

CITY OF MERCER ISLAND
Community Planning and 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		COUNTY ASSESSOR PARCEL #'S	
3675 W Mercer Way, Mercer Island, WA 98040		3623500273, 3623500274, 3623500275	
PROPERTY OWNER (required)	ADDRESS (required)	CELL/OFFICE (required)	
Lady Bug Trust, c/o Michael Morgan	1420 Fifth Avenue, Suite 4200, Seattle, WA 98101	206-223-7013 E-MAIL (required) MorganM@LanePowell.com	
APPLICANT NAME (if different from above)	ADDRESS	CELL/OFFICE	
Adam Stricker, PE David Evans & Associates, Inc.	20300 Woodinville-Snohomish Rd NE Woodinville, WA 98072	425-415-2041 E-MAIL adam.stricker@deainc.com	
<p>TRANSPORTATION CONCURRENCY REVIEW is required prior to, or concurrent with, any development proposal that will result in the creation of one or more net new vehicle trips during peak hours (7am-9am, 4pm-6pm), per the ITE Trip Generation Manual. Describe the development proposal below. 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.</p>			
<p>WRITTEN DESCRIPTION OF DEVELOPMENT PROPOSAL: Proposed two residential lot short plat from one residential lot.</p>			

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:	0	Number of Proposed New Dwelling Units:	1
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FOR COMMERCIAL PROJECTS: Use the Vehicle Trip End table on page 2 of this form 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 (ft ² , dwellings, room, bed, etc.)	Vehicle Trip Ends	Total Proposed Vehicle Trips (Number of Units x Vehicle Trip Ends)
Single Family Residential	2	2	1	2
CURRENT/PRIOR LAND USE - Land Use Type	Unit of Measure	Number of Units (ft ² , dwellings, room, bed, etc.)	Vehicle Trip Ends	Total Proposed Vehicle Trips (Number of Units x Vehicle Trip Ends)
Single Family Residential	1	1	1	1
Net New Vehicle Trips Subtract Total Prior Vehicle Trips from Total Proposed Vehicle Trips (Please use the vehicle trip estimates on page 2 of this form)				1

Please read and sign the 2nd page of this form

ITE Code	ITE Land Use Category	Unit of Measure	Vehicle Trip Ends
210	Single Family House	dwelling	1.00000
220	Multifamily Low-rise (1-2 floors)*	dwelling	0.67000
221	Multifamily Mid-rise (3-10 floors)	dwelling	0.41000
254	Assisted Living	bed	0.34000
310	Hotel	room	0.61000
492	Health/Fitness Club	square foot	0.00392
520	Elementary School	square foot	0.00316
522	Middle/Junior High School	square foot	0.00333
530	High School	square foot	0.00215
560	Church	square foot	0.00080
565	Day Care Center	square foot	0.01182
590	Library	square foot	0.00681
620	Nursing Home	bed	0.37000
710	Office	square foot	0.00156
720	Medical Office	square foot	0.00410
730	Government Office Building	square foot	0.00319
732	Post Office	square foot	0.01511

ITE Code	ITE Land Use Category	Unit of Measure	Vehicle Trip Ends
816	Hardware/Paint Store	square foot	0.00113
820	Shopping Center	square foot	0.00421
850	Supermarket	square foot	0.00760
880	Pharmacy/Drugstore: no drive-up	square foot	0.03207
881	Pharmacy/Drugstore: w/ drive-up	square foot	0.01132
911	Walk-in Bank	square foot	0.02640
912	Drive-in Bank	square foot	0.02006
925	Drinking Place	square foot	0.01553
931	Quality Restaurant	square foot	0.00828
932	High-Turnover (Sit-Down) Restaurant	square foot	0.01740
933	Fast Food: no drive-up	square foot	0.04870
934	Fast Food: w/ drive-up	square foot	0.11663
936	Coffee/Donut Shop: no drive-up	square foot	0.02823
937	Coffee/Donut Shop: w/ drive-up	square foot	0.03743
944	Service Station	fuel position	14.4100
947	Self-service Car Wash	wash stall	8.00000

*The Multifamily Low-rise (1-2 floors) includes townhomes and condominiums
Please note that these numbers are estimates taken from the Trip Generation Manual 10th Edition

CONCURRENCY VALIDITY AND EXPIRATION (MICC 19.20.040D, MICC 19.20.040E, MICC 19.20.040F)

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.

Michael E Morgan, Trustee
SIGNATURE

February 26, 2019
DATE