

MEMORANDUM

Date:	September 19, 2024	TG:	1.23278.00
To:	Ryan Harriman, EMPA, AICP – Planning Manager		
From:	Dan McKinney		
cc:	Anjali Grant		
Subject:	Response to TIA comments for 3700 E Mercer Way (TCC24-0004)		

The following memorandum summarizes the response to the 5/30/2024 Review of Transportation Impact Analysis memo from KPG Psomas. The comments included the categories of Parking Analysis, Queuing Analysis, School Buses, and Mitigation and are addressed below and incorporated into an updated Traffic Impact Analysis.

Parking Analysis

The comments under this heading were related to pick up and drop off parking as well as circulation. To address this the updated TIA incorporates a section titled Site Circulation and includes a figure illustrating that there is 1,800 feet of circulation and queuing available on site. The document also calculates estimated queuing illustrating that there is ample queuing on-site to accommodate the project.

Queuing Analysis

Vehicle queuing was evaluated at E Mercer Way/Frontage Road to evaluate the southbound left turning movement as well as the spacing from E Mercer Way to the site driveway. Operationally the levels of service at these intersections are operating at LOS B or better. In looking at queuing for the southbound movement the 95th percentile queue length was calculated at 120 feet for the AM peak, 87 feet for the afternoon peak and 59 feet for the PM peak. This level of queuing would not impact operations at the adjacent intersection and not require the need for a southbound left turn lane. The queuing for the westbound movement was also reviewed considering there is limited space between E Mercer Way and the site driveway. There is approximately 65-75 feet of queuing space between the stop bar and the center of the site driveway. The 95th percentile queue length for the westbound movement was calculated to be between 66 and 74 feet. This can accommodate approximately three vehicles at a time. It is estimate that the number of occasions when vehicles exiting the site will need to wait for the queue from E Mercer Way will be limited. As mentioned in the Site Circulation section of the updated report there is ample room on site to accommodate additional queuing if that occurs. In addition, a transportation management plan is being implemented to stagger start times and implement other measures that are intended to reduce impacts, which should help mitigate this occurrence.

School Buses

There will be three school buses utilized by JDS that would accommodate 60 students. This includes two smaller 15 passenger vehicles and one 30 passenger bus. These three vehicles would utilize the same drop off and pick up areas as the passenger vehicles. The two smaller 15 passenger buses would be parked on-site and the larger 30 passenger bus would be parked off site.

Mitigation

- The development will contribute to Transportation Impact Fees and that statement has been added to the TIA.
- Queuing and operations at E Mercer Way/Frontage Road were reviewed and a southbound left turn lane was not deemed necessary to mitigate impacts and is not being proposed.

- A Site Circulation section was added to the updated TIA that includes a graphic illustrating the site circulation.
- A Transportation Management Plan is being proposed for the site and was included in the updated TIA. This includes appointing a Transportation Coordinator for the entire site, implementing staggered arrival and dismissal times, designating an area and staff to manage peak drop off and pick up periods, bus service, providing Orca cards for staff, as well as providing bicycle parking.