

Memorandum

**To:** Patrick Yamashita, City of Mercer Island  
**From:** John Davies, KPG  
**Date:** 4/9/2021  
**Re:** Review of Parking Analysis for 2885 78th Avenue SE Traffic Impact Analysis Addendum dated April 5, 2021 (TCC20-002)

The City of Mercer Island requested KPG to complete a peer review of the Transportation Impact Analysis (TIA) Addendum dated April 5, 2021 for the Xing Hua development (TCC20-002), prepared by the Transpo Group. Previous reviews were conducted by KPG of the December 2019 and June 2020 TIA submittals and a January 8, 2021 memorandum. The April 5, 2021 TIA Addendum included additional analysis to identify changes to the parking supply and demand for the development. In addition, the March 30, 2021 “Land Use Set Revision #3” plan set was reviewed for consistency with the traffic and parking analysis.

The 202 parking spaces meets the City of Mercer Island minimum code requirement for parking spaces based on MICC 19.11.130. The code provides for a range of required parking spaces based on the land uses of the development and the number of parking spaces required to meet the peak shared parking demand of the development. The Institute of Transportation Engineer (ITE) Parking Generation was used to evaluate peak demand for the shared parking uses.

Our review of the January 8, 2021 TIA Addendum found agreement with the analysis and calculation of the peak parking demand. Table 1 shows a comparison of the January 2021 memorandum, the April 2021 TIA Addendum, and March 30, 2021 plan set.

**Table 1. Proposed Parking Supply**

Parking Type	January 2021 Memo	April 2021 TIA Addendum	March 2021 Plan Set
Reserved Residential Spaces	104	100	90
Flex Residential Spaces	56	59	69
Commercial Spaces	43	43	43
<b>Total</b>	<b>203</b>	<b>202</b>	<b>202</b>

The April 2021 TIA Addendum memo meets the estimated peak hour parking demand (92 spaces at 12-1 PM) with 90 percent parking occupancy (92/102). The March 2021 plan set has additional flexible residential spaces and less reserved residential spaces, so there is more parking available for commercial uses. With the March 2021 plan set, the parking occupancy is 82 percent (92/112).

The applicant should provide written documentation to clarify the parking supply with the City, but either the April 5, 2021 TIA Addendum or the March 30, 2021 Plan Set conforms with the required parking. If not already done, a Parking Management Plan should be submitted and approved. An outline of the document was described in the KPG Review Memorandum dated 1/15/2021.