

## Memorandum

**To:** Patrick Yamashita, City of Mercer Island

**From:** John Davies, KPG

**Date:** 1/15/2021

**Re:** Parking Analysis for 2885 78th Avenue SE - 2570 77th Avenue SE Traffic Impact Analysis

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The City of Mercer Island requested KPG to complete a peer review of the Transportation Impact Analysis (TIA) 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. The Transpo Group provided a memorandum dated January 8, 2021 that included additional analysis to clarify the parking supply and demand for the development. All other review comments were addressed by the October 2020 TIA.

Our review of the January 8, 2021 memorandum found agreement with the analysis and calculation of the peak parking demand and distribution of parking spaces between uses. Of the 203 parking spaces on-site, the applicant proposes:

- 43 reserved commercial spaces
- 56 flex spaces open to commercial use between 11:00 AM and 9:00 PM
- 104 reserved residential spaces

The 203 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 January 8, 2021 memorandum identifies a peak parking demand of 99 spaces to meet the shared parking demand, while reserving 104 spaces for dedicated residential parking. Using King County's *Multi-Family Residential Parking Calculator (Version 2.0)*, the parking demand for the development's mix of 159 residential units will be met by the 160 residential parking spaces (104 reserved and 56 flex spaces), or just over 1.0 spaces per unit. This assumes that \$200 per month is charged for parking and that vehicle ownership patterns are consistent with the model. The shared parking analysis is based on the data and procedures from the Institute of Transportation Engineers (ITE) *Parking Generation (5th Edition)*, in order to estimate the peak parking demand for the combination of retail, restaurant and residential uses.

As a mitigation measure or condition of permit approval, a Parking Management Plan needs to be submitted and approved. The following identifies an outline for the elements to be included in the Parking Management Plan:

1. Project summary and description of proposed development and parking facilities.  
Summarize the proposed shared parking plan for the site.
2. Parking floor plans showing location of parking spaces for the development. This should include:
  - Location reserved and flexible parking spaces for commercial and residential uses
  - Parking stall locations and dimensions for standard/compact/accessible spaces
  - Drive aisle dimensions
  - Pedestrian wayfinding, access points and walkways
  - Location of vehicle access points and control gates for entry and internal gated areas
  - Pay stations or other parking equipment
  - Location of bicycle parking, electric vehicle parking or other parking garage uses
  - Parking signage and pavement markings to designate reserved and flexible spaces
3. Description of parking management procedures (as applicable):
  - Parking permit types and hours of use
  - Employee parking permits
  - Permit issuance process
  - Parking permit fee structure
  - Parking time limits for commercial and flexible spaces
  - Accommodation for ADA compliance
  - Guest/visitor parking
  - Enforcement process and staffing needs

No other mitigation actions are required.