

**July 15, 2024**

City of Mercer Island  
Community Planning & Development  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

Planning Comment Responses  
Project Name: WaFd Bank Mercer Island  
7633 SE 27<sup>th</sup> Street  
Permit Number: DSR23-015/TCC23-013

To Whom it May Concern,

Thank you for your review of our submittal documents. Below are our responses to the Planning and Transportation comments received on 05/22/2024 regarding the proposed WAFD Bank Mercer Island branch.

**PLANNING COMMENTS** Grace Manahan

1. Review and prepare responses to Planning Review comments in the shared review file linked below. Resubmit plans and any supplemental materials following instructions outlined below.

**Response:** There were no additional comments on the documents in the file.

2. Review and respond to the memo prepared by KPG.

**Response:** See response to individual comments below.

3. Demonstrate compliance with MICC 19.11.130(B)(4):

**Response:** This code section is not applicable. There are no plans for a drive-through facility.

4. Provide appropriate pavement marking/delineation and signage.

**Response:** A sign indicating the new stall is reserved for WaFd Bank customers and has a 15 min limit is added to the plans. Additional striping is added to the plans.

5. Given the parallel nature of the parking relative to the sidewalk, we will require a sign distance/visibility analysis from a traffic engineer.

**Response:** The distance/visibility analysis is included in the previous Traffic Report. See figures 6 and 7.

## **KPG PSOMAS COMMENTS**

The following comments were extracted from the Memorandum provided by KPG:

1. The submitted Concurrency Application contains an error. The number of “Net New Vehicle Trips” (Section 2) should be 16.57 PM peak hour trips (17 trips rounded), repeating the Section 1 calculated result.

**Response:** Please find the updated Transportation Concurrency form attached to this resubmittal.

2. Additional parking analysis needs to be conducted to determine if there is adequate off-street parking to meet MICC 19.11.130. For the financial services land use, MICC requires between 3 and 5 spaces per 1,000 square feet. Based on 1,366 square feet, between 4 and 7 parking spaces are required under the city code.

**Response:** In the pre-app meeting, it was acknowledged that the shopping center parking is insufficient in the number of stalls required by code and is considered legally non-conforming. It was discussed that if the bank could provide one stall to account for the additional stall required due to the change of use from mercantile to business, the City would consider this acceptable in regard to the parking requirements.

Adding one additional stall meets the requirement of section 19.02.050(1)(2), which indicates that a change of use on a non-conforming multi-tenant site in the town center, the applicant must meet the code provisions in the geographic portion of the lot. The change of use in this condition results in one additional stall being required. We propose to add one stall in the geographic portion of the lot.

3. A shared parking analysis should be conducted to determine if there is adequate parking during the peak demand hours for WAFD bank customers and employees. An alternative would have the applicant provide evidence of acquiring dedicated (reserved) spaces within the parking lot for the bank’s operations.

**Response:** Given the deficiency of parking stalls on the site, a shared parking analysis has a very low probability of showing that there is adequate parking to meet the demand of the shopping center. We do not believe that the shared parking analysis is required as we are meeting the requirements of section 19.02.050.1.2 as stated above.

4. The site plan should indicate time-limitations for this (ATM parking) space and that it is reserved for WAFD bank customers only.

**Response:** The time limit will be indicated for the new stall, either by posted sign or paint on the pavement reading “WAFD BANK 15 MIN LIMIT”.

**PLAN REVISIONS**

1. A1.0 SITE PLAN AND ELEVATIONS – The enlarged site plan and proposed floor plan (detail 2/A1.0) was updated to show parking striping and signage to clearly mark the 15-minute stall reserved for bank customers.

Please let me know if we can provide additional information for review.

Sincerely,



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