

CITY OF MERCER ISLAND

COMMUNITY PLANNING AND DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



TRANSPORTATION CONCURRENCY CERTIFICATE NO. TCC24-007

Pursuant to MICC 19.20.020, this Certificate confirms that the transportation concurrency requirement for the proposed development described below has been satisfied pursuant to the conditions contained in this Certificate.

Project Name:	4 STORY-8 UNIT APARTMENT BLDG W/GARAGE, LOBBY & ELEVATOR	Issuance Date:	9/25/2025
Site Address / Location:	2900 78TH AVE SE	ExpirationDate:	9/25/2026 *
Parcel(s):	5315101219	*or as otherwise established in the language below	
Applicant:	Medici Architects 11711 SE 8th St, Ste 100 BELLEVUE, WA 98005		
Owner:	2900 DEVELOPMENT LLC 3010 77th Ave SE, Suite 108 MERFCRE ISLAND, WA 98040		

Proposed Land Use:	MULTI FAMILY	Units:	8
Type of Development Proposal:	DESIGN REVIEW	Square Footage:	NA
Related Application(s):	DSR24-010	Net New Trips:	29 fewer than the previous use

This Certificate is only an indication that there is adequate vehicular capacity on the City of Mercer Island street network to support the traffic forecasted to be generated by the development described above. This Certificate implies no other approvals of land use, site design, or code compliance. It is subject to the following general conditions:

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 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.