

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: 206.275.7605 | www.mercergov.org



| CITY USE ONLY | | |
|----------------|----------|-----|
| PERMIT # | RECEIPT# | FEE |
| | | |
| DATE RECEIVED: | | |

| | |
|---|--------------|
| TRANSPORTATION CONCURRENCY APPLICATION | Received By: |
|---|--------------|

| | |
|--|---|
| STREET ADDRESS/LOCATION 30xx 69th Ave SE Mercer Island 98040 | COUNTY ASSESSOR PARCEL #'S 5093301316 |
|--|---|

| | | |
|--|--|---|
| PROPERTY OWNER (required) Hui Home LLC | ADDRESS (required) 2112 22nd Ave S Seattle 98144 | CELL/OFFICE (required) 206.910.1989 E-MAIL (required) wenhu338@gmail.com |
|--|--|---|

| | | |
|---|---------|--|
| APPLICANT NAME (if different from above) James Ma | ADDRESS | CELL/OFFICE 509.491.7299 E-MAIL jamesmark2001@gmail.com |
|---|---------|--|

TRANSPORTATION CONCURRENCY REVIEW is required prior to, or concurrent with, any development proposal that will result in the creation of one or more net new vehicle trips during peak hours (7am-9am, 4pm-6pm), per the ITE Trip Generation Manual. Describe the development proposal below. A **TRAFFIC IMPACT ANALYSIS** complying with the **City's Traffic Impact Analysis Guidelines** must be submitted with this form if the development proposal will generate 10 or more peak hour vehicle trips.

WRITTEN DESCRIPTION OF DEVELOPMENT PROPOSAL:
 A new multistory single family construction with an underground attached garage.

TYPE OF DEVELOPMENT: Check all boxes that apply.

| | | | | | |
|-------------------------------------|---------------|--------------------------|------------|--------------------------|-------------|
| <input checked="" type="checkbox"/> | Single Family | <input type="checkbox"/> | Mixed use | <input type="checkbox"/> | School |
| <input type="checkbox"/> | Multifamily | <input type="checkbox"/> | Commercial | <input type="checkbox"/> | Other _____ |

RELATED APPLICATION TYPE(S): Check all boxes that apply.

| | | | | | |
|-------------------------------------|-----------------------|--------------------------|--------------------|--------------------------|------------------------|
| <input checked="" type="checkbox"/> | Building Permit | <input type="checkbox"/> | Design Review | <input type="checkbox"/> | Conditional Use Permit |
| <input type="checkbox"/> | Development Agreement | <input type="checkbox"/> | Short or Long Plat | <input type="checkbox"/> | Other _____ |

FOR RESIDENTIAL PROJECTS: Demonstrate net dwelling units.

| | | | | | |
|------------------------------------|---|--|---|--|---|
| Number of Existing Dwelling units: | 0 | Number of Dwelling Units to be Demolished: | 0 | Number of Proposed New Dwelling Units: | 1 |
|------------------------------------|---|--|---|--|---|

FOR COMMERCIAL PROJECTS: Use the Vehicle Trip End table on page 2 of this form to fill in the following sections to determine the Net New Vehicle Trips associated with your development proposal.

| PROPOSED LAND USE - Land Use Type | Unit of Measure | Number of Units (ft ² , dwellings, room, bed, etc.) | Vehicle Trip Ends | Total Proposed Vehicle Trips (Number of Units x Vehicle Trip Ends) |
|--|-----------------|--|-------------------|--|
| | | | | |
| CURRENT/PRIOR LAND USE - Land Use Type | Unit of Measure | Number of Units (ft ² , dwellings, room, bed, etc.) | Vehicle Trip Ends | Total Proposed Vehicle Trips (Number of Units x Vehicle Trip Ends) |
| | | | | |
| Net New Vehicle Trips | | | | |
| Subtract Total Prior Vehicle Trips from Total Proposed Vehicle Trips (Please use the vehicle trip estimates on page 2 of this form) | | | | |

Please read and sign the 2nd page of this form

| ITE Code | ITE Land Use Category | Unit of Measure | Vehicle Trip Ends |
|----------|------------------------------------|-----------------|-------------------|
| 210 | Single Family House | dwelling | 1.00000 |
| 220 | Multifamily Low-rise (1-2 floors)* | dwelling | 0.67000 |
| 221 | Multifamily Mid-rise (3-10 floors) | dwelling | 0.41000 |
| 254 | Assisted Living | bed | 0.34000 |
| 310 | Hotel | room | 0.61000 |
| 492 | Health/Fitness Club | square foot | 0.00392 |
| 520 | Elementary School | square foot | 0.00316 |
| 522 | Middle/Junior High School | square foot | 0.00333 |
| 530 | High School | square foot | 0.00215 |
| 560 | Church | square foot | 0.00080 |
| 565 | Day Care Center | square foot | 0.01182 |
| 590 | Library | square foot | 0.00681 |
| 620 | Nursing Home | bed | 0.37000 |
| 710 | Office | square foot | 0.00156 |
| 720 | Medical Office | square foot | 0.00410 |
| 730 | Government Office Building | square foot | 0.00319 |
| 732 | Post Office | square foot | 0.01511 |

| ITE Code | ITE Land Use Category | Unit of Measure | Vehicle Trip Ends |
|----------|-------------------------------------|-----------------|-------------------|
| 816 | Hardware/Paint Store | square foot | 0.00113 |
| 820 | Shopping Center | square foot | 0.00421 |
| 850 | Supermarket | square foot | 0.00760 |
| 880 | Pharmacy/Drugstore: no drive-up | square foot | 0.03207 |
| 881 | Pharmacy/Drugstore: w/ drive-up | square foot | 0.01132 |
| 911 | Walk-in Bank | square foot | 0.02640 |
| 912 | Drive-in Bank | square foot | 0.02006 |
| 925 | Drinking Place | square foot | 0.01553 |
| 931 | Quality Restaurant | square foot | 0.00828 |
| 932 | High-Turnover (Sit-Down) Restaurant | square foot | 0.01740 |
| 933 | Fast Food: no drive-up | square foot | 0.04870 |
| 934 | Fast Food: w/ drive-up | square foot | 0.11663 |
| 936 | Coffee/Donut Shop: no drive-up | square foot | 0.02823 |
| 937 | Coffee/Donut Shop: w/ drive-up | square foot | 0.03743 |
| 944 | Service Station | fuel position | 14.4100 |
| 947 | Self-service Car Wash | wash stall | 8.00000 |

*The Multifamily Low-rise (1-2 floors) includes townhomes and condominiums
Please note that these numbers are estimates taken from the Trip Generation Manual 10th Edition

CONCURRENCY VALIDITY AND EXPIRATION (MICC 19.20.040D, MICC 19.20.040E, MICC 19.20.040F)

Validity: A transportation concurrency certificate is valid only for the specified uses, densities, intensity and development proposal site(s) for which it was issued and shall not be transferred to a different project or parcel. A transportation concurrency certificate shall remain valid for the longer of:

1. One (1) year from the date of issuance;
2. During the period of time the development proposal associated with the certificate is under review by the city;
3. For the same period of time as the development approval. If the development does not have an expiration date or an approved phasing schedule that allows a longer build-out, the concurrency certificate shall be valid for one (1) year from the date of the last permit approval associated with the development proposal;
4. For a period of time specified in an approved development agreement.

Expiration: A transportation concurrency certificate shall expire if any of the following occur:

1. The timeframe established in section the validity section above is exceeded.
2. The related development permit application is denied or revoked by the city.
3. The related development permit expires prior to issuance of a building permit.

Extension: A transportation concurrency certificate shall not be extended. A new transportation concurrency application, review and certificate are required if the previous transportation concurrency certificate has expired.

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HAVE READ THE ABOVE INFORMATION REGARDING EXPIRATION DEADLINES AND APPEAL PROCESS IN CHAPTER 19.20 MICC. I FURTHER UNDERSTAND THAT ISSUANCE OF A TRANSPORTATION CONCURRENCY CERTIFICATE IS NOT A GUARANTEE THAT THE CITY WILL ISSUE A DEVELOPMENT PERMIT OR BUILDING PERMIT.


SIGNATURE

04.29.21

DATE