March 2, 2021

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Subject – Shell Convenience Store Addition Parking Memo

The intent of this memo is to provide the City of Mercer Island with a parking evaluation summary as it relates to the proposed Shell Convenience Store Addition development.

Project Description

An existing 8-fueling position Shell station proposes for an addition to their 1,013 square foot convenience market. Site development also includes a total of 6 parking stalls (two electric vehicle charging spaces). The subject site is located within the city of Mercer Island with a site address of 7833 SE 28th Street. The proposed addition is to be constructed at the south end of the building occupying an additional 580 square feet and is intended to expand area for storage and additional purchase selections for on-site customers. A proposed site plan is illustrated on page 3.

City Parking Requirements

The project proposes to include a total of six (6) on-site parking stalls. In review of the City of Mercer Island's MICC Chapter 19.04.040 Section C. *Minimum Parking Requirements for Specific Uses*, City code would require the following general requirements:

Service stations with convenience stores shall provide one parking space for every 400 square feet of gross floor area of the building, exclusive of storage areas, with a minimum of two spaces.

Applying the *total* proposed building size (1,013 sf existing + 580 sf proposed = 1,593 sf) would yield a total requirement of approximately 4 parking spaces.

As this project falls within the Town Center (TC) area, site-specific parking requirements yield a similar ratio according to MICC Chapter 19.11.130 which states general retail parking (no service station listed) requirements of 2 to 3 spaces per 1,000 square feet. This ratio yields 3-5 required parking spaces. As the site plan indicates a total of 6 on-site parking stalls, the project is compliant with code requirements.

Parking Comparison

A review of the ITE *Parking Generation Manual* indicates no comparable land use to identify peak parking activities. Therefore, two nearby jurisdictions' (Bellevue & Renton) parking requirements were reviewed for comparison. Both jurisdictions did not have specific parking requirements for gas stations so general retail requirements were considered given the retail component of the on-site convenience market. Motorists entering the site for the primary activity of fueling their vehicles would park and fuel within the 8-fueling position canopy. Additional permitter parking is intended to accommodate the convenience market component.

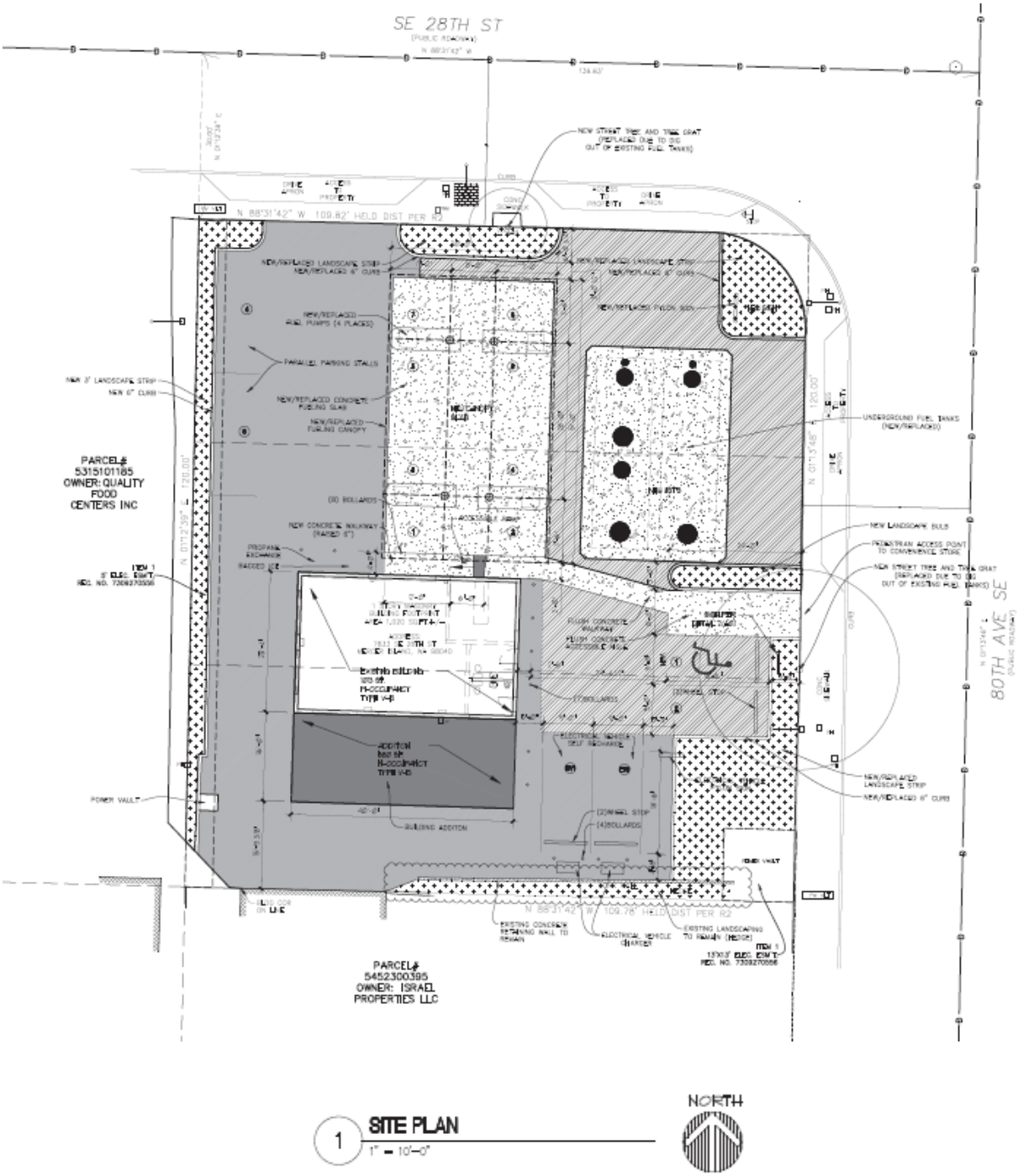
Bellevue
Minimum parking for retail: 3.3 spaces/1,000 sf
Required parking for project: 5.26 spaces

Renton
Minimum parking for retail: 2.5 spaces/1,000 sf
Required parking for project: 4.0 spaces

Proposed On-site Parking Supply: 6 Spaces

As illustrated, the project meets the City of Mercer Island's code requirements along with two nearby jurisdictions for comparison.

Figure 1 – Site Plan



CONCLUSION

The subject project is an existing gas station located in the city of Mercer Island with a site address of 7833 SE 28th Street. Existing on-site is a total of 8 fueling positions and a 1013 square foot convenience market. The development proposal consists of a 580 square feet addition to the convenience market and a total supply of 6 on-site parking spaces. No additional fueling positions are proposed.

The total number of on-site parking stalls meets code requirements which is consistent and comparable to other nearby jurisdictions. Parking demands associated with convenience markets are generally quick turnover with short durations. If needed, overflow parking can be accommodated within unoccupied fueling positions. However, with code compliance, no parking deficiencies are identified with the proposed on-site supply of 6 parking spaces.

Please feel free to contact me should you require further information.

Aaron Van Aken, P.E., PTOE