

22 September 2024

Winky Lai
3716 E Mercer Way
Mercer Island, WA 98040

Re: CUP24-001 Comment Response

Dear Winky Lai,

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

We are in strong opposition to the proposed conditional use permit for the construction of a new 3 story school with rental offices.

To be clear, the school and offices are permitted uses. The Conditional Use Permit is for shared parking and site uses only.

How is the city/entity going to mitigate the significant increase in traffic ... ?

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

There is no plan for additional parking

Parking is proposed to be shared with the existing synagogue site, which is used for worship at times when the new building will not be used. The school and rental spaces will have lease agreements limiting hours of use to those which do not conflict with hours of worship. We have included parking quantity calculations per city code in our revised application, which demonstrate that we have ample parking for these uses.

*This is going to change the current residential neighborhood to an unsafe & noisy commercial area
Allowing these new large size developments into existing residential area will completely destroy the
neighborhoods*

The school building is proposed to be located on a lot that has been commercially zoned for 25 years. There is no change of zoning proposed. According to Goal 17 of the City of Mercer Island Comprehensive Plan section on Land Use policies, "commercial uses and densities near the I-90/East Mercer Way exit and SE 36th Street are appropriate for that area." Along with many cities and counties across the state of Washington, the City of Mercer Island is required to plan for growth, and has identified areas of the City for that growth to occur.

The overgrown trees and the general disrepair is already a huge eyesore, safety issue & fire hazard

HNT has a landscaping service that maintains the grounds on a weekly basis. Tree work is managed on an "as needed" periodic basis. HNT is currently reviewing several proposals for tree trimming services and plans to execute on one of these proposals in due course

They have a plan to have trash receptacles relocated to right in front of my window

We have relocated the trash receptacles to the north side of the commercial lot, well away from residential neighbors.

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

Sincerely,

Anjali Grant