EXHIBIT #4

KPG

Memorandum

To: City of Mercer Island

From: KPG Psomas

Date: 3/19/2024

Re: Review of Transportation Concurrency Application and Transportation Impact Analysis Scope (dated 2/6/2024) for a Private School located on the Herzl (HNT) property (TCC24-004-sub1)

The City of Mercer Island requested KPG Psomas to complete a peer review of the Transportation Concurrency Application and Transportation Impact Analysis (TIA) Scope dated February 6, 2024 for a private school and office development (TCC24-004-sub1) located on the Herzl property at 3700 East Mercer Way. The proposed development includes a 14,051 square foot private school that will enroll up to 150 students in the PK-8th grade levels and 12,300 square feet of office space.

Project Trip Generation: The City of Mercer Island Traffic Impact Analysis Guidelines require the use of the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). The applicant should revise the trip generation calculations in the Transportation Concurrency Application and TIA to use the latest edition of the Trip Generation Manual and the fitted curve equation when the R^2 is 0.75 or greater.

Project Trip Distribution: Table 2 of the Transportation Impact Analysis shows trip distribution percentages for school trips and office trips. The proposed trip distribution percentages are acceptable. The applicant should revise the trip assignment numbers based on the updated trip generation numbers.

Time Periods for the Traffic operations Analysis: The Traffic Impact Analysis Guidelines require that the TIA evaluate the AM and PM peak hours and other peak hours as needed. The applicant should collect traffic counts and analyze intersection operations during the School PM peak hour.

Study Intersections: The list of study intersections (intersections impacted by 10 or more trips) may need to be modified based on the revised trip generation calculations.

Pipeline Developments: There are no pipeline developments to add to the future year volume calculations. The applicant should use a 0.5 percent annual growth rate to evaluate future traffic conditions.

Parking Analysis: The TIA should document that the proposed development will meet the City's parking requirements for the existing and proposed land uses.

Please refer to the City of Mercer Island's Traffic Impact Analysis Guidelines for a full list of information to include in the TIA.