

March 22, 2024

City of Mercer Island
Community Planning & Development
9611 SE 36th Street
Mercer Island, WA 98040

Planning Comment Responses
Project Name: WaFd Bank Mercer Island
7633 SE 27th Street
Permit Number: DSR23-015/TCC23-013

To Whom it May Concern,

Please see below for our responses to the Notice of Incomplete Application comments received on 12/14/2023 regarding the submission of drawings for the proposed WAFD Bank Mercer Island branch.

PLANNING COMMENTS Andrew Leon

1. Please provide a project narrative that describes how the project meets the relevant standards in Chapter 19.11 MICC.

Response: Please see the project narrative attached with this submittal with a description of how the project meets the relevant design standards in Chapter 19.11 of the Mercer Island City Code

2. MICC 19.20.030(D) states that a traffic impact analysis is required for any development proposal that generates ten or more net new vehicle trips during the morning or evening peak hour. The Transportation Concurrency application form shows that the proposed use will generate 16.57 new vehicle trips. The application form also shows that the space has been vacant for over one year. Please update the application form to indicate that the previous use generates 0 trips (Box 2A) and that the net new vehicle trips will be 16.57. Please also submit a traffic impact analysis consistent with MICC 19.20.030(D).

Response: The Transportation Concurrency Application was updated to reflect 0 trips generated from the previous use as the space had been vacant for over one year. Also attached to this resubmittal is a traffic analysis that summarizes the traffic impacts associated with a tenant improvement at Tabit Village Square for a new WAFD Bank branch.

PLAN REVISIONS

1. A1.0 SITE PLAN AND ELEVATIONS – The enlarged site plan and proposed floor plan (detail 2/-) was updated to show a proposed parking space at the former dry cleaner drop-off area of SE 27th Street.

Thank you for your review of our submittal documents. Please let me know if we can provide additional information for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlana', written in a cursive style.

Carlana Aguon, Project Manager
Driftmier Architects, P.S.
carlana@driftmier.com
(425) 881-7506