anjali grant design LLC

10 October 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, which supports the parking matrix that we have assembled:
            1. 4/30/25 (Wednesday): 2 cars; likely a typical weekday
            2. 4/30/24 (Tuesday): 33 cars; likely parking for the French-American school (daytime) or a religious school program (early evening)
            3. 4/30/23 (Sunday): 57 cars; likely a religious school program
            4. 7/30/22 (Saturday): 11 cars (blurry); likely a religious school program
    b. On High Holidays, visitors to the existing synagogue swell to large numbers. The synagogue has a capacity of 408.
    c. 105 parking spaces are existing to remain.
    d. The current parking arrangement with the French American School will terminate on 11/30/2025, assuming a construction mobilization start date of 12/1/2025. The agreement is on a month-to-month basis.

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2. Proposed Conditions
    a. Please see attached parking matrix that shows existing and new uses, both code-required and projected.
    b. 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 spaces[i]
        ii. Typical weekday school uses
            1. Code-required parking: 24 spaces
            2. Projected peak parking demand: 21 spaces[ii]
        iii. Special events at the new building
            1. Code-required parking: no additional spaces would be required.
            2. Projected parking demand: based on Using City of Mercer Island formula for civil & social organizations per 19.04.040; anticipating occasional use of
            3. large (5,373/75) or small (200/4 = 50) multipurpose rooms at school

This appears to be a continuation of #2, not a separate #3. Also, show the results of 5,373/75 as you do for 200/4 = 50.

    c. Typical weekday uses can comfortably coexist with the existing synagogue; the existing parking lot, at 105 spaces, can accommodate the school use, the office use, and the typical weekday synagogue use.
    d. 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.

Tie this conclusion directly to your grid which tells the story.

In conclusion, we can demonstrate that the new building can comfortably co-exist with the existing synagogue with a 25% reduction in required parking, and that a 25% reduction in the number of required spaces will not have adverse impacts. The school and office uses do not add to the parking burden; typical weekday uses

should be 4

generate a parking demand of no more than 65, considerably fewer than the 105 existing parking spaces available on site.

Where does this number come from? The stated projected peak is 44 in 2.b.i and ii. Please reconcile. If it's from the grid, then state where.

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

The body of the memo does not make any reference to the grid on page 4. Please speak to it to provide context. It could be described in your concluding paragraph.

This is just a suggestion. Consider reformatting this page using additional formatting tools (bold, shading, colors, put all text in grid, etc.) to make this page easier to follow. This will be helpful for the reader and beneficial for you as a result, especially if it is the key exhibit for the hearing.

	Code-required Parking	Code with 25% reduction	Projected Need Based on Scheduled Uses								Comments from Users
			Weekdays 8-3:45	Weekdays 3:45-6	Weekdays after 6	Friday night	Saturday	Sunday morning to 12:15	Sunday 1:30 and after	High Holidays	
Office/B Occupancy	33	24.75	23	23	20	0	0	0	20	0	Friendship circle in the evenings is maybe 20 people and 2 Sundays per month could be up to 50 people but parking is more like 20 cars.
School	24	18	21	20	0	0	0	0	0	0	Monday, Wednesday, Thursday there might be 10-15 cars with faculty for after care and faculty staying to work in their rooms. Tuesdays and Fridays, it would only be 3-5 cars of those people with aftercare and possibly some admin. During volleyball and basketball seasons we might have 10-20 cars parked for games from roughly 4-5 p.m. once a week.
Religious School (existing use)	0	0	0	6	0	0	12	65	0	0	Tuesdays – about 40-50 kids and 3-4 teachers; Tuesdays almost no one beyond the teachers are parking; 5-6 cars. Saturdays – about 40-50 kids and 2 teachers; 10-12 cars. Sundays – about 80-90 kids, 6 teachers and 18-20 madrichim (teen helpers); most people park for the first half hour or so and then leave, returning for pick up at 12:15; 12-15 staff cars (including teen drivers) plus 40-50 cars for morning assembly time .
Synagogue (existing use)	82	61.5	18	18	0	30	50		0	parking lot at capacity, plus additional spaces rented by HNT	regular religious services (Friday night/Saturday morning) 50 people, 30 cars If we have a B'nai Mitzvah on a Saturday morning, then 80-100 people, 50 cars Staff is 10 people right now. With vendors and visitors, it could get up to as many as 18, 18 cars
Other Special Events (existing use) - occasional use only	0	0		0	72	72	0	0	72	0	Using City of Mercer Island formula for civil & social organizations per 19.04.040; anticipating occasional use of large (5,373/75) or small (200/4 = 50) multipurpose rooms within school building; previously these would have taken place in the synagogue building.
TOTAL: typical use	139	104.25	62	67	20	30	62	65	20	see above	
with a special event					92	102			92		

Provide a little more detail for readers to understand the math. one stall for every four seats, one stall per 75 sf GFA.

State clearly whether these higher parking uses are accounted for in the grid or not.