2, 2026 1:05 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The SJCC is close to our hearts since my husband and I met at the J, were board members at the J, had our children attend preschool at the J, took classes at the J, attend and attended community programs at the J, and now the next generation of our family is attending summer camp and preschool at the J along with attending community programs.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Stan Rosen <stan@rosenharbottle.com>
Sent: Friday, October 2, 2026 9:20 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I am a past president of the SJCC as was my father. I grew up on Mercer Island. The SJCC has served us and other Mercer Island Community members with incredible programming and other important activities. It is an extremely important institution which the Mercer Island Community needs to protect and cultivate.

Thank you for recognizing its importance and working to ensure that it and the city flourishes for years to come.

Sincerely,

Stan Rosen

425-442-1388

Molly McGuire

From: Steve Doma <steven98390@yahoo.com>
Sent: Friday, October 2, 2026 7:32 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I've been to several events over the years sponsored by the SJCC and have learned something new or enjoyed each event. Please recommend rezoning so the building, parking areas and traffic flow can be upgraded and improved.

Thank you

Steven Doma
206-307-2032

Sent from my iPad

Molly McGuire

From: MICHELE TREVES <micky.t@comcast.net>
Sent: Friday, October 2, 2026 9:32 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I am writing to respectfully urge your support for the SJCC property rezone to the Commercial Office designation.

My children have greatly benefited from the JCC preschool, as well as numerous community events, swim lessons, and a welcoming environment that has truly felt like a home away from home.

It is essential that we prevent the JCC from becoming obsolete or, even worse, another vacant commercial space.

The JCC has served the Mercer Island community, as well as my family, for over 20 years.

Please consider recommending approval of the rezone to ensure the JCC can continue to serve the community and thrive on Mercer Island for the next 55 years.

Thanks!
The Treves Family.
Mercer Island.

Molly McGuire

From: Ginger Howse <gingrhowse@me.com>
Sent: Friday, October 2, 2026 3:07 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. I have been a member of the J for over 15 years and I. The J has been serving the Mercer Island community – as a community center – for over 55 years.

Thanks you,

Virginia Howse

Molly McGuire

From: Yolanda Agress <yolanda_agress@yahoo.com>
Sent: Friday, October 2, 2026 8:34 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. [State your relationship with the J and why you value the J]. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Joe Schocken <jls@tranceka.com>
Sent: Saturday, October 3, 2026 5:38 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I am a long time MI resident, love the J, and no how much it has supported our island community for decades.

It is very hard for non profits to survive these days, given rising costs, regulatory issues.. you know well the problems non profits face. The JCC has been one of the most important institutions on MI, I believe it is the duty of city officials to support our key community institutions.. which, in this case, means supporting the requested rezone so the J can grow and be updated for our community.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

With much respect, pls support the application from the J, best, Joe

Joseph L. Schocken
President, Tranceka Capital, LLC
jls@tranceka.com

206.612.6937 Mobile
206.232.0852

Molly McGuire

From: samandjoni <samandjoni@hotmail.com>
Sent: Saturday, October 3, 2026 10:34 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

Our SJCC is a vital part of our Jewish Community and we value its very existence here on Mercer Island

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sent from my iPhone

Molly McGuire

From: Karen Roberts <kroberts@live.com>
Sent: Sunday, October 4, 2026 1:57 PM
To: Molly McGuire
Cc: Council
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the Stroum Jewish Community Center (SJCC) property rezone from that of a single-family designation to Commercial Office, offering a path for the SJCC to modernize their facilities and address accessibility, safety, traffic, parking and their impact on the surrounding neighborhood.

My name is Karen Roberts, and I live at 7007 SE Maker Street in Mercer Island. I have owned my home since 2004, and my sons went to school in Mercer Island. I retired in 2023 and have chosen to remain in Mercer Island. Our community here in Mercer Island offers so much that I appreciate, but truly, one of the main reasons I remain here is the easy accessibility to the SJCC, located at 3801 East Mercer Way, Mercer Island. This institution is such a gift to all of us here in the area and an extremely important resource to me and so many others, serving needs that are not met elsewhere in the Mercer Island community or the greater King County region.

The "J" has been serving the Mercer Island community for over 55 years as a supportive, inclusive, and welcoming gathering place for ALL people regardless of religion, race, age, and domicile. It is a gym facility, a school, an activity center, and a beloved gathering space for our entire Mercer Island community.

I strongly urge the Planning Commission to support the revision of the Mercer Island comprehensive plan and land use maps with the longstanding actual use of this property, removing any barriers due to zoning designation. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Regards,
Karen Roberts

kroberts@live.com | (206)550-1887

Molly McGuire

From: Melissa Benaroya <melissa@benaroya.net>
Sent: Sunday, October 4, 2026 3:30 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Hi Molly

I'm writing to urge your support for the SJCC property rezone to Commercial Office.

My husband went to preschool at the JCC, and as a family, we have been involved with the JCC for the last 22 years. My kids went to preschool and camp there, and both were camp counselors in their high school years as well. We still enjoy the arts and lecture series the JCC puts together every year.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Warmly,
Melissa Benaroya

Molly McGuire

From: Charlotte Grist <charlottergrist@gmail.com>
Sent: Monday, October 5, 2026 1:57 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I'm a member at the J and use their gym, and my kids swim and go to camp there.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Orly Steinberg <opsteinberg@gmail.com>
Sent: Monday, October 5, 2026 7:23 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Mercer Island City Council,
I am writing to urge your support of the SJCC property rezone to Commercial Office.

I want to share my perspective not as a land-use expert, but as a community member who has experienced firsthand what the Stroum Jewish Community Center contributes to Mercer Island and the greater Seattle community.

Many people think of the JCC as a place primarily for the Jewish community, but in reality it serves a much broader population offering childcare, preschool, summer camps, fitness facilities, educational programs, cultural events, lectures, cooking classes, and activities for people of all ages. These programs are open to the broader community, and many participants are not members, like myself, or not Jewish.

My own family has benefited with my three children attending summer camp there for several years. Later, my son and his girlfriend worked there as a summer camp counselors, gaining valuable work experience while serving local families, riding the J's bus down from North Seattle with a busful of campers. During COVID, when so many parents struggled to balance work and childcare, the SJCC created supervised learning spaces where children could safely complete their remote schooling while still interacting with other children and enjoying outdoor play. That program allowed me, as a physician, to continue caring for patients because I knew my daughter had a safe and supportive place to spend the day while attending school online.

I understand the importance of protecting residential neighborhoods. This zoning change would better reflect a community use that has existed on this site for decades, ANY future redevelopment will STILL be subject to additional city review and public input.

BUT Every dollar and every hour spent by SJCC navigating a zoning framework that no longer reflects the property's longstanding community use is a dollar and an hour that cannot be invested in preschool programs, services for seniors, summer camps, cultural events, or other programs that benefit the community. At a time of rising antisemitism, more of the J’s funding must go to security and other programming countering that hate, not to rezoning issues or to managing with a zoning status that does not allow the building to remodel properly.

As you consider your recommendation, I encourage you to think not only about the property itself, but also about the thousands of people whose lives are enriched by the programs and services offered there. Please weigh the extraordinary public benefit the SJCC provides to families in Mercer Island and throughout our region. I hope you will support a recommendation that allows this longstanding community institution to have a zoning designation that reflects its use.

Thank you for your time and consideration.

Orly Steinberg, MD

1207 NE 96th Street

Seattle, WA 98115

(206) 617-7754 mobile

Molly McGuire

From: Catherine Ford <fordjc@comcast.net>
Sent: Wednesday, October 7, 2026 2:29 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

Jim and I have been members of the SJCC since 2024 and have always been welcomed there. In addition, we find we have shifted a large part of our in person shopping to Mercer Island.

We have either read or heard (Zoom meetings) the comments of the Mercer Island residents who are opposed to the rezone. After studying the Presentation by the SJCC to the City in 2023 (link below) it seems that most, if not all, of the issues/concerns raised have been addressed with very sound solutions. We were especially pleased to see the extended "driveway" and separation for the educational component. We live near Enatai Elementary School where there was a similar situation with school buses lining up on the street and blocking street traffic. When the school was rebuilt in 2016, BSD very thoughtfully re-designed the school bus entrance and parking lot so that NO school buses were on the street while discharging (morning) or waiting (afternoon) for the children.

https://sjcc.org/wp-content/uploads/2023/09/230907-SJCC-Presentation.pdf

The zoning change would not change the J's use as a community center. It would create a path for them to modernize their aging facilities and better address accessibility, safety, traffic, parking and the impact on their neighbors.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Cathy and Jim Ford
2119 104th PL SE
Bellevue, WA 98004

Molly McGuire

From: Brooke Pariser <brookesidell@hotmail.com>
Sent: Thursday, October 8, 2026 8:48 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I grew up at the JCC attending preschool and summer camp and am now a parent of 2 ECS graduates who also attend summer camp at the JCC. My daughter was a CIT this summer and hopes to be a camp counselor next summer. The JCC has played an integral role in my kids, parents and our lives, providing not only school and camp but a sense of community.

The J has been serving the Mercer Island community – as a community center – for over 55 years. My family has been lucky to be part of this community for 47 of those years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Brooke Pariser
Mercer Island Resident 40+ years

Sent from my iPhone

Molly McGuire

From: Linda Berkman <ljberkman39@gmail.com>
Sent: Thursday, October 8, 2026 2:41 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I taught preschool at at the SJCC for 15 years and know how important it is to the community

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Linda Berkman

Molly McGuire

From: mossnpeg@aol.com
Sent: Thursday, October 8, 2026 1:12 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Ms. Mcguire,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I have been a board member of the SJCC for over ten years. Members of my family, friends and relatives, and members of the community at large have been using the facilities, resources, and programs of the SJCC for decades — all of these having been of inestimable value to the both the Jewish and non-Jewish members of the community.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please support the SJCC rezone to Commercial Office in order to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you in advance for your support of the SJCC rezone.

Sincerely,

Moss Patashnik, Board Member of the Stroum Jewish Community Center

Molly McGuire

From: Cindy Rockfeld <cinchin98@hotmail.com>
Sent: Friday, October 9, 2026 11:44 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

My two sons went to ECS many years ago. My husband and I attend SJCC programming. SJCC is important part of the Jewish community to foster lifelong friendships and connection.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you for doing this hard work.
Cindy Rockfeld
(206)310-5973

Molly McGuire

From: Julie Sarkissian <juliesarkissian@hotmail.com>
Sent: Friday, October 9, 2026 2:02 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.
I've been a member for 10 years and made a wonderful group of friends through aqua sport classes and the Kesher Garden. Most recently my son and his wife moved in with me and became members; they really enjoy having a complete athletic facility on MI. I have really valued the inclusive vibe and being able to see children from pre-school through summer camp. I've heard that almost 1/3 of MI population belong, so clearly the SJCC is meeting a community need.

The J has been serving the Mercer Island community – as a community center – for over 55 years. But as you have no doubt heard, the facility is in drastic need of updating as you know doubt have heard. Speaking as a senior, we really need ADA compliance.

It's time to help the SJCC move forward! Pleased recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thanks so much,
Julia Sarkissian
Get Outlook for iOS

Molly McGuire

From: Carla Tobis <cjtobis@gmail.com>
Sent: Sunday, October 11, 2026 7:49 PM
To: Molly McGuire
Subject: Support of proposed zoning change for the SJCC

Dear Mercer Island Senior Planner Molly McGuire
I'm writing to urge your support of the SJCC property rezone to Commercial Office.

My husband and I have lived on Mercer Island for 40 years. During that time, the SJCC has been an essential part of the community and has enriched our family. All 4 of our children went to JCC preschool, summer camps, enjoyed the pool and gym, participated in sports and made lifelong friends. All 4 of our children are now grown and live on Mercer Island. Our 5 grandchildren now enjoy the JCC themselves - the same welcoming and nurturing environment and the same building of friendships that their parents enjoyed. In addition to our children, my husband and I are JCC "regulars" - at the gym, gym classes, the pool, the community events. The JCC is a daily part of our lives.

We can't help but notice that the building is in serious need of upgrading. The SJCC is clearly a commercial property - serving as a community center for more than 50 years. Moreover, despite its name and the importance of the JCC to Jews, it has served as a Mercer Island Community Center - non-Jewish Mercer Islanders also benefit from the JCC - sending their children to school, camps, and enjoying the programming. Having the JCC on Mercer Island enhances the quality of life for all residents. But the JCC needs help. It is clear that the JCC must have its property rezoned so that essential improvements to meet current building and safety standards can be done and upgraded facilities can enable the JCC to continue to serve the Mercer Island community for the next 50 years. We must lay the foundation for the future as those before us provided for us now.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Carla Greenbaum
Mercer Island, WA
2063721718

Molly McGuire

From: Fred Tobis <fredtobis@gmail.com>
Sent: Sunday, October 11, 2026 7:37 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Mercer Island Senior Planner Molly McGuire
I'm writing to urge your support of the SJCC property rezone to Commercial Office. The SJCC is clearly a commercial property - serving as a community center for more than 50 years. The JCC has been an essential part of my life here on Mercer Island as well as those of my family. For 40 years, we have participated in JCC preschool, sports, camps, educational programs, gym classes and more. All of our children, now Mercer Island residents themselves, found community, friendship, and engagement growing up. They now have children of their own and thus my 5 grandchildren have continued to be a part of the JCC family - building lifelong friendships. The SJCC has not only enriched my life and those of my family, it is a resource for the broader Mercer Island community - including those who are not Jewish. Non-Jewish Mercer Islanders participate in all aspects of the community center from sending their children to school, using the facilities, and enjoying the programming.

It is clear however, that the JCC must have its property rezoned so that essential improvements to meet current building and safety standards can be done and upgraded facilities can enable the JCC to continue to serve the Mercer Island community for the next 50 years. We must lay the foundation for the future as those before us provided for us now.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Fred Tobis
Mercer Island, WA
2068533336

Molly McGuire

From: Jim Gottesman <james.gottesman@comcast.net>
Sent: Sunday, October 11, 2026 2:29 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear. Molly,

I've been a member of the SJCC since moving to Mercer Island in 1978. My wife, sons and grandchildren have used its facilities for pre school, sports, gym facilities, drama, book clubs, Parkinson's support, holidays, and many more for all these years.

Needless to say the J is a community gem which supports all denominations, age groups.

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

James Gottesman, M.D.
Gloria Gottesman
Greg Gottesman
Shannon Gottesman
Dan Gottesman
Tim Gottesman
Zack Gottesman
Elizabeth Gottesman
Gabriel Gottesman
Grace Gottesman
Sophie Gottesman
Ben Gottesman
Jacob Gottesman

2802 61st Ave SE.
Mercer Is, WA 98040
james.gottesman@COMCAST.NET

Molly McGuire

From: Leslie <lilrubie@gmail.com>
Sent: Sunday, October 11, 2026 1:00 PM
To: Molly McGuire
Subject: Support for SJCC Rezoning – Upcoming Public Hearing

Dear Ms. McGuire,

I am writing in support of the proposed rezoning of the Stroum Jewish Community Center and ask that my comments be included in the record for the upcoming public hearing.

As a Mercer Island resident, long-time SJCC member and an SJCC staff member, I see every day how much the J means to our community. Through fitness, lifelong learning, and opportunities to connect, the J helps people stay active, build friendships, and find a sense of belonging.

The J has operated as a community center since its beginning, and the proposed rezoning aligns with that longstanding purpose. The zoning change would not change the J's use as a community center. It would create a path for us to modernize our aging facilities and better address accessibility, safety, traffic, parking, and our impact on our neighbors - and attract more people to move to this wonderful, welcoming community.

In my work with fitness participants and older adults, I see how important safe, accessible, and welcoming facilities are. Updating our facilities would help us continue serving our community while thoughtfully addressing the needs of the surrounding neighborhood.

I encourage the City to support the proposed rezoning so the J can continue to be a place of connection, wellness, and belonging for generations to come.

Thank you for considering my comments.

Leslie Rubenstein
Mercer Island Resident and lifelong SJCC member

--
Leslie
206-369-5115
"Try to be a rainbow in someone's cloud." - Maya Angelou

Molly McGuire

From: Linda Bookey <linda@bookeygroup.com>
Sent: Sunday, October 11, 2026 12:07 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

When my family moved to Shorewood Apartments in 1962, we joined the JCC. We celebrated when it moved to Mercer Island - over 55 years ago. It has served my parents, my children and the entire Mercer Island community, whether Jewish or not. It is a very important part of Mercer Island and the surrounding area.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.
Thanks,
Linda Bookey
425.785.1121

Molly McGuire

From: mbstarnes@comcast.net
Sent: Sunday, October 11, 2026 12:25 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I have attended various events and gatherings at the JCC for the 20 years I have lived on Mercer Island and it seems logical that they have never been a "residential" entity and should be able to update their facilities properly which requires the new zoning category. I understand that the surrounding neighborhood is worried about what changes this might entail, but the facts support that the J has been a good neighbor for the 55 years it has been here and that would not change. They would still need to get approval for any building updates they wish to undertake. They will continue to be a good neighbor and they add such value to Mercer Island.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,

Margie & Ben Starnes

6200 SE 27th Street

Mercer Island

Molly McGuire

From: Morrene Jacobson <morrene2000@gmail.com>
Sent: Sunday, October 11, 2026 1:00 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

We urge you to support the SJCC property rezone to Commercial Office.

We've been members since 2009, when we moved to Mercer Island. Participating in water aerobics classes, exercise classes, individual workouts in the gym, socializing in the café, Tot Shabbat with our grandkids - all of these things have enriched our lives. As seniors, we look forward to having nearby access to all of the opportunities the JCC provides, helping to keep us healthy and engaged.

The J is a great resource for the Mercer Island community. We hope you will recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island.

Cordially,
Terry and Morrene Jacobson
4250 92nd Ave Se
MI

Molly McGuire

From: Elwood Howse <whowse@me.com>
Sent: Sunday, October 11, 2026 1:18 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

We have lived on Mercer Island for 52 years and joined the "J" when about 20 years ago we started Medicare and its Silver Sneakers exercise program was available there. We are not Jewish and were amazed to discover that the Jewish Community Center serves a much larger group of people than their congregation. I have tried some programs at MICEC and found a greater variation and higher quality at the "J."

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thanks for your interest and willingness to consider our request.

Woody & Ginger

Woody and Ginger Howse
9115 Fortuna Drive Apt 6404
Mercer Island, WA 98040
206-849-5370
whowse@me.com

Molly McGuire

From: Howard Schneiderman <hpschneiderman@gmail.com>
Sent: Monday, October 12, 2026 5:58 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I am writing to strongly urge your support of the SJCC property rezone to Commercial Office.

Our family has lived on Mercer Island since 1998. For almost a quarter century, we have benefitted tremendously from the SJCC's programs and services.

Our children grew up and thrived in the SJCC preschool, plus its summer camp, and aquatics programs. My wife and I have been regular participants in the J's fitness classes, and benefit as well from its weight rooms, pool, lectures, and cultural programming.

There is no other comparable organization on Mercer Island that provides such a large range of services, and for all-ages from toddlers to seniors.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Howard Schneiderman
2247 - 81st Ave. SE
Mercer Island

Molly McGuire

From: Laura Selby <lauraselby@comcast.net>
Sent: Monday, October 12, 2026 1:56 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Ms. McGuire--

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

Needless to say, the JCC is a *very* tired institution, structurally-speaking! A major remodel is long overdue, and now is the right time for the City to finally approve the plans that the J have put in place to create an institution that will serve a broad spectrum of our community for the next 50 years. Maybe longer! Please help get us over the finish line.

I and my family have been a part of the JCC since 1996. Our daughters went to preschool and various summer camps. My husband and I played racquetball there until 2015. I taught there from 1997 until I retired in 2019. We both use the fitness room, learned to play bridge, Paul gardens, we see movies, and we've met lifelong friends through activities there.

Please approve the rezone!!

Laura Selby
16 Evergreen Lane
Mercer Island

Molly McGuire

From: Terry Azose <tlazose@gmail.com>
Sent: Monday, October 12, 2026 1:46 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Ms. McGuire,

I am writing to urge your support for the SJCC property rezone to Commercial Office.

I have been a member of the J for most of my 55 years of marriage, and it has been vital to me at different stages of my life. From preschool and youth activities to senior programming and wellness, our entire community benefits from its well-rounded programs, including the gym, exercise rooms, classes, and pool. My children and 8 Grandchildren have all benefited from the fantastic preschool and the next generation should also have the opportunity to learn and play in a safe, modern environment.

The J has served Mercer Island as a central community hub for over 55 years. Please recommend approval of the rezone to ensure it can continue to serve and thrive on Mercer Island for the next 55 years.

Sincerely,

Terry Azose

Molly McGuire

From: Eydie Hasson Katz <eydieh@hotmail.com>
Sent: Tuesday, October 13, 2026 9:40 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I have been involved with the J since childhood and my grown children went to preschool, played basketball and worked there. We are still members. It has been a welcoming third space all our lives.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Jill Handaly <jillhandaly@gmail.com>
Sent: Tuesday, October 13, 2026 12:33 PM
To: Molly McGuire
Subject: Re: SJCC Rezone hearing

Hi-
Thank you for getting back. Any information you have would be helpful. In the meantime, here are my comments for the record.
Thank you,
Jill

Hi, my name is Jill Handaly, and I'm President of the Board of Directors of the Stroum Jewish Community Center.

I stand here tonight not as someone who lives on Mercer Island, or even as someone who grew up in Seattle. I'm a transplant from Houston—and trust me, coming from Houston, I understand what can happen to a city without thoughtful zoning restrictions.

You get parks next to high-rises and strip clubs next to elementary schools.

But we aren't trying to build a strip club. And contrary to some of what you may have heard, we aren't trying to build a 400,000-square-foot office building.

We are simply asking that our property be rezoned so that we can continue to carry out our mission: **to be the Puget Sound's most open and welcoming community-centered Jewish organization.**

And as the **only Jewish Community Center in the state of Washington**, we take that responsibility seriously.

Right now, the constraints of our building make fulfilling that mission harder than it should be.

Imagine you have mobility challenges. You've just finished a chair yoga class downstairs in our fitness center, and you want to come upstairs and buy a challah for Shabbat.

You can't just take an elevator upstairs—as you could in this building. Instead, you have to go outside, most likely in the rain, make your way down the sidewalk, back up a ramp, rescan your key fob, and reenter the building.

And under our current zoning constraints, we can't simply fix that.

How does that allow us to be the most open and welcoming community center we can be?

I was going to stand here tonight and tell you about all the other things we can't do in our current building without a rezone.

But then, this morning, I met with our oldest living past president. He is almost 98 years old, and he recounted, in remarkable detail, the history of the JCC—from its beginnings in 1949, renting rooms in a Fourth Avenue office building, to raising enough money in 1959 to purchase a permanent home in a former Elks building, to purchasing land on Mercer Island in 1966 and opening our doors here in 1969—one year before the City of Mercer Island and the Town of Mercer Island merged to become one city.

And I was struck by two things.

First, **every generation of leaders before us has had to think about what their community needs—not just today, but for the generations that follow.**

And second, **this rezone predates ALL of us.**

This isn't about one Board, one City Council, or one moment in time. It's about making sure an institution that has been part of Mercer Island for nearly 60 years can continue to serve this community for the next 60.

So while I may be a little nervous standing here tonight asking you for a rezone, it is the least I can do to honor the people who came before me—people who dedicated decades of blood, sweat, and tears to ensure that the JCC would have a permanent home for generations to come.

Tonight, I'm asking you to help us protect that legacy while allowing it to evolve.

Please grant the SJCC this rezone so that we can get back to doing what we do best: **being the Puget Sound's most open and welcoming community-centered Jewish organization.**

Thank you.

> On Oct 13, 2026, at 12:31 PM, Molly McGuire <molly.mcguire@mercerisland.gov> wrote:
>
> Hi Jill,
>
> I can check with our Hearing Examiner Staff Liaison who is keeping track of the people registered to speak at the hearing. For scheduling, public comments will take place after both the City's presentation and the Applicant's presentation.
>
> Alternatively, you can submit written public comments to me which will be entered into the record during the hearing.

Sincerely,

Molly McGuire
Interim Principal 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.

-----Original Message-----
From: Jill Handaly <jillhandaly@gmail.com>
Sent: Tuesday, October 13, 2026 12:20 PM
To: Molly McGuire <molly.mcguire@mercerisland.gov>
Subject: SJCC Rezone hearing

Hi Molly-
I'm Jill Handaly, the SJCC Board President. I am traveling on Monday and trying to figure out how to make the hearing so that I can speak. Is there any way that I could speak first or that you could give me a time so that I can schedule appropriately?
Thank you,
Jill

Molly McGuire

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Tuesday, October 13, 2026 7:34 PM
To: Molly McGuire
Subject: Fwd: JCC - Against the Rezone of the JCC, FASP & 4 properties to CO/CO District (which it is neither) and

RE Reclassification of Property (Rezone) to reclassify King County Parcel Nos 265500137, 2655500136, 265500132, and a portion of 2655500115 from Single Family Residential R-8.4 & R9.6 to Commercial Office.

- It seems like the citizens could only submit suggestions for The Comprehensive Plan from September 1st to October 1st, but the JCC might have asked the City for a special request, I don't know where one stands with their update to The Comprehensive Plan which would need doing before they can apply for a rezone. Do you know?
- And I don't know if you are aware of the history, but the SJCC has been asking for years to rezone their property and the JCC members have been buying up property on the perimeter to add to their existing Community Center. They tried to obtain a new zone called a Private Community Facilities Zone, but were not allowed. And the City stated back then: "The current process will not result in the approval of a specific development project." So, if they were referring to the rezone back then as a "specific development project", then is it not a specific development project that they are asking for which is to ask to have the SJCC, French American School and 4 residential homes put into one and ask for a rezone of all the 3 properties, not just the SJCC property. (specific development project). Therefore, it is deemed a "specific development project" which is deemed a spot zone.
- Under III. Zoning and Comprehensive Plan Designations 15. Comprehensive Plan Policies, it has "Parcel 2655500115 is within the Commercial Office designation. "The commercial office land use designation represents commercial areas within Mercer Island, located outside of the Town Center where the land use will be predominantly commercial office. Complementary land uses (e.g., healthcare uses, schools, places of worship, etc) are also generally supported within this land use designation" EXCEPT the JCC is not offering any commercial office (it is a charity) and it is not offering any healthcare uses, or places of worship, what it is offering is a gym, swimming pool, kindergarten, theater, cafe, nothing to do with "healthcare uses" or "places of worship," even the definition of "healthcare uses" does not mean a gym or exercise classes," and the policy in the Comprehensive Plan specifically states "predominantly commercial" when there is absolutely no commercial.
-

- Have you or anyone ever heard of a rezoning which is a legal process to change the permitted use of a property to match the intended use? EXCEPT Commercial Office by definition means "Commercial Office," for which they are not offering any Commercial office or any commercial anything, so the use of Commercial Office not their intended use, and it states that "if you are not proposing to operate a commercial office, the planning department will generally not approve a rezoning to "commercial office" district because the application must align with the proposed use." And you might want to explain what the difference is between "Commercial Office" and "Commercial Office District." Is this not a C**ommercial Office District** or is it a **Commercial Office** offering zero commercial **within a Commercial District** which the SJCC, school building and 4 residential homes be zoned into a **Commercial Office District versus Commercial Office.** What differentiates a district from just Commercial Office?
- You see, under RCW 64.06.005, it defines "**commercial real estate**" in the same way as RCW 60.42.005 which includes property used for business activities such as offices, retail, and services." Whereas, in practice, "**Commercial office"** can describe any building or parcel zoned for commercial use that houses office operations, regardless of location" for which the SJCC offers absolutely no office operations.
- And the JCC rents out a school building to the FASP which I assume is a charity and not a commercial venture, you might want to check what it is, and with regards to the 4 houses on the perimeter, JCC members I believe have been purchasing those to add to the Commercial Office zone, as they are just regular houses, nothing to do with any commercial venture. Please ask the JCC about that.
- And when Transpo did their report, they based the proposed development off a Commercial building because that is what it has in the Code for Commercial Office, therefore that Transpo Study should be shelved because they did not base the information off the usage that the SJCC wants them to go off, they based it off what the MICC Code has for CO which is Commercial Office use.
- She is making out that if there is a Level of Service downgrade with this potential enlargement, that that "can be mitigated," but Evan Maxim told me outright that a project can be shelved if a development will cause an LOS downgrade. And it has under GMA RCW 36.70A.110 and WAC 365-196-320 "a downgrade is a formal finding that the project does not meet the GMA's service standards. This can lead to the project being denied approval or withheld from proceeding under the applicant can address the deficiencies. And if the project is approved but the downgrade is later found, it can be challenged in Growth Management Hearings Board proceedings, but the initial downgrade is a strong basis for halting or modifying the project.

- So, in summary, you have "**Commercial Office"**, general planning to describe property zoned for office use, but not necessarily a formal zoning district name; then you have "**Commercial Office District,"** a formal zoning district in a City's code often with a specific letter like "CO" that list permitted uses, building limits and parking requirements; and then you have "**Commercial Office Zone**" a broad zoning category grouping multiple districts or sub-zones that allow office uses, which is what it says on the WA State Department of Commerce's website, except there is
- So basically, the JCC is asking for you to approve combining the current JCC kindergarten, theater, gym, and swimming pool which is a charity organization into a commercial office zone, by adding the French American School and 4 houses into the commercial office zone which is not necessary to rezone those additional properties and when actually the Commercial Office Zone is not the correct zone at all as there is no commercial, let alone "predominant Commercial Office," and nor are the 4 houses going to be commercial ventures, nor is the French American School.
- It has "Element 2 - Land Use, Land Use Issues, Outside the Town Center. " It has ..."The development standards in the Commercial Office zoning designation ensure compatibility with the surrounding residential areas by requiring screening and setbacks from residentially developed properties EXCEPT, you might want to ask the JCC what they meant by "isolating two properties" which the poor neighbors haven't got a clue as to what they mean and requiring screening and setbacks," does that mean isolating the houses from the JCC which are not isolated currently. What happens when the neighbors find out that they have been isolated because of the JCC's venture to rezone to Commercial Office?
- And what really concerns me is Motion ID 3-C MICC 19.15.230(F)(2)(a). There are some residentially designated properties to the west of the subject site situated between the Public Institution and Commercial Office designations and "WOULD ISOLATE A POCKET OF RESIDENTIALLY DESIGNATED PARCELS IN THE SOUTHEAST PORTION OF THE BLOCK SHARING A COMMON PROPERTY LINE WITH THE SUBJECT SITE."

  The property owners of that residentially designated parcels NEED TO BE TOLD WHAT THEY MEAN BY "ISOLATION." They have lived with the JCC for over 50 years, what are they going to do differently that would isolate them? Like would they block their entryway, put up a fence to isolate them? And I don't know what they mean by "remnant residential areas and their viability." Please ask what on earth they meant by "remnant residential and their viability." Are they trying to make out that the four houses that they purchased are "remnant residential and not viable?" Did the City declare them that or did the SJCC?

- And Element 2 - Land Use, it has: "The proposed rezone would allow compatible uses such as education, recreation, government, social services, and religious activities through the allowed uses in the Commercial Office designation EXCEPT out of all those choices, the only thing they are offering is education.
- And on page 6 of the Staff Report, it references
- "The proposed rezone would allow for the development of a public or private school, under the allowed uses in the Commercial-Office zoning designation. The Commercial-Office zoning designation also allows civic and social organizations, which are defined in MICC 19.16.010 as "[o]rganizations primarily engaged in promoting the civic and social interests of their members. Illustrative examples include alumni associations, fraternal lodges, granges, and social clubs".
- EXCEPT if you look at MICC 19.16.010 I can't find the definition they are quoting in that MICC 19.16.010 Definitions, show me where they got this quote from: "MICC 19.16.010 as "[o]rganizations primarily engaged in promoting the civic and social interests of their members."
- And if you look at the definition under 19.16.010 for "Commercial Zone", it has: "Any area located within a Town Center, business, planned business or multifamily zone, or any area located on property in a single-family zone containing a residential use" nothing about what they are saying it states.
- And C. page 8 of Staff Report, it has:" The northern portion of parcel 2655500115 is currently designated "Commercial Office, as well as the three properties to the west of this parcel," out of interest are any of those parcels actually commercial office? If so, then that makes sense for them to be deemed "commercial office" and "predominantly commercial office", please ask them what are those 4 parcels.

And this is a spot zone and an illegal spot zone as such. They mention "past case law has determined that an illegal site-specific rezone (spot zone) singles out a small area from a larger area or district," please ask them for the case law which states that. You see, it has in Washington State, if a city allows one property owner to develop a parcel but denies similar development to others in the same area, that is generally considered "spot zoning" and it can be invalid if it is inconsistent with the city's comprehensive plan." And the WA Attorney General's Office has also confirmed that rezonings for a single owner's benefit which in this case is the SJCC, that the plan are spot zoning and unlawful. So, once again, I would like to know if let's say, the Beach Club, the Community Center, the Yeshiva, the Country Club, the schools on the island asked for their properties to be rezoned "Commercial Office" in which none of them provide "Commercial Office" anything, would they also be allowed to rezone to Commercial Office? And if you are not going to allow the other schools, clubs and other community center to be rezoned "Commercial Office" without offering any commercial office, then that means that the SJCC is a spot zone. So please explain why it is not.

And with regards to the zoning changes must serve the public interest, not just one owner's advantage, currently, the SJCC does already serve the public interest by offering kindergarteners classes, a gym, a swimming pool, a theater to watch films/theater, and has a cafe which is not

mentioned under Commercial Office as being one of the permitted uses, so you might want to ask them about whether they will have a cafe in their proposed education center and will it be a non-profit/charity or commercial endeavor.
The SJCC is asking to rezone to commercial but offer no commercial anything, not even office space. The city loses property taxes on 4 single family homes. And the neighbors suffer because they will have to look at a huge building which could very well be up to 3 times the size of the current JCC, and will be "isolated" according to what they told the Planning Commission, and excluding the French American School and the 4 single family houses.

-
- that under Mercer Island's **2024–2044 Comprehensive Plan** is the city's long-range land use and development framework, adopted by Ordinance No. 24C-16 in November 2024 Mercer Island, Washington. It sets goals and policies for land use, growth, transportation, utilities, and economic development over the next two decades, in compliance with the Washington State Growth Management Act EXCEPT it has for Commercial Office which the JCC has asked to be rezoned to, it has: **Commercial Offices (C-O)** – No minimum lot size; designed for office uses." "Designed for office uses" EXCEPT the JCC is not going to have any office space, none at all. So, either the Comprehensive Plan needs to be changed and not have "designed for office uses" or the JCC has to have another zone for their education campus and club as they are not offering any commercial office uses.
- **In summary:** Mercer Island's Comprehensive Plan supports commercial office zoning through designated zones like C-O, B, PBZ, and TC, with no minimum lot size requirements for offices. The plan's Land Use Element sets growth targets, compatibility policies, and action plans to guide future office development in alignment with the city's long-term goals." And this needs to be changed because it is not in alignment with the city's long-term goals, not when they are not planning on offering any office development and taking housing away.
- 

- Do you understand how they can state in their narrative that "there is no current development proposal that is being submitted to the City" but then they are showing everyone the design above ? Does this large mass look like it would be compatible with a single family house? Just as a comparison, the Community Center for the whole island is 45,000 sq ft which is one-third of the size of this proposed development.
- And it goes on to say: "However, a new SJCC will meet the objectives of the CO designation while upholding the interests of the neighbors, preserving the neighborhood character," and significantly improving the community and user experience" EXCEPT it is not upholding the interests of the neighbors because every single neighbor has spoken out against the proposal

and the JCC has done nothing to "preserve the neighborhood character", that is a joke, and buying up single family properties to add to the SJCC is not adding character or improving the community and user experience," it is making the development out-of-scale relative to the surrounding area and not conducive to a quiet neighborhood.

- And I don't understand why they refer to the SJCC as "aging facilities" when it was in 2014 that they remodeled and created the state-of-the art Theater. In 2014, they built this beautiful performance hall, so are they trying to tell everyone that that newly-built performance hall is at the "end of its useful life" in just over 12 years? I went to a performance not so long ago and I was still impressed with it as I was in 2014.
  New performance hall at SJCC offers both art, opportunity | Mercer Island Reporter "The new facility features nine skylights, blackout shades for films during the day and hearing loop system for senior citizens and the hearing impaired. An adjacent foyer can double as a multi-purpose space, featuring play structures for kids during the day and then transforming into a reception space for events. The room it opens to will serve as JCC's library and a magnetic wall can hold rotating artwork, posters and other exhibits." What do they mean exactly by "aging facilities?" It is state of the art and only 12 years old, not by any stretch of the imagination as "aging facility.
- And they told their members that it would cost $25 million to bring their facilities up to ADA compliant, but for a few million dollars at most, they could install an elevator, and for a few million more dollars at most, they could install a brand new HVAC system. So please ask them what exactly would be required to make their current facility ADA compliant and how did they arrive at the $25 million price tag.

It would be nice if the Hearing Examiner, SJCC, neighbors, and City staff all met at the SJCC and went around and asked Amy Lavin what the plan was and how big the facility is going to be because it is not a question of just the current SJCC building which houses the kindergarten, theatre, gym, and swimming pool, but they want to merge the French American School and four houses as one big education campus which is just out-of-proportion to the residential neighborhood. And this business of converting the SJCC, FASP and four houses into one Commercial Office offering zero commercial, and creating a Commercial Office District which it is going to be should you allow them to rezone, and the other Community Center on the island is deemed both PI and Residential-15 and Residential-15 is the more appropriate zone for the JCC, moreso than PI or CO. The City staff for whatever reason did not inform the Planning Commission that there was actually another choice as opposed to CO, perhaps, you should ask the City staff and lawyer why they deliberately never informed the Planning Commission of the fact that the other Community Center on the island has a different zone and why did no-one notify the Planning Commission of the fact. And do you not think that Residential-15 is a better category than CO which offers absolutely no commercial anything and creates a massive campus which is way out of proportion to the residential community surrounding it and why do they have to merge four single properties to CO and can anyone else on the island do the same as the SJCC - merge some properties together, have it rezoned to CO, and then offer no commercial office, but instead, create an education campus/facility regardless of what the neighbors say about it? And you need to clarify why the SJCC is allowed to rezone when none of the other similar clubs/schools on the island are not allowed to rezone their clubs/schools to CO?

You just need to make sure that should the SJCC get approval to rezone their current kindergarten school, gym, theater, cafe, and swimming pool, and throw in four single-family

houses, that they are the only ones who are allowed to rezone, or does it apply to all the other schools/gym and other community center? And if every other club/school/community center is allowed to be rezoned, does that mean that they will be allowed to have the same things as the SJCC and call that Commercial Office and not offer one commercial anything? Does this not set a precedent?

Thank you for your consideration. Please get answers.

Sarah Fletcher

Molly McGuire

From: Julie Nathan <jknathan@comcast.net>
Sent: Wednesday, October 14, 2026 6:04 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I have been coming to the SJCC for over 40 years. My children both went to preschool at the JCC and now my grandchildren are both enrolled in the ECE programs. Feels like full circle 😌 I continue to use the swimming pool at least 2 times a week and enjoy classes and other programs.The JCC is an asset to our family and to the Mercer Island, Bellevue and Seattle communities.

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years. 🌸

Thank You,
Julie Nathan

Molly McGuire

From: Simeon Rubenstein <rubenstein.simeon@gmail.com>
Sent: Wednesday, October 14, 2026 12:32 PM
To: Molly McGuire
Subject: JCC rezoning and updating facilities

Dear Ms McGuire

Thanks to you and the Mercer Island review board/committee that continues to look at the requested rezoning and facility upgrade for the Mercer Island JCC

As a family, we have been members for 50 years, raising our children and making life long friendships at the JCC - relations with people from all walks of life and from areas including Bellevue and Seattle (not just MI)

From preschool to “adult” activities, the JCC has been a part of our growth over the years. It is my hope the same wonderful experiences will accrue to other families as the island and the JCC evolve over time

Thank you for the careful work you are doing in reviewing this important request that will benefit current families and the families of the future

Simeon A Rubenstein
5327 84th Pl SE
Mercer Island

Molly McGuire

From: Albert Angel <aangels@aol.com>
Sent: Thursday, October 15, 2026 5:15 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. [State your relationship with the J and why you value the J]. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Roberta Stern <mibobbie@aol.com>
Sent: Thursday, October 15, 2026 11:45 AM
To: Molly McGuire
Subject: SJCC

To all:
Yes ,
I totally support updating the rezoning laws for the SJCC.
Why?
Because the SJCC is a vital impactful part of our community.
It serves as a major hub for all ages & backgrounds.
SJCC could do even more with the change of rezoning laws thereby allowing for much needed repairs & handicap accessibility .
As a 63 year resident of Mercer Island, I know personally the value of this treasured facility.
My parents both served on the Board 55 years ago & helped purchase the land on Mercer Island with passion, vision & determination.
Three generations of our family have participated in numerous activities & camp as well as served on the Board.
Daughter Dana even created the unique & highly valued Rock Steady Boxing program for people with Parkinson's that attracts people from all over the city of Seattle.
What a stellar opportunity we have to improve this magnificent center!
Please vote YES!
Thank you
Bobbie Stern

Sent from my iPhone

Molly McGuire

From: Charlotte Grist <charlottergrist@gmail.com>
Sent: Thursday, October 15, 2026 6:42 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I'm a J member and my kids attended summer camp

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thanks!
Charlotte

Molly McGuire

From: Cindy Stratiner <cstratiner@gmail.com>
Sent: Thursday, October 15, 2026 8:32 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Molly McGuire,
MI Senior Planner,

We are writing to urge your support for amending the Comprehensive Plan to change the designation of the Stroum Jewish Community Center (SJCC) property from single-family residential to commercial.

The SJCC has been serving the Mercer Island community as a community center for more than 55 years. We respectfully ask that the Comprehensive Plan and land use maps be updated to reflect that longstanding reality and to ensure that the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Our family's connection to the SJCC spans generations. I remember going to the JCC often with my Dad while he worked out, I did art classes, gymnastics and socialized. We lived in Bellevue but it was a quick commute. Later, after having my own children, they attended preschool, did tons of sporting classes and camps, along with theater programs and other art programs. We live in Issaquah. Now I visit the SJCC to learn from different speakers, connect with old friends, and bring our grandchildren to occasional classes.

Our story also highlights something very important about the SJCC's impact beyond its campus. Families like ours who live off-island make frequent trips to Mercer Island because of the J. Before and after our visits, we regularly shop at Mercer Island grocery stores and pharmacies, buy books, purchase gas, dine at local restaurants and cafés, and use local businesses and services. The SJCC is an economic driver that brings thousands of visitors and customers to Mercer Island businesses every year.

The reality is that the J has operated as a community center for decades and has become an integral part of the social, recreational, educational, and economic fabric of Mercer Island. The facility is also in need of significant modernization and reinvestment to continue serving current and future generations. If the zoning designation is not updated to support the J's long-term viability and redevelopment needs, Mercer Island risks losing not only a cherished community institution, but also the economic activity generated by families like ours who choose Mercer Island because of the SJCC.

We strongly encourage you to approve the Comprehensive Plan amendment and redesignate the SJCC property from single-family residential to commercial. Doing so will align the City's planning documents with the property's actual use, recognize the J's more than half-century of service to the community, and help ensure that this invaluable institution can continue to benefit Mercer Island residents and visitors alike for generations to come.

Thank you for your consideration.

Cynthia and Gary Stratiner

Dear Ms. McGuire,

My name is Denise Joffe, I live on the north end of MI right behind the park and ride. The JCC is a place that means a lot to me and countless others on our island.

I visit several times a week for fitness and classes. It's not just a place for Jews; it's a welcoming space for everyone, serving the diverse needs of our community from preschooler to seniors. The J cares about the community and subsidizes those who can least afford the membership fees.

However, the facility is old, outdated, not up to code and no longer able to safely serve our community. It's not uncommon to see pails catching water from leaks in the ceilings. The hallways and bathrooms smell old and dingy. The place is falling apart and bandaids and duct tape are holding it together. Very importantly, in these challenging times with antisemitism on the rise, providing optimal security is compromised by the outdated infrastructure. It's so bad that we have armed officers standing out in the rain and cold to protect the building.

I've heard and read complaints mostly on Next Door from a minority of Islanders who worry about the increased traffic, an increase in membership, the scale of the proposed structure, the comparatively large membership numbers in contrast to other clubs, and the perceived unequal advantage granted to the JCC if rezoning is approved, yet most of these concerns are speculation. The 400 families of the FAS will no longer create morning and afternoon traffic, the building proposal is a 12% increase which is hardly gargantuan, the height of the building may only be blocking peoples view of the 90 highway, which seems like less of an eye sore. The membership at each club is calculated differently so those concerned with numbers are comparing apples to oranges, a comparison that is meaningless. Further, there's concern about an influx of new members but is this warranted? Where would they come from? Although, given the mission of the J, serving more members is a community service. Finally, rezoning seems like it would correct the present land use a wrong that happened years ago but at the time didn't warrant the financial commitment to change.

I urge the City Council to support the J's rezone request. They cannot remodel the building. It's time for a tear down and rebuild. They are asking nothing more than the ability to serve members on MI with a modern building.

Thank you,

Denise Joffe

2222 78th Ave SE

Molly McGuire

From: Diane Elliott <diane.f.elliott48@gmail.com>
Sent: Thursday, October 15, 2026 5:27 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Please support the SJCC property rezone to Commercial Office.

My husband and I are seniors. We joined the JCC over a year ago for age-appropriate exercise. For me, the J has given me a much healthier body and a wonderful social outlet. It's hard to make new friends as you age, but the J has made it easy. I'm no longer one of those sedentary, somewhat lonely seniors! The J has the best pool/gym setup on the Island, despite its somewhat crumbling infrastructure. It's a Mercer Island treasure open to everyone!

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Diane Elliott
8518 SE 79th Pl
Mercer Island
(206) 794-2635

Molly McGuire

From: Elizabet Dimor <dimorliz@gmail.com>
Sent: Thursday, October 15, 2026 5:36 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. [State your relationship with the J and why you value the J]. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Gillian O'Connell <GillianOConnell@live.com>
Sent: Thursday, October 15, 2026 6:06 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

My kids started their educational journey at the JCC, in their amazing preschool, and the relationships our family built there have remained the deepest in my kids' lives through high school and beyond. Our family is not Jewish, regardless, the JCC is a place of welcome for our family, a pillar of our community, and a vital service point for the community we live in.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Gillian O'Connell

Get Outlook for iOS

Molly McGuire

From: Ian Morris <ianmorris@outlook.com>
Sent: Thursday, October 15, 2026 5:16 PM
To: Molly McGuire
Subject: Please support rezone of The SJCC to Commercial Office

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

As a long-time Mercer Island resident and the parent of children who were fortunate enough to attend the JCC's early childhood programs and community events, I can't say enough about how important the J is to our community.

The J has been serving the Mercer Island community – as a community center – for over 55 years and was an important reason why we moved from Kirkland (where we had lived for 15 years) to Mercer Island once our children were old enough to participate at the J. Now, while our children are grown, we still see the J as a core part of the MI experience, not just for Jewish people, but for anyone seeking a warm and inviting community that they can make their own.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Best,
Ian Morris

Molly McGuire

From: Jill Nogi <jilamina@gmail.com>
Sent: Thursday, October 15, 2026 7:45 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Molly- I'm writing to urge your support of the SJCC property rezone to Commercial Office. For many years, my children took swimming lessons at the J and participated in the Kidstown after school programming, summer day camps, and Pardnts Night Out fun events! Our family has enjoyed going to the J to watch movies, music concerts, comedians, and more. This year I stated going to the SJCC for fitness classes and the fitness facilities as well.

The J has been serving the Mercer Island community – as a community center – for over 55 years. Many residents of Mercer Island and beyond are loyal members and supporters of the community center! Please recommend approval of the rezone to ensure that the J can continue to serve our community and thrive on Mercer Island for the next 55 years. The aging facility would greatly benefit from the ability to be updated!!

Thank you so much for your consideration and support —
Best,
Jill

Molly McGuire

From: Julie Hirsch <juliehirsch17@outlook.com>
Sent: Thursday, October 15, 2026 4:53 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I am a member of the SJCC. It is a highly used facility and it needs remodeling badly. I support the SJCC property rezoning. Thx

---

From: Julie Hirsch <juliehirsch17@outlook.com>
Sent: Thursday, October 15, 2026 4:51 PM
To: molly.mcguire@mercerisland.gov
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

[State your relationship with the J and why you value the J].

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Kalai Socha-Leialoha <kalai@socha.com>
Sent: Thursday, October 15, 2026 5:21 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Dear Ms. McGuire,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The SJCC is a motivating place of and for community interaction on a regular basis. I always feel welcome and safe when I go there for any of their events. Usually I attend, talks by authors and many of their educational events since I'm 73 now. But their activities and events are for all ages. Great place!

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Best,
Kalai Socha-Leialoha

Molly McGuire

From: Kimberly Weinstein <mkweinstein86@gmail.com>
Sent: Thursday, October 15, 2026 4:57 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

We have lived on the island for 30 years. Our children went to preschool at the SJCC, and we still enjoy many programs, social events and exercise facilities they provide. The SJCC is an important and much loved facility and essential to our community.

Please approve the rezone so the J can continue to thrive and support our wonderful community for decades to come.

Kim and Mark Weinstein

Molly McGuire

From: Martin Nelson <martysnelson@hotmail.com>
Sent: Thursday, October 15, 2026 4:38 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Good afternoon. I have been a resident of Mercer Island for 26 years. I'm writing to urge your support of the Stroum Jewish Community Center property rezone to Commercial Office.

Both of my daughters went to preschool and summer camp at the SJCC and had fantastic experiences, like countless other lucky children. The SJCC has been serving the Mercer Island community as a community center for over 55 years. It is one of our island's true gems. Please recommend approval of the rezone so it can continue to enhance the quality of life on Mercer Island for many decades more. Thank you.

Martin Nelson

Molly McGuire

From: MartyL <MartyL@sanmar.com>
Sent: Thursday, October 15, 2026 11:46 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Good afternoon Molly,

My family and I have been longtime members of the J, and it has been an important part of our lives and our experience raising a family in this community. Over many years, we have seen firsthand the positive impact the J has on Mercer Island, bringing people together and creating a welcoming place for families, children, and people of all ages. I value the J not only for its programs and opportunities, but also for the lasting relationships and strong sense of community it helps foster. It is a special place where generations can gather, stay active, learn, connect, and feel a true sense of belonging.

For more than 55 years, the J has served Mercer Island as a true community center, bringing people together and enriching the lives of residents across generations. Its longstanding presence and positive role in the community are well established, providing a welcoming place where people of all ages can connect, participate, learn, and grow.

I respectfully ask for your support of the proposed Commercial Office rezone for the SJCC property. Please recommend approval so the J can continue serve our community and thrive on Mercer Island for generations to come.

Regards,
Marty Lott

Molly McGuire

From: Pam Feinstein <pam@chutzpa.com>
Sent: Thursday, October 15, 2026 7:49 AM
To: Molly McGuire
Subject: Oct. 19 Public Hearing re: SJCC rezone

This letter is in support of the SJCC property rezone to Commercial Office.

> The J has been a part of the Mercer Island community for over 55 years and has been a centerpoint of my life for almost 50 years. It's where I met my first group of close friends when our children were in preschool. And, as a "mature" adult, it's where I met my most recent group of good friends..in the J pool in Aquafit. These friends are women from all kinds of backgrounds and people I wouldn't have met without the JCC. We get together outside the J as well and utilize many of the Island's cafes, restaurants and other businesses.
>
> The J has always been an open and very welcoming place for everyone and anyone, with friendly faces around every corner. Honestly, as a retiree, I would be at a loss of what to do and where to go if I didn't have the JCC. Also I can't tell you how many older women in the Aquafit classes have talked about finally finding real friends by joining the J.
>
> We need the JCC and we need to be able to grow and welcome more people into its school, its camps, its arts/lecture programs and its pool and fitness center/classes. It is truly a community center. Please recommend approval of the rezone so that the J can continue to serve the community for many years to come.

Pam Feinstein

Molly McGuire

From: PAUL BURSTEIN <burstein62@comcast.net>
Sent: Thursday, October 15, 2026 1:40 PM
To: Molly McGuire
Subject: statement for hearing on Stroum JCC rezoning application

Hi, Molly,

Below is a statement I have written in support of the Stroum JCC's rezoning application, being addressed in a hearing on Monday morning. Please include it in the set of public comments.

I am also scheduled to speak at the hearing.

Thanks for your attention.

Paul

****

I am writing to urge your support for rezoning the property of the Stroum Jewish Community Center from residential to commercial.

My name is Paul Burstein. My wife and I moved to Mercer Island 40 years ago, and we have been members of the Stroum JCC ever since. Our three children attended preschool at the J; they attended its after-school programs and its summer camp for many years. One of those “children” now has children of her own; her family belongs to the J, and our two grandchildren enjoy holidays celebrations, swimming, and other programs there. My wife and I may still be found there frequently ourselves–at the fitness center, lectures, holiday programs, the Seattle Jewish film festival, book events, and other programs. For us, the JCC has been an important part of our very happy experience of Mercer Island.

What are those of us supporting a rezone asking for? We are not asking that a well thought out policy, adopted during a process like this one, be overturned. No one seems to know why the JCC property is zoned residential. The land has never been residential, and there are no plans for it ever to be residential. The current zoning is out of touch with reality.

The process we’re involved in provides an opportunity to change that–to bring the zoning into line with the land’s past, present, and future use.
What would be the advantages of doing so? Mercer Island has changed a lot during the 40 years since my family moved to Mercer Island, and the almost 60 years since the JCC was built. The Community Center was built, the library rebuilt and updated, and the central business district transformed. The houses being built today are very different from the houses built 40 years ago, or 60. Some object to their size, but overall they are much improved–better heating and lighting, greater energy efficiency, better appliances, more pleasant to live in. Mercer Island is a 2020s community, not a 1960s community, and is the better for it.

The JCC has grown and changed along with the rest of Mercer Island; it is home to the Seattle Jewish film festival, the preschool has been updated, the fitness facility has been transformed, and it

is home to a wider and wider range of activities appealing to Mercer Island residents and those from surrounding communities.

But the JCC is stuck. Even with the modest improvements allowed under its current zoning, it is still a 1960s facility. If it remains so, its appeal with decline, and its future will be in doubt. Do the J's members, potential members and future members want a trip there to be a trip backward in time? Does Mercer Island, moving forward in so many areas, want to force the JCC to be a musty monument to the 1960s?

I hope not. I hope the JCC will be allowed to be part of Mercer Island's progress. A JCC brought forward into the 2020s will be a vital part of our community–a cultural center, a place for educating children, a sports facility, a community center that is Jewish and also a model of diversity open to everyone.

The JCC's leadership is visionary. It has plans for the JCC that will improve it beyond measure. And those plans take into account the desires of those living nearby; tremendous effort will be devoted to seeing that an improved and expanded JCC fits into the neighborhood and improves it, rather than somehow being apart from it.

By approving a rezone, you will ensure that the JCC can move successfully into the future, along with the rest of Mercer Island. I urge you to do so.

Thank you for your consideration.

Paul Burstein
8367 SE 30th Street, Mercer Island
206.992.3981

Molly McGuire

From: Paula Libes <paula.libes@gmail.com>
Sent: Thursday, October 15, 2026 11:19 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I've lived on Mercer Island since 1988. I enjoy being member of the Stroum Jewish Community Center. I use the pool regularly. The Jewish Film Festival packs in audiences yearly. I've witnessed the change in demographics as older residents downsized. Young families are taking full advantage of SJCC! I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you.

Paula Libes Chester

Molly McGuire

From: racheldobrow@yahoo.com
Sent: Thursday, October 15, 2026 4:58 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Importance: High

Dear City of Mercer Island,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

My family have been members of the SJCC for over twenty years and values the services it offers to community members of all ages.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,

Rachel Dobrow Stone

Molly McGuire

From: Becky-Bob Minsky <beckybob4@msn.com>
Sent: Thursday, October 15, 2026 5:09 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

[State your relationship with the J and why you value the J].

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Get Outlook for iOS
Yes I approve of rezone and update to the facility to keep it active for future residents!
Resident
Rebecca Minsky
425-979-0864 cell
beckybob4@msn.com

Molly McGuire

From: Ron Leibsohn <rleibsohn@leibsohn.com>
Sent: Thursday, October 15, 2026 9:21 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I am a MI home owner for 52 years and children and grandchildren have grown up at the J.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Ronald Leibsohn
rleibsohn@leibsohn.com
425-890-6737

Molly McGuire

From: Sandra Hughes <shughes@isomedia.com>
Sent: Thursday, October 15, 2026 5:43 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

My husband and I have been members of the SJCC since 1975. Our young children benefited from the SJCC's preschool and daycare, swim lessons, and sports teams. As a family we often enjoyed the swimming pool. My husband played on adult basketball teams until the age of 75. We've both used the gym as well as enjoyed the community of the SJCC. The J has been a constant and valuable part of our lives for 51 years. I hope it is allowed to grow and flourish to meet the every changing needs of the Seattle Jewish community and its friends.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Sandra Jaspen Hughes
Bellevue, WA

Molly McGuire

From: Aimee Johnson <goldenaimee1@gmail.com>
Sent: Friday, October 16, 2026 9:18 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. 12 years ago our children attended the J's pre-school and over the years we have participated in a variety of summer camps and year-long art programs. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.
Aimee Johnson

Molly McGuire

From: Amanda Leon <foliusdesign@gmail.com>
Sent: Friday, October 16, 2026 7:02 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Hello,
I'm writing to urge your support of the SJCC property rezone to Commercial use, Our family and community have been using the J for over twenty years.

The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

With Gratitude,
Amanda Leon

Molly McGuire

From: Jean Klein <jeankanklein@gmail.com>
Sent: Friday, October 16, 2026 1:01 PM
To: Molly McGuire
Subject: Support for proposed zoning change for SJCC

To Molly McGuire, Senior Planner,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

The SJCC has been serving Mercer Island as a community center for all - for over 55 years. The J welcomes everyone, no matter what their ethnicity, age, etc. More than 1/3 of Mercer Island belongs to the J, however you don't need be a member to take advantage of its programs and facilities.

On a personal level, when I moved to Mercer Island from the Midwest in 1974, I didn't know anyone and there weren't many avenues for people to make friends. We immediately joined the J and have been members ever since. Our children were in daycare, preschool, camp, sports, continuing education, etc. and the J has been a focal point in all of our lives. The J has provided a foundation for life and, by the values that the J promotes, to become good citizens of the world. All 4 of our children are productive members of society and I attribute much of that to their lifelong connection to the J. Our grandchildren also have been immersed in the J. And for me, the J has been a place of instant warmth and connection throughout my whole life.

The current building is basically the same one that was there in 1974. At this point it is well past the life span for just "fixes". It needs a building that is up to code, ADA accessible and realigned to meet the shared goals of the J, our neighbors, and the Mercer Island community. Very much thought and planning have gone into the proposed plan keeping consideration of neighbors and community at the forefront.

Changing the land use designation will not in any way change the daily operations of the SJCC. Any future changes in configuration will go through design review and significant public processes. The J will be subject to the same land use protocol as similarly zoned properties including its next door neighbor, Mercer Island City Hall. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years. Thank you.

Sincerely,

Jean Klein Sent from my iPhone

Molly McGuire

From: Lynn Lewicki <lynnml42@gmail.com>
Sent: Friday, October 16, 2026 10:33 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Lynn Lewicki
SJCC Member and
Mercer Island resident for 57 years

Molly McGuire

From: Marla Goldberg <marla@marlagoldberg.com>
Sent: Friday, October 16, 2026 10:14 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing once again to urge your support for the rezoning of the SJCC property to Commercial Office at the October 19 public hearing.

I've been coming to the J since 1969, when the doors first opened. I grew up in this building, my husband was in the very first preschool class, and both of our children grew up here as well. The friendships and connections they made at the J continue today. For our family, the J has always been a place to belong, feel welcome, and be part of a community.

For over 55 years, the J has served Mercer Island as a community center for all, Jewish or not. The proposed rezoning would reflect how the property has been used for decades and create a path to modernize aging facilities, improve accessibility, and better address safety, traffic, and parking.
It is especially frustrating that the current zoning has created obstacles to making much-needed accessibility improvements. After all these years, the building still doesn't have an elevator! These improvements should have been possible long ago.

The J has been an important part of Mercer Island for generations, and I want to see it continue for generations to come. The amount of good being done there, for so many people, is incredible.

Please recommend approval of the rezoning to Commercial Office so the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you for your consideration.
Marla Goldberg

Marla Goldberg
marla@marlagoldberg.com
425.466.7808

Molly McGuire

From: Scott Porad <scott@porad.com>
Sent: Friday, October 16, 2026 8:15 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,

Scott Porad
2445 74th Ave SE, Mercer Island, WA 98040

Molly McGuire

From: dave-landsman@comcast.net
Sent: Sunday, October 18, 2026 7:55 PM
To: Molly McGuire
Cc: Mindy Landsman
Subject: Register to Speak at Hearing Examiner - RZN25-002

I would like to register to speak at the Hearing Examiner - RZN25-002 on Monday, October 19, 2026.

Molly,

I'd like to speak if the time allows. I may come in person but for sure I'll be on the Zoom. If I am too late with this submission, I hope you are able to enter the following statement into the written record. Regards, dave

---

David and Mindy Landsman statement on the JCC re-zoning issue:

Hi,
I am David Landsman. My wife Mindy and I have been members of the JCC since we moved here in 1994. We've lived on Mercer Island since 1999. Our son (now 33 years old) was a lively student in the J's preschool. Mindy was a personal trainer at the J from 2003-2020 and has continued to take fitness classes and swim laps for over 30 years. These days she also volunteers as an instructor in the Rock Steady Boxing fitness classes for members who have Parkinson's disease, run by Susie Rosenstein. We both use the weight room and are active participants in the programs offered at the J, such as the Seattle Jewish Film Festival, cooking classes, musical performances, and more.

To us, the J is part of an extended family which enriches the quality of life for members of all ages, ethnic backgrounds, and religions on Mercer Island. However, the infrastructure breakdowns over the years and the overall decline is there for all to see. Also, the lack of good Americans for Disability Act updates are a barrier for people with Parkinson's, for those who are recovering from surgery, for older members, and for any member who has a physical disability. This must change.

The J needs to be a modernized facility to truly serve and welcome **all** J members. And the fact that an archaic zoning designation is preventing these critical improvements from being done effectively is just plain wrong. While I understand the concerns that the JCC's neighbors express, I have seen, and see, no evidence that the J will not approach any development as a responsible neighbor. I am sure, for example, that issues such as traffic can not only be mitigated but quite possibly improved.

The alternative, maintaining the status quo and force fitting the J into the single-family administrative framework will add cost to any improvements or, worse, doom the J into a cycle of continuing infrastructure decline. The J can and should be a vibrant and modern community resource for Mercer Island. Please support the proposal to rezone the JCC site. Thank you.

Molly McGuire

From: Lisa Morris <skopster@hotmail.com>
Sent: Saturday, October 17, 2026 3:01 PM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

The J has been serving the Mercer Island community – as a community center – for over 55 years and it is a major reason my family and I moved to the island more than 15 years ago. Today, the J is more important than it has ever been and I hope we can count on your support so that it can continue to be a shining example of what community means on Mercer Island.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Best,
Lisa Morris

Molly McGuire

From: Lisa Porad <lisa@lisaporad.com>
Sent: Sunday, October 18, 2026 10:10 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I have been a member at the J for most if my life. I was raised there. I came back as a you g adult, raised our kids there and continue to participate in the comminity.
The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Lisa

Molly McGuire

From: Rachel Weissman <rachel@healthonpoint.com>
Sent: Saturday, October 17, 2026 7:24 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

I'm writing to urge your support of the SJCC property rezone to Commercial Office. [State your relationship with the J and why you value the J]. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Matt Goldbach <blkship@me.com>
Sent: Sunday, October 18, 2026 8:48 PM
To: Molly McGuire
Subject: Comments on RZN22-002
Attachments: 2026_10_18_20_39_35-hearing.pdf

Hi Molly

I have the following comments on RZN25-002....

1) I want to be a person of record at the Public Hearing on Oct 19, 2026

2) I am not in favor of the proposed ReZone or the process (poor public notice & timing). It is clear that the applicant & CPD do not want public involvement.

3) The applicant his been in violation of City Code since May of 2025. The violations were reported by residents early May 2025, the City took months verifying the reports and then sent curtsy notification to the applicant. after a few months the City sent notifications of violation to the applicant's (see attachment)..

Why are we having this Hearing? The applicant has not appealed the Notice of Violation and unless the City is acting in bad faith with the residents we should not be wasting time and money on this matter!!!

Best Regards

Matt Goldbach
Mercer Island Resident
blkship@me.com

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

Notice of Violation

Pursuant to MICC 6.10.050, this Notice of Violation and Order to Correct is issued as follows:

Date of Notice Issuance: January 26, 2026

Location(s): 3801 E Mercer Way, Mercer Island WA 98040

Subject Property(s): 3801 E Mercer Way, Mercer Island WA 98040

King County Tax Parcel # 2655500137

City of Mercer Island Compliance Case #: CE25-0049

Notification is being given to the following responsible person or persons:

1. **Stroum Jewish Community Center (Samuel and Althea Stroum Jewish Community Center of Greater Seattle)**

   C/O Amy Lavin

   3801 E Mercer Way

   Mercer Island, WA 98040

One or more of the responsible persons named above are believed to be responsible for the following violations that have occurred or are occurring at the location(s) identified above:

1) **Violation of MICC 19.02.020(H)(1)(2):**

   1. *Vehicular access easements.* No structures shall be constructed on or over any vehicular access easement. A minimum five-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the five-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

2. *Utility and other easements.* No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.

3. **Violation of MICC 19.02.050(E)(1)(a)(i)(ii)- *Fences and Gates*.**

   i. *Side and rear yards.* Fences and gates are allowed to a maximum height of 72 inches within required side or rear yards, provided the combined height of a fence and retaining wall or rockery for a fill slope authorized pursuant to subsection (D)(5) of this section shall not exceed a total height of 72 inches.

   ii. *Front yards.* Fences, gates, or any combination of retaining walls, rockeries and fences are allowed to a maximum height of 42 inches within required front yards.

Facts Supporting Violation(s):

- On May 23, 2025, the City received a complaint alleging that there are two (2) new fences running east to west across 97th Ave SE (one following the north property line of 9756 SE 40th St and the second parallel to the southern property line of 9655 SE 36th St) that measure 94 inches in height located at the subject properties.
- On May 29, 2025, City staff conducted a field inspection at the subject property and confirmed the alleged was correct.
- Multiple easements are located on 97th Ave SE and follow the roadway running from north to south, including a 10' Sewer Easement (Rec. No. 5096001), and 10' Utility Easement (Rec. No. 5166015).City Staff confirmed that the south fence encroached upon the subject easements by field investigation, the fence runs west to east across 97th Ave SE crossing over the subject easements.
- On June 18, 2025, a Code Compliance Courtesy Notice was issued to Amy Lavin, the SJCC Chief Executive Officer. This letter outlined the following corrective actions:
  - Remove or lower the fence located in any required yard setback, and;
  - Relocate the fence out of any easement area.
- On July 21, 2025, Code Compliance Planner Grace Manahan conducted a site visit and confirmed the outlined corrective actions were not completed.
  - **The fence is a violation(s) of city code as follows:**
    - **MICC 19.02.050(E)(1)(a)(i)(ii) – The fence is 94 inches in height which exceeds the allowed height limit in required yard setbacks.**
    - **MICC 19.02.020(H)(1)(2) – The fences are currently located over one or more easements, including access and utility easements.**
- On October 23, 2025, Code Compliance Officer Manahan conducted a follow up inspection and confirmed the fences remain in their original condition, including location and height.
- On January 26, 2026, Code Compliance Officer Manahan conducted another follow up

inspection and confirmed the fences remain in their original condition, including location and height.

The Responsible Person(s) are Ordered to Complete the Corrective Actions as Follows:

1) The responsible person(s) shall remove the fence from any easement area, and;

2) Remove or lower the fence located in any required yard setback.

3) The responsible person(s) may pursue an agreement in writing with the grantor and grantee of the subject easements to construct a fence over the utility and other easements per MICC 19.02.020(H)(2). The fences may not be constructed over any easement area until such agreement(s) is/are obtained.

The compliance date for completion of the Corrective Actions above is February 25, 2026.

If the violation is not corrected on or before February 25, 2026, and this notice is not appealed, the determination of violation is final, and daily penalties shall begin to accrue.

Pursuant to MICC 6.10.050, penalties for noncompliance with this Notice shall be as follows:

- Civil penalty in the amount of One Hundred dollars ($100) per day for each violation listed herein is hereby imposed and shall begin to accrue if Corrective Actions are not completed and the violations are not abated by the compliance date established above.
- Thirty days after the compliance date, civil penalty will increase to a rate of Two Hundred Fifty dollars ($250) per day for each unabated violation.
- Sixty days after the compliance date, civil penalty will increase to a rate of Five Hundred dollars ($500) per day for each unabated violation, up to a maximum total penalty of $50,000 for each violation.
- Hold on Future Permits. The director may place a hold on the issuance of future permits on a property if:
    - A notice of violation or stop work order has been issued; and
    - The appeal period has passed, or an appeal was brought but it was dismissed; and
    - The violation has not been corrected and/or penalties or fines have not been paid; and
    - The permits relate to the violation.
- A hold on future permits will prevent the issuance of any land use or building permit for the subject property, and for the person responsible on any other property within the City, until the violation is resolved, corrective actions are taken, and penalties are paid. The director may use their discretion to issue exceptions to this subsection for emergencies or hazardous situations, or other situation they deem reasonable.

Appeal Procedure:

- Pursuant to MICC 6.10.050(B)(5), any person identified in a notice of violation (or supplemental notice of violation) as a person responsible for a violation may appeal the same within 14 days of service, according to the procedures described in MICC 6.10.090. Failure to appeal the notice within 14 days shall render the notice a final determination that the conditions described therein existed and constitutes a code violation, that assessed and accrued civil penalties are due, and that the named party is liable as a person responsible. An Appeal form can be found at: https://www.mercerisland.gov/cpd/page/appeals\

If you would like to discuss the resolution of this code case or schedule a compliance inspection, please contact me by email at grace.manahan@mercerisland.gov Thank you for your cooperation.

Sincerely,
Grace Manahan
Code Compliance Planner
City of Mercer Island, Community Planning and Development

Molly McGuire

From: Eric Radman <Eradman@outlook.com>
Sent: Monday, October 19, 2026 10:13 AM
To: Molly McGuire
Subject: Support Proposed Zoning Change for the SJCC

Hi Molly,

I'm writing to urge your support of the SJCC property rezone to Commercial Office.

I've been a SJCC member for over 25 years. It a great organization and a unique asset to the Mercer Island community.

Please recommend approval of the rezone to ensure the J can continue to serve our community and thrive on Mercer Island for many years to come.

Thank you,

Eric Radman
9043 SE 50th St
Mercer Island

206.300.9353 cell

Commenter	Comment	Response
Ashley Frizell 10/2/26	Support rezone to CO	Thank you for your support.
Barbara Prince 10/1/26	Support rezone to CO	Thank you for your support.
Chloe Etsekson 10/1/26	Support rezone to CO	Thank you for your support.
Dan Goldman. 9/17/26	Rezone to commercial "is too likely to result in unforeseen consequences and alter the nature of our residential neighborhood for the worse."	Thank you for your comment. There are not unforeseen consequences that could arise from this proposed rezone. The JCC has stated constantly that the property will be a JCC. The JCC has outlined the potential impacts that could occur from the rezone, including the maximum development capacity/worst case scenario, which will absolutely not occur. Upon future redevelopment, the transition to the neighborhood, parking, and traffic will significantly improve beyond the existing condition.
Devorah Gamoran 10/1/26	Support rezone to CO	Thank you for your support.
Doris Lofton 10/2/26	Against rezoning and expansion of JCC and French School	
Elaine Craft 10/2/26	Support rezone to CO	Thank you for your support.
Ellen Brin 10/2/26	Support rezone to CO, chooses to live on MI because of JCC	Thank you for your support.
Erin Krawiec 10/1/26	Support rezone to CO	Thank you for your support.
Garrett Hyman 10/2/26	Support rezone to CO	Thank you for your support.
Jerry Kavesh 10/2/26	Support rezone to CO	Thank you for your support.
Jessica Bogin 10/2/26	Support rezone to CO	Thank you for your support.
Jessica Prince 10/2/26	Support rezone to CO	Thank you for your support.
Jon Newman 10/2/26	Support rezone to CO, to continue and expand diverse activities	Thank you for your support.
Lea Fields 10/2/26	Support rezone to CO to allow modernization	Thank you for your support. The JCC does need this rezone to allow for

		modernization of the building.
Leanne Gordon 10/1/26	Support rezone to CO to maintain strong Jewish connection	Thank you for your support.
Lynne Smith 10/1/26	Support rezone to CO	Thank you for your support.
Mark Clausen 10/2/26	Support rezone to CO to allow upgrading and renovating, denying the rezone freezes the J into current outdated building	Thank you for your support. The JCC does need this rezone to allow for upgrading and renovating.
Mindy Goldberg 10/2/26	Support rezone to CO	Thank you for your support.
Mitch Buder 10/2/26	Support rezone to CO, need facility that supports the J's activities	Thank you for your support.
Nancy Etsekson 10/2/26	Support rezone to CO for the next generation of users	Thank you for your support.
Nancy Gordon 10/1/26	Support rezone to CO	Thank you for your support.
Rebecca Bockow 10/1/26	Support rezone to CO	Thank you for your support.
Robert Mund 10/1/26	Support rezone to CO	Thank you for your support.
Robin Calderon 10/1/26	Support rezone to CO so J can be safe and modernized and properly upgraded	Thank you for your support. The JCC does need this rezone to allow for upgrading and renovating.
Ronald Leibsohn 10/2/26	Support rezone to CO, lives on East Mercer Way	Thank you for your support, as a nearby neighbor.
Stan Rosen, 10/2/26	Support rezone to CO	Thank you for your support.
Steven Zoma, 10/2/26	Support rezone to CO so parking, building and traffic flow can be upgraded and improved	Thank you for your support. The JCC does need this rezone to improve parking, the building itself, and the traffic flows in and out of the building. Without the rezone, these upgrades would not be possible under the current code.
Yolanda Agress, 10/2/26	Support rezone to CO	Thank you for your support.
Treves Family, 10/2/26	Support rezone to CO to prevent JCC from becoming obsolete or vacant	Thank you for your support.
Virginia Howse, 10/2/26	Support rezone to CO	Thank you for your support.

Molly McGuire

From: Hendelman, Aaron <ahendelman@wsgr.com>
Sent: Wednesday, July 29, 2026 10:32 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Cc: christina Hendelman
Subject: Support for JCC Comprehensive Plan Amendment

To the Mercer Island Planning Commission and City Council,

We are writing in strong support of the Comprehensive Plan amendment that would allow the Stroum Jewish Community Center to move forward with its long-needed remodel.

We are Christina and Aaron Hendelman. We moved to Mercer Island in 2005 with three small children, not knowing a single person on the island. From nearly the first week, the J became our home away from home. Our kids went through J preschool, took their swim lessons there, and spent their summers at J camp. Looking back, the JCC helped raise our children as much as any other institution.

The J's role in this community goes far beyond our own family. It's likely the largest employer of Mercer Island teenagers outside the school district itself, hiring them for camps, the front desk, and the gym. Our (non-Jewish) neighbor spent last summer working as a J counselor. For Mercer Island's teenagers and college students home for the summer, the J is often their first job and their default workout spot.

Twenty years later, we're still there every week. We work out at the gym, take fitness classes, and catch up with friends. We come for the speaker series and film nights. We are still making new friends there today, and many of the people we met through preschool drop-off two decades ago remain our closest friends now. Our amazing friendships with Noreen (of Irish descent) and Lisa (who is Australian) started and blossomed at the J and have nothing to do with religion. That's the point: the J is no more "Jewish" than Providence Hospital is Christian. It's a community institution that happens to have Jewish roots, and it draws in and serves everyone on this island, regardless of background.

That's exactly why this amendment matters. The current building is more than 60 years old. Anyone who has spent time there has seen the maintenance issues and the lack of space for the classes and programs that serve so many of us. A remodel means the J can keep doing what it's done for our family and thousands of others for the next 60 years and can serve even more of our neighbors in the process.

We urge the Planning Commission and City Council to approve this amendment. Mercer Island is a better, more connected place because of the J, and this vote will decide whether it can keep serving us the way it always has. We're asking nothing more and the community deserves nothing less.

Thank you for considering our comments.

Sincerely,
Christina and Aaron Hendelman
Mercer Island, WA

WILSON SONSINI

Aaron Hendelman | Partner
701 Fifth Avenue, Suite 5100 | Seattle, WA 98104-7036 | direct: 206.883.2514
ahendelman@wsgr.com

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Molly McGuire

From: Aaron Rosenstein <aaronrosenstein65@gmail.com>
Sent: Tuesday, July 28, 2026 8:10 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: change the designation of the SJCC property from single family to commercial

Dear Planning Commission,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

Our family has lived here on Mercer Island all of our lives. Our children attended SJCC pre-school, we have regularly used the J for fitness/racketball/softball/basketball, attended many lectures/movies/events and have family members who have worked for the J for decades.

The J is an essential part of our family, our community and our lives.

Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 year.

Thanks,

Aaron

Aaron Rosenstein
206-618-7261

Molly McGuire

From: Akili Lawson <AkiliL@sjcc.org>
Sent: Wednesday, July 29, 2026 8:25 PM
To: Planning Commission
Subject: The Heart of Our Community: Unwavering Support for the Jewish Community Center

Dear Mercer Island City Officials and Community Leaders,

I am writing to you today to express my absolute, unwavering support for the Jewish Community Center and its reselling and redevelopment efforts.

While I cannot be at the upcoming meeting to speak in person on August 5th, it is crucial to me that my voice is on the record. I stand shoulder-to-shoulder with the Jewish community, and I want to make it unequivocally clear how vital this institution is to the very soul of Mercer Island.

Through my daily work in early childhood education, I see firsthand exactly what it takes to build a strong foundation for the next generation. It takes safe spaces, shared resources, and a true sense of belonging.

The JCC isn't just a building; it is a lifeline. It is where our families grow in parallel, where our children learn, and where the fabric of our city is woven together. When we support spaces like this, we are investing in the health and future of everyone who lives here.

diminishing this center is not an option. We need to fiercely protect and advocate for the spaces that keep our community tight-knit and vibrant.

I strongly urge the council and community leaders to clear the path for the JCC's plans. Let's ensure this incredible community cornerstone continues to thrive for generations to come.

Thank you for your time and for prioritizing the people of Mercer Island.
Sincerely,

Akili Lawson
206-578-9797
Akili.j.lawson@gmail.com

Molly McGuire

From: Alan Rothblatt <amagiccarpet@comcast.net>
Sent: Tuesday, July 28, 2026 12:24 PM
To: Planning Commission
Cc: Deb Estrada
Subject: SJCC

To Planning Commission,

I am writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. I have been a member of the SJCC which provides affordable and comprehensive facilities for residents of the region of all ages and ethnicities. The J has been serving its community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you.

Alan Rothblatt

Molly McGuire

From: Alan Tesler <atesler3@comcast.net>
Sent: Wednesday, July 29, 2026 3:42 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Please Support the Proposed Zoning Change for the Stroum Jewish Community Center

To the Members of the Planning Commission:

As Mercer Island residents for over 40 years, and members and frequent users of the Stroum Jewish Community Center for the entire time our family has lived here, we're writing today to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

We joined the JCC right after moving to Seattle in 1984, and that connection eased our move to the new community. The services we've received and the friends we've made through the JCC have been a vital enriching part of our lives. We use the gym almost daily, and we enjoy the cultural arts programs that are offered as well.

The JCC has been serving the Mercer Island community – as a community center for all - for over 55 years. Many of the users, including the people we see every day in the gym, are not Jewish, but the JCC is welcoming to everyone.

The JCC is clearly not a single family residence. Please align the comprehensive plan and land use maps to reflect that reality and ensure the JCC can continue to serve our community and thrive on Mercer Island for at least another 55 years.

Thank you!

-Michele and Alan Tesler
2205 82nd Avenue SE

Molly McGuire

From: Alan Waldbaum <alanwaldbaum@hotmail.com>
Sent: Wednesday, July 29, 2026 2:18 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Cc: Kim Waldbaum
Subject: Please Support Rezoning the SJCC Property to Reflect its Longstanding Community Role

Dear Mercer Island Planning Commission and City Council Members,

We are writing to urge your support for amending the Comprehensive Plan to change the designation of the Stroum Jewish Community Center (SJCC) property from single-family residential to commercial.

The SJCC has been serving the Mercer Island community as a community center for more than 55 years. We respectfully ask that the Comprehensive Plan and land use maps be updated to reflect that longstanding reality and to ensure that the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Our family's connection to the SJCC spans generations and has shaped some of the most important experiences of our lives. We have grandparents who were members, both sets of our parents were members, and now our family of five are members.

Between the two of us, we attended preschool at "the J" (as we affectionately refer to the SJCC), took swim lessons and gymnastics classes there as children, participated in youth groups as teenagers, and worked out at the J through our young adulthood.

As adults, we met each other while working out at the J's fitness center and began dating soon afterward. We played softball and basketball through the J's sports leagues, and after we married, we settled in Bellevue, where we have lived for the past 25 years.

Even though we do not live on Mercer Island, the SJCC continues to draw us to the Island on an almost daily basis. We regularly use the fitness center, pool, and gym. Our children attended preschool there, took swimming lessons there, participated in youth groups and sports programs there, and now use the fitness facilities themselves.

Our story also highlights something important about the SJCC's impact beyond its campus. Families like ours who live off-island make frequent trips to Mercer Island because of the J. Before and after our visits, we regularly shop at Mercer Island grocery stores and pharmacies, buy books, purchase gas, dine at local restaurants and cafés, and use local businesses and services. The SJCC is an economic driver that brings thousands of visitors and customers to Mercer Island businesses every year.

The reality is that the J has operated as a community center for decades and has become an integral part of the social, recreational, educational, and economic fabric of Mercer Island. The facility is also in need of significant modernization and reinvestment to continue serving current and future generations. If the zoning designation is not updated to support the J's long-term viability and redevelopment needs, Mercer Island risks losing not only a cherished community institution, but also the economic activity generated by families like ours who choose Mercer Island because of the SJCC.

We strongly encourage you to approve the Comprehensive Plan amendment and redesignate the SJCC property from single-family residential to commercial. Doing so will align the City's planning documents with the property's actual use, recognize the J's more than half-century of service to the community, and help ensure that this invaluable institution can continue to benefit Mercer Island residents and visitors alike for generations to come.

Thank you for your consideration.

Sincerely,

Alan Waldbaum
Kim Muscatel Waldbaum

Molly McGuire

From: Alison Van Gorp
Sent: Friday, July 17, 2026 4:19 PM
To: Molly McGuire
Subject: FW: Subject. Success

From: Albert Angel <aangels@aol.com>
Sent: Thursday, July 16, 2026 7:50 PM
To: Alison Van Gorp <alison.vangorp@mercergov.org>
Subject: Subject. Success

Please allow the sjcc to grow and thrive and zone as they request
I grew up at the J. My 4 children grew up at the J
And now my grandchildren are at the J
Invaluable resource for children adults and now as I am experiencing seniors
Thank you Albert

Sent from the all new AOL app for iOS

Molly McGuire

From: Deb Estrada
Sent: Friday, July 17, 2026 8:44 AM
To: Molly McGuire; Andrea Larson
Subject: FW: Support the rezone of the JCC

From: Alexis Odell <alexis.odell@gmail.com>
Sent: Friday, July 17, 2026 7:48 AM
To: Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Support the rezone of the JCC

As a long time member of the JCC, I urge you to help our Mercer Island community thrive by allowing the rezoning of the JCC property.

My family has used the JCC daily for the last 17 years. My kids were in preschool there. We work out there and now my eldest son is a camp counselor for their summer camp. This institution is an important third place for many Mercer Island residents. We would like to see it evolve to meet the needs of current and future Mercer Island residents. We believe the rezone will allow this evolution to occur responsibly. And it is critical to support necessary building and facility updates and remodeling. Please do your part to help ensure the safety of our JCC community.

Alexis

Molly McGuire

From: Alexis Rubenstein <alexis@foundationgroupre.com>
Sent: Wednesday, July 29, 2026 10:56 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

The other day I went to the JCC for the first time in a few years to enjoy my new hobby, Mah Jonng. It was not a particularly warm day but the room we were in was stuffy, hot, and humid. It struck me as the building has not changed since I went to preschool there 40+ years ago.

The SJCC and its facilities serve a wide range of Mercer Island residents and provide tremendous educational, recreational, cultural, and community services. To ensure that the organization can continue meeting the needs of our community, I strongly urge you to support amending the Comprehensive Plan to change the designation of the SJCC property from single-family residential to commercial.

Please align the Comprehensive Plan and land-use maps with the property's longstanding use and current reality. Doing so will help ensure that the J can continue to improve its facilities, serve our community, and thrive on Mercer Island for the next 55 years and beyond.

Thank you for your consideration.

Alexis Rubenstein

Molly McGuire

From: Aliyah Vinikoor <aliyahjv@gmail.com>
Sent: Tuesday, August 4, 2026 12:14 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I was born and raised in Seattle and regularly attended JCC programs and events. Until the early 2000s there was an outpost in NE Seattle - since then my family (and many others!) happily trek to Mercer Island to attend Jewish programs, youth events, swim lessons and more at the SJCC.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Aliyah Vinikoor

Molly McGuire

From: Andrea Lott <andrea.lott@gmail.com>
Sent: Wednesday, August 5, 2026 7:07 AM
To: Alison Van Gorp
Cc: Council; Planning Commission; Deb Estrada
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

[State why you value the J, and your relationship with the J. For example: I've been coming to the J since…; My kids have attended the J….; My family has used the J….]

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sent from my iPhone

Molly McGuire

From: Andy Harris <Andrewt@outlook.com>
Sent: Tuesday, July 28, 2026 1:58 PM
To: Planning Commission
Subject: JCC zoning

We are writing to strongly urge the planning commission to grant the zoning variance requested by the Stroum Jewish Community Center to make critically needed improvements to existing structures and for a much-needed expansion. JCC programing is a magnet for a significant number of Mercer Island residents of all denominations, as everyone is welcome at the JCC.

The JCC Preschool, After School Day Care and Summer Day-Camp programs are of the best in the region and are almost always full. So many Mercer Island parents rely on the JCC as a safe, nurturing environment for their children to be cared for, taught and encouraged, while they are at work, taking care of elderly parents or engaged in other activities.

The combination of the JCC gymnasium, workout rooms, sports courts, pool and locker rooms are, by far, the best combined facilities on the Island, and available to all Islanders. The senior fitness and social programming is also unmatched on the Island. The auditorium hosts performing arts programming as well as the Seattle Jewish Film Festival. However, this, and so much more, is all being accomplished in an old facility that is badly in need of upgrading or, in some cases, replacing with newer, larger and more energy-efficient facilities.

With its growing popularity, the JCC needs upgrading and expanding to meet the needs our community. Without it, The JCC may have no choice but to find a city that appreciates and welcomes the services that the JCC uniquely offers to a surrounding community. We have not doubt that the presence of the JCC on Mercer Island is a strong reason people choose to live here. Please don't force them to search elsewhere for a supportive local government. Please don't allow a few vocal objectors to drive one of Mercer Island's most cherished and utilized resources to relocate elsewhere.

Sincerely,

Carol and Andy Harris
50 year MI residents

Molly McGuire

From: Anne Masin <annemasin@gmail.com>
Sent: Tuesday, August 4, 2026 7:55 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to strongly encourage your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial. The current zoning simply does not make sense. It's time to correct this!

As a California transplant living in Seattle, the JCC gave me and my young children a home away from home. My husband grew up at the JCC and it has been the center of his Jewish community for generations. My three children attended the ECS, and have participated in many youth programs- basketball, camp, swim lessons and more! My 78 year old father in law, with Parkinson's, is at the J many times a week participating in the Rock Steady classes along with other people from around the Mercer Island area living with Parkinson's. The J is an organization my whole family holds dearly in it's heart. I have had the honor to serve on the J's board for many years now. I love this place and I will do anything to ensure it thrives as an organization for generations to come.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you!
Anne Magnin Masin

Molly McGuire

From: Arlette Ordell <rondjo@comcast.net>
Sent: Wednesday, July 29, 2026 10:32 AM
To: Planning Commission
Subject: JCC remodel

Hello
I strongly support the plan to remodel the JCC on Mercer Island. This J serves the entire greater Seattle community and it is open to people of all religious and ethnic groups.

Thanks,
Arlette Ordell
Sent from my iPhone

Molly McGuire

From: austindcohn@gmail.com
Sent: Tuesday, July 28, 2026 1:48 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for SJCC Project

Hi,

I fully support the rezone on SJCC property so the SJCC can rebuild their facility as they see fit.

Thank you,

Austin Cohn

Austin Cohn
Principal
Wahl & Associates
M: 206.579.1344
www.wahlseattle.com

Washington Law of Real Estate Agency

Molly McGuire

From: Ava Raisi <ava.raisi@googlemail.com>
Sent: Tuesday, July 28, 2026 4:33 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

As a Mercer Island resident and a member of the J community, I have seen how important the Stroum Jewish Community Center is to our island. The J is much more than a building—it is a place where families connect, children grow, seniors stay active, and people from all backgrounds come together through recreation, education, wellness, and community events.

The J has long been an important part of Mercer Island and has served generations of families as a true community gathering place. Updating the Comprehensive Plan and land use designation to reflect its long-standing role is a practical and forward-looking decision that will allow the J to continue serving our community for generations to come.

Please support this amendment and help ensure the J remains a vibrant part of Mercer Island's future.

Thanks,
Ava

Molly McGuire

From: Avi Freedman <af@thefitnessoutlet.com>
Sent: Tuesday, July 28, 2026 1:03 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

[State why you value the J, and your relationship with the J. For example: I've been coming to the J since…; My kids have attended the J….; My family has used the J….]

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Avi Freedman
The Fitness Outlet, Inc

Molly McGuire

From: Barbara Cohen <cohenhead1@icloud.com>
Sent: Tuesday, July 28, 2026 7:25 AM
To: Planning Commission
Subject: SJCC

Dear Planning Commission,

"I'm writing to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial." The J has been serving the Mercer Island community — **as a community center** — for over 55 years. My hope is it will be here for another 55. I am not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — **it has never been in single family use**. As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance.

Please approve this amendment.

Barby Cohen,
Long time Mercer Islander and past daily user of The J

Sent from my iPad

Molly McGuire

From: Benjamin Diament <bdiament@gmail.com>
Sent: Tuesday, August 4, 2026 11:47 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: I support rezoning for the SJCC

My name is Benjamin Diament; I live on Mercer Island, and I am a close neighbor of the SJCC living about a quarter mile away on El Dorado Drive. I fully support the SJCC's plan to modernize and expand.
Most importantly, however, I support property rights. This should not be a matter of popular vote or majority rule. In general, a proper rights-respecting council should ignore neighbor objections to their neighbor's rights to build, use, benefit from, dispose, and alienate their property as they see fit. Except in the most extraordinary circumstances, stay out of controlling private property. Instead you should, in general, favor granting permits to owners of private property or require them less often.
Thank you,
Benjamin Diament

Molly McGuire

From: Benjamin Pariser <pariser@bpsqd.com>
Sent: Monday, July 27, 2026 8:02 AM
To: Alison Van Gorp; Deb Estrada; Planning Commission; Council
Subject: Mercer Island JCC - Support

Dear Mercer Island,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

I am a Mercer Island resident and the JCC has been an integral part of my life since 1982. This institution has been there at every stage of my life. And the JCC has provided a safe community space for my family and children since they were infants through their present teenage years.

The J has been serving the Mercer Island community – as a community center – for over 55 years.

Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Benjamin S. Pariser
206-963-4818

Molly McGuire

From: beth lippman <b.lippman@icloud.com>
Sent: Friday, July 24, 2026 6:42 PM
To: Planning Commission
Subject: Expanding the JCC

I am a member of the JCC and find it a welcoming ming and busy place for prople of all ethnicities We meed to expand to serve the people Please allow the expansion

Beth Lippman
Sent from my iPhone

Molly McGuire

From: Bonnie Cape <bonnie@capefamily.org>
Sent: Tuesday, July 28, 2026 5:57 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Planning Commission Public Hearing in support of the JCC

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

The J was one of our first connections to our local Jewish community when my husband and I moved to the Seattle area in 1993. Since then, our family has been a member of the J consistently for over 30 years. It's where we took our kids to preschool for 9 consecutive years, where they went to summer camp as young kids and where we work out almost daily. The J where we met many of our closest friends today, dating back to the late 90's.

The J has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,

Bonnie Cape

--
Bonnie Cape
425-785-8813



Molly McGuire

From: Brian Schultz <brian@schultzworld.net>
Sent: Monday, August 3, 2026 8:19 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: SJCC / Planning Commission

Hello,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

My son works at the JCC and both sons have attended camp and other activities there. I am a member.

The J has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Best,
Brian

--
Brian Schultz | Connect on LinkedIn | Follow me on Twitter | +1 206-910-7160

Molly McGuire

From: Andrea Larson
Sent: Friday, July 17, 2026 8:48 AM
To: Molly McGuire
Subject: FW: Support Proposed Zoning Change for the SJCC

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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-----Original Message-----
From: Brooke Pariser <brookepariser@gmail.com>
Sent: Thursday, July 16, 2026 8:12 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I attended preschool and summer camp at the JCC and both of my children have done the same. My entire family grew up at the JCC and nothing has changed at all in that time and it desperately needs a lot of improvements to be able to sustain the future generations as the current building is falling apart.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Brooke Pariser
Mercer Island Resident for 36 years
Sent from my iPhone

Molly McGuire

From: BRUCE B LEVY <westcoastfish@hotmail.com>
Sent: Tuesday, August 4, 2026 10:56 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

My kids have attended the JCC since 1996 for our daughter's pre-school and use of the exercise room.

The J has been serving the Mercer Island community – as a community center for **ALL ETHNICITIES** - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Bruce B Levy
3828 Greenbrier Lane
Mercer Island, WA 98040

Bruce Levy
Tel. **206-930-8222**
westcoastfish@hotmail.com

Molly McGuire

From: Candace Friedman <candacebfriedman@me.com>
Sent: Tuesday, July 28, 2026 2:45 PM
To: Planning Commission
Cc: Alison Van Gorp; Deb Estrada; Council
Subject: SJCC

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. My family has been a part of the J since we moved to the Seattle area over 26 years ago and have spent countless hours at the SJCC. From pre-school to fitness classes, swim lessons to fundraising events, lectures to cooking classes -- the J has always provided a rich and diverse menu of offerings for all ages.

The J has been serving the Mercer Island community - as a community center - for over 55 years! Please align the comprehensive plan and land use maps to reflect that reality and ensue the J can continue to serve our growing community and thrive for the next 55 years!

Many thanks,

Candace

Molly McGuire

From: Carin Jacobson <csulman@comcast.net>
Sent: Tuesday, August 4, 2026 3:12 PM
To: Council
Cc: Planning Commission; Alison Van Gorp; Deb Estrada
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

For me, the J has never simply been a building—it has always been my second home.I first came to the J as a preschooler. I went to camp there, participated in high school programming, and later returned as an adult to work out and stay connected to my community. Now, I've had the privilege of watching my own children grow up at the J, creating memories and friendships that I know will last a lifetime, just as mine have.

Some of my closest friends today are people I met at the J decades ago. The same is true for my children. The J is where relationships are built across generations. It is where traditions are celebrated, identity is strengthened, and Jewish pride is nurtured in a welcoming, joyful environment. It is where our entire community gathers to celebrate milestones, support one another through difficult times, and simply be together.

The J has been serving the Mercer Island community, not just the Jewish community, for over 55 years. I respectfully urge the Planning Commission to align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to service our community and thrive on Mercer Island. Doing so is an investment not just in a property, but in the future of our community. It will ensure that future generations of children can find the same lifelong friendships, sense of belonging, and deep connection to Jewish life that my family and I have found at the J.The J has been my home away from home for my entire life. I hope it will continue to be that home for generations of families yet to come.

Respectfully,

Carin Jacobson

Molly McGuire

From: Carin Riekes Parcel <carinparcel@gmail.com>
Sent: Tuesday, August 4, 2026 5:10 PM
To: Deb Estrada; Planning Commission; Alison Van Gorp; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

Since moving here 17 years ago, the J has been our family's community. I moved here with a toddler and enrolled her at the J for classes so I could meet other moms. From that day forward all my kids (3) attended preschool there, participated in sports, has birthday parties at the facility, attended movies and community events. My husband joined the board and has remained on the finance committee for almost 8 years now. The J has been and always will be our community. Growing up in Omaha, the JCC facility was stellar - it brought together so many people and houses incredible organizations. Part of the reason it can accomplish this as well as other premier community centers across the country is the ability of the building and land to be updated, laid out appropriately, and be accessible.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Carin Parcel

Molly McGuire

From: Andrea Larson
Sent: Friday, July 17, 2026 4:32 PM
To: Molly McGuire
Subject: FW: Urging revision of the comprehensive plan

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Carla Tobis <cjtobis@gmail.com>
Sent: Friday, July 17, 2026 3:24 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Urging revision of the comprehensive plan

To members of the Mercer Island Planning Commission,
I will be unable to attend the upcoming Planning Commission meeting in person, yet I am passionate about the need to modify the Comprehensive plan and land use maps to address the erroneous designation of the JCC as a single family property.

My name is Carla Greenbaum. I've been a Mercer Island resident for more than 30 years and a member of the Jewish Community Center for the same length of time. My four children, who are now adults with their own families and all of whom live on Mercer Island, all attended JCC pre-school and camps, participated in sports through the JCC and developed lasting relationships. My five Mercer Island grandchildren are now also active at the JCC. In addition, is my own personnel connection. I regularly use the pool to swim laps, I attend exercise classes, and interact with others at events such as celebration of holidays, movies, education. The JCC has been an essential part of my family's life for decades and has been a key attraction of living on Mercer Island all these years.

The current designation of the SJCC as a single family property is patently incorrect. The JCC has been a community center - serving the Mercer Island community for more than 50 years. I'm therefore writing to urge your support to amend the Comprehensive Plan - and align the zoning with the reality that the property is a commercial and not-single family residence.

This change in the comprehensive plan and land use maps will allow the JCC to continue to add value to Mercer Island residents for the future.

Thank you for your consideration,

Carla Greenbaum
7411 SE 36th St
Mercer Island, WA 09804
cjtobis@gmail.com

Molly McGuire

From: Carol Schapira <cookela328@gmail.com>
Sent: Wednesday, July 29, 2026 3:22 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

My now 40 year old kids were in preschool and camps for many years… I have attended and been a volunteer at countless events since we moved to Mercer Island in 1990.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Respectfully,

Carol Schapira
206.321.2554

Molly McGuire

From: Carol Shafer <aloha4now@gmail.com>
Sent: Monday, July 27, 2026 6:52 AM
To: Planning Commission
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I am a resident of Mercer Island. I attend classes at the J five days a week. I have developed close friendships here. I credit the J with improving my physical strength as well as my mobility. The J definitely needs modernization. I look forward to seeing the J renovated so it can better serve its patrons and the community at large.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Carol Shafer

Molly McGuire

From: Andrea Larson
Sent: Monday, July 20, 2026 8:55 AM
To: Molly McGuire
Subject: FW: Support Proposed Zoning Change for the SJCC

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Catherine Ford <fordjc@comcast.net>
Sent: Saturday, July 18, 2026 2:21 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

My husband and I joined the "J" several years ago. Now that we are spending more time on Mercer Island while at the J, we find that we have been doing more of our shopping on Mercer Island. Supporting local businesses (or their branches) such as Island Books, Able Acupuncture, Metropolitan Market, QFC, Mercer Island Farmers's Market, Barrels Wine Shop, True Value Hardware (so much better than Home Depot), Shell station, Mercer Island Pilates, Bank of America (Mercer Island branch).

Allowing the J to better serve the community with an improved facility serves everyone.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you.
-Cathy and Jim Ford
2119 104th PL SE
Bellevue, WA 98004

Molly McGuire

From: Catherine Lee <clee921@gmail.com>
Sent: Wednesday, July 29, 2026 5:52 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

My family moved to Mercer Island in June 2023, and we immediately became members of the SJCC as it was so well regarded in the community as a center for fostering friendships with any person regardless of religion, race, ethnicity or socioeconomic status. The J is a center where my children enjoy camps, sports, swim, arts, and have the opportunity to learn Jewish culture. I regularly use the J to maintain my fitness and health. While my family is not Jewish, I deeply appreciate the support this center provides to all the families who follow the Jewish faith. We always feel so welcomed at the J by the staff and feel as part of the community despite my family not being of Jewish heritage. This center is a jewel on the island.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. However, in order to continue to serve all its members optimally in the future, we need to plan now for the future. The SJCC could benefit from building expansion and updates to serve its members safely and optimally. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Catherine Lee
Mercer Island Resident and SJCC Member

Molly McGuire

From: Cindy Masin <cindy.masin@gmail.com>
Sent: Wednesday, August 5, 2026 11:10 AM
To: Deb Estrada; Alison Van Gorp; Council; Planning Commission
Subject: Comprehensive Plan Amendment

Members of the Planning Commission of Mercer Island,

I am writing to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. The J has been serving the entire Mercer Island community (NOT ONLY THE JEWISH COMMUNITY BUT THE ENTIRE MERCER ISLAND COMMUNITY) — as a community center — for over 55 years. My husband and I have been Mercer Island residents and members for nearly all of those 55 years and we use it regularly. My husband attends Rock Steady Boxing there every Monday, Wednesday and Friday. It is a community wide fitness program for people with Parkinson's Disease...not just Jewish people or SJCC members. Anyone can participate! Our kids and grandchildren have all matriculated through the SJCC Early Childhood Program alongside a very diverse group of kids. And, even now, they return to the "J" for various volunteer and cultural opportunities that are not limited to the J's members. My hope is that the J will be here for at least another 55 years. I am definitely not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — **it has never been in single family use.** As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance.

I recommend and urge your approval of this comprehensive plan amendment.

Thank you so much!

Cindy Masin

7208 North Mercer Way

Mercer Island, WA. 98040

Molly McGuire

From: Andrea Larson
Sent: Tuesday, July 21, 2026 8:42 AM
To: Molly McGuire
Subject: FW: Support Proposed Zoning Change for the SJCC

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Cindy Paborsky <dcpaborsky@yahoo.com>
Sent: Monday, July 20, 2026 8:42 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

> I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.
>
> I have been a member of the J for more than 15 years. I have met and built a community of people thru the J. I am an active user of the fitness center, pool, regularly play pickleball during rainy season and attend community events, comedians, author talks, and movie festivals. It is a huge asset to living on Mercer Island.
>
> The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Cindy Paborsky

Molly McGuire

From: Cindy Stratiner <cstratiner@gmail.com>
Sent: Tuesday, July 28, 2026 9:49 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Amend JCC property to commercial

Hello.
My Name is Cindy Stratiner. I grew up in Bellevue and went to the JCC regularly with my family. We played and participated in sports, we participated in all kinds of classes, including art, music, theater, and I learned to swim at the JCC. We also came for community. When I married and moved to Issaquah, we chose to send our 3 boys to preschool at the JCC. They also did camps of all kinds and many sporting activities. We also participated in community activities especially the Purim Carnival every year.
Now they bring their children (our grandchildren) to the JCC.
I urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. The J has been serving the Mercer Island community — as a community center — for over 55 years. My hope is it will be here for another 55. I am not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — it has never been in single family use. As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance.
I strongly recommend and hope that you will approve this comprehensive plan amendment.
Sincerely,
Cindy Stratiner
cstratiner@gmail.com

Molly McGuire

From: Courtney <courtneykeller@comcast.net>
Sent: Tuesday, August 4, 2026 4:08 PM
To: Planning Commission
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I attended the preschool at the J when I was growing up and now I take my 18 month old to mommy and me classes with the hopes of her attending for preschool.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Courtney Keller

Sent from my iPhone

Molly McGuire

From: Craig Katz <craigakatz@outlook.com>
Sent: Wednesday, July 29, 2026 11:26 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: The J is for the whole community

All
Why is rational, positive, supportive action so difficult for this community?! All the SJCC does is of benefit for the whole island - people of ALL ethnicities and religions. The haters - and you know who they - are enemies of the people and just need to be ignored. Do what it takes to let the J flourish and elevate its ability to serve this *whole community*. The city has done a masterful job holding up progress for at least the 15 years I've lived here. It's time to let the good guys finally win.

Craig Katz
206-303-7502

Molly McGuire

From: Daniel Friedman <danielbfriedman@icloud.com>
Sent: Tuesday, July 28, 2026 2:56 PM
To: Planning Commission
Subject: SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I attended preschool at the JCC in the early 1970's and more recently my kids attended preschool there too. It has been a center of activity in our community for both religious and secular events it's entire existence. When I found out the land is still zoned as single family use, I initially laughed and thought it was a joke, or some silly error that never got corrected many years ago. It's time to fix that.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

As Mercer Island works to develop its density "downtown" and now has functioning light rail, the need for nearby community services adds even more value. The J is a large and active preschool, fitness center, place for community events, lectures, and other activities for members, non-members, and everyone in the area.

It is especially important at a time when anti-Semitism and anti-Israel sentiment is rising, that our community actually increase the engagement and cross-religious bonds that the J provides. Please support the J in expanding its mission to do exactly that.

Sincerely,

Dan Friedman
Mercer Island

Molly McGuire

From: Dana Azose <danaaz@comcast.net>
Sent: Wednesday, July 29, 2026 9:08 PM
To: Planning Commission
Subject: The JCC builds future leaders

I have been a member of the JCC my entire life. I grew up there, and later I raised my own children there. I'm sure you've heard many reasons why people choose to invest in the J, but I'd like to share one that is especially meaningful to me.

The J doesn't just serve families—it helps shape the next generation by giving young people meaningful opportunities to work, lead, and grow. Both of my children, along with countless others, got their first jobs at the J as camp counselors. They learned responsibility, accountability, teamwork, and what it means to show up for others.

For my daughter, working as a camp counselor sparked a passion for teaching. She went on to earn her master's degree in education and now has a career she truly loves. My son chose a different professional path and works in banking, but the values he developed at the J stayed with him. For the past 15 years, he has continued to coach youth sports, giving back to the next generation in the same spirit that the J invested in him.

Today's job market is challenging, and it can be difficult for young people to gain the experience employers value. The J provides that critical first opportunity. Every summer I watch new camp counselors, lifeguards, coaches, and teachers begin their journeys there, building confidence, developing leadership skills, and discovering passions that often last a lifetime.

I am proud to support an organization that strengthens our community not only through its programs, but by investing in young people and helping develop the skills, character, and leadership of our future.

Thanks for your consideration,
Dana Azose

Molly McGuire

From: Dana Weiner <danarweiner@hotmail.com>
Sent: Tuesday, August 4, 2026 10:48 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for the SJCC

I am writing to urge you to support amending the Comprehensive Plan to change the designation of the Stroum Jewish Community Center (SJCC) property from Single-Family Residential to Commercial.

I have been part of the J community for more than 30 years. My children attended preschool and summer camp there, and their first jobs were as camp counselors. During the 15 years my family lived on Mercer Island, the J played a central role in our lives and enriched our experience as residents.

For more than 55 years, the J has served as a true community center for Mercer Island. It is much more than a recreational facility—it is a place where people of all ages come together to learn, celebrate, volunteer, build friendships, and support one another. The J also serves as an important feeder to Mercer Island schools, bringing young families to the Island and contributing to the vitality of our community.

What makes the J especially valuable is that it is open and welcoming to everyone. While it proudly celebrates Jewish culture, traditions, and values, its programs and facilities serve people of all backgrounds, faiths, and identities. Families attend preschool, swim lessons and camps, neighbors use the fitness center, seniors participate in social and wellness programs, and community members gather for cultural events, educational programs, and service opportunities. In a time when opportunities for genuine connection are increasingly rare, the J provides an inclusive space where people can build relationships across generations and backgrounds.

Communities are strengthened by institutions that foster belonging, engagement, and mutual understanding. The J does exactly that. It has been an integral part of Mercer Island for decades, and its land-use designation should reflect the way the property has long functioned-as a vibrant community center serving the broader public.

Please align the Comprehensive Plan and land use maps with this longstanding reality by redesignating the SJCC property as Commercial. Doing so will ensure that the J can continue to serve Mercer Island, welcome all members of the community, and thrive for the next 55 years and beyond.

Sincerely,
Dana Weiner

Molly McGuire

From: Deb Estrada
Sent: Wednesday, July 29, 2026 9:03 AM
To: Daniel Kezner
Subject: RE: Support the SJCC Comprehensive Plan Amendment

Staff recognizes and appreciates your public comment on the SJCC's Comprehensive Plan Amendment application. Your comment has been saved in the project record, and you are now a Party of Record.

If you would like to know more about the Stroum Jewish Community Center Comprehensive Plan Map Amendment and Rezone Project, please see the Project Website (https://letstalk.mercergov.org/sjcc-cpa-rezone-project) for more information and supporting documents.

Best,

Deb

Deborah Estrada, MMC
Administrative Coordinator/Deputy City Clerk
City of Mercer Island - Community Planning & Development
206-275-7791 | www.mercerisland.gov

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From: Daniel Kezner <dan@keznerconsulting.com>
Sent: Tuesday, July 28, 2026 1:39 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Support the SJCC Comprehensive Plan Amendment

Dan Kezner
7248 SE 27th Street
Mercer Island, WA 98040

I am writing to urge your support for amending the Comprehensive Plan and changing the designation of the Stroum Jewish Community Center property from single family to commercial.

I have lived on Mercer Island for most of my life, and the JCC has been one of the most important and frequently used community assets in my experience. In high school, I attended youth group meetings there and formed friendships that have lasted a lifetime. I worked out at the JCC for more than 20 years, and both of my children attended preschool there for five years each. Today, my sons attend the same youth group meetings that I attended when I was their age.

For more than 55 years, the JCC has served as a true community center for Mercer Island. It is part of the identity and fabric of the Island, supporting children, families, adults, and seniors in countless ways. The proposed improvements are necessary to ensure that the JCC can continue meeting the needs of our community for generations to come.

Please align the Comprehensive Plan and land use maps with the reality of how this property has long been used. Updating the designation will help the JCC remain on Mercer Island, make needed improvements, and continue serving the community for the next 55 years and beyond. These improvements will provide significant benefits to the entire Island, and it would be a great loss if they were unable to move forward.

Sincerely,

Dan Kezner

Daniel Kezner

President
Kezner Consulting Group
m: 206-715-0881
e: dan@keznerconsulting.com
www.keznerconsulting.com
www.linkedin.com/in/daniel-kezner



Molly McGuire

From: dave-landsman@comcast.net
Sent: Wednesday, July 29, 2026 4:22 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Please approve the JCC plan

Hi,
I'm David Landsman, an MI resident since 1999, and JCC member since 1994 when we moved to the Northwest and lived in Kirkland. Our son went to pre-school at the J.

I am no expert on city planning, but I'm surprised, and it makes no sense to me, that the J would be zoned as single family. The city should zone the JCC campus for what it is, a commercial entity serving Mercer Island and beyond. Surely the J can better plan its future without having to arbitrarily navigate single family zoning when putting forward plans for the site.

Please amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

Best regards,
David Landsman
7210 79th Ave SE
Mercer Island

Molly McGuire

From: Andrea Larson
Sent: Monday, July 20, 2026 1:57 PM
To: Molly McGuire
Subject: FW: Support Proposed Zoning Change for the SJCC

Comments on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: David Paborsky <dmp@igpequity.com>
Sent: Monday, July 20, 2026 1:53 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Cc: Cindy Paborsky <dcpaborsky@yahoo.com>
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I have been a member of the J for more than 15 years. I have met and know 100's of people thru the J. I am an active user of the fitness center, pool, regularly play pickleball during rainy season and attend community events, comedians, author talks, and movie festivals. It is a huge asset to living on Mercer Island.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: David W. <surjin907@yahoo.com>
Sent: Monday, July 27, 2026 5:16 PM
To: Planning Commission
Subject: Mercer Island JCC

Planning Commission,

This email is in complete support of a Comprehensive Plan to change the designation of the SJCC property from single family to commercial. I am a member who uses the J for exercise and classes for my medical issues. The J is a critical member of the MI community for those of us that cannot afford other expensive facilities nor can easily commute to outside of MI. Please allow this change so we can update the facilities.

David White
Patrick White

Molly McGuire

From: David Youssefnia <dyoussefnia@gmail.com>
Sent: Tuesday, July 28, 2026 7:32 PM
To: Alison Van Gorp; Deb Estrada; Council; Planning Commission
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission and City Council

I encourage you to support amending the Comprehensive Plan to redesignate the SJCC property from single-family to commercial.

For my family, the J has been much more than a building. All three of my children attended preschool there, and as they grew, they participated in camps and other programs that helped make the J a central part of their childhood. Today, it continues to be a place where adults gather, families connect, and our community comes together.

That experience isn't unique to my family. For more than 55 years, the J has been a cornerstone of Mercer Island—a place that serves young families, children, teens, older adults, and people from every corner of our community. It has long functioned as a true community center, and its land use designation should reflect that reality.

Updating the Comprehensive Plan and land use maps is a practical, common-sense step that recognizes how the property has served Mercer Island for decades. More importantly, it will help ensure the J can continue to evolve, serve future generations, and remain a vibrant community asset for the next 55 years and beyond.

Thank you for your thoughtful consideration.

Thanks,

David Youssefnia
917-701-9143

Molly McGuire

From: Andrea Larson
Sent: Friday, July 17, 2026 9:23 AM
To: Molly McGuire
Subject: FW: Please support changing the designation of the SJCC property

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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

From: Deb Arnold <debarnold01@gmail.com>
Sent: Thursday, July 16, 2026 8:32 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Please support changing the designation of the SJCC property

Dear Mercer Island leaders,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

As a member of the greater Seattle Jewish community, I have attended countless cultural events at the J over the years, including yearly attendance at the Seattle Jewish Film Festival. The J has been one of the vital organs of our community for over 55 years. We need it to survive and thrive.

Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you for your attention in this matter.

Sincerely,

Deb Arnold

Deb Arnold
debarnold01@gmail.com
+1 206-734-9899

Molly McGuire

From: Deb Schweikert <debagrin@hotmail.com>
Sent: Tuesday, July 28, 2026 7:56 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

The J has been an invaluable place for our kids since we moved to Mercer Island in 2020. They have attended preschool, afterschool programs, swim lessons, and J camp each year since then.

And we're an example of just one of many many families that rely on the J. The J has been serving the Mercer Island community – as a community center for all - for over 55 years.

Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Best,
Deb Schweikert

Molly McGuire

From: Deborah A. Lawson <deborahalawson@icloud.com>
Sent: Wednesday, July 29, 2026 8:19 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

Although, we don't live on Mercer Island, the JCC has been both valuable to my family and me over the years. I attended various programs at the MIJCC while in high school in the Shoreline School District. I attended both Jewish programs, but above all I used the different athletic facilities and took classes. This was about 50 years ago.

20 years ago, our eldest went to the high school of Jewish Studies at the JCC. A few years ago, my husband and I took Bridge playing classes for about 8 weeks in a row. Every year we attend the Jewish Film Festival movies at the JCC as well as many other events including speakers, cookbook tours, wine tastings, etc.

The JCC is on Mercer Island, but because it's on the north end of the island, it's very easy to get to from our north end Seattle home.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

The J is not only a community gathering space for Jewish people from the greater Seattle and Eastside area, it is also a gathering place for people who live on or near Mercer Island to work out or take various classes.

Thank you.

Debbie Lawson

Molly McGuire

From: Deborah Levinger <dlevinger99@hotmail.com>
Sent: Tuesday, August 4, 2026 12:18 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

[State why you value the J, and your relationship with the J. For example: I've been coming to the J since…; My kids have attended the J….; My family has used the J….]

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Deborah Urman <dburman319@aol.com>
Sent: Monday, July 27, 2026 8:34 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

July 27, 2026

Dear Planning Committee Representative,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. As a homeowner on Mercer Island, parent and career educator, the JCC created a familiar home away from home, a learning community and safe place for my children when they were very young. As they grew up, they continued to frequent the JCC as a camper and exercise enthusiast. As parents, we continued to support the JCC by attending many evening programs, cooking classes and exercise classes.

Fact is, the JCC has been serving the Mercer Island community – as a community center – for over 55 years. It has not been updated to meet current standards in all the years my family has used it. My family and many, many others have moved to this area because it has a local JCC. Where else, other than the schools, can you see generation after generation, grow and continue to learn?

I urge you to please align the comprehensive plan and land use maps to reflect the current reality and ensure the JCC can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Deborah Urman
7025 82nd Ave. SE
Mercer Island, WA

Molly McGuire

From: denisejoffe@mac.com
Sent: Tuesday, July 21, 2026 8:00 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: JCC rezone request

Follow Up Flag: Follow up
Flag Status: Completed

July 31, 2026

To the MI city council:

I'm writing to urge your support for amending the Comprehensive Plan to change the designation of the SJCC property from single-family residential to commercial, allowing the Jewish Community Center to move forward with plans to replace its aging facility.

I'm here as a passionate member of the Mercer Island community and as someone who regularly uses the JCC. I visit several times a week for fitness and classes, and I have come to appreciate the J as much more than a Jewish institution. It is a community resource that welcomes people of all backgrounds and serves Islanders at every stage of life—from preschoolers and families to adults and seniors.

The JCC is an important part of the fabric of Mercer Island. It provides opportunities for fitness, education, recreation, childcare, and community connection. It also makes an effort to ensure that cost is not a barrier for those who cannot afford membership. In that sense, the J's mission extends well beyond its membership. It contributes to the health, well-being, and vitality of our entire island community.

But the current facility is aging, outdated, and no longer able to meet the needs of the community it serves. It is not simply a matter of wanting a newer or larger building. The existing structure presents significant challenges related to safety, accessibility, infrastructure, and security. At a time when antisemitism is on the rise and security concerns are very real, the limitations of the current facility are particularly troubling. It is difficult to accept that armed officers must stand outside in the rain and cold to protect the building and the people inside it. A modern facility would provide the opportunity to address these concerns in a way that the existing building simply cannot.

I understand that some Islanders have concerns about the proposed project, including traffic, membership growth, the scale of the new building, and whether rezoning would provide the JCC with an unfair advantage. These concerns deserve to be considered carefully, but I also believe they need to be evaluated in the context of what this project means for Mercer Island as a whole.

The proposed redevelopment is not an effort to fundamentally change the character of the East Mercer Way community. It is an opportunity to replace an aging facility with a modern, safe, and functional community resource.

I also believe the proposed rezoning should be viewed in the context of the property's history and existing use. The JCC has long served as a community institution, and the current zoning designation does not fully reflect the property's established role or the services it provides. Changing the designation would allow the land use designation to better align with the reality of how this property has functioned for years.

This decision is ultimately about more than one building or one organization. It is about what kind of community we want Mercer Island to be. Do we want to preserve an aging facility that is increasingly difficult to secure, maintain, and adapt? Or do we want to support the creation of a modern community center that can safely and effectively serve Islanders for decades to come?

I believe Mercer Island is stronger when we invest in institutions that bring people together, support families, promote health and wellness, care for children and seniors, and provide a place where people from different backgrounds can connect. The JCC is one of those institutions.

I urge you to support the requested Comprehensive Plan amendment and rezoning. The JCC cannot simply remodel its way out of the limitations of the existing building. It is time for a thoughtful tear-down and rebuild.

The JCC is asking for the opportunity to build a modern facility that can continue serving Mercer Island—safely, inclusively, and for generations to come. I believe that is an investment that benefits the entire island.

Thank you for your time and consideration.

Denise Joffe

2222 78th Ave SE

Mercer Island, WA 98040

Molly McGuire

From: Dina Holan <dinafes@hotmail.com>
Sent: Tuesday, August 4, 2026 2:38 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for Rezoning of the JCC to Commercial Use

Dear Mercer Island Planning Commission and City Council Members,

As a resident of Mercer Island and a member of the JCC, I enthusiastically support the rezoning of the JCC property to Commercial. The J facility has never been in single family use in its 55+ years of existence on Mercer Island. The city should align the comprehensive plan and land use maps with the longstanding use of this property.

Through supporting those living on Mercer Island, the JCC supports Mercer Island's stated goal of being a premier residential community. Such support includes providing parents with high-quality childcare and camps, thus enabling families to be able to afford living on MI. The J beautifully serves our MI intergenerational population - teaching our youngest Islanders, and engaging our eldest through thoughtful programming, aquatics classes, and programs like Rock Steady Boxing for people with Parkinson's.

The JCC enriches our lives as Islanders through art exhibits, live performances, and the annual Seattle Jewish Film Festival, while also serving as a third space for us to meet and socialize.

The JCC welcomes all, and likewise WE should welcome its rejuvenation and its ability to make needed repairs and improvements thus enabling it to continue to serve OUR community for the next 55+ years.

Personally, my children attended early childhood school and afterschool care and learned to swim at the J. We have attended cultural events and amazing performances, having a night out all on MI. I want for these resources to be available to current and future MI residents.

With warm regards,
Dina Holan
6121 85th Pl SE

Molly McGuire

From: Dodi Nov <drdodi@bellevuesmiles.com>
Sent: Tuesday, July 28, 2026 1:15 PM
To: Council; Planning Commission; Deb Estrada; Alison Van Gorp
Subject: Support for SJCC

As a resident of Mercer Island I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. Igrew up there from summer camp to my first job. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Molly McGuire

From: Donna Blankinship <donnablankinship@gmail.com>
Sent: Tuesday, August 4, 2026 5:54 PM
To: Planning Commission
Subject: Updating zoning for the JCC

Hello planning commission,
I am a frequent visitor to Mercer Island but not a resident. I was surprised to hear that you still haven't updated zoning for the JCC, a simple change that will enable much needed improvements in the facility. I can't think of a single good reason not to grant this request. A better JCC means more people will visit Mercer Island, spend money there and increase the city's tax receipts. An updated building also creates a better place for everyone to gather.

Why would anyone want to block these improvements? I am trying my best not to even consider that antisemitism could be part of the reason. But in today's political climate, anything is possible.

Thank you for doing your best to enable the JCC to move forward to improve the facility.

Donna Blankinship

Molly McGuire

From: Doron Holan <doron_holan@hotmail.com>
Sent: Wednesday, July 29, 2026 9:59 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for the SJCC Comprehensive Plan Amendment

Dear Planning Commission and City Council,

I am writing to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. This change is needed to accurately reflect its current use and use for the past 55 years.

My family and I have been Mercer Island residents for the past 15 years. My first introduction to the J was when I moved to Seattle in 1997. I volunteered at the SJCC advising teens. I served as a volunteer for over a decade.

Years later, my wife and I sent our children to the JCC's early childhood school. We regularly frequented Mercer Island retail, supermarkets, and restaurants during this time. While our children made friends in preschool, we too, made friends and built a community. So much so, that in 2028 we moved to Mercer Island for the Mercer Island School District and the JCC, as well as the community we had forged there. The JCC supports our family and other MI families alike in all life stages. It serves the Mercer Island intergenerational community.

My hope is that the SJCC will continue to be a resource for all of Mercer Island. Recognizing and rectifying the inaccurate zoning designation will allow a revitalization of facilities that are up to code and ADA accessible. These changes will better enable the SJCC to continue to serve our community, Mercer Islanders, and future Mercer Islanders to come for the next 55 years.

Sincerely,
Doron Holan

6121 85th Pl SE

Molly McGuire

From: Doug Rosen <drosen@alascop.com>
Sent: Wednesday, August 5, 2026 12:48 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Comprehensive Plan Amendment being discussed tonight.

I am writing to ask for your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family residential to commercial. The SJCC has never been used as a residential facility and has been in place and serving the entire Mercer Island community for 55 years. It only makes sense to have the zoning match the reality on the ground. The City should align the comprehensive plan and land use maps with the longstanding use of this property.

My family and I have used this facility for ourselves, our children and our grandchildren. We have lived on Mercer Island for 47 years and the SJCC was one of the major reasons to move here, for pre-school, basketball, swimming, theater arts, films, community events and camps.

It is time for the zoning of this facility to be appropriate to its use. I recommend and urge your approval of the comprehensive plan amendment.

Sincerely,

Douglas C. Rosen
President
Alaskan Copper & Brass Company
206-972-3175

Molly McGuire

From: Ed Bridge <edwardlbridge@gmail.com>
Sent: Wednesday, August 5, 2026 12:11 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Changing SJCC designation property to commercial

To the Members of the Planning Commission,

We are writing to strongly support changing the Comprehensive Plan for the SJCC property from single family to commercial. We are sorry we are unable to attend tonight's planning commission meeting in person. Please accept this email as indicative of our overwhelming support of this amendment to the comprehensive plan.

We have called MI home for the last 30 years (and Ed grew up on the Island for the first 18 years of his life before that, making him a resident for 48 years!). We raised our children here. One of the reasons we moved to the island was the JCC. Both our children attended pre-school there. It is a huge community asset. A place for community members of all ages. It is a draw for our community.

Quite honestly, we were surprised to learn that the area where the J is located was zoned as single family. It makes sense to align the comprehensive plan to reflect the use of this property with the long term asset that the SJCC has been and will continue to be.

Thank you for supporting this amendment.

Ed & Pam Bridge
206-321-3773

Molly McGuire

From: Andrea Larson
Sent: Tuesday, July 21, 2026 9:12 AM
To: Molly McGuire
Subject: FW: Please support the rezone for the SJCC on Aug. 5

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Elaine Kraft <ejk9151@gmail.com>
Sent: Tuesday, July 21, 2026 9:08 AM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Please support the rezone for the SJCC on Aug. 5

I was on hand when the SJCC was officially opened in 1969. It was a gem for the island.
Since then, my grandmother, great aunt, parents, husband and I, brothers, children and grandchildren have used it in so very many ways. Sports, culture, day care, preschool, after school, camps and I came backyard later to learn bridge -- meeting a whole new group of Island residents. It is a remarkable place. It must continue to serve that purpose.

But today the building desperately needs your help. It has no HVAC, no elevator and is held together with duct tape! It may be in a residential area but it and has been for almost 60 years a commercial facility serving hundreds of thousands of people.

It should be zoned as such, consistent with its decades old use

Over the years of discussion, J leaders have heard the neighbors and addressed their concerns. No showy building is planned. Buffers, traffic, etc. have all been carefully considered. A revitalized J is needed, and it would be as much a part of the neighborhood as the current J has been. And it would be there for everyone with open doors.

From someone born and raised on the island, to you who are now stewards of the island, I urge you to support the proposed rezone for the SJCC.

Thank you for your consideration

•

Molly McGuire

From: Ellen Brin <elstation@aol.com>
Sent: Tuesday, July 28, 2026 9:39 PM
To: Planning Commission
Subject: request from ellen rosenstein brin

Dear Planning Commission,
I am writing to urge your support to amend the comprehensive plan to change the designation of the SJCC property from family to commercial.
After moving from the Midwest, my family found the SJCC to be an integral part of our lives and a main reason we chose Mercer Island.
Thank you for your kind attention.
Sincerely,
Ellen Rosenstein Brin

Molly McGuire

From: Deb Estrada
Sent: Tuesday, July 28, 2026 7:36 AM
To: Molly McGuire
Subject: FW: Support Proposed Zoning Change for the SJCC

From: Ellen Lynn <ellenlynn215@hotmail.com>
Sent: Monday, July 27, 2026 9:49 PM
To: Council <council@mercergov.org>
Subject: Fwd: Support Proposed Zoning Change for the SJCC

Sent from my iPad

Begin forwarded message:

> **From:** Ellen Lynn <ellenlynn215@hotmail.com>
> **Date:** July 27, 2026 at 9:47:16 PM PDT
> **To:** alison.vangorp@mercerisland.gov
> **Subject: Support Proposed Zoning Change for the SJCC**
>
> To the Members of the Planning Commission:
>
> I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.
>
> The J welcomed me and my family as newcomers to the Seattle area in 1994. Many friendships were formed from preschool and day camp experiences for us, through community and cultural events, as well as various classes over the years. Most recently I have been attending water aerobic classes, where I have been forming new friendships (and getting much-needed exercise) in a supportive and friendly environment. Those of us with physical limitations would really appreciate an updated, more easily accessible pool and restrooms.
>
> The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.
>
> Thank you for your attention to this matter.
>
> Sincerely,
> Ellen Lynn

Sent from my iPad

Molly McGuire

From: Emmi Kearns <kearnsemmi@gmail.com>
Sent: Monday, July 27, 2026 2:02 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I attend the SJCC several times weekly to use the fitness facilities and attend other events such as classes and lectures. My daughter teaches in the preschool. The current building is inadequate to serve the widespread use of the facility. The building is used extensively by Mercer Island residents and folks throughout the Seattle metropolitan area. It is a jewel for the entire city to utilize. The parking area is frequently filled to capacity. As a former Mercer Island resident and MIHS graduate and now Bellevue resident, please comply with updating the property status so we all can continue to use our Community Center and give it the facelift it deserves.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,

Emma Kearns

Molly McGuire

From: Etana Kunovsky <etanaku5@gmail.com>
Sent: Wednesday, July 29, 2026 12:04 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Timely - Support Proposed Zoning Change for the SJCC - Critical!

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

My family has been coming to the J since 1986. My children attended pre-school and after school activities there. They attended summer camp there for 10 years. They had birthday parties there. They attended holiday and community celebrations and I've attended film festivals. I've served on committees, swam in the lap pool for years and attended adult classes. And now my grandchildren attend youth programs and will soon attend summer camp there. All this to say, the J has been a huge part of our lives.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Etana Kunovsky

Molly McGuire

From: seehuge@aol.com
Sent: Tuesday, July 28, 2026 3:08 PM
To: Planning Commission
Subject: In Support of JCC Renovation

Planning Commission

I am writing to strongly express my support for the Stroum JCC and its plan to update the facility.

I have been a member of the JCC for about 15 years, using its fitness facility 3 days a week for 60-70 minute workouts. I received my PhD from the UW in nuclear engineering more than 50 years ago and worked at Boeing for 24 years where I achieved the level of Technical Fellow. Thus, I believe that I am a good judge of excellence in Seattle institutions. The J operates at a high level, but the facility is old and could use renovation, which I strongly support.

Thank you,
Dr. Eugene Normand
email: seehuge@aol.com

Molly McGuire

From: E Jimenez <sra.ejimenez@gmail.com>
Sent: Tuesday, July 28, 2026 2:38 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for the Comprehensive Plan Amendment for the SJCC Property

Dear Members of the Mercer Island Planning Commission and City Council,

I am writing to respectfully urge your support for amending the Comprehensive Plan to change the designation of the SJCC (The J) property from single-family to commercial.

I have lived on Mercer Island for many years and have witnessed firsthand the tremendous value that The J brings to our community. For more than 55 years, it has never functioned as a single-family property. Instead, it has served as a true community center that welcomes everyone, regardless of their religious beliefs or background. Over the years, I have had the privilege of participating in many activities at The J.

I have attended educational programs, community events, and fitness classes, and I have seen children, families, adults, and seniors all benefit from what this special place offers. The fitness and wellness programs are especially important for many older adults, providing opportunities to stay active, healthy, and socially connected. The J truly offers something meaningful for every generation.

One of the things I admire most is that The J creates a welcoming environment where people feel they belong. It brings neighbors together, builds friendships, supports families, and strengthens the sense of community that makes Mercer Island such a wonderful place to live. Countless children have grown up participating in programs there, and many adults continue to benefit from its services throughout their lives.

Like many community facilities that have served for decades, the building now needs significant care and investment. I believe that updating the property's designation to reflect its longstanding community use will help ensure that these improvements can happen and allow The J to continue serving Mercer Island for generations to come. This change would not only recognize the reality of how the property has been used for decades, but it would also enable it to better meet the
needs of our growing and evolving community while continuing to be a good neighbor.

Please approve this amendment to the Comprehensive Plan and align the land use designation with the property's historic and ongoing role as a community center. Doing so will help ensure that The J continues to enrich the lives of Mercer Island residents for the next 55 years and beyond.

Thank you for your thoughtful consideration and for your service to our community.

Sincerely,
Evelyn Jimenez
9208 SE 33rd St
Mercer Island. WA 98040

Molly McGuire

From: Eydie Hasson Katz <eydiekatz@outlook.com>
Sent: Wednesday, July 29, 2026 11:13 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to AMEND the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I am a Mercer Island resident. I grew up on the east side. I'm 57 years old – the JCC has been part of my life since the beginning. I participated in programming there as a child, I was a summer camp counselor as a teen, both of my children attended the amazing early childhood school there, one of my children currently works there..the list goes on. The JCC is a safe, inclusive, and welcoming place for all kinds of individuals and families throughout the lifecycle.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you,
Eydie Hasson Katz
Get Outlook for iOS

Molly McGuire

From: Francesca Mahoney <francesca.mahoney1@gmail.com>
Sent: Tuesday, August 4, 2026 1:20 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

Dear Planning Commissioners,

My family moved to Mercer Island a little over a year ago, and one of the first places that made this feel like home was the J. My daughter's preschool held its holiday concert there, and it's since become a regular stop for our family's workouts and activities.

That's exactly why I'm asking you to support amending the Comprehensive Plan to redesignate the SJCC property from single-family to commercial.

This isn't a new use for the site — the J has operated as an open community center on Mercer Island for more than five decades. The zoning simply hasn't caught up to what the property has always been. Updating the Comprehensive Plan and land use maps to reflect that reality would let the J keep doing what it's done since long before most of us lived here: giving island families, new and longtime alike, a place to gather.

Thank you for considering this.

Best,

Francesca Mahoney

Molly McGuire

From: Andrea Larson
Sent: Friday, July 17, 2026 4:32 PM
To: Molly McGuire
Subject: FW: SJCC rezoning

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Fred Tobis <fredtobis@gmail.com>
Sent: Friday, July 17, 2026 3:40 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: SJCC rezoning

To Members of the Mercer Island Planning Commission,

I am writing to urge you to amend the land use maps and Comprehensive Plan to change the erroneous designation of the JCC from single family property to its real use - a community center that benefits a significant proportion of Mercer Island residents.

I have been a Mercer Island resident for more than 30 years. We've raised 4 children who currently are all Mercer Island residents. They all attended JCC preschool, camps, sports, and holiday activities. They made lasting friendships. It truly has been a community center for them. The next generation is now also embedded with the JCC - the 5 grandkids enjoy the preschool and facilities. In addition, I make regular use of the JCC classes, gym, and cultural activities.

It is time to correct an obvious mischaracterization - the JCC has been a commercial property and community center for more than 50 years. Please amend the Comprehensive plan to reflect reality and allow this facility to continue to serve Mercer Island residents and families in the years ahead.

I'm writing to you, because I'm unable to attend the planning meeting in person. Yet, this issue is incredibly important to me, my family, and to the greater Mercer Island community Jews and non-Jews alike. It is a place to be with neighbors, it is a place that creates the environment that Mercer Island residents come here for.

Thank you for your attention,
Fredric Tobis
7411 SE 36th St
Mercer Island, WA 98040

Molly McGuire

From: Gail Zucker <zuckerg2020@gmail.com>
Sent: Monday, July 27, 2026 7:49 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I've been coming to the J since 1983. My kids have attended the JCC preschool and after school programs. My family has used the JCC for special programming and events over the years.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Gail Zucker
Mobile: 415 235 2696
Email: Zuckerg2020@gmail.com

Molly McGuire

From: Garrett Hyman <garretthyman@yahoo.com>
Sent: Wednesday, August 5, 2026 2:06 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC -- 2026 08 05

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

My family have been members of the SJCC since 2003. My children attended the pre-school. We routinely attend community events there. We work out there regularly.

Nonetheless the SJCC is a very important place for our family (and for many of our friends).

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely yours,

Garrett and Rachel Hyman
6924 SE Allen St
Mercer Island, WA 98040
206 852 8898

Molly McGuire

From: Andrea Larson
Sent: Monday, July 20, 2026 8:47 AM
To: Molly McGuire
Subject: FW: Commercial Zoning for the J!

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: gina gonchar <ginagonchar@gmail.com>
Sent: Sunday, July 19, 2026 9:39 PM
To: Alison Van Gorp <alison.vangorp@mercergov.org>; Council <council@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Planning Commission <Planning.Commission@mercergov.org>; City Clerk <cityclerk@mercerisland.gov>
Subject: Commercial Zoning for the J!

Dear Mercer Island City Council and Planning Commission,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. The J is what drew my family to live within easy access to Mercer Island. I sent my kids to the preschool there, we participated in basketball and swimming, the gym, evening classes, lectures and the library. My kids had their first jobs as camp counselors and lifeguards at the J. We come to the J for community events and holiday events. We met our first and lasting friends at the J. It's the heartbeat of Mercer Island and unequivocally deserves your support! The J has been serving the Mercer Island community – as a community center – for over 55 years. Enough of the bureaucratic runaround. Please align the comprehensive plan and land use maps to reflect the reality of the J as a commercial entity that is integral to the success of Mercer Island.

Sincerely,
Gina Gonchar
PO Box 413
Mercer Island, WA 98040

Molly McGuire

From: Ginger Howse <gingrhowse@me.com>
Sent: Tuesday, July 28, 2026 10:24 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial. I've been coming to the J since 2014 and I would like to continue my activities at the J for a long time to come.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you for listening!

Ginger Howe

206-696-1464

Molly McGuire

From: Glen Lutchman <glen.lutchman@gmail.com>
Sent: Tuesday, August 4, 2026 9:28 PM
To: Alison Van Gorp; Planning Commission; Deb Estrada; Council
Subject: Support expansion of SJCC

I'm writing to give my support to the rezoning and expansion of SJCC. They do a lot for my community and I would like to see them grow and do more

Best
Glen

Molly McGuire

From: Gloria Wolfe <gloria@wolfedwelling.com>
Sent: Tuesday, August 4, 2026 2:40 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Cc: Gloria Wolfe
Subject: Supporting the comprehensive plan change for the J

Dear Planning commission,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. As a 20 member of the SJCC and living on the Island for 17 years, I can't think of a more welcoming community center.

The SCC welcomed us not only to Washington State, but to becoming parents, raising our children on the Island and creating and fostering a community of friends who have supported our family for many years now. Our friends were made through the SJCC and continue to be our nearest and dearest people in WA. Our kids' friends continue to be the ones they went to preschool with at the SJCC. We have done Dinky Dunkers, J Explorers, Parents nights out, Adult Co-Rec Slow Pitch Softball, the Jewish Film Festival at the SJCC. We have been to Mitzvahs and auctions, celebrations of Life, parties and everything in between. We have done exercise at the SJCC, our kids learned to swim at the SJCC and we continue to utilize the SJCC for adult programming.

It's time for major improvements and updates and upgrades to the SJCC. Please please please allow the SJCC to stay relevant for the next generation of Washingtonians.

The SJCC has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,

Gloria Wolfe
425 922 7675

Molly McGuire

From: hayley d <hayleyduitch@gmail.com>
Sent: Monday, July 27, 2026 12:41 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

Follow Up Flag: Follow up
Flag Status: Completed

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

The J has been part of my family for generations. My husband and I both attended preschool there, as did our children. I worked at the J as a teenager, and today both of my kids work there as well, and also attend youth group meetings each week. Over the years I've taken classes and attended lectures at the J, my husband played in the basketball and baseball leagues, and my parents made some of their closest, lifelong friends through the community there, friendships that helped shape my own childhood. Three generations of my family have called the J home, and it has never once functioned as a single-family residence. It has always been exactly what it is today: a school, a gathering space, an activity center, and a cornerstone of community life on Mercer Island.

The J has been serving the Mercer Island community, as a community center, for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality, and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Hayley Duitch
6551 80th Ave SE
Mercer Island, WA 98040

Molly McGuire

From: Heidi Behrens-Benedict <hbbenedict@aol.com>
Sent: Monday, July 27, 2026 3:58 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: The comprehensive plan

Follow Up Flag: Follow up
Flag Status: Completed

- Dear Friends on the Mercer Island City Council ~
-
- I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.
-
- Why is this important to me? I've been attending Aqua Fit classes five days a week since I joined the J. When friends ask me why I've so happy about my membership, I tell them about how it feels to walk out of the dressing room onto the pool deck and have a dozen+ women turn and smile.
-
- What a great way to start the day.
-
- The J has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Heidi Behrens-Benedict, ASID, NCIDQ

Behrens-Benedict Limited
1844 140th Avenue Southeast
Bellevue WA 98005

206-412-0610

www.BehrensBenedict.com

Molly McGuire

From: Feiock Heidi <heidiashleyfeiock@hotmail.com>
Sent: Monday, July 27, 2026 8:07 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

The JCC has been a place of inclusiveness and gathering. Since we moved here with our two children in 2024; we have used the facility for a place that provides a safe, nurturing and educational space for our children to grow and learn. Myself uses it as a space to stay healthy and clear my mind by using the gym and attending the fitness classes. My family has also attended some of the events held by the JCC such as the movies and a treat. (Frozen and frozen yogurt) (Moana and milkshakes). My oldest daughter takes swim lessons there and has made a lot of improvement through the lessons. We also use the pool to attend open swim with both our young children. Regardless of one's religion or beliefs we have felt welcomed and it is a place everyone on the island and beyond can enjoy.
Please consider changing the zoning from single family to commercial for the JCC to continue to server and support our community as it moves foward.
The Frizzells

Sent from my iPhone

Molly McGuire

From: Ian Morris <ianmorris@outlook.com>
Sent: Wednesday, July 29, 2026 9:05 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Counting on Your Support

Members of the Planning Commission,

The Jewish Community Center has been serving Mercer Island families for decades. It is a cherished institution that has been invaluable to my family and was central to our decision to relocate from Kirkland to Mercer Island after our children were born. The JCC is a core part of what makes Mercer Island such a great community, not just for Jewish families but for local families of all faiths. It is a safe and welcoming place for our children to receive early childhood education, attend arts and cultural events, swim, exercise, and be made to feel a part of a very welcoming community.

At a time when third spaces are so important and often lacking, the JCC is a vital resource and one that needs our continued and ongoing support. It is my sincere hope that you will support amending the comprehensive plan to change the designation of the JCC property from a single family to commercial so that the JCC can continue to serve Mercer Islanders for decades more to come.

Thank you in advance for your support and for your service to our community.

Ian Morris

Molly McGuire

From: Irene Geisner <geisnercoaching@gmail.com>
Sent: Wednesday, July 29, 2026 11:03 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial. My kids have attended the j for youth groups and camps. I have attended classes and events and celebrated holidays. The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you

Irene Markman Geisner, Ph.D.
Licensed Clinical Psychologist
(206) 419-8999
Eastside Psychological Associates
1740 NW Maple St. Suite 210
Issaquah, WA 98027

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Molly McGuire

From: James Gottesman <james.gottesman@icloud.com>
Sent: Wednesday, July 29, 2026 11:57 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: sjcc

Dear MI City Council,

My wife and I moved to the Island in 1978. Following that were three children and seven grandchildren, all who lived on the island. I can't tell you how strongly I believe that the JCC is a Mercer Island treasure but it's in bad need of redevelopment to fulfill its promise to the whole island. I certainly hope that you will go along with the plans for the new JCC.

Sincerely

James Gottesman MD
Gloria Gottesman

james.gottesman@COMCAST.NET

Molly McGuire

From: Jamie Kezner <jamiekezner@gmail.com>
Sent: Tuesday, August 4, 2026 3:48 PM
To: Planning Commission
Subject: Support of the SJCC

Dear Planning commission,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.

I am a born and raised Islander. My husband and I, who also grew up her, chose to come back to raise our family here. There are so many reasons why we chose to come back but one of them is the support of this community and what it has done for us. A large piece of that community comes from the J. I went to preschool there, worked out there, hung out there and we chose to send our children to pre-school there. It is hard to put into words what one place can be to someone let alone an entire community. I only hope it can be the same to my children, and their children and beyond.

The J has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

PLEASE, PLEASE, PLEASE understand how important the J is and know how much more it can be with this comprehensive plan.

Thank you,
Jamie Kezner

Molly McGuire

From: Jamie Weinstein <jamielynnweinstein@gmail.com>
Sent: Wednesday, July 29, 2026 1:22 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for SJCC's Comprehensive Plan Amendment and Rezone request

To the committee,

My name is Jamie Weinstein and I am a proud board member of the SJCC.
I am here to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. The J has been serving the Mercer Island community — as a community center — for over 55 years. My hope is it will be here for another 55 and beyond. While I don't have children currently, my dearest hope is to have a family one day and have a community and place like the SJCC to raise my kids, just as my parents raised me. All of my formative memories from childhood are at the J, from preschool, to after school gymnastics and musical theater, and of course, summer camp. It left such an imprint on my life that I returned in college to be a camp counselor, and now as an adult, it is a privilege to help shape the future of the organization as a board member. As I am sure you are aware, redeveloping our current physical structure is imperative to the longevity and prosperity of our organization. Our journey to redevelop our campus has been years in the making, and now, more than ever, our community needs the J. I am not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — it has never been in single family use. As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance. With that, I urge you to support amending the comprehensive plan to change the designation of the SJCC property from single family to commercial.

Thank you for your time and consideration.

Best,
Jamie Weinstein

Molly McGuire

From: Janis L Abkowitz <janabk@uw.edu>
Sent: Tuesday, July 28, 2026 4:44 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

My family has been members of the J for many years. Our two children had swimming lessons there and attended day camps during the summer and school holidays. I played on a women's basketball league and still use the gym. It is a community center for everyone, not a single family use area.

Please change the designation so appropriate upgrades can occur to assure that the facility is safe and can continue to thrive.

Thank you,
Jan Abkowitz

Molly McGuire

From: Jason Koehler <jason@rkkconstruction.com>
Sent: Wednesday, August 5, 2026 1:42 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: SJCC Rezone

To the Members of the Planning Commission:

I am writing to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. The J has been serving the entire Mercer Island community (NOT ONLY THE JEWISH COMMUNITY BUT THE ENTIRE MERCER ISLAND COMMUNITY) — as a community center — for over 55 years. My wife and I have been Mercer Island residents and members for most of those years and we use it regularly. Now my children use it regularly. My hope is it will be here for another 55. I am not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — **it has never been in single family use.** As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance.

I Recommend and urge your approval of this comprehensive plan amendment.

Thank you,

Jason Koehler

Molly McGuire

From: Andrea Larson
Sent: Monday, July 20, 2026 8:54 AM
To: Molly McGuire
Subject: FW: JCC redone

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Jean Dunbabin <jeanfdunbabin@outlook.com>
Sent: Saturday, July 18, 2026 3:16 PM
To: City Clerk <cityclerk@mercerisland.gov>
Subject: JCC redone

My husband and I moved to Mercer island over 40 years ago from Kirkland. We built our home here and raised our son here and joined the Jcc and still belong. Now as a senior Citizen It still is an important part of my life. I attend the pool exercises during the week and use the gym. It is an amazing organization that serves everyone .
Our Grandson also attended classes as a preschooler and fought against the racism at Whitman college which he attends presently.
We are not Jewish but the fact that it serves everyone is extremely important.
Jean F Dunbabin

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Molly McGuire

From: Andrea Larson
Sent: Monday, July 20, 2026 8:47 AM
To: Molly McGuire
Subject: FW: Zoning of JCC

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Jean Dunbabin <jeanfdunbabin@outlook.com>
Sent: Sunday, July 19, 2026 6:12 PM
To: Planning Commission <Planning.Commission@mercergov.org>
Subject: Zoning of JCC

I have been a member of the J since my husband and I first moved to Mercer island over 40 years ago. Our son. David attended

Get Outlook for iOS

Molly McGuire

From: Jean Greaves <jeangreaves@yahoo.com>
Sent: Tuesday, July 28, 2026 1:09 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: SJCC zoning designation

Hello,

I'm writing to request support for amending the Comprehensive Plan to change the SJCC property designation from single family to commercial. It occupies space that is clearly not a single-family neighborhood, and its ability to meet its stated mission means that it must be able to maintain and upgrade its facilities going forward.

I am a member of SJCC primarily to use its athletic facilities, including the pool. Theirs is the only comprehensive sports facility on Mercer Island that is financially accessible to most. The Beach Club, Country Club, and Shore Club are out of reach for many. Other athletic options are typically single focus. The J's fitness classes and equipment, including swim lessons and aqua classes, are an invaluable resource for me and for the community.

In addition to fitness, the SJCC offers preschool, summer camps, and other programming for kids and families, regardless of faith tradition. When my kids were young they were able to attend camps, theater, and dance at SJCC along with many of their friends.

SJCC has been serving as a community center on Mercer Island for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure that it can continue thrive on Mercer Island for the next 55 years.

Thanks,
Jean Greaves

7428 91st Ave. SE
Mercer Island

Molly McGuire

From: Jean K <jeankanklein@gmail.com>
Sent: Wednesday, July 29, 2026 11:17 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

The SJCC has been serving Mercer Island as a community center for all - for over 55 years. The J welcomes everyone, no matter what their ethnicity, age, etc. More than 1/3 of Mercer Island belongs to the J, however you don't need be a member to take advantage of its programs and facilities.

On a personal level, when I moved to Mercer Island from the Midwest in 1974, I didn't know anyone and there weren't many avenues for people to make friends. We immediately joined the J and have been members ever since. Our children were in daycare, preschool, camp, sports, continuing education, etc. and the J has been a focal point in all of our lives. The J has provided a foundation for life and, by the values that the J promotes, to become good citizens of the world. All 4 of our children are productive members of society and I attribute much of that to their lifelong connection to the J. And for me, the J has been a place of instant warmth and connection throughout my whole life.

The current building is basically the same one that was there in 1974. At this point it is well past the life span for just "fixes". It needs a building that is up to code, ADA accessible and realigned to meet the shared goals of the J, our neighbors, and the Mercer Island community. Very much thought and planning have gone into the proposed plan keeping consideration of neighbors and community at the forefront.

Changing the land use designation will not in any way change the daily operations of the SJCC. Any future changes in configuration will go through design review and significant public processes. The J will be subject to the same land use protocol as similarly zoned properties including its next door neighbor, Mercer Island City Hall. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years. Thank you.

Sincerely,

Jean Klein

Molly McGuire

From: Deb Estrada
Sent: Monday, July 27, 2026 6:17 PM
To: Molly McGuire
Subject: FW: JCC Rezone

-----Original Message-----
From: Jeff Bean <olyhardware@hotmail.com>
Sent: Monday, July 27, 2026 3:49 PM
To: Council <council@mercergov.org>
Subject: JCC Rezone

Dear Council Members,
I am reaching out to ask that you approve The JCC rezone for their remodel. I use the gym at this facility at least twice a week. It is a critical part of my health regimen. I implore you to make it possible for the JCC to remodel and update their aging facilities.
Jeff Bean
Age 78

Sent from my iPhone

Molly McGuire

From: jeff @jkanter.com <jeff@jkanter.com>
Sent: Wednesday, July 29, 2026 7:17 PM
To: Planning Commission
Subject: Mercer Island JCC rezone

Dear friends,

I am a long-time Mercer Island resident and member of the JCC for over 30 years. The JCC is a vital community resource with up to one-third of MI residents as members. It is open to Islanders of all faiths and creeds.

Programs at the JCC are incredibly popular and the facility is outgrowing its space constraints. Please act favorably on the necessary actions to expand this important and beloved community resource.

Thank you for your consideration,

Jeffrey Kanter, DDS, MS
Susan Kleiner, PhD

Molly McGuire

From: Jennifer Emm <hello@jenniferemm.com>
Sent: Tuesday, August 4, 2026 2:23 PM
To: Planning Commission; Alison Van Gorp; Council; Deb Estrada
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I was literally raised at the JCC and it has played a role in every stage of my life. As a baby, preschooler, teen, and parent. And, now that I'm 53, I will by relying the J's service to support me as I move into my older years.

Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for another 55 years.





My daughter's turn at the J. She took dance, swimming, and art. My son went to preschool there.



A JCC field trip to Luther Burbank. I'm still friends with every one of these boys.



The Muscatel Family in the 70's breaking ground on a new wing of the JCC.

Jennifer Muscatel

@jennifer_muscatel
206-661-0566

Molly McGuire

From: jen.kessler@comcast.net
Sent: Wednesday, July 29, 2026 11:07 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Please amend the Comprehensive Plan to allow the SJCC to grow

To the Members of the Planning Commission:

Our family has been living in Mercer Island since 2007 and we have been long-term members of the Stroum Jewish Community Center.

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial, so that the facility can serve my family and others for decades to come.

Please align the comprehensive plan and land use maps to give the JCC the flexibility to grow. This will ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,

Jennifer Kessler
7616 SE 40th St

Molly McGuire

From: Andrea Larson
Sent: Friday, July 17, 2026 8:48 AM
To: Molly McGuire
Subject: FW: SJCC Rezone

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Stephanie Castle <stephaniejb354@hotmail.com>
Sent: Thursday, July 16, 2026 7:58 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: SJCC Rezone

Hello,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. My children both attended the Early Childhood School for preschool and now attend J Camp in the summers. We are not Jewish but have so loved and appreciated the warm, caring and inclusive community of staff and members who have welcomed us. The J has been serving the Mercer Island community in this way – as a community center and school – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to bless our community and thrive on Mercer Island for the next 55 years and beyond.

Best wishes,

Stephanie Castle
4706 E Mercer Way

Sent from my iPhone

Molly McGuire

From: Steve Chess <tripickle6@gmail.com>
Sent: Wednesday, July 29, 2026 2:12 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: JCC Property

I have been a member of the JCC for many years. The JCC deserves a facility that is up to code. As a person with a long-term physical disability, many of the potential updates would be of great help to me and others. Please amend the comprehensive plan to designate the JCC property from single family to commercial use.

Thank you,
Stephen Chess

Molly McGuire

From: Steve Linkon <stevelinkon@msn.com>
Sent: Monday, July 27, 2026 9:32 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I am writing to strongly support amending the Comprehensive Plan to reclassify the SJCC property from single-family to commercial use. My family has been part of the J community since 2009, when my daughter began preschool there. She attended for three years and also took swimming lessons at the J. I have observed children from the French American School frequently using the J's pool and gymnasium.

My family has participated in numerous events at the J, including carnivals, educational programs, lectures, and religious gatherings. The J has been a vital part of the Mercer Island community—serving as a community center for over 55 years. I urge you to update the Comprehensive Plan and land-use maps to accurately reflect this reality, ensuring that the J can continue to serve and thrive on Mercer Island for many more years. It is essential that the city align land-use policies with the property's long-standing community use so the J can operate without impediments. I recommend you approve this Comprehensive Plan amendment.

Steven K. Linkon
949-697-8889

Molly McGuire

From: Stuart Sulman <ssulman@kellersupply.com>
Sent: Wednesday, August 5, 2026 9:53 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

- I am writing to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. The J has been serving the entire Mercer Island community (NOT ONLY THE JEWISH COMMUNITY BUT THE ENTIRE MERCER ISLAND COMMUNITY) — as a community center — for over 55 years. My wife and I have been Mercer Island residents and members for all of those 55 years and we use it regularly. Now my Children and Grandchildren us it regularly. My hope is it will be here for another 55. I am not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — it has never been in single family use. As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance.
- I Recommend and urge your approval of this comprehensive plan amendment.

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Molly McGuire

From: Andrea Larson
Sent: Monday, July 20, 2026 1:32 PM
To: Molly McGuire
Subject: FW: Designation of SJCC Property

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Susan Szafir <susanoszafir@gmail.com>
Sent: Monday, July 20, 2026 1:04 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Designation of SJCC Property

Dear Planning Commission, Council Members and Government Servants,

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. My family and I have been residents of Mercer Island for over 18 years and we've been members of the SJCC for almost the entire time we've lived on the island.

The SJCC has been so important to my family over the years. When we first moved to the Island from Austin, Texas in 2008, it is where we enrolled our daughters in pre-school, and it is where our family made lasting, foundational friendships that have provided us with tremendous joy and community throughout our time on Mercer Island.

As an empty nester, I now take Line Dancing lessons weekly, which I love and have at times relied on Aquafit classes when I've been unable to do weight bearing exercises. My husband and I will occasionally attend social or educational events or speakers which consistently enrich our lives. It is always nice to connect and see people we know when we visit the J. It is so familiar, that when we walk through the doors, it feels like a home away from home. We feel so fortunate to live in a community which has a vibrant and active JCC.

The J has been serving the Mercer Island community - as a community center - for over 55 years. **Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.**

Thank you for your consideration,

Susan Szafir

Molly McGuire

From: Suzanne Skinner <skinnersuzanne@hotmail.com>
Sent: Wednesday, July 29, 2026 11:04 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Please amend the MI Comp Plan as requested by the JCC

Dear Mercer Island government members:

I am joining the chorus of residents urging that the City amend the comp plan to change the JCC's property designation from single family to commercial.

This is a common sense change which reflects the current use and, moreover, will allow the JCC to undertake important and essential renovations of its aging facility.

The JCC is absolutely integral to the fabric of the Mercer Island community. It's membership is affordable and consequently, I have heard that one-third of MI residents belong. It provides essential services to families: after school programs, child care, summer camps, swimming lessons and so much more. It provides essential services to seniors: specialized, affordable mobility and strength classes, senior social time and health clinics and so much more. It opens its doors annually to a well-received, affordable film festival that is open to all: where else on MI can one see the latest international films open to all?

In short, it is essential that the City approve this comp plan change to keep the JCC able to play the key role it plays in the lives of thousands of MI residents.

And for heavens sakes, the City does not need any more single family residences. It needs community spaces to support the families that call MI home.

Suzanne Skinner
JCC member

Molly McGuire

From: Tara Koehler <taracarrasco@gmail.com>
Sent: Tuesday, August 4, 2026 3:47 PM
To: Alison Van Gorp; Planning Commission; Deb Estrada
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

unds warm and authentic:

I value the J because it has truly been a home away from home for our family. My husband grew up attending preschool there, playing sports, and spending countless hours at the J. When we started our own family, it felt natural to continue that tradition. Both of our children attended the Early Childhood Education program full time and later participated in countless after-school activities, camps, sports, and programs.

Today, our children are in high school and college, but some of their closest friendships were formed at the JCC and remain some of the most meaningful relationships in their lives. The J has been so much more than a place to work out or take classes—it's been a community that has supported our family through every stage of life. Even now, we each continue to use the J in our own ways, whether it's exercising, taking classes, or simply feeling connected to a place that has meant so much to us over the years.

The JCC isn't just a community center to us—it's part of our family's story, and we're incredibly grateful for the sense of belonging, connection, and lifelong relationships it has fostered.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Sincerely,
Tara Koehler

Sent from my iPhone

Molly McGuire

From: Terry Azose <tlazose@gmail.com>
Sent: Tuesday, August 4, 2026 7:44 PM
To: Planning Commission
Subject: In support of the proposed zoning designation from single-family to commercial,

I am in support of the proposed zoning designation from single-family to commercial, I firmly believe that this change is necessary and beneficial.

Reflecting on the history of the JCC, I recall its opening in the 1960s as a magnificent state-of-the-art building. As a high school student at the time, I was deeply impressed by its grandeur. Today, I am proud to say that my children and grandchildren have embarked on their preschool education at the JCC. It has been a nurturing, well-run, and inclusive program that has created cherished memories for my family.

As a 70-something member, I value the safety, welcoming atmosphere, the new friendships and renewed connections that have become integral to my daily activities at the JCC. From swimming to classes, the supportive staff consistently bring joy and encouragement to all members.

However, the building itself is in need of renovation. Despite the staff's efforts to patch up the broken structure, it remains outdated and in need of significant improvements. The zoning change would facilitate better traffic patterns and provide more opportunities for both young and old members of the community.

In conclusion, I strongly advocate for the zoning change to the commercial designation. It will undoubtedly enhance the JCC's functionality and ensure its continued relevance and support for the community.

Sincerely,
Terry Azose
(206) 450-0995 cell

Molly McGuire

From: Thellea Leveque <thellea@me.com>
Sent: Saturday, August 1, 2026 5:58 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Support for JCC facility update!!!

The JCC is a VITAL part of our community and the current infrastructure is truly old and outdated. If there really is a chance to turn it into the beautiful community space shown on the plans, I am ALL FOR IT!!!!!!!

I am not worried about my i90 access, I am not worried about neighbor noise or inconvenience, I am not worried about some kind of zoning interference. Just build the darn thing. The plan looks amazing and will be a huge win for our whole community. It will probably raise property values and bolster the public school satisfaction (with their before and after school programs for elementary age kids).



Thellea Leveque
9323 SE 43rd St
Mercer Island, WA 98040

Molly McGuire

From: tomacker1@comcast.net
Sent: Wednesday, August 5, 2026 2:46 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: JCC Planning Meeting

I'm writing to share my support for the JCC remodel. As a 50+ year resident of Mercer Island, both myself and my family, have used the facilities off and on throughout the years both as members and as benefactors of their services including the Special Need Adaptive Swimming Programs.

While there have been many concerns raised over the years, the latest plans I've seen seemed to address all the concerns that have been raised over the years including security, lighting, tree plantings, parking, etc. The only remaining concerns are what the final designs look like, will there be an impact on the adjacent neighborhoods, AND whether or not there is an impact to drivers visiting/departing from Mercer Island. The concerns on nextdoor pointed out there are only three ways to leave the island heading eastbound and one is an HOV only onramp which begs the question as to whether or not there will be traffic impacts around the EMW onramp.

If the city processes work as intended (Design Reviews/Planning Commission Reviews), I'm confident these concerns as well as any further questions and concerns will be resolved. This is based on my understanding there are no plans to materially change the use of the JCC or the number of people who would be visiting the JCC. For example, the JCC will not create a "convention center" that would increase the number of people coming to, and departing from, the facility.

In addition, there are other changes that are naturally reducing the traffic impacts. These include the departure of the French American School and the completion of the i-90 East Channel Bridge Rebar Replacement Project.

In summary, the JCC has been, and continues to be, a valuable part of the community that serves the needs of many. And, quite honestly, this remodel has been needed to happen for over 20 years.

Thank you for your consideration.

Tom Acker

Molly McGuire

From: Tony Frego <tony.frego@gmail.com>
Sent: Tuesday, August 4, 2026 5:04 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: JCC Rezoning

Hello - I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. My son took swimming lessons for several years at the J. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years. I do not understand how high the change would allow the JCC to go, so I would want to request caution to not allow it to be oversized. From reading the city code, being close to an arterial, the JCC could be zoned to 7 stories. That doesn't feel right. Allowing the JCC to build to 2 or 3 stories seems appropriate for the space.

Tony Frego

Molly McGuire

From: Andrea Larson
Sent: Friday, July 17, 2026 9:09 AM
To: Molly McGuire
Subject: FW: SJCC Property Designation - Please support change to commercial property

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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

From: TRACY SIGMON <tracy.sigmon@comcast.net>
Sent: Friday, July 17, 2026 8:44 AM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: SJCC Property Designation - Please support change to commercial property

Hello:

I have been part of the SJCC community for over 50 years. I attended preschool and day camps, had my first job as a junior counselor at their day camps, then sent my own children to preschool there. They continued participating in activities like Dinky Dunkers and others and now, as adults, still come play pick-up basketball at the J. My husband and I use the facilities on a weekly basis to this day.

The J has been serving as a community hub for the entirety of my life (55+ years). While it's officially the "Jewish" community center, it serves all communities. I hear a multitude of languages as I walk down the halls. It's an critically important community space housed in a building that has outlasted its best self.

Please support the plan to amend the designation of the property from single family to commercial use. It's always been used as a commercial space and the zoning should reflect that so that this property can continue serving the greater Mercer Island and Seattle areas.

Thank you,
Tracy Sigmon
425.351.1332 (m)

Molly McGuire

From: Trea Diament <treadiament@gmail.com>
Sent: Monday, July 27, 2026 8:53 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: I support the SJCC rezone request

Dear Mercer Island City Council,
I am writing in support of the SJCC rezone request. I am a neighbor of the SJCC (13 El Dorado Beach Club Drive, Mercer Island) and a member. The SJCC is a beloved MI institution. For too long (maybe a decade?) the SJCC rebuild has been mired in permitting issues. The result is a building that doesn't meet the standards of the community. Without complete and timely support from the Mercer Island City Council, this institution will no longer be able to provide the services that MI loves - summer camp, swim lessons, pre-school, etc. Please do not force our non profits off the Island. Without explicit support from the council, we will lose what makes MI a community.
Thank you for your consideration,
Trea Diament

Molly McGuire

From: Uri Bar-Joseph <uribarjoseph1@gmail.com>
Sent: Wednesday, July 29, 2026 9:56 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Cc: Karen Bar-Joseph
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

We've been members of the J since we moved to Mercer Island six years ago and have used the J's programming for over 15 years, while we lived in Seattle before moving to the Island. My wife's family have been a proud member of the J since 1990, and we plan for our kids and one day our grandkids to continue this tradition.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thank you for the consideration,
Uri Bar-Joseph

Molly McGuire

From: Urmil shah <urmilshah@comcast.net>
Sent: Sunday, July 26, 2026 3:57 PM
To: Deb Estrada
Subject: Meeting

Follow Up Flag: Follow up
Flag Status: Completed

- I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single family to commercial. I'm a member at J for15 years. We moved from Minnesota and new to town. Originally we are from India and JCC accepted us and we have made so many friends now. They accepted us without asking any questions and welcomed us. We attend so many classes and water aerobics that has improved our life. The J has been serving the Mercer Island community – as a community center – for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Thanks, Pallu

Molly McGuire

From: Wendy Kaufman <kaufmanwr@gmail.com>
Sent: Wednesday, July 29, 2026 6:05 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Cc: kaufmanwr@gmail.com
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

WE have been happily living on Mercer Island for more than 3 decades; and we have Been using the SJCC for most of that time. The "J" is a fantastic resource and addition To our community. But it needs and wants to create new facilities. I totally support that effort.

I urge you to support amending the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial to enable the J to create an even better SJCC.

Like so many Islanders we used the wonderful pre-school, after school programs (a tremendous resource for working parents), and summer camp. We continue to use their exercise facility, wonderful fitness classes and pool.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to allow it to more
effectively serve the Island community for many decades to come .

Thank you for your consideration.

Wendy Kaufman
206 300 6720

Molly McGuire

From: Wendy Rosen <rawendy@msn.com>
Sent: Wednesday, July 29, 2026 12:25 PM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: JCC Comprehensive Plan Amendment

Dear Mercer Island City Council Members and Planning Commission Members,

I'm writing to you as a lifelong Mercer Island resident who also raised our children on Mercer Island. We attended Mercer Island schools and have also been proud and involved lifelong members of the Stroum Jewish Community Center (SJCC), starting with preschool.

Our family and so many fellow Mercer Islanders who we know have made countless lifelong friends at the SJCC.

I am writing to you today to ask that you *please support a Comprehensive Plan amendment, that would create a viable path forward for the SJCC to update the facility*.

I ask that you consider this for several reasons.

1. The SJCC is open to everyone. You do not need to be a member to come to the SJCC.
2. A bigger and better SJCC will benefit the entire Island.
3. Everyone is welcome at the SJCC, regardless of age, ethnicity, religion, or gender.
4. The current space is old and limited and there are many ongoing and costly maintenance issues.
5. The SJCC is such an important part of our community, and with a remodel it will be able to serve even more Mercer Island children, adults and seniors.

Thank you so much for your consideration and ongoing support for this beloved and critically important Mercer Island institution.

My warmest regards,
Wendy Rosen

Wendy Rosen
4140 Boulevard Pl
Mercer Island, WA. 98040
206-353-3208

Get Outlook for iOS

Molly McGuire

From: Zach Stroum <stroum@gmail.com>
Sent: Tuesday, July 28, 2026 11:48 AM
To: Planning Commission; Alison Van Gorp; Deb Estrada; Council
Subject: Please Support Proposed Zoning Change for the SJCC

Members of the Planning Commission,

I am a third generation Stroum who grew up on Mercer Island and currently resides a bridge away in Lake Hills, Bellevue. Growing up at the JCC and being surrounded by Jewish culture seemed like a given as a child. Only as I grew older and became a parent myself did I realize how incredibly rare an organization and campus like the SJCC is.

The most common question I get when I suggest someone join is whether they must be Jewish to belong. My answer is simple: No, it's for everyone. When I visit, I see people of all backgrounds, faiths, orientations, and incomes sharing a safe space to relax, learn, exercise, or even take a break from parenting for just a moment. Right now my two daughters are at summer camp there (which they look forward to throughout the school year). This allows me to work full time to support my family and be present for them at the end of the day.

However, the current facility and its zoning make it difficult to maintain and expand the services it provides to the community. The preservation of Mercer Island's environment and character through zoning laws is entirely understandable. I also believe we can agree that the SJCC campus is not a single-family home. I also believe that a modernized, ADA-accessible campus (subject to the same land use regulations and public processes the rest of the island has followed) would benefit Mercer Island by attracting families and their business here. Thoughtful leadership by the Commission in this instance would result in a win for the community and the city, demonstrating to the region that Mercer Island is and will continue to be one of the best places to live and visit.

Thank you for your time and consideration,

-Zach Stroum

Molly McGuire

From: Andrea Larson
Sent: Friday, July 17, 2026 8:47 AM
To: Molly McGuire
Subject: FW: Support Proposed Zoning Change for the SJCC

Comment on CPA25-002.

Thank you,

Andrea Larson, CMC
City Clerk
City of Mercer Island
206.275.7793 | mercerisland.gov

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From: Zivit Shechter Nissim <zivit_s@hotmail.com>
Sent: Thursday, July 16, 2026 9:20 PM
To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Support Proposed Zoning Change for the SJCC

To the Members of the Planning Commission:

I'm writing to urge your support to amend the Comprehensive Plan to change the designation of the SJCC property from single-family to commercial.

I first got to know the SJCC when we moved to the US and were looking for a preschool for our daughter. We found an amazing preschool but we also found a family at the J - where all our kids grew up (after school activities, summer camps, swim lessons etc), where we attend events and cultural gatherings, and where we all regularly exercise and swim.

The J has been serving the Mercer Island community – as a community center for all - for over 55 years. Please align the comprehensive plan and land use maps to reflect that reality and ensure the J can continue to serve our community and thrive on Mercer Island for the next 55 years.

Zivit Shechter-Nissim

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: (206) 275-7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT NO.	**RECEIPT NO.**	**FEE**
Date Received:		
Received By:		

SEPA REVIEW

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

REVIEW PROCESS – TYPE III LAND USE REVIEW

Type III reviews require the exercise of discretion about nontechnical issues. Type III reviews require a pre-application meeting, letter of complete application, notice of application mailing and posting, a 30-day public comment period, notice of decision, and the decision is made by the Code Official. Type III reviews do not require a public hearing.

SEPA reviews are also subject to the environmental procedures outlined in MICC 19.21. When the city is the lead agency for a proposal, the responsible official shall supervise compliance with the threshold determination requirements and, if an EIS is necessary, shall supervise preparation of the EIS.

Upon the receipt of an application for a proposal, the receiving city department shall, and for city proposals, the initiating city department shall, determine whether the proposal is an action potentially subject to SEPA and, if so, whether it is categorically exempt. This determination shall be made based on the definition of action (WAC 197-11-704), and the process for determining categorical exemption (WAC 197-11-305). As required, city departments shall ensure that the total proposal is considered. If there is any question whether or not a proposal is exempt, then the responsible official shall be consulted.

PRE-APPLICATION MEETING

A Pre-Application Meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application meeting – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

For more information on the Pre-Application Meeting process, please refer to the Pre-Application Meeting Request Form.

FEES

Fees applicable to this project:

- SEPA Review
- Environmental Impact Statement

Refer to the City of Mercer Island Fee Schedule for current permit fees.

PROPERTY INFORMATION

Property Address: 3801 East Mercer Way

Parcel Number(s): • 2655500137 • 2655500136 • 2655500132 • small portion of 2655500115

Amy Lavin, SJCC, 3801 E. Mercer Way, Mercer Island, WA 98040 206-232-7115

Gross Lot Area(s): 405,242 s.f.

Net Lot Area(s):

Zone: R-8.4, R-9.6

Shoreline Environment Designation (if located within 200 feet of Lake Washington):

- ☐ Urban Residential
- ☐ Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
☒ Potential Landslide Hazard	☐ Type F	☐ Category I
☐ Erosion Hazard	☐ Type Np	☐ Category II
☒ Seismic Hazard	☐ Type Ns	☐ Category III
☐ Steep Slope	☐ Piped	☐ Category IV
☐ None	☐ Unknown	☐ Unknown

SUBMITTAL CHECKLIST

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- ☒ **1. Development Application Form.** Provide a completed and signed Development Application Form.
- ☒ **2. Pre-Application Meeting.** Pre-Application Meetings are required for Type III & IV Land Use Permit Applications.
- ☒ **3. Project Narrative.** The project narrative should describe the proposed development, including any anticipated phases.
- ☒ **4. Title Report.** Less than 30 days old.
- ☐ **5. Affidavit of Ownership.** An Affidavit of Ownership, signed before a notary.
- ☐ **6. Affidavit of Agent Authority.** An Affidavit of Agent Authority, signed before a notary, if applicable.
- ☐ **7. Development Plan Set.** Refer to the Land Use Application Plan Set Guide for preparing plans.
- ☐ **8. Concurrent Review Form.** Provide a completed Concurrent Review Form if the applicant wishes to request consolidated review for two or more land use applications. Refer to MICC 19.15.030(F) for land use application reviews that may be consolidated.
- ☒ **9. SEPA Checklist.**
- ☐ **10. Fees.** Payment of required fees.

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND SUBMITTAL CHECKLIST AND ALL REQUIRED APPLICATION MATERIALS ARE INCLUDED IN MY APPLICATION SUBMITTAL, UNLESS WAIVED BY THE CODE OFFICIAL. ALL INFORMATION SUBMITTED IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ACKNOWLEDGE THAT WILLFUL MISREPRESENTATION OF INFORMATION WILL TERMINATE THIS APPLICATION. I UNDERSTAND THAT MY SUBMITTAL WILL BE REVIEWED FOR COMPLETENESS AND, IF FOUND TO BE COMPLETE, WILL BE PROCESSED PURSUANT TO THE PROVISIONS OF CHAPTER 19.15 MICC.

Signature

Amy Lavin

Digitally signed by Amy Lavin
Date: 2026.02.10 17:57:27 -08'00'

Date

2/10/2026

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Stroum Jewish Community Center Comprehensive Plan Amendment and Rezone

2. Name of applicant:

   3801 East Mercer Way

3. Address and phone number of applicant and contact person:

   Amy Lavin, SJCC, 3801 E. Mercer Way, Mercer Island, WA 98040 206-232-7115

4. Date checklist prepared:

   November 20, 2025

5. Agency requesting checklist:

   City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):

   The proposal was docketed in 2023. The desired timing of passage of the comprehensive plan amendment and rezone is as soon as possible in 2026.

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

~~This is a non project action. The proposal would ultimately allow for a rebuild/remodel of the SJCC on the property. A project-level application has not yet been prepared.~~

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

~~SEPA DNS for Mercer Island Comprehensive Plan update, 2025~~

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

~~None known.~~

10. List any government approvals or permits that will be needed for your proposal, if known:

~~Comprehensive Plan amendment approval, Rezone approval.~~

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

~~The SEPA checklist fulfills SEPA review for two separate proposals--the first proposal would redesignate the Comprehensive Plan FLUM from Single Family Residential to Commercial Office. The second proposal would change the City's Official Zoning Map from Single Family (R)/8.4 (R)/9.6 to Commercial Office ("CO").~~

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

~~The proposal is located generally at 3801 East Mercer Way, on the following parcels: 2655500137 • 2655500136 • 2655500132 • small portion of 2655500115~~

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other ☐

b. What is the steepest slope on the site (approximate percent slope)?

~~Rolling--the steepest slope is 58%, this is a man made slope created with the construction if the existing building. Per City of MI the overall slope of the site is 9.35%.~~

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

~~Soils are typical of Mercer Island with some glacial till in places.~~

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

~~None known.~~

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

~~N/A, nothing associated with nonproject action.~~

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

~~No, not as part of nonproject action.~~

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

~~N/A, nothing associated with nonproject action.~~

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

~~N/A, no impacts.~~

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

~~N/A; none--nonproject action.~~

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

~~No, this is a map change.~~

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

~~N/A, no impacts.~~

3. Water

a. Surface:

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

~~No.~~

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

~~N/A, non project action, and not adjacent to water.~~

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

~~N/A, nonproject action~~

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

~~N/A, nonproject action~~

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

~~No.~~

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

~~N/A, no, nonproject action.~~

b. Ground

i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

~~N/A, no, nonproject action.~~

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals…]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

~~N/A., none, nonproject action.~~

c. Water runoff (including stormwater):

i. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

~~The current stormwater from the site runs into the combined system.~~

ii. Could waste materials enter ground or surface waters? If so, generally describe.

~~N/A., none, nonproject action~~

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

~~N/A, no impacts.~~

4. Plants

a. Check types of vegetation found on the site

- ▣ Deciduous tree: Alder, Maple, Aspen, other
- ☑ Evergreen tree: Fir, Cedar, Pine, other
- ▣ Shrubs
- ▣ Grass

- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- ☐ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

~~N/A, none, nonproject action~~

c. List threatened or endangered species known to be on or near the site.

~~Bald Eagles frequent Mercer Island, though Bald Eagles are no longer listed as threatened or endangered species as of 2007. Salmonoids are known to live in Lake Washington.~~

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

~~N/A., none, nonproject action~~

e. List all noxious weeds and invasive species known to be on or near the site.

~~None.~~

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

~~Hawks, eagle, songbirds, crows, deer, raccoons, rats, squirrels, and other typical urban species for Mercer Island.~~

b. List any threatened or endangered species known to be on or near the site.

~~Salmonoids are in Lake Washington.~~

c. Is the site part of a migration route? If so, explain.

~~The entire Puget Sound basin is part of the Great Pacific Flyway for bird migration.~~

d. Proposed measure to preserve or enhance wildlife, if any:

~~N/A, none, nonproject action.~~

e. List any invasive animal species known to be on or near the site.

None.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A., non project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A, non project action. The height limit of the proposed CO zone is 36 feet and require setbacks from property lines. Adjacent single family zones are allowed to be built up to 30 feet in height.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A. non project action.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No, nonproject action.

i. Describe any known or possible contamination at the site from present or past uses.

None known.

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A, none known. The only hazardous chemical currently on site is chlorine for the pool.

iv. Describe special emergency services that might be required.

N/A. non project action

v. Proposed measures to reduce or control environmental health hazards, if any:

N/A, no impacts.

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No noise would impact the nonproject action. Noise sources include I-90 and East Mercer Way.

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A, no impacts from a nonproject action.

iii. Proposed measures to reduce or control noise impacts, if any:

N/A, no impacts.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is the Stroum Jewish Community Center which includes an early childhood school, pool, gym, performing arts center and other community uses. The adjacent uses include public institution, synagogue, school, the current/new site for the Mercer Island City Hall and city shops, and single family residences. The non-project action has no impact on uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

c. Describe any structures on the site.

The SJCC exists on the site.

d. Will any structures be demolished? If so, what?

No, nonproject action.

e. What is the current zoning classification of the site?

R-8.4 and R-9.6.

f. What is the current comprehensive plan designation of the site?

Single Family Residential.

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

There is a small steep slope area mapped in the area between the upper parking lot and the lower parking lot, based on LIDAR maps. Most of the Island is designated as a seismic environmentally sensitive area.

i. Approximately how many people would reside or work in the completed project?

N/A, nonproject action. The proposal would not change the amount of people working or visiting the site.

j. Approximately how many people would the completed project displace?

N/A, none nonproject action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A, no impacts as a nonproject action, and no displacement would occur.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is consistent with the CPPs, the MI comprehensive plan, and code provisions related to redesignations and rezones. The redesignation designates land that has not been used as residential for over 55 years to a designation more appropriate with its use.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A, none.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

~~N/A, none.~~

c. Proposed measures to reduce or control housing impacts, if any:

~~N/A, none.~~

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

~~N/A, no structure is proposed. The height limit of the CO zone is 36 feet.~~

b. What views in the immediate vicinity would be altered or obstructed?

~~N/A, none, no structure is proposed.~~

c. Proposed measures to reduce or control aesthetics impacts, if any:

~~N/A, none.~~

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

~~N/A, none, nonproject action.~~

b. Could light or glare from the finished project be a safety hazard or interfere with views?

~~N/A no, nonproject action.~~

c. What existing off-site sources of light or glare may affect your proposal?

~~N/A, none, nonproject action.~~

d. Proposed measures to reduce or control light and glare impacts, if any:

~~N/A. none, nonproject action.~~

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The SJCC offers numerous recreational opportunities for people of all ages and life stages. The boat launch is also across the street.

b. Would the proposed project displace any existing recreational uses? If so, describe.

~~N/A., no~~

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

~~N/A. no impacts from nonproject action~~

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

~~The SJCC is older than 45 years old and is not eligible for listing.~~

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

~~None known.~~

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

~~N/A, nonproject action without site disturbance.~~

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

~~N/A, nonproject action without site disturbance.~~

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

~~East Mercer Way, I-90. The property accesses East Mercer Way from a driveway. No changes are proposed from the non project action.~~

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are no transit stops in the vicinity currently. The site is accessible by the I-90 trail to light rail when it opens.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The nonproject proposal does not change the current parking count.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The non project action will not change anything transportation related.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The non project action will not change anything transportation related.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The change to CO would not change the number of trips generated by the existing building. Please see the attached memorandum from the Transpo Group regarding the number of trips that could be generated from an office use on the property, which is a permitted use under the CO zone. While there is absolutely no plan or intent to build an office building on this property, the City requested a trip generation memorandum to analyze the extreme worst case and highly unlikely/improbable scenario of an office built on this property.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, nonproject action.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A, no impacts as a nonproject action. Any future proposal would be required to comply with any and all applicable codes, and would require a concurrency analysis at the "net new trips" are generated per MICC 19.20.030.

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A, no as a nonproject action.

b. Proposed measures to reduce or control direct impacts on public services, if any.

~~N/A, nonproject action.~~

16. Utilities

a. Check utilities currently available at the site:

Electricity ☒	Natural Gas ☒	Water ☒	Refuse Service ☒
Telephone ☒	Sanitary sewer ☒	Septic system ☐	Other ☒

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

~~No changes to utilities or construction is proposed as part of the nonproject action.~~

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Amy Lavin Digitally signed by Amy Lavin Date: 2026.02.10 17:58:17 -08'00'

Date Submitted:

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

It would be unlikely to create an increase; no increases would be created. The uses permitted in the CO include the SJCC, and typical commercial/services uses. The redesignation is not proposing to change the use of the property, which will remain as the SJCC.

Proposed measures to avoid or reduce increases are:

While no increases are anticipated, all future development would require compliance with then-existing codes, which are much more stringent than the codes under which the existing SJCC was developed. Existing noise and zoning ordinances that govern the CO zone prevent and mitigate impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would not impact plants, animals, fish or marine life. The redesignation is not changing the use of the property, which will remain as the SJCC.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

While no increases are anticipated, all future development would require compliance with then-existing codes, which are much more stringent than the codes under which the existing SJCC was developed. The site is not within a shoreline zone and will have no impacts to marine life or fish. No impacts to protect species will occur, as they are not present on the site. The redesignation would require compliance with existing tree codes and zoning ordinances, which intend to mitigate any impacts.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not deplete energy or natural resources. The list of allowed uses in the CO zone does not include a use that would deplete energy or natural resources. The redesignation is not changing the use of the property, which will remain as the SJCC.

Proposed measures to protect or conserve energy and natural resources are:

While no increases are anticipated, all future development would require compliance with then-existing codes, which are much more stringent than the codes under which the existing SJCC was developed. The redesignation requires compliance with current energy codes, which are applicable throughout Mercer Island.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There is a very small steep slope area on the site. No other protected habitat or critical areas are present on the site. No anticipated impact to this area that would be harmful in nature is anticipated. No other government-protected areas would be used or impacted.

Proposed measures to protect such resources or to avoid or reduce impacts are:

All steep slope areas on the Island are regulated by the City's critical areas ordinance and geotechnical codes.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal changes the designation of the property but it does not change the actual use of the property. Therefore, there are no impacts to compatibility. The use of the land remains as compatible as it always has been with adjacent uses in the area. In addition, the area already includes several areas designated/zoned CO, which have remained compatible with surrounding uses and plans. The proposal is consistent with the MI comprehensive plan, as well as the MICC, as stated in our application.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There are no land use impacts. The proposal complies with the comprehensive plan and the MICC. The CO zone restricts the allowed uses in the CO zone to those that are compatible with the existing comprehensive plan and surrounding uses, and the development standards of the CO zone, as well as the MICC in general, maintain compatibility with surrounding uses and existing plans.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Very unlikely, particularly because there is no proposed change to the existing use of the property. Please see the attached memorandum from the Transpo Group, which outlines the worst case scenario in terms of traffic trip generation. This outcome is highly unlikely to occur, as the stated current and proposed use of the property is the SJCC. No additional increase to demand on public services or utilities could occur as a result of the change to CO.

Proposed measures to reduce or respond to such demand(s) are:

Any development proposal proposed under the redesignation would be required to obtain concurrency review when it proposes net new trips, and would be required to review impacts to public services, utilities, and transportation under SEPA. Compliance with the MICC and applicable codes mitigates potential impacts.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

~~The proposal does not conflict with any such local, state, or federal laws or requirements regarding environmental protection.~~

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that a determination has been issued for the application described below:

File No.	SEP25-021
Permit Type:	Type III – Non-Project Action
Description of Request:	Review under the State Environmental Policy Act (SEPA) for a non-project action amending the 2024 Comprehensive Plan Land Use Map (Comprehensive Plan Amendment CPA25-002) and the City of Mercer Island Zoning Map in Appendix D (Reclassification of Property RZN25-002) to redesignate King County Parcel Nos. 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential R-8.4 and R-9.6 to Commercial Office (C-O).
Applicant/Owner:	Amy Lavin (Stroum Jewish Community Center) / Stroum Jewish Community Center
Location:	3801 E Mercer Way, 9824 SE 40th St, 3975 99th Ave SE, and 3795 E Mercer Way, Mercer Island, WA 98040; identified by King County Assessor's Parcel Numbers: 2655500137, 2655500136, 2655500132, and 2655500115
Lead Agency:	City of Mercer Island, Department of Community Planning & Development
Project Documents:	https://mieplan.mercergov.org/public/SEP25-021 Use the camera on your smartphone to scan the QR code to easily access the project documents.
Environmental Documents:	Copies of all studies and/or environmental documents are available through the above project documents link.
Application Process Information:	Date of Application: December 11, 2025 Determination of Complete Application: January 6, 2026

The lead agency determined that the proposed development will not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required pursuant to RCW 43.21C.031(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐	There is no comment period for this DNS.
☐	This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☒	This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by July 6, 2026 at 5:00 PM.

Responsible Official: Molly McGuire, Senior Planner | molly.mcguire@mercerisland.gov | (206) 275-7712

Issued Date: June 22, 2026 **Signature: /s/ Molly McGuire, Senior Planner**

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

☒	Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street, Mercer Island, WA 98040 no later than **5pm on July 6, 2026** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify, or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.
☐	There is no agency appeal.
☐	Any person aggrieved by the issuance of this decision may seek review from the **Shorelines Hearings Board** by filing a petition for review within twenty-one days from the date of filing of the decision as defined in RCW 90.58.140(6). Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island. More information on this process can be found on the Shoreline Hearing Board's website: http://www.eho.wa.gov/ or by calling (360) 664-9160.