

## Memorandum

**To:** City of Mercer Island  
**From:** KPG Psomas  
**Date:** 5/30/2024  
**Re:** Review of Transportation Impact Analysis (TIA) for 150 Student Private School at 2900 78th Avenue SE (TCC24-0004)

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KPG Psomas completed a peer review of the Transportation Impact Analysis for the Herzl-Ner Tamid Day School (TCC24-0004) located at 3700 E Mercer Way. The proposed development is a 150-student private school and 12,300 square foot office building that will share a 100-space parking lot with the associated Herzl-Ner Tamid Synagogue. KPG Psomas completed a prior review of the Transportation Impact Analysis Scope (Transpo Group, February 6, 2024) and the Transportation Concurrency Application (Transpo Group, February 15, 2024). A review memorandum was prepared by KPG Psomas on March 19, 2024.

### Traffic Analysis

The transportation analysis addressed comments from the 3/19/2024 KPG Psomas review memorandum including data collection, trip generation, trip distribution, trip assignment, level of service (LOS) analysis, and crash analysis.

### Parking Analysis

The parking analysis needs to be revised as it only considers typical parking demand for the elementary school and not the demand associated with drop-off and pick-up activities before and after school. ITE Parking Generation Manual, 6th Editions for Elementary School (Land Use 520) notes: "The parking demand data only include vehicles that are parked in designated spaces, not queued vehicles that are associated student pick up and drop off". A circulation plan describing how pick-up and drop-off activities will occur for the school and pre-school buildings should be included as part of the TIA document. The site plan does not appear to include parent loading and waiting areas on-site. Additional analysis of off-site queuing may be required if the analysis indicates that vehicles cannot be accommodated on site during pick-up and drop-off activity.

### Queuing Analysis

Because of the short duration of school arrivals and departures and the close spacing between intersections, the "with project conditions" for the E Mercer Way/Frontage Road intersection and the Site Driveway/Frontage Road intersection should be evaluated for conditions nearly all school volumes occur within a 15- to 20-minute period. A description of expected vehicle queuing between these two intersections, and adjacent intersections should be included.

### School Buses

Provide information about school bus service, where buses will stage and drop off/pick up students, and on-site school bus parking.

### Mitigation

- The development will be required to provide Transportation Impact Fees under (MICC 19.19).
- In order to avoid impacts to E Mercer Way, consider adding a southbound left turn lane at the E Mercer Way/Frontage Road intersection or other channelization as needed based on the updated analysis.
- Provide a circulation plan for drop-off and pick-off activities at the school and pre-school buildings.
- Describe any trip reduction strategies that may be instituted.