

## MEMORANDUM

<b>Date:</b>	January 8, 2021	<b>TG:</b>	18352.00
<b>To:</b>	John Davies - KPG Patrick Yamashita – City of Mercer Island		
<b>From:</b>	Michael Swenson and Darwin Li – Transpo Group		
<b>Subject:</b>	Response to KPG TIA review comments for 2885 78th Avenue SE (TCC20-002) and Updated Parking Plan		

This memo provides responses to KPG's TIA review comments dated December 11, 2020 for the *Mercer island Mixed Use TIA* (October 2020) and presents an updated parking plan. Responses and the plan are provided below:

### Comment:

- *Revise analysis to include residential demand for flex parking into the shared parking analysis with the restaurant and retail portions of the daytime parking demand.*
- *Consider providing 10%-20% additional parking to allow for parking turnover.*
- *Include the parking management plan as mitigation for the TIA.*

### Response:

The applicant proposes to create a shared parking management plan to accommodate the site's residential and commercial parking needs.

The updated plan will now reflect a 90% occupancy goal for all shared parking uses to provide turnover as requested by the City. The 90% occupancy (or 10 free spaces) includes both the commercial demand and residential flex space demand during the highest commercial peak demand of 12:00 p.m. – 1 p.m. All other hours of the day will experience 30 – 85% occupancy for these shared spaces.

As a result, 56 total flex spaces are proposed that would allow commercial customers to park in those spaces between business hours of 11 a.m. – 9 p.m. while residential tenants would be able to park in those spaces at any time of the day. In addition, 43 commercial only spaces and 104 residential only spaces will be provided for a grand total of 203 parking spaces on-site. The shared parking management plan will be considered mitigation for the proposed project. Details regarding parking enforcement and signage would be provided during the permitting process.

See the attachment for parking demand calculations, and the hourly breakdown of the shared parking supply and demand per time of day.

Retail Parking Demand Rate Calculation		
<u>Project Information</u>		
Project:	Mercer Island Mixed Use	
Project No:	18352.00	
<u>Retail Size:</u>		
<u>Commercial Space</u>		
	7,930 sf	Retail
<u>Local Mode Split Data<sup>1</sup>:</u>		
Vehicle	100%	
Walk / Bicycle	0%	
Transit	<u>0%</u>	
	100%	
<u>Parking Demand Rate<sup>2</sup>:</u>		
1.95	stalls / 1,000 sf (ITE Shopping Center #820)	
<u>Localized Parking Demand Rate:</u>		
Parking Demand Rate x Vehicle Mode Split		
1.95	vehicles / 1,000 sf	Shopping Center
<u>Parking Demand:</u>		
Retail Size x Localized Parking Demand Rate		
15	vehicles	

## Notes:

1 Based on ITE Parking Generation (5th Edition, 2019) shopping center land use 820 for non-Friday weekday, non-December.

Restaurant Parking Demand Rate Calculation		
<u>Project Information</u>		
Project:	Mercer Island Mixed Use	
Project No:	18352.00	
<u>Retail Size:</u>		
<u>Commercial Space</u>		
	5,417 sf	Restaurant
<u>Local Mode Split Data<sup>1</sup>:</u>		
Vehicle	100%	
Walk / Bicycle	0%	
Transit	<u>0%</u>	
	100%	
<u>Parking Demand Rate<sup>2</sup>:</u>		
9.44	stalls / 1,000 sf (High-Turnover Sit Down Restaurant)	
<u>Localized Parking Demand Rate:</u>		
Parking Demand Rate x Vehicle Mode Split		
9.44	vehicles / 1,000 sf	Restaurant
<u>Parking Demand:</u>		
Retail Size x Localized Parking Demand Rate		
51	vehicles	

## Notes:

1 Based on ITE Parking Generation (5th Edition, 2019)) High-Turnover Sit Down Restaurant land use 932 on a weekday

**Right Size Parking**

**King County Multi-Family Residential Parking Calculator V2.0**  
TOOLS TO BALANCE SUPPLY

Parking/Unit Ratio  
>0.50

2 Parcels Selected

?

Building & Parking Specifications

Location Characteristics

Parking Impacts

+

-

👤

Parking/Unit Ratio

0.83

The preset values below represent subregional (CBD, Urban and Suburban) average/median values (from field work) for building (with no affordable units) and parking specifications. These represent the default values, as a starting point, for which parking use ratios are estimated. Scroll down to view parking optimization estimates and guidance on unbundled and affordable housing options.

	NUMBER OF UNITS	AVERAGE RENT (\$)	RESIDENTIAL AREA (SQ FT)
STUDIOS:	<input type="text" value="11"/>	<input type="text" value="\$1,100"/>	<input type="text" value="500"/>
1 BEDROOMS:	<input type="text" value="107"/>	<input type="text" value="\$1,400"/>	<input type="text" value="650"/>
2 BEDROOMS:	<input type="text" value="27"/>	<input type="text" value="\$1,600"/>	<input type="text" value="900"/>
3+ BEDROOMS:	<input type="text" value="14"/>	<input type="text" value="\$2,000"/>	<input type="text" value="1200"/>
TOTAL:	<b>159</b>	<b>\$1,466</b>	<b>116,150</b>
AFFORDABLE UNITS:	<input type="text" value="0"/>		

PARKING

PARKING STALLS: 

↑ Parking Oversupplied for this price.

PRICE PER STALL (\$/MO):

UPDATE

RESET

## Weekday Shared Parking Demand Estimate

Size Rate <sup>1</sup> Peak Demand	Retail (LU #820)	Restaurant (LU #932)	Residential (LU#221) Dedicated Parking		Residential (LU#221) Flex Parking		Total Commercial & Residential Flex Demand	Total Commercial & Residential Flex Supply	Occupancy (%) of Shared Flex and Commercial Spaces	Cumulative Parking Demand		
	7,930 sf 1.95 vehicles per 1,000 sf	5,417 sf 9.44 vehicles per 1,000 sf	103 du .83 vehicles per unit		56 du .83 vehicles per unit							
	15	51	85		46							
Parking Spaces	43 shared commercial spaces		104 spaces		56 spaces							
Time of Day <sup>2</sup>	% Hourly Demand <sup>2</sup>	Hourly Demand	% Hourly Demand <sup>2</sup>	Hourly Demand	% Hourly Demand <sup>2</sup>	Hourly Demand	% Hourly Demand <sup>2</sup>	Hourly Demand	Hourly Demand	Total Spaces	Percent Occupied	Hourly Demand
12-4:00 AM	0%	0	0%	0	100%	85	100%	46	46	99	46%	131
5:00 AM	0%	0	0%	0	94%	80	94%	43	43	99	43%	123
6:00 AM	0%	0	0%	0	83%	71	83%	38	38	99	38%	109
7:00 AM	0%	0	0%	0	71%	60	71%	33	33	99	33%	93
8:00 AM	15%	2	0%	0	61%	52	61%	28	30	99	30%	82
9:00 AM	32%	5	0%	0	55%	47	55%	25	30	99	30%	77
10:00 AM	54%	8	9%	5	54%	46	54%	25	38	99	38%	84
11:00 AM	71%	11	15%	8	53%	45	53%	24	43	99	43%	88
12:00 PM	99%	15	100%	51	50%	43	50%	23	89	99	90%	132
1:00 PM	100%	15	81%	41	49%	42	49%	23	79	99	80%	121
2:00 PM	90%	14	54%	28	49%	42	49%	23	65	99	66%	107
3:00 PM	83%	13	33%	17	50%	43	50%	23	53	99	54%	96
4:00 PM	81%	13	26%	13	58%	49	58%	27	53	99	54%	102
5:00 PM	84%	13	29%	15	64%	54	64%	29	57	99	58%	111
6:00 PM	86%	13	58%	30	67%	57	67%	31	74	99	75%	131
7:00 PM	80%	12	70%	36	70%	60	70%	32	80	99	81%	140
8:00 PM	63%	10	77%	39	76%	65	76%	35	84	99	85%	149
9:00 PM	42%	6	61%	31	83%	71	83%	38	75	99	76%	146
10:00 PM	15%	2	41%	21	90%	77	90%	41	64	99	65%	141
11:00 PM	0%	0	0%	0	93%	79	93%	43	43	99	43%	122
Note: sf = square-feet, DU = dwelling units												149

1. Retail and Restaurant Parking demand rate based on the ITE Parking Generation, 5th Edition . Residential parking demand rate based on Right Size parking.

2. Time of day based on the ITE Parking Generation, 5th Edition.