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WHAT TRANSPORTATION CAN BE.

MEMORANDUM

Date:	February 10, 2026	**TG:**	1.25486.00
To:	Molly McGuire – City of Mercer Island		
From:	Dan McKinney Jr. and Kassi Leingang, PE – Transpo Group		
cc:	Amy Lavin - SJCC		
Subject:	3801 E Mercer Way Rezone Potential Trip Generation Review		

The following memorandum responds to the comment received from the City of Mercer Island dated January 20, 2026 regarding the requested rezone to Commercial Office (CO) Zone of 3801 E Mercer Way, Mercer Island, WA 98040 (*see location in Figure 1*).[1] The City's comment and response are provided below.

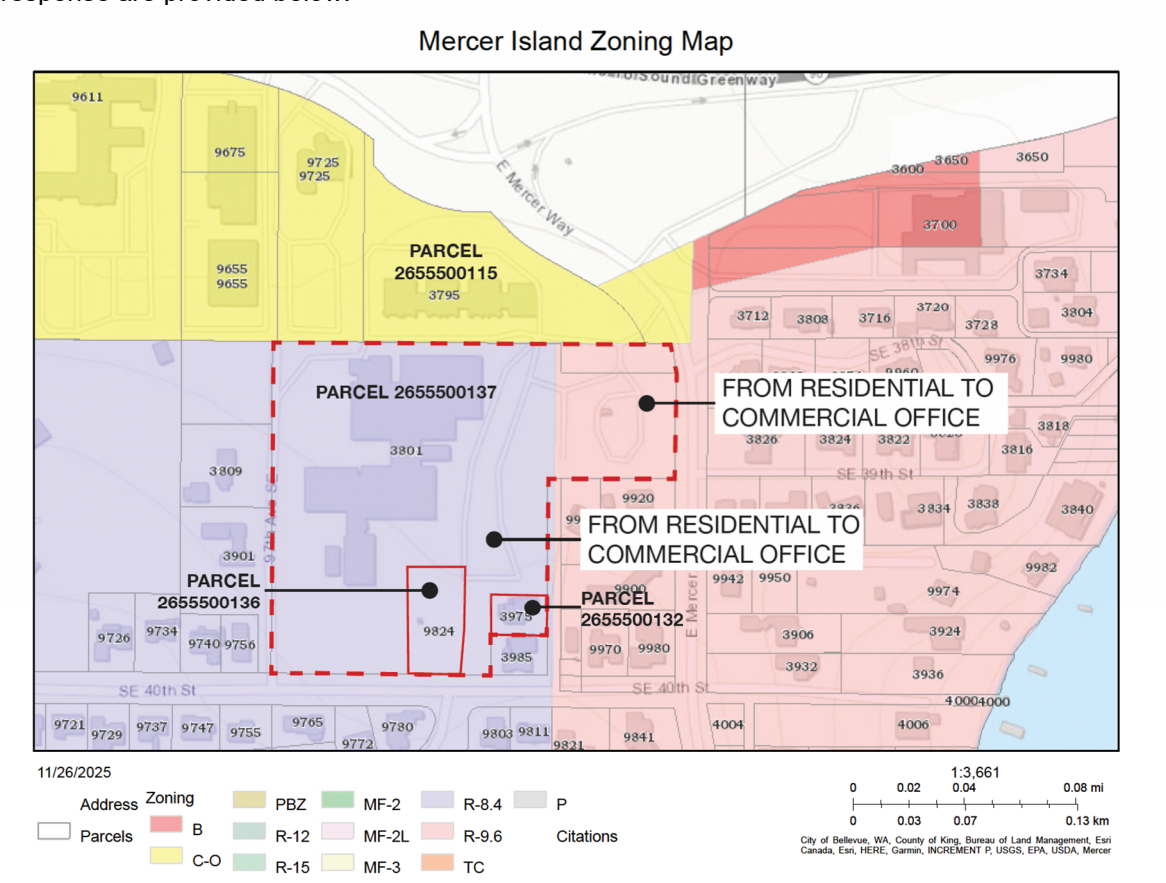


Figure 1: Requested Rezone

Rezone Comment 1:

Traffic impacts should be analyzed for the change in allowed uses as a result of the proposed rezone. While City staff understand that the property is not anticipating a change in use in the foreseeable future, the rezone could result in future traffic impacts from the highest intensity use that could be allowed. **Please provide a memorandum or report from a qualified professional**

[1] RZN25-002; CPA25-002; SEP25-021 Review Letter 1

to speak to the traffic impacts that would result from the proposed changes to the allowed uses. Consider comparing the trip generation for the highest possible generating uses and the existing use from the ITE Manual.

Response:

The trip generation for the existing/proposed use and allowed use in the CO zone(area as illustrated in Figure 1) was estimated based on trip rates using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition, 2025). The existing/proposed use and the allowed use in the Commercial Office (CO) zone are summarized below. It is our understanding that no proposed use is requested as part of the rezone application, but the City is requesting documentation of the highest possible generating use allowed in the CO zone.

Existing - The existing use is the Stroum Jewish Community Center (SJCC) totaling 94,723 gross square feet (gsf). ITE's Recreational Community Center (495) was assumed for the existing use based on review of the land use description as well as validation through existing driveway counts. The detailed trip generation for the existing use is provided in Attachment A.

Allowed use in the CO zone[2] – In the CO zone, the site could accommodate a 134,087 sf building footprint (35%) with 3 stories for a total of 402,261 gsf. The trip generation of the allowable uses in the CO zone for that size of development were evaluated . This included consideration of the following ITE land uses:

- Government Office Building (730)
- Research and Development Center (760)
- General Office Building (710)
- Church (560)
- Medical-Dental Office Building - Stand-Alone (720)
- Hospital (610)[i]

Note that the size of the potential building was outside of the extremes of the Government Office Building and Medical-Dental Office Building - Stand-Alone buildings so those potential land uses were eliminated. Of the remaining land uses above, the highest generating land use was the General Office Building, and so was assumed for the comparison of traffic impacts with the requested rezone. The detailed trip generation for the potential uses reviewed is provided in Attachment A.

The comparison of trip generation for the existing use and the highest possible generating use is summarized in the table below.

Table 1. Weekday PM Peak Hour Trip Generation Comparison

			Weekday PM Peak Hour Trips		
Condition	**Land Use[1]**	**Size**	**In**	**Out**	**Total**
Existing	Recreational Community Center (495)	94,723 gsf	132	142	274
Allowed in CO Zone	General Office Building (710)	402,261 gsf	69	360	429

Note: gsf = gross square-feet

1. Trips rates from ITE *Trip Generation Manual*, 12th Edition.

[2] The allowed uses in the CO zone are found at MICC 19.04.020.

Attachment A: Detailed Trip Generation

Potential Use

	Land Use	Setting	Size	Units	Model	Equation	Rate	Inbound %	Primary Trips Inbound	Outbound	Total	
1	**Government Office Building (730)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.97 Ln(X) + 0.62	-	25%	156	469	625	*building size outside of data range*
2	**Research and Development Center (760)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Rate	-	0.45	25%	45	136	181	
3	**General Office Building (710)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Equation (lin)	T = 0.99(X) + 31.14	-	16%	69	360	429	
4	**Church (560)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Equation (lin)	T = 0.37(X) + 2.59	-	41%	62	89	151	
5	**Medical-Dental Office Building - Stand-Alone (720)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Rate	-	3.42	30%	413	963	1,376	*building size outside of data range*
6	**Hospital (610)**		**402,261**	sf								
	PM Peak Hour	General Urban/Suburban			Rate	-	0.86	34%	118	228	346	

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation Manual (* 12th Edition) equation and average trip rates as shown above.

Existing Use

									Gross Trips			Primary Trips		
	Land Use	Setting	Size	Units	Model	Equation	Rate	Inbound %	Inbound	Outbound	Subtotal	Inbound	Outbound	Total
1	**Recreational Community Center (495)**		**94,723**	sf										
	PM Peak Hour	General Urban/Suburban			Rate	-	2.89	48%	132	142	274	132	142	274
	Observations - PM		94,723	sf								121	124	245

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation Manual (* 12th Edition) equation and average trip rates as shown above.