

CITY OF MERCER ISLAND

COMMUNITY PLANNING AND DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



TRANSPORTATION CONCURRENCY CERTIFICATE NO. TCC23-011

Pursuant to MICC 19.20.020 this Certificate confirms that the transportation concurrency requirement for the proposed development described below has been satisfied pursuant to the conditions contained in this Certificate.

Project Name:	2-LOT SHORT PLAT-CONT. FROM SUB22-002	Issuance Date:	8/16/2023
Site Address / Location:	4719 86TH AVE SE	ExpirationDate:	8/16/2024*
Parcel(s):	7598100420	*or as otherwise established in language below	
Applicant:	TODD SHERMAN 11400 SE 8TH ST BELLEVUE, WA, 98008		
Owner:	DESIGN BUILT HOMES 11400 SE 8TH ST BELLEVUE, WA 98008		

Proposed Land Use:	SINGLE FAMILY	Units:	2
Type of Development Proposal:	SHORT PLAT	Square Footage:	
Related Application(s):	SUB23-004	Net New Trips:	1

This Certificate is only an indication that there is adequate vehicular capacity on the City of Mercer Island street network to support the traffic forecasted to be generated by the development described above. This Certificate implies no other approvals of land use, site design, or code compliance. It is subject to the following general conditions:

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 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.