

Transportation Concurrency Overview

Transportation concurrency is one of the goals of the Growth Management Act (GMA) and refers to the timely provision of public transportation facilities and services relative to the demand for them. To maintain concurrency means that adequate public facilities are in place to serve new development as it occurs or within a specified time period (6-years for the State of Washington); improvements are then “concurrent with development”. *In short, transportation concurrency “tests” to make sure that the transportation network is capable of supporting the transportation demands of new developments within an acceptable timeframe of development being completed.*

The concurrency test uses a city’s adopted level of service standards (LOS) as identified in their Comprehensive Plan as a basis for determining whether new development can proceed. Transportation concurrency analyses are typically performed during the feasibility stage of new development in order to identify potential issues upfront. Each development or redevelopment that generates new P.M. peak hour trips is required to submit an application for and pass concurrency before completing other land use processes. If development cannot pass the concurrency test, then the development must construct those improvements to the transportation network needed to accommodate their additional trips without lowering service standards.

To date, the City of SeaTac has addressed concurrency through the State Environmental Policy Act (SEPA), an approach that lacks predictability, transparency and consistency for the developer. Therefore, staff is working develop a concurrency program that will enable engineering review staff to more consistently and effectively implement and track concurrency, improve engineering review cost recovery and better serve the development community. Primary tasks would include:

- Review and evaluate current level of service (LOS) and concurrency standards
- Identify LOS standards and transportation concurrency management methods that best meet City objectives.
- Develop a concurrency program that can be administrated by City staff at current staffing levels, meets GMA requirements and better serves our development community.

Upon adoption, the Engineering Review Division of Community and Economic Development (CED) would administer and implement the program on a cost recovery basis. The increase in staff time spent on implementing the concurrency program would be offset by the reduction in time spent on reviewing transportation impact analyses (TIA) and SEPA documentation.