



December 14, 2023

Michael Winnick
Driftmier Architects, PS
7983 Leary Way
Redmond, WA 98052

RE: DSR23-015/TCC23-013 (WAFD Bank Design Review)
Notice of Incomplete Application
7633 SE 27th St

Dear Michael Winnick:

The City of Mercer Island Community Planning and Development Department has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above-referenced applications for Code Official Design Review and Transportation Concurrency. The following issues need to be addressed before we can continue processing the application:


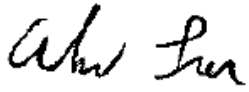
Planning:

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

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The Planning Division's processing of the Code Official Design Review and Transportation Concurrency applications is on hold until these issues are resolved. Please provide materials addressing the above comments within 60 days of the date of this letter. Pursuant to MICC 19.15.110(B), if the applicant fails to provide the required information within 60 days, the code official may cancel the land use reviews for inactivity if no extension has been authorized. Please feel free to contact me at 206-275-7720 or via e-mail at andrew.leon@mercerisland.gov if you have any questions.

Sincerely,

Andrew Leon, Planner
City of Mercer Island Community Planning and Development
andrew.leon@mercergov.org
(206) 275-7720