

Nicole Gaudette

From: Ed Weinstein <edw@weinstein.com>
Sent: Tuesday, June 5, 2018 10:18 AM
To: Evan Maxim
Cc: Rich Hill; Nicole Gaudette; Amy Lavin; David Cutler
Subject: Re: Proposed Expansion of SJCC, Herzel, French American School and Zoning Law Code Changes

Evan,

Thank you for sending us this public comment. I appreciate her concerns, but believe that we have already anticipated many of these issues. As Nicole has probably shared with you, we met last Thursday afternoon with our immediate neighbors to introduce the to the Comp Plan Amendment process as well as our general ambitions for the campus. We were surprised to learn that they had concerns about the use of SE40th for staff parking and for school bus circulation. We were not aware of either behavior and assured the neighbors that we would address these concerns. One neighbor also mentioned that he believed that there were Conditional Use Agreement requirements for the landscape buffer that would need to be maintained in our planning. In this meeting, I presented the illustrative site plan as an indication of one potential vision for the campus as indicative of the general vision, but initiated the brief presentation with a broad preamble about the preliminary nature of our planning as well as numerous caveats about the indeterminacy of our partner organizations and the ultimate scale of the facility. However, I was specific about a number of issues:

We will be compelled to comply with the parking requirements and impervious surface requirements that result from this process

The majority of our parking will be provided in below grade garages

The majority of the new development will be located in the central and northern portions of the campus, away from SE 40th

Any parking located proximate to the pre-school or the future JDS might not be utilized in the evening and necessitate night lighting

We will maintain a significant landscape buffer between the SE 40th ROW and campus components

We will work with traffic engineers to determine the parking requirements and traffic impacts at the intersection with E. Mercer Way

We are aware of the circulation challenges at this intersection and will work with City officials and neighbors to mitigate them

We will endeavor to increase the amount of useable open space and landscape area by repurposing existing on-grade parking areas

I hope that these pro-active strategies will eventually be understood by the public and diminish their concerns as we move forward. In his portion of the meeting,

Rich Hill emphasized the reason for the Comp Plan Amendment, the subsequent phases, and the multiple opportunities for public input. I found his comments to be very reassuring and hope that our neighbors did as well.

I suspect that Nicole and you have prepared your agenda for tomorrow, but I am sure that Rich or I can testify in our areas of expertise as you deem necessary. Thanks again for all your help.

Ed Weinstein, FAIA

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On Jun 5, 2018, at 8:25 AM, Evan Maxim <evan.maxim@mercergov.org> wrote:

Dear Rich and Ed,

Please see the public comment, below.

Regards,

Evan Maxim

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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