## Nicole Gaudette

**From:** Evan Maxim
**Sent:** Tuesday, June 5, 2018 8:24 AM
**Cc:** Andrea Larson; SC REAL ESTATE
**Subject:** FW: Proposed Expansion of SJCC, Herzel, French American School and Zoning Law Code Changes

Dear Planning Commissioners,

Please see the public comment, below.

Regards,

*Evan Maxim*
Interim Director of Development Services
City of Mercer Island Development Services
9611 SE 36th Street, Mercer Island, WA 98040
p: 206.275.7732
f: 206.275.7726

**From:** SC REAL ESTATE <sabinachang@gmail.com>
**Sent:** Monday, June 4, 2018 10:26 PM
**To:** Evan Maxim <evan.maxim@mercergov.org>
**Subject:** Proposed Expansion of SJCC, Herzel, French American School and Zoning Law Code Changes

HI Evan

Your name and number was listed in the local next door app as the key coordinator in terms of getting emails to the Commissioners from local residents.

When you forward this, if you could so kindly keep me copied as I want to ensure they are reading my email.

It's come to my attention from another concern neighbor (as I was unaware) that the SJCC had a meeting recently to highlight to neighborhood that they are proposing an expansion. I have looked over the agenda for Weds 6pm City meeting where they will introduce current site plans and the proposed interactions of what they would like to do.

From reading it, it means the SJCC will buy from FASP their properties as well as couple more homes and then move to work with the city to get zoning of these homes and the empty 2 acre lot changed from residential zoning into "private community facilities" zoning.

I see FASP wants to swap locations with Herzel and build/expand there. While SJCC will expand and combine bigger SJCC facilities, a new Herzel and a new elementary school if they are able to rezone and take over the land proposed.

As you can imagine I am alarmed and concern by the growth plans for an area that is already congested at specific times of the days when school is session, camps are in session and when there is a major SJCC event. Even with staggered times the layout of E Mercer and I-90 does not change and it will be a nightmare for surrounding residents.
In addition, all the residents along SE 40th especially ones like me who have recently purchased homes at sky high prices did not buy these homes to have a residential street turn into something that no longer looks residential. This negatively affects the future value of my home to be up against a "tall security fence line" as described in the

documents. It is one thing if the buyer purchased a home that already is adjacent to the perimeter of SJCC as they did this knowing it will be a "negative" in future resale of the home.

I payed premium prices and do not need to have such a negative attached to my home in the event I want to sell in the future because my home now sits on a street that is not aesthetically pleasing from residential feel and my house is one house away from a future security tall fence perimeter, baseball lights, and buildings.

The other concern is this proposal being advocated as a community benefit. This is for a select few who can afford the tuition of FASP. The FASP has a large student body and everyone knows many of those students come from off island. Even the SJCC preschool has off island families. However, this is not the biggest issue. You are not proposing a place like. Mercedale Park or Homestead. Instead you are proposing new zoning to take over residential zoning for **private facilities that require payment for enjoyment and use.** This goes against the very nature of one of Mercer Island's principals in advocating more community minded spaces as well as the GOAL15 stating that Mercer Island will primarily remain a single family low density residential community.

I would like the local residents in all streets surrounding the SJCC at least within 1 mile radius to be better informed by the city when they try to do these things so our voices can be heard and I'm fairly certain a majority of this neighborhood will be against such a large expansion plan.

Why must the FASP remain in this area for example? If SJCC really needs space then they should stop renting to FASP and take back the use of where FASP sits now then there is no need for expansion into residential space. There must be other locations that the FASP can look into going.

What is not clear to me and to other residents is the manner in which this is moving forward and how we can have our say to clearly let the city know that most of us neighboring this area do not want such expansion. We do not want more traffic congestion. We do not a residential street to change from looking like a residential street. Why must their facilities come all the way up against 40th St instead of staying sited behind these rows of homes?

Again, I would like my opinions known to the Commission as they happen to be holding this meeting when it is the end of the school year event at Northwood elementary and many of us parents with children cannot be at City Hall.

Thank you for your time.

Sabina