

December 16, 1966



MEMORANDUM

From: Lloyd Mass

Re: Jewish Community Center
Mercer Island, Washington

Met with Mr. Wolf (Building Committee) and the Fire Marshal of Mercer Island, Washington on December 16, 1966 and reviewed drawings.

All has been approved except the following:

1. Twenty-five foot setback on north property line in lieu of 22'-0", which we had.
2. Five families per car parking allowed -- 120 cars = 600 families. Mr. Wolf thinks this may not be enough. Will check with Leo Okin.

LWM:pp

cc: Mr. Thiry

*Mercer Island Building Department
3505 88th SE., M.I. (AD2-6400)*

Mr BACON and/or Mr Hunt.

PAUL THIRY, ARCHITECT

FELLOW AMERICAN INSTITUTE OF ARCHITECTS

July 12, 1967

EARL L. MUIR
ERLING H. BUGGE
LLOYD W. MASS

ASSOCIATES

Mercer Island Building Department
c/o Mercer Island City Hall
3505 Eighty-eighth Southeast
Mercer Island, Washington

Attention: Mr. Al Hines

Re: Jewish Community Center Building
Plot Plan Review

Gentlemen:

The enclosed two copies of our plot plan, drawing number A-3, for subject project, are submitted for review by your Planning Commission.

Bids will be called on this project in the next few weeks. Your early review, therefore, will be appreciated.

Yours very truly,

PAUL THIRY, ARCHITECT



James Greco

JG:mw

Enc.

May 28, 1965

Planning Commission
City of Mercer Island
Mercer Island, Wash.

Re: Community Center
Lots 14, 15 and 16, Fruitland Acres
Mercer Island, Wash.

Gentlemen:

We wish to petition the Planning Commission, with regard to this development:

1. That our petition of January 11, 1965, be withdrawn in favor of this new petition.
2. That the 35-foot setback distance requirement be made applicable not from the property line between Lots 16 and 17, but from the East edge of an existing 20-foot easement right-of-way, which is now officially designated as 97th Avenue S. E.
3. That said right-of-way shall not be used as access to this development.

We believe that this is a logical and reasonable request in view of the fact that we, the undersigned, are home owners abutting this development on the West side, hoping to minimize the noise at our respective residences.

Yours sincerely,

William M. Valentine

William M. Valentine
3901 97th Ave. S. E.

C. A. Cameron

C. A. Cameron
3809 97th Ave. S. E.

W. B. Holsinger
9756 S. E. 40th

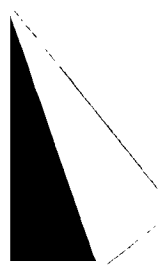
W. B. Holsinger



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Mercer Island, Wash.
January 11, 1965

Planning Commission
City of Mercer Island
Mercer Island, Wash.

Re: Community Center, Lots 14, 15 & 16
Fruitland Acres, Mercer Island, Wash.

Gentlemen:

With reference to the proposed planning for this development, we wish to point out a matter of grave concern to us, as residents and property owners abutting this project on the west side.

Three times before, this property has been before the Planning Commission. Twice preliminary replats have been presented and tentatively approved. In each case, an agreement was reached about dedicating a street on the west property line to serve the residents only. At present there exists a 20 foot easement for this purpose. As long as six years ago, the Planning Commission promised to assist in solving this matter.

What is needed is a 50 foot culdesac right-of-way centered on the lot line between lots 16 and 17 and dedicated to the City as S. E. 97th Street. We property owners have offered many times to dedicate 25 feet for this purpose. We request that the owners of the proposed community center be required to also deed 25 feet for this right-of-way. The owners should also be required to share fully in the development of this right-of-way, including asphalt paving for same.

Since we are unable to deed more than 25 feet because more than this will encroach on existing structures, we request that this 50 foot culdesac be designated a limited access for local residents and not to be used as a primary entrance for the proposed community center.

Welden Holsinger
May Holsinger
Welden Holsinger
9756 S. E. 40th

Yours very sincerely,

Wm M Valentine
William M. Valentine
9632 S. E. 40th
C. A. Cameron
Patricia A. Cameron
C. A. Cameron
9638 S. E. 40th

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ACB

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October 20, 1964

Mr. Merle D. Cohn
President, Seattle Jewish Community Center
1624 Washington Building
Seattle, Washington

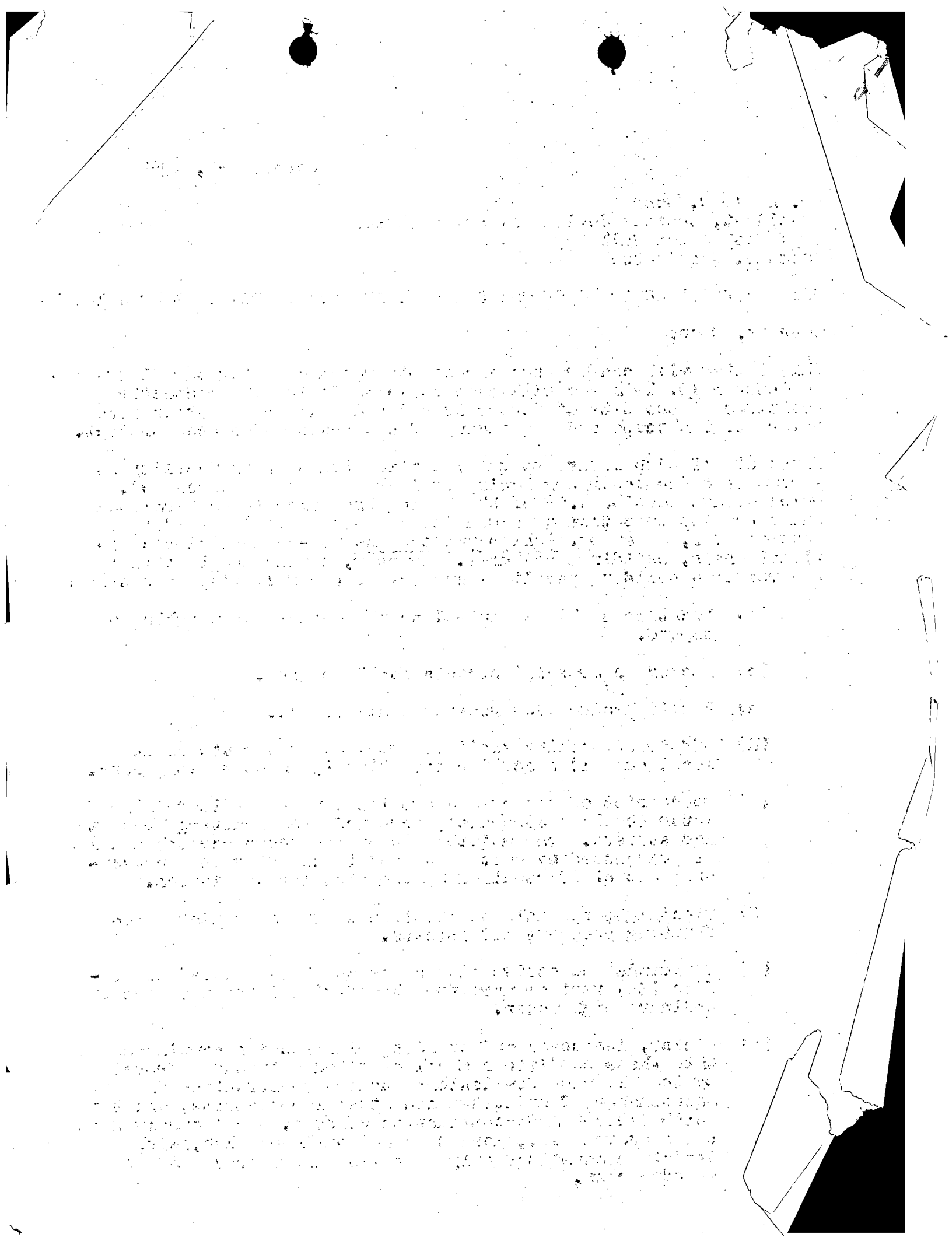
RE: PROPOSED LOCATION OF THE JEWISH COMMUNITY CENTER ON MERCER ISLAND

Dear Mr. Cohn:

This letter will confirm the agreements reached during our discussion on October 19, 1964 and will also serve to define the respective positions of the City of Mercer Island and your organization with regard to the scope and sequencing of the above referenced project.

First of all with regard to the determination of this facility as a permitted use under our Zoning Ordinance: Our Ordinance #90, which amends Section 4.02 of the Zoning Ordinance (Uses Permitted Under the Authorization of a Conditional Use Permit) specifically provides for, as an outright permitted use non-commercial recreational areas, buildings and uses. However, permission to obtain the required building permit is subject to the following conditions:

- (a) Location shall be central to the members or neighborhood served.
- (b) Access to arterial streets shall be good.
- (c) Public health requirements shall be met.
- (d) Offstreet parking shall be provided at a ratio of at least one (1) space for each five (5) membership groups.
- (e) Boundaries of the area above the line of ordinary high water shall be adequately screened from abutting property and streets. The maintenance of landscape screens shall be guaranteed by posting a bond to the City in a reasonable amount if required by the Planning Commission.
- (f) Floodlighting shall be shielded to minimize glare upon abutting property and streets.
- (g) Buildings and active play areas shall be located thirty-five (35) feet or more from boundaries above the line of ordinary high water.
- (h) A plot, landscape and building plan showing compliance with these conditions shall be filed with and approved by the Planning Commission; and the construction and maintenance of buildings and other improvements, and the establishment and continuation of uses, shall comply with the approved plot, landscape and building plan, with deviation permitted only on filing and approval of an amended plan.



Page 2
Mr. Merle D. Cohn
October 20, 1964

It is our further understanding that this facility would be definitely recreational in nature and would in no way constitute a commercial use by such actions as the rental of office space or the sale of merchandise for commercial profit. Again we understand that your organization has been recognized by local and federal agencies as a non profit, tax exempt agency.

In reference to the presentation and time sequencing required, may I call your attention to item (h) of the required conditions - the plot and landscape plan must be presented to the City of Mercer Island Planning Commission in a regularly scheduled public session. Prior notification of adjacent property owners who may be affected by this project will not be required for this public presentation. Public meetings of the Planning Commission are held on the third Wednesday of each month. The next scheduled meeting in which you would be eligible to participate will be November 18, 1964. In this case the project must be finally reviewed by our office and placed on the official agenda no later than November 9, 1964.

After approval by the Planning Commission, two sets of working drawings and specifications must be submitted to our office for checking prior to the issuance of the building permit. I would, therefore, strongly advise that your architect confer with me in regard to the provisions of our Building Code.

Also, this project is subject to the necessary street improvement requirements as recommended by our Engineering Department.

After complying to the above requirements we will be happy to issue your organization a permit for construction.

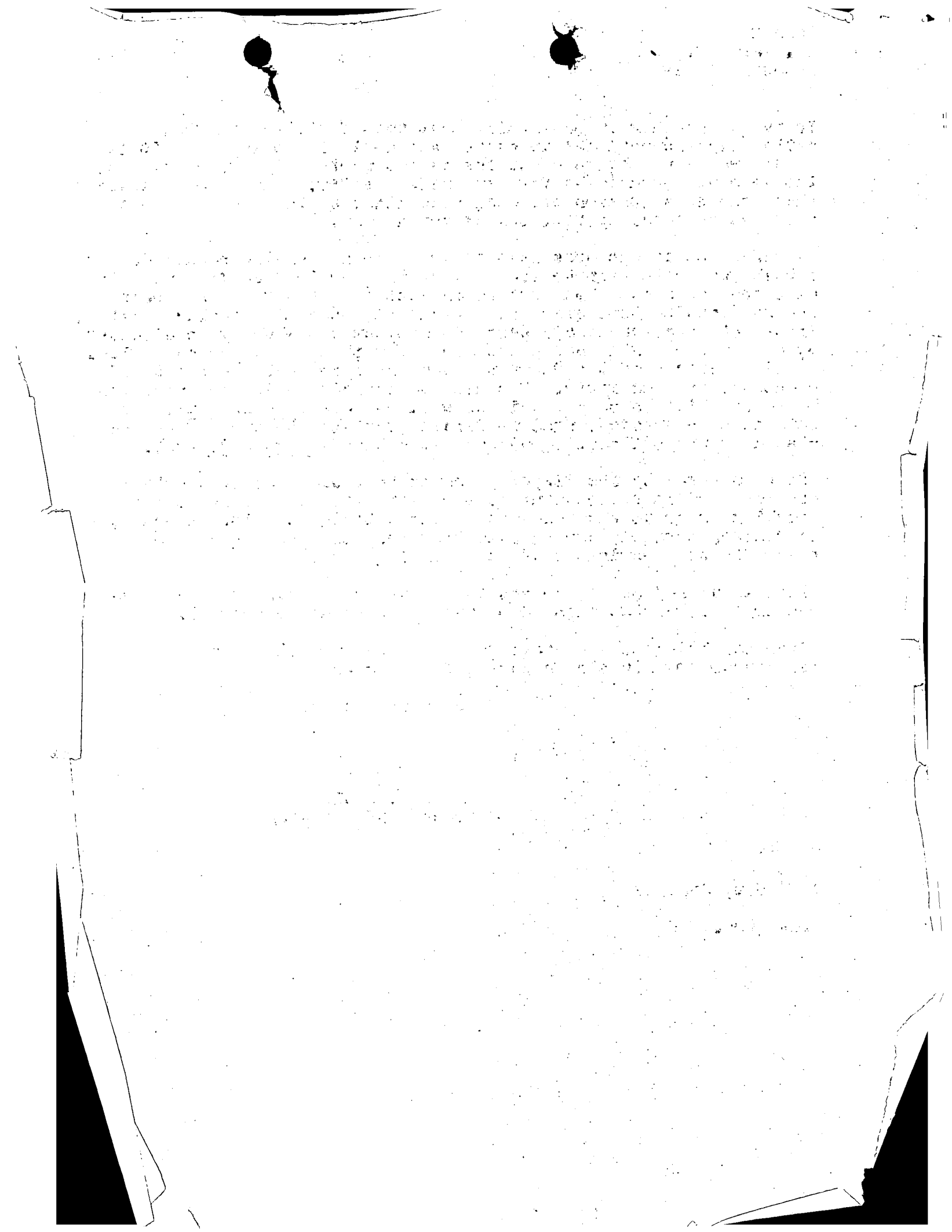
Very truly yours,

Donald A. Woolfe
Director of Planning

DAW:mk

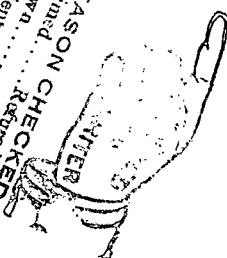
cc: City Manager

Enc: Ord. #90



CITY of MERCER ISLAND
3505 88th AVENUE S. E.
MERCER ISLAND, WASH. 98040

REASON CHECKED
Unclaimed
Unknown
Insufficient address
Moved, left no address
No such office in state
Do not re-mail in this envelope



Not at MB ofc

R. E. Chase
P.O. Box 217
Mercer Island, Wn.



9724
J. E. 40

