

18 August 2025

MEMORANDUM

by digital delivery only

To: City of Mercer Island, Attn: Hearing Examiner and Planning Department

From: Anjali Grant, Architect of Record

Re: Memorandum for DS25-009 on cooperative parking

MICC 19.04.040(E) allows for cooperative parking between two or more adjoining property owners; provided the code official, with approval from the design commission (now Hearing Examiner) and city engineer, may reduce the total required spaces by 25 percent of the total combined required spaces when the applicant has demonstrated that no adverse impact will occur due to the reduced number of stalls.

This Memorandum demonstrates that no adverse impact will occur.

1. Existing Conditions

- a. The typical weekday operations of the synagogue do not generate much traffic; generally, there are a handful of people in the office and occasional visitors.
 - i. We can glean some information from Google Earth photos of the parking lot over time:
 - 1. 4/30/25 (Wednesday): 2 cars
 - 2. 4/30/24 (Tuesday): 33 cars
 - 3. 4/30/23 (Sunday): 57 cars
 - 4. 7/30/22 (Saturday): 11 cars (blurry)
 - b. On High Holidays, visitors to the existing synagogue swell to large numbers. The synagogue has a capacity of 408.

2. Proposed Conditions

- a. With the addition of the new building, there will be three new uses:
 - i. Typical weekday office uses
 - 1. Code-required parking: 33 spaces
 - 2. Projected peak parking demand: 23 spaces¹
 - ii. Typical weekday school uses

1. Code-required parking: 24 spaces
 2. Projected peak parking demand: 21 spacesⁱⁱ
 - iii. Special events at the new building
 - b. Typical weekday uses can comfortably coexist with the existing synagogue; the existing parking lot, at 105 spaces, is sized for large events.
 - c. Large events, such as High Holiday services, cannot comfortably coexist with school functions – thus the school will be closed during High Holiday services.
3. Neighbor concerns
- a. Our understanding is that the highest concern is parking overflow from the French American School during High Holiday Services. This project will avoid those issues by ensuring that the school is closed when the synagogue has holidays and large services.
 - b. HNT typically arranges for additional parking from neighboring institutions during High Holiday services. This practice is expected to continue.

ⁱ Transportation Impact Analysis prepared for the Barnabie Point Project on January 2025 by Transpo Group.

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