



October 31, 2024

Peik Li Pang
2625 Northrup Way #100
Bellevue, WA 98004

Dear Peik Li Pang:

Your recent submission to the Transportation Concurrency application, TCC24-010, shows that the Net New Vehicle Trips will be 38.48.

Per MICC 19.20.030(D), A traffic impact analysis complying with the city's traffic impact analysis guidelines is required for any development proposal that generates ten or more net new vehicle trips during the morning or evening peak hour.

Please provide a traffic impact analysis prepared by a traffic engineer addressing the following existing and future transportation/parking impacts associated with the proposed project. A traffic impact analysis (TIA) is a study of the potential traffic impacts of a development on the surrounding transportation system.

Once a traffic impact analysis is submitted, a peer review of the analysis may be performed by the City's traffic consultant along with review by the City Engineer. All costs associated with the peer review will be the responsibility of the applicant.

If you have any questions, please feel free to contact me at tony.newton@mercerisland.gov or at 206-275-7715.

Sincerely,

Tony Newton

Tony Newton
Assistant Planner
City of Mercer Island