



Exhibit 2

FRENCH AMERICAN SCHOOL CONDITIONAL USE SEPA THRESHOLD MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

October 15, 2007

- Application No.:** SEP07-024 (CUP07-001)
- Applicant Name:** Kirsten Wild of Weinstein A/U Architects for French American School of Puget Sound (FASPS), tenant of the Stroum Jewish Community Center (JCC)
- Owner Name:** Stroum Jewish Community Center
- Description of proposal:** State Environmental Policy Act (SEPA) checklist review and threshold determination to increase the French-American School's student enrollment from 300 to 425 students. A 13,886 square foot second story addition is proposed to the existing facility.
- Location of proposal:** 3795 East Mercer Way (Identified by King County Assessor's tax parcel identification numbers 2655500115 and 2655500137).
- Lead agency:** City of Mercer Island
- Threshold Determination:** The lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) was not required under RCW 43.21C.030, yet mitigation was required under RCW 43.21C.060. This decision was made after review of a completed environmental checklist, traffic report and other information on file with the lead agency.

This information is available for public review at no charge between 8:00 a.m. and 5:00 p.m. at the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA.

This threshold determination does not constitute approval of the proposal, as a Conditional Use Permit and building permit must be issued. Permits and/or reviews may also be required by other agencies. The Optional DNS process was used under WAC 197-11-355 for this application.

MITIGATION CONDITIONS – TRANSPORTATION, TRAFFIC AND OPERATIONAL

1. The applicant shall meet the City's parking requirements, dimension and lot layout standards contained in Mercer Island City Code 19.12.050.
2. A minimum of 66 parking spaces shall be available on-site. An additional 30 spaces shall be available at the Hertzel Ner Tamid for school staff and faculty. The French American School will submit a copy of the lease agreement with the Hertzel Ner Tamid for the use of 30 parking spaces on the Hertzel Ner Tamid property. If it is determined that additional parking is necessary for staff and faculty, the FASPS shall procure additional off-site parking spaces.
3. The school shall not schedule overlapping events with the JCC that exceed the number of on-site parking spaces at this facility. If parking areas are to be unavailable during construction, a temporary parking plan must be submitted to the City for each phase of construction prior to issuance of a building permit.
4. If an event is expected to draw visitors in excess of the number of on-site parking spaces, the FASPS and/or JCC shall make arrangements to procure off-site parking and provide a shuttle or other means to transport visitors to/from the school/JCC site.
5. If the City receives complaints regarding parking associated with the school or JCC uses at this location and determines the parking is problematic, the City shall require that all vehicle parking be accommodated on-site and/or otherwise mitigated to the City's satisfaction. If this condition is implemented, overflow parking will not be allowed on public streets (weekdays, weeknights, and weekends).
6. The City reserves the right to require the French American School to hire an off-duty Mercer Island police officer if the City receives persistent complaints regarding school-generated traffic and parking.
7. The City reserves the right to restrict turning movements from driveways (e.g., "Right turn only) on East Mercer Way, if the City receives persistent complaints of traffic or observes increased accidents involving site driveways. If additional expansion is proposed for the JCC or French American School sites, such expansions may require the installation of a left turn pocket on East Mercer Way if warranted.
8. A stop sign and stop bar shall be installed and maintained at each driveway exit.

9. All driveways shall be located in a manner that provides proper sight distance for a driver to safely enter and exit the roadway. Proposed landscaping, signage and other impacts shall not hinder a driver's ability to see on-coming vehicles or pedestrians on the shoulder of the road.
10. French American School students, parents, and staff shall continue to implement the student "drop-off and pick-up" plan that requires parents to enter the school parking area and eliminates queuing and overflow onto City streets.
11. The French American School shall continue to maintain the vegetation north of the driveway to provide adequate sight distance for drivers exiting the property.
12. A community liaison/contact person shall be identified to address neighborhood concerns related to traffic and parking impacts on the neighborhood. Within one month from the date of this approval, the applicant shall notify, by letter or postcard, all neighbors living within 300 feet of the school, with the name and phone number of the individual they have identified as a community liaison/contact person who will address future neighborhood concerns related to traffic impacts on the neighborhood.
13. Prior to review of the Conditional Use Permit by the City of Mercer Island Planning Commission, the applicant shall have a Transportation Management and Parking Plan reviewed and approved by the Transportation Planner. This Plan shall identify strategies and implement programs and policies to encourage ridesharing (carpooling/vanpooling) by students and staff, identify student drop-off and pick-up zones and programs, off-site parking and shuttle program, student enrollment and any enrollment limits which may apply, any school bus activity (if applicable), and safe pedestrian walk areas. The applicant shall address how they will mitigate traffic associated with school activities and special events in the Plan. The applicant shall educate school students, parents, staff, and visitors to abide by the posted speed limits on the Island and practice safe driving practices as travel to and from French American School. All school traffic and parking policies and programs must be communicated to parents, faculty, staff, and visitors. Plan updates shall be submitted to the City by December 31st each year for review by the Transportation Planner.
14. If student drop-off and pick-up activities create congestion on any City streets, the City reserves the right to install "No Parking During School Days" signage to prevent vehicle parking on the roadway and its shoulders.

Appeal Information:


This decision to issue a MDNS rather than to require an EIS may be appealed pursuant to MICC 19.15.020(J). Only those persons who submitted written comments within the designated fourteen (14) day period (September 24, 2007 – October 8, 2007) became parties of record and are eligible to file an appeal. Appeals shall be filed with the City Clerk **on or before Monday,**

October 29, 2007 at 5:00 p.m. either in person or mailed to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. The required appeal fee of \$583 must accompany the documents being filed for appeal. Any such appeal will be consolidated with an appeal on an underlying permit action completed by the City of Mercer Island.

The Planning Commission will hold a public hearing on the Conditional Use Permit decision on November 7, 2007. Administrative approvals include a building permit.

Responsible Official: Jeffrey B. Thomas
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Jeffrey B. Thomas
Principal Planner

October 15, 2007

Date