

## Memorandum

**To:** City of Mercer Island  
**From:** KPG Psomas  
**Date:** 2/7/2025  
**Re:** Review of Transportation Impact Analysis (TIA) Herzl-Ner Tamid Jewish Day School

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This memorandum provides a peer review of the Transportation Impact Analysis (TIA) prepared by the Transpo Group (January 2025) 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. The Transpo Group also submitted January 16, 2025 response letter that replied to each of the comments from the KPG Psomas December 9, 2024 TIA Review memorandum.

Prior submittals for this project include the Transportation Impact Analysis Scope (February 6, 2024), the Transportation Concurrency Application (February 15, 2024), the Draft Transportation Impact Analysis (May 2024), and Transportation Impact Analysis (September 2024).

KPG Psomas provided a March 19, 2024 review of the scope and concurrency application, a May 19, 2024 review of the Draft TIA, and a December 12, 2024 review of the September 2024 TIA.

### Transportation Analysis

The KPG Psomas December 12, 2024 review requested that the study evaluate the peak 15 minutes of demand to better reflect the activity at the study intersections during the morning and afternoon school peaks. The analysis was revised using the 8:15-8:30 AM and 3:15-3:30 PM periods.

### Parking Analysis

The revised TIA provided information regarding the on-site drop-off and pick-up activity and estimated the maximum on-site queues. While the TIA describes bus loading areas in the text, the site plan and circulation plan do not show the location of the bus loading zone area. The plans also do not show walkways along the east side of the building. Bus loading areas and walkways should be added as to the site plan.

### Queuing Analysis

The revised TIA provides information on vehicle queues during 15-minute periods for the AM peak and PM school peak.

### Mitigation

Due to the high volume of southbound left turn vehicles, southbound through vehicles, and opposing northbound vehicles, the E Mercer Way/Frontage Road intersection will require a southbound left turn lane in order to prevent blocking of traffic on East Mercer Way and promote safety for drivers accessing the school and boat launch. During the AM peak hour, the development expects 121 southbound left turns and high volumes of northbound and southbound traffic (more than 900 AM peak hour vehicles in both directions with an opposing volume of 470 vehicles). These volumes meet the left turn lane warrants for an urban/suburban 3-legged intersection per the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (7<sup>th</sup> edition) and the National Academies Highway Research Report *Left-Turn Accommodations at Unsignalized Intersections*.

As noted in the 12/4/2024 review letter, there may be adequate paved width to restripe E Mercer Way to 3 lanes without requiring significant widening at the intersection.