

22 September 2024

Michael Bundesmann
3712 E Mercer Way
Mercer Island, WA 98040

Re: CUP24-001 Comment Response

Dear Michael Bundesmann,

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

I'm writing to express my concerns about ... the lack of public involvement

The public process is mandated by City of Mercer Island laws and regulations, which the Design Team is bound to follow.

I am concerned about the increased 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.

... with no plans for 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.

The increase ... cannot have taken into account the harm that this would cause... in terms of traffic, road noise, and other environmental impacts.

The school is proposed on a plot that has been commercially zoned for 25 years. According to Goal 17.2 of the Land Use policies in the City's state-mandated Comprehensive Plan, "Commercial uses and densities near the I-90/East Mercer Way exit and SE 36th Street are appropriate for that area." The City of Mercer Island, like many other communities across the State of Washington, is obligated to plan for growth and has designated the commercially zoned lot, by use of zoning, to be an area of growth.

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.

An environmental impact statement has been prepared to assess environmental impacts as required by state law. The site is adjacent to I-90, which produces a significant amount of road noise; the proposed development is not anticipated to increase this noise. There is impact to existing trees, which will be offset by replacement.

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

Sincerely,

Anjali Grant