What is Transportation Concurrency?

The concurrency analysis looks at traffic volumes and street improvements anticipated to be in place in approximately six years. The state's Growth Management Act (GMA) requires that infrastructure keep pace with land use and growth. The City adopted the Transportation Concurrency Management code (SMC 11.50) in compliance with the GMA. The code and its associated administrative order detail the specifics of the City's concurrency plan. A concurrency application submittal is required for all projects that may have an increase in PM peak hour (4-6 pm) trips above the current use of the site.

What is the City's adopted Level of Service?

Corridor level of service is based on average travel speed through a corridor, which factors the total travel time and delays at the intersections within and the end of each segment. The City has set concurrency standards at LOS E for all roadways based on methodologies provided in the Highway Capacity Manual (HCM). The HCM criteria range from LOS A, indicating free-flow conditions with minimal delays to LOS F, indicating extreme congestion and significant delays. International Boulevard is exempt from concurrency (per WAC 365-196-430) due to its classification as a Highway of Statewide Significance.

How does SeaTac maintain the adopted Level of Service?

The City has a level of service standard based on "vehicle trips available" (VTA). This calculation is based on a minimum allowed travel speed during the PM peak hour, and augmented with trip credits associated with non-motorized (bicycle and pedestrian) network completeness.

Who must apply for Transportation Concurrency review?

All development activities that generate an increase in PM peak hour trips are required to apply for concurrency review as part of applying for the associated land use permit.

When must I apply for Transportation Concurrency?

Transportation concurrency must be submitted with the associated land use permit application.

When is a Transportation Concurrency Certificate Issued?

The temporary Certificate of concurrency is issued after the concurrency review by the City, and the land use application is approved. The final Certificate of concurrency will be issued upon final approval of the construction permits (Building, Site, or Right-of-Way) or recording of the final plat, for which a Certificate of occupancy was issued.

What needs to be included in the concurrency application?

The application will include, as a minimum, the project name, address, type and size of the proposed development activity, and type of land use permit that will be sought upon approval of concurrency. The Public Works Director may require the application to include an analysis of development activity trip generation and distribution for review and approval by the City prior to conducting the concurrency evaluation.

What happens if Transportation Concurrency review is unsuccessful?

If the applicant does not accept the denial of transportation concurrency, they have the following options:

1. Appeal the determination based on a technical error or alternative data that was rejected by the City.
2. Amend and resubmit the concurrency application within 90 calendar days of the denial. The City works with applicants to define appropriate mitigation which could include revising the project to reduce the potential traffic impacts in the concurrency corridors, implementing transportation

demand management programs, or constructing and funding improvements needed to meet the adopted level of service.

How long is a Transportation Concurrency Certificate valid?

A temporary certificate of concurrency shall expire at the time the associated land-use decision expires, or exactly one year after the date of issue by the Public Works Director, whichever is greater. A final certificate of concurrency shall be valid for the same period as the construction permit, or final plat, or final short plat. If the construction permit approval or short plat does not have an expiration date, the final certificate of concurrency shall be valid for exactly five years from the date issued.

Can a Transportation Concurrency Certificate be extended?

No. A transportation concurrency certificate may not be extended. A new concurrency certificate is required if the previous certificate has expired.

Can a Transportation Concurrency Certificate be transferred to someone else?

A Certificate of Concurrency is valid only for the specified parcel on which the development will be built, and is valid only for subsequent development permits for the same proposal. New owners of the parcel that desire to build the same proposed development may use the same certificate.

What is the cost of Transportation Concurrency Review?

The fees for reviewing and processing a concurrency application is specified in the fee schedule. The current fee for 2020 is $107.50.

Where do I apply for a Certificate of Transportation Concurrency?

Please submit the concurrency application along with your appropriate land use application to the Permit Center, 4800 S. 188th St. Please schedule an intake appointment to ensure prompt service by contacting the Permit Center at (206) 973-4750.

Where can I get more information?

For general questions, call the permit center at (206) 973-4750. For transportation concurrency, contact Ali Shasti, Engineering Review Division Manager at (206) 973-4734.

Additional transportation planning resources are available on the City of SeaTac website: www.seatacwa.gov/government/city-departments/public-works/engineering-review-division/forms-and-fees