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**CITY OF MERCER ISLAND**

9611 SE 36<sup>th</sup> Street • Mercer Island, WA 98040-3732  
(206) 236-5300 • TDD (206) 232-9598  
www.mercergov.org

February 28, 2007

Washington State Department of Ecology  
SEPA Unit  
Attn: Peg Plummer  
P.O. Box 47703  
Olympia, WA 98504-7703

RE: Mercer Island High School Expansion - SEPA Addendum (File No. SEP06-020)

Ms. Plummer:

Please find enclosed a SEPA Addendum to a Mitigated Determination of Non-Significance (MDNS) issued in 1996 (File No. 96-357) to expand the Mercer Island High School to a total capacity of approximately 1,300 students. This SEPA Addendum is prepared in compliance with SEPA rules contained within Washington Administrative Code (WAC) 197-11-600(4)(c) and 197-11-625 as adopted by Mercer Island City Code (MICC) 19.07.120(D).

Please contact me at 206/236-5311 or [jeff.thomas@mercergov.org](mailto:jeff.thomas@mercergov.org) should you have any questions regarding this matter.

Sincerely,



Jeffrey B. Thomas  
Interim Development Services Director / SEPA Responsible Official

Enclosure

Copy: Mercer Island School District – Liz Dodd, Business Services Manager  
City of Mercer Island - Londi Lindell, City Attorney



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**MERCER ISLAND HIGH SCHOOL****SEPA ADDENDUM****FEBRUARY 28, 2007**

- File No. :** SEP06-020
- Location:** 9100 SE 42<sup>nd</sup> Street
- Applicant/Owner Name:** Mercer Island School District No. 400  
C/O Liz Dodd, Business Services Manager
- Description of Proposal:** An addendum to a Mitigated Determination of Non-Significance (MDNS) issued in 1996 (File No. 96-357) to expand the Mercer Island High School to a total student capacity of approximately 1,300 students. The underlying land use actions for the expansion were a Design Review approval and a Height variance.
- Addendum Content:** Documentation for this addendum was initially submitted to the City of Mercer Island on August 29, 2006 with subsequent modified documentation submitted on December 22, 2006. There are three elements to this addendum:
1. The documents clarify the intent of the Mercer Island School District to add thirty-five (35) parking stalls to the Mercer Island High School campus thereby bringing the total number of on-site parking stalls to five hundred thirty-four (534). The design and location of these parking stalls shall be reviewed and approved by the City of Mercer Island Code Official.
  2. Twenty-seven (27) regular parking stalls shall be converted to car-pool parking stalls for the 2006-07 school year spring semester and shall continue as car-pool spaces thereafter. The location of these car-pool parking stalls shall be documented by the Mercer Island School District and submitted to the City of Mercer Island.
  3. The submitted Mercer Island School District High School Student Parking Policy document dated December 21, 2006 is hereby adopted by reference as a binding part of this addendum.
- SEPA Compliance:** This addendum is prepared in compliance with the SEPA rules contained within Washington Administrative Code (WAC) 197-11-600(4)(c) and 197-11-625 as adopted by Mercer Island City Code (MICC) 19.07.120(D).
- Additional Information:** Please contact Jeffrey Thomas, SEPA Responsible Official at 206/236-5311 or [jeff.thomas@mercergov.org](mailto:jeff.thomas@mercergov.org) to request additional information regarding this addendum. This project file is available for 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.



### Mercer Island School District High School Student Parking Policy

At Mercer Island High School, we are very limited in the number of spaces we can provide to students, staff, and visitors. We have been responding to the neighbors concerns on the parking issues on the High School (HS) campus. In doing so, the HS has created an outline of changes that either has occurred for the 2006-07 school year or that are scheduled to occur prior to the 2007-08 school year. Mercer Island School District believes that student parking on campus is a privilege, not a right, and may be disallowed if abused or for other reasons determined by parking enforcement. A complete description of the Student Parking Policy is located in each HS student handbook.

#### **Parking Goals for the High School campus:**

1. Provide 534 parking stalls to meet the 1996 SEPA HS expansion requirements. *(Completed prior to 2007-08)*
  - a. These 534 parking stalls do not include dedicated student, staff and carpool parking stalls.
  - b. The District will be adding approximately 35 stalls on campus by re-stripping and adding 7,000 square feet of impervious surface area.
2. Revise and implement the High School Student Parking Policy: *(Implemented for 2006-07)*
  - a. All parking stalls on campus require a parking permit and are issued by lottery.
  - b. Increase permit fees and parking ticket fees.
  - c. Encourage carpooling, Metro, MISD school bus and walking or riding bikes and other strategies to reduce the number of students and staff that drive in single occupant vehicles. Staff will assist and educate students the benefits of transportation management. (1996 SEPA; page 17)
  - d. Students with unpaid tickets, behavior issues, off site speeding/reckless driving and/or if students live within 1 mile of the school, he or she will not be able to be in a parking permit lottery.
  - e. Provide a email address for neighbors to email comments; [parking@misd.wednet.edu](mailto:parking@misd.wednet.edu)
3. Provide additional enforcement of student parking and the following rules and regulations: *(Implemented for 2006-07)*
  - a. Dedicate staff to monitor and ticket student parking lots and any for sale vehicles illegally parked.
  - b. Purchase a golf cart for easier monitoring and ticketing on campus between the student lots.
  - c. Issue tickets when students park in unauthorized areas, not displaying permits or reckless driving.
  - d. Students with a third parking offense will be towed and parking rights revoked.
3. Implement scheduling software to coordinate large events with the High School, YTNW, childcare tenants and pool. Research parking sharing with neighboring churches or other off-site facilities with parking available for these events to minimize impact to neighboring residents. *(Completed prior to 2007-08)*

#### **Student Parking Lot Breakdown on HS Campus:**

Lots A, B and C near the high school are dedicated approximately 197 parking permits for High School seniors. The Lot G at the North Mercer campus has approximately 48 student permit parking stalls and are dedicated for juniors, NEVAC and Running start students. This allocation of student stalls will vary depending on the High School need. See attached Figure 10 for lot breakdown.

#### **Carpooling:**

In an effort to maximize the number of spaces available to seniors, we are encouraging all students and staff to carpool. Any three or more senior students registering for parking as a carpool will be guaranteed parking for the entire year and be exempt from paying the semester fees. There are 20 dedicated carpool stalls on campus for the 2006-2007 year. Carpool stalls are full this year. MIHS will review increasing the dedicated amount of carpool stalls on a year to year basis

#### **Metro Bus:**

The yellow buses on the HS campus are for the other District Elementary and Middle School use. There are approximately 620 total bus passes distributed to the HS students. These are free to the students by a state funding program. There are currently two routes Metro bus routes that are dedicated for the HS use. In addition, there are approximately three additional routes that are heavily utilized by HS students.

#### **Mercer Island School District Enrollment:**

The current HS enrollment is 1425 students. This is a reduction of approximately 32 students from the 2005 school year enrollment. If we were to try to project the future enrollment given the elementary and middle school headcounts, we would see an overall decrease of approximately 59 students.



**CITY OF MERCER ISLAND**  
**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**SEPA Rules, Chapter 197-11 WAC**

**Description of Proposal: Mercer Island High School Remodel**

**Proponent: Mercer Island School District**

**Location of proposal: 9100 S.E. 42nd Street**

**Lead agency: City of Mercer Island**

**Determination:**

The lead agency for this proposal has determined that the Project does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file at the lead agency. All documents are available to be read at the Development Services Department, Mercer Island City Hall, 9611 S.E. 36th Street, between 7:30 a.m. and 5 p.m., Monday through Friday. The Mitigated Determination of Non-Significance (MDNS) is issued under 197-11-340(2)WAC, and is based upon the mitigation measures specified in the Environmental Checklist dated April 12, 1996, together with the conditions listed at the conclusion of this determination. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

There is a fifteen (15) day comment period following the issuance of this MDNS. All comments must be received by May 1, 1996.

**Responsible Official:** Ellen R. Miller-Wolfe, Environmental Officer  
Development Services Group  
9611 SE 36th Street  
Mercer Island, WA 98040  
(206) 236-5300 FAX 236-3651

**Date:** April 12, 1996

**Signature:** 

**Note:**

This MDNS does not constitute approval of the proposal. Mercer Island Design Commission approval, and a height variance are required before the issuance of the building permit.

Appeals:

This decision to issue a Mitigated Determination of Non-Significance (MDNS) rather than to require an EIS, and mitigating measures may be appealed to the City Council pursuant to Section 17.80.200 of the Mercer Island Zoning Code, Appendix 6, Environmental Procedures Code. You should be prepared to make factual objections. Such an appeal must be consolidated with any appeal on the City's underlying permit action. Please contact the Responsible Official for further information.

The MDNS is based upon the Environmental Checklist dated 4/12/96 and the following conditions:

1. All activities shall conform to the Mercer Island Code, the current Uniform Fire Code (UFC), Uniform Building Code (UBC), and National Electrical Code, the Department of Ecology Surface Water Management Plan, City of Mercer Island Stormwater Management Ordinance 95-C-118, City of Mercer Island Nuisance Control Code No.499 (May 12, 1980), and all other applicable City and County codes and ordinances.
2. A height variance, Design Commission Approval, a Grading Permit and Building Permit must be obtained before the project can begin.
3. Existing landscaping shall be maintained and enhanced as required. In the designated greenbelt on the north edge of the property, (Mercer Island City Council, Bill No. 1735, and Intergovernmental Property Agreement, 4/15/85), trees shall only be removed if they are a safety hazard and under the advisement of a certified arborist.
4. The Mercer Island School District (MISD) will analyze the project site to determine detention requirements in accordance with the Department of Ecology Stormwater Management Manual, and contribute the cost of those detention facilities toward off-site drainage improvements for the drainage basins affected by runoff from the school property, in accordance with the City of Mercer Island Stormwater Management Plan.
5. To provide the necessary 3000 gpm fire flows in the western portion of the project site, the MISD will coordinate with the Mercer Crest Water Association and the City of Mercer Island.
6. Measures have been incorporated in the project proposal, such as improvements on 42nd Street, additional on-site parking, and upgrades to pedestrian pathways to minimize transportation and pedestrian impacts to neighbors. Mitigation measures to minimize impacts to the northeastern corner of the project site are as follows:
  - a. The proposed parking lot will be screened from view using a combination of plants, fencing, and berming, while providing adequate visual access for police observation (Exhibit 7, Site Landscape Plan);
  - b. The natural buffer along the north site of the project site will be preserved in conformance with Intergovernmental Property Agreement dated April 15, 1985, and enhanced (see #3);

- c. All site light fixtures will be shielded and directed away from the exterior of the project site;
- d. The proposed parking lot will be gated after normal school hours except when an event is planned in the theater that is expected to fill the theater to capacity at the same time as another activity is scheduled on the site;
- e. Vehicular access to the west through the proposed parking lot will be prohibited except for emergency vehicles.
- f. The proposed parking lot will be used for faculty parking only during normal school hours.

cc: Department of Ecology