

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: |
|---|--------------|

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|--|---|
| STREET ADDRESS/LOCATION 4719 86th Ave SE | COUNTY ASSESSOR PARCEL #'S 7598100420 |
|--|---|

| | | |
|---|--|---|
| PROPERTY OWNER <i>(required)</i> Design Built Homes | ADDRESS <i>(required)</i> 11400 SE 8th Street, Ste 415 | CELL/OFFICE <i>(required)</i> 206-909-8187 E-MAIL <i>(required)</i> todd@luxurydbh.com |
| APPLICANT NAME <i>(if different from above)</i> | ADDRESS | CELL/OFFICE E-MAIL |

Use this form to determine the net number of additional dwelling units and/or vehicle trips generated by the proposed development. 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. In determining the net new trips, no credit shall be given for vehicle trip ends from sites/structures that have been vacant for more than one year or for trips from any unpermitted or illegal development.

WRITTEN DESCRIPTION OF DEVELOPMENT PROPOSAL:

The project is a proposed single-family residential development of 0.657 acres, known as Tax Parcel 7598100420 into 2 single-family residential lots. All existing improvements will be demolished or removed during plat construction.

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

FOR RESIDENTIAL PROJECTS: Demonstrate net dwelling units.

| | | | | | |
|------------------------------------|---|--|---|--|---|
| Number of Existing Dwelling units: | 1 | Number of Dwelling Units to be Demolished: | 1 | Number of Proposed New Dwelling Units: | 2 |
|------------------------------------|---|--|---|--|---|

FOR COMMERCIAL PROJECTS: Use the Vehicle Trip tables on the following pages 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 (1000ft ² , dwellings, room, bed) | Trips Per Unit | Total Proposed Vehicle Trips (Number of Units x Trips Per Unit) |
|--|-----------------|--|----------------|---|
| SFR | ea. | 2 | 1.98 | 1.98 |
| CURRENT/PRIOR LAND USE - Land Use Type | Unit of Measure | Number of Units (1000ft ² , dwellings, room, bed) | Trips Per Unit | Total Proposed Vehicle Trips (Number of Units x Trips Per Unit) |
| SFR | ea. | 1 | 0.99 | 0.99 |
| Net New Vehicle Trips Subtract Total Prior Vehicle Trips from Total Proposed Vehicle Trips | | | | 0.99 |

Please read and sign the 2nd page of this form

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



DATE

ITE Trip Generation Rates (Weekday, PM Peak Hour of Adjacent Street Traffic)

| Code | ITE Land Use Category | Unit of Measure | Trips Per Unit | Setting/Location | |
|--------------------------|--|------------------------|----------------|-------------------------|-----------------------|
| | | | | General Urban/ Suburban | Dense Multi-Use Urban |
| PORT AND TERMINAL | | | | | |
| 30 | Intermodal Truck Terminal | 1,000 SF GFA | 1.72 | | |
| 90 | Park-and-Ride Lot with Bus Service | Parking Spaces | 0.43 | | |
| INDUSTRIAL | | | | | |
| 110 | General Light Industrial | 1,000 SF GFA | 0.63 | | |
| 130 | Industrial Park | 1,000 SF GFA | 0.40 | | |
| 140 | Manufacturing | 1,000 SF GFA | 0.67 | | |
| 150 | Warehousing | 1,000 SF GFA | 0.19 | | |
| 151 | Mini-Warehouse | 1,000 SF GFA | 0.17 | | |
| 154 | High-Cube Transload & Short-Term Storage | 1,000 SF GFA | 0.10 | | |
| 155 | High-Cube Fulfillment Center Warehouse | 1,000 SF GFA | 1.37 | | |
| 156 | High-Cube Parcel Hub Warehouse | 1,000 SF GFA | 0.64 | | |
| 157 | High-Cube Cold Storage Warehouse | 1,000 SF GFA | 0.12 | | |
| 160 | Data Center | 1,000 SF GFA | 0.09 | | |
| 170 | Utilities | 1,000 SF GFA | 2.27 | | |
| 180 | Specialty Trade Contractor | 1,000 SF GFA | 1.97 | | |
| RESIDENTIAL | | | | | |
| 210 | Single-Family Detached Housing | Dwelling Units | 0.99 | | |
| 220 | Multifamily Housing (Low-Rise) 1-2 floors - | Dwelling Units | 0.56 | | |
| 221 | Multifamily Housing (Mid-Rise) 3-10 floors | Dwelling Units | | 0.44 | 0.18 |
| 222 | Multifamily Housing (High-Rise) | Dwelling Units | | 0.36 | 0.19 |
| 231 | Mid-Rise Residential with 1st-Floor Commercial | Dwelling Units | 0.36 | | |
| 232 | High-Rise Residential with 1st-Floor | Dwelling Units | 0.21 | | |
| 240 | Mobile Home Park | Dwelling Units | 0.46 | | |
| 251 | Senior Adult Housing - Detached | Dwelling Units | 0.30 | | |
| 252 | Senior Adult Housing - Attached | Dwelling Units | 0.26 | | |
| 253 | Congregate Care Facility | Dwelling Units | 0.18 | | |
| 254 | Assisted Living | 1,000 SF GFA | 0.48 | | |
| 255 | Continuing Care Retirement Community | Units | 0.16 | | |
| 260 | Recreation Homes | Dwelling Units | 0.28 | | |
| 265 | Timeshare | Dwelling Units | 0.63 | | |
| 270 | Residential Planned Unit Development | Dwelling Units | 0.69 | | |
| LODGING | | | | | |
| 310 | Hotel | Rooms | 0.60 | | |
| 311 | All Suites Hotel | Rooms | | 0.36 | 0.17 |
| 312 | Business Hotel | Rooms | 0.32 | | |
| 320 | Motel | Rooms | 0.38 | | |
| 330 | Resort Hotel | Rooms | 0.41 | | |
| RECREATIONAL | | | | | |
| 411 | Public Park | Acres | 0.11 | | |
| 416 | Campground / Recreation Vehicle Park | Acres | 0.98 | | |
| 420 | Marina | Berths | 0.21 | | |
| 430 | Golf Course | Acres | 0.28 | | |
| 431 | Miniature Golf Course | Holes | 0.33 | | |
| 432 | Golf Driving Range | Tees/Driving Positions | 1.25 | | |
| 433 | Batting Cages | Cages | 2.22 | | |
| 434 | Rock Climbing Gym | 1,000 SF GFA | 1.64 | | |
| 435 | Multi-Purpose Recreational Facility | 1,000 SF GFA | 3.58 | | |

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|---------------|-------------------------------------|----------------|-------|------|------|
| 436 | Trampoline Park | 1,000 SF GFA | 1.50 | | |
| 437 | Bowling Alley | 1,000 SF GFA | 1.16 | | |
| 440 | Adult Cabaret | 1,000 SF GFA | 2.93 | | |
| 444 | Movie Theater | 1,000 SF GFA | 6.17 | | |
| 445 | Multiplex Movie Theater | 1,000 SF GFA | 4.91 | | |
| 452 | Horse Racetrack | Seats | 0.06 | | |
| 454 | Dog Racetrack | Attendees | 0.15 | | |
| 460 | Arena | 1,000 SF GFA | 0.47 | | |
| 462 | Professional Baseball Stadium | Attendees | 0.15 | | |
| 465 | Ice Skating Rink | 1,000 SF GFA | 1.33 | | |
| 466 | Snow Ski Area | Slopes | 26.00 | | |
| 473 | Casino/Video Lottery Establishment | 1,000 SF GFA | 13.49 | | |
| 480 | Amusement Park | Acres | 3.95 | | |
| 482 | Water Slide Park | Parking Spaces | 0.28 | | |
| 488 | Soccer Complex | Fields | 16.43 | | |
| 490 | Tennis Courts | Courts | 4.21 | | |
| 491 | Racquet/Tennis Club | Courts | 3.82 | | |
| 492 | Health/Fitness Club | 1,000 SF GFA | 3.45 | | |
| 493 | Athletic Club | 1,000 SF GFA | 6.29 | | |
| 495 | Recreational Community Center | 1,000 SF GFA | 2.31 | | |
| INSTITUTIONAL | | | | | |
| 520 | Elementary School | 1,000 SF GFA | 1.37 | | |
| 522 | Middle School / Junior High School | 1,000 SF GFA | 1.19 | | |
| 530 | High School | 1,000 SF GFA | 0.97 | | |
| 534 | Private School (K-8) | Students | 0.26 | | |
| 536 | Private School (K-12) | Students | 0.17 | | |
| 537 | Charter Elementary School | Students | 0.14 | | |
| 538 | School District Office | 1,000 SF GFA | 2.04 | | |
| 540 | Junior / Community College | 1,000 SF GFA | 1.86 | | |
| 550 | University/College | 1,000 SF GFA | 1.17 | | |
| 560 | Church | 1,000 SF GFA | 0.49 | | |
| 561 | Synagogue | 1,000 SF GFA | 2.92 | | |
| 562 | Mosque | 1,000 SF GFA | 4.22 | | |
| 565 | Daycare Center | 1,000 SF GFA | 11.12 | | |
| 566 | Cemetery | Acres | 0.46 | | |
| 571 | Prison | 1,000 SF GFA | 2.91 | | |
| 575 | Fire and Rescue Station | 1,000 SF GFA | 0.48 | | |
| 580 | Museum | 1,000 SF GFA | 0.18 | | |
| 590 | Library | 1,000 SF GFA | 8.16 | | |
| MEDICAL | | | | | |
| 610 | Hospital | 1,000 SF GFA | 0.97 | | |
| 620 | Nursing Home | 1,000 SF GFA | 0.59 | | |
| 630 | Clinic | 1,000 SF GFA | | 3.28 | 5.18 |
| 640 | Animal Hospital / Veterinary Clinic | 1,000 SF GFA | 3.53 | | |
| 650 | Free-Standing Emergency Room | 1,000 SF GFA | 1.52 | | |
| OFFICE | | | | | |
| 710 | General Office Building | 1,000 SF GFA | | 1.15 | 0.87 |
| 712 | Small Office Building | 1,000 SF GFA | 2.45 | | |
| 714 | Corporate Headquarters Building | 1,000 SF GFA | 0.60 | | |
| 715 | Single Tenant Office Building | 1,000 SF GFA | 1.74 | | |
| 720 | Medical-Dental Office Building | 1,000 SF GFA | 3.46 | | |
| 730 | Government Office Building | 1,000 SF GFA | 1.71 | | |
| 731 | State Motor Vehicles Department | 1,000 SF GFA | 5.20 | | |

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|-----------------|--|--------------|-------|------|------|
| 732 | United States Post Office | 1,000 SF GFA | 11.21 | | |
| 733 | Government Office Complex | 1,000 SF GFA | 2.82 | | |
| 750 | Office Park | 1,000 SF GFA | 1.07 | | |
| 760 | Research and Development Center | 1,000 SF GFA | 0.49 | | |
| 770 | Business Park | 1,000 SF GFA | 0.42 | | |
| RETAIL | | | | | |
| 810 | Tractor Supply Store | 1,000 SF GFA | 1.40 | | |
| 811 | Construction Equipment Rental Store | 1,000 SF GFA | 0.99 | | |
| 812 | Building Materials and Lumber Store | 1,000 SF GFA | 2.06 | | |
| 813 | Free-Standing Discount Superstore | 1,000 SF GFA | 4.33 | | |
| 814 | Variety Store | 1,000 SF GFA | 6.84 | | |
| 815 | Free Standing Discount Store | 1,000 SF GFA | 4.83 | | |
| 816 | Hardware / Paint Store | 1,000 SF GFA | 2.68 | | |
| 817 | Nursery (Garden Center) | 1,000 SF GFA | 6.94 | | |
| 818 | Nursery (Wholesale) | 1,000 SF GFA | 5.18 | | |
| 820 | Shopping Center | 1,000 SF GFA | 3.81 | 3.81 | 4.92 |
| 823 | Factory Outlet Center | 1,000 SF GFA | 2.29 | | |
| 840 | Automobile Sales (New) | 1,000 SF GFA | 2.43 | | |
| 841 | Automobile Sales (Used) | 1,000 SF GFA | 3.75 | | |
| 842 | Recreational Vehicle Sales | 1,000 SF GFA | 0.77 | | |
| 843 | Automobile Parts Sales | 1,000 SF GFA | 4.91 | | |
| 848 | Tire Store | 1,000 SF GFA | 3.98 | | |
| 849 | Tire Superstore | 1,000 SF GFA | 2.11 | | |
| 850 | Supermarket | 1,000 SF GFA | 9.24 | | |
| 851 | Convenience Market (Open 24 Hours) | 1,000 SF GFA | 49.11 | | |
| 853 | Convenience Market with Gasoline Pumps | 1,000 SF GFA | 49.29 | | |
| 854 | Discount Supermarket | 1,000 SF GFA | 8.38 | | |
| 857 | Discount Club | 1,000 SF GFA | 4.18 | | |
| 860 | Wholesale Market | 1,000 SF GFA | 1.76 | | |
| 861 | Sporting Goods Superstore | 1,000 SF GFA | | 2.02 | 1.65 |
| 862 | Home Improvement Superstore | 1,000 SF GFA | | 2.33 | 3.35 |
| 863 | Electronics Superstore | 1,000 SF GFA | 4.26 | | |
| 864 | Toy/Children's Superstore | 1,000 SF GFA | 5.00 | | |
| 865 | Baby Superstore | 1,000 SF GFA | 1.82 | | |
| 866 | Pet Supply Superstore | 1,000 SF GFA | 3.55 | | |
| 867 | Office Supply Superstore | 1,000 SF GFA | 2.77 | | |
| 868 | Book Superstore | 1,000 SF GFA | 15.83 | | |
| 869 | Discount Home Furnishing Superstore | 1,000 SF GFA | 1.57 | | |
| 872 | Bed and Linen Superstore | 1,000 SF GFA | 2.22 | | |
| 875 | Department Store | 1,000 SF GFA | 1.95 | | |
| 876 | Apparel Store | 1,000 SF GFA | | 4.12 | 1.12 |
| 879 | Arts and Craft Store | 1,000 SF GFA | 6.21 | | |
| 880 | Pharmacy / Drugstore without Drive-Through | 1,000 SF GFA | 8.51 | | |
| 881 | Pharmacy / Drugstore with Drive-Through | 1,000 SF GFA | 10.29 | | |
| 882 | Marijuana Dispensary | 1,000 SF GFA | 21.83 | | |
| 890 | Furniture Store | 1,000 SF GFA | 0.52 | | |
| 897 | Medical Equipment Store | 1,000 SF GFA | 1.24 | | |
| 899 | Liquor Store | 1,000 SF GFA | 16.37 | | |
| SERVICES | | | | | |
| 911 | Walk-In Bank | 1,000 SF GFA | 12.13 | | |
| 912 | Drive-In Bank | 1,000 SF GFA | 20.45 | | |
| 918 | Hair Salon | 1,000 SF GFA | 1.45 | | |
| 920 | Copy, Print, and Express Ship Store | 1,000 SF GFA | 7.42 | | |

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|-----|---|--------------|--------|-------|-------|
| 925 | Drinking Place | 1,000 SF GFA | 11.36 | | |
| 926 | Food Cart Pod | Food Carts | 3.08 | | |
| 930 | Fast Casual Restaurant | 1,000 SF GFA | 14.13 | | |
| 931 | Quality Restaurant | 1,000 SF GFA | 7.80 | | |
| 932 | High-Turnover (Sit-Down) Restaurant | 1,000 SF GFA | | 9.77 | 9.80 |
| 933 | Fast Food Restaurant without Drive-Through | 1,000 SF GFA | 28.34 | | |
| 934 | Fast Food Restaurant with Drive-Through | 1,000 SF GFA | | 32.67 | 78.74 |
| 935 | Fast Food Restaurant with Drive-Through | 1,000 SF GFA | 42.65 | | |
| 936 | Coffee/Donut Shop without Drive-Through | 1,000 SF GFA | 36.31 | | |
| 937 | Coffee/Donut Shop with Drive-Through | 1,000 SF GFA | | 43.38 | 83.19 |
| 938 | Coffee/Donut Shop with Drive-Through | 1,000 SF GFA | 83.33 | | |
| 939 | Bread / Donut / Bagel Shop without Drive- | 1,000 SF GFA | 28.00 | | |
| 940 | Bread / Donut / Bagel Shop with Drive-Through | 1,000 SF GFA | 19.02 | | |
| 941 | Quick Lubrication Vehicle Shop | 1,000 SF GFA | 8.70 | | |
| 942 | Automobile Care Center | 1,000 SF GFA | 3.11 | | |
| 943 | Automobile Parts and Service Center | 1,000 SF GFA | 2.26 | | |
| 944 | Gasoline / Service Station | 1,000 SF GFA | 109.27 | | |
| 945 | Gasoline / Service Station with Convenience | 1,000 SF GFA | 88.35 | | |
| 947 | Self Service Car Wash | Wash Stalls | 5.54 | | |
| 948 | Automated Car Wash | 1,000 SF GFA | 14.20 | | |
| 949 | Car Wash and Detail Center | Wash Stalls | 13.60 | | |
| 950 | Truck Stop | 1,000 SF GFA | 22.73 | | |
| 960 | Super Convenience Market/Gas Station | 1,000 SF GFA | 69.28 | | |
| 970 | Winery | 1,000 SF GFA | 7.31 | | |