



Public Works Engineering Review Division

4800 S 188th St, SeaTac, WA 98188-8605

2020 Application for Multimodal Transportation Concurrency

FOR OFFICE USE ONLY

Date Received: _____

File Number: CON _____

All Applicants Please Note:

Concurrency project review is required for all projects that may have an increase in PM peak hour trips above the current use of the site. Please submit this form prior to, or along with the submittal of a land use permit application. A land use application will not be accepted at the permit counter without submittal of this Application for Multimodal Transportation Concurrency. It is preferred that it be submitted prior to a Pre-Application meeting. Complete applications must be submitted to the **Permit Counter** with payment of the Concurrency Evaluation Fee of **One-hour Standard Hourly Rate** per the City of SeaTac Fee Schedule.

PROPOSED PROJECT INFORMATION

Project Name: Maywood Development

Project Address: 1410 S 200th Street, SeaTac, WA 98198

Assessor's Parcel Number(s): See project description below.

Concurrency District Number (See Map on page 3): S4

PROPOSED PROJECT DESCRIPTION:

The project includes the development of three warehouse buildings with a total building area of approximately 310,000 square foot (SF).

Assessor's Parcel Number(s): 768620-1040; 768620-2000; 768620-0705; 391740-0040; 391740-0030; 052204-9023; 768620-0960; 768620-0920; 768620-0890; 768620-0880; 768620-0870; 768620-0860; 768620-0800; 768620-0815; 768620-0755; 768620-0740; 768620-0250; 768620-0680; 768620-0690; 768620-0700; 768620-0245; 768620-0295; 768620-0360; 768620-0420; 768620-0400

COMMERCIAL

Office Retail Industrial/Manufacturing Institutional Mixed Use Other

Gross square footage of non-residential building 310,000 sq. ft.

RESIDENTIAL (show number of each)

Single family residential _____ Multi-family residential _____ ADU _____

Total number of units _____

Expected Date of Project Completion/Occupancy: 2022

APPLICANT INFORMATION

Name Kyle Siekawitch Company Bridge Development Partners, LLC

Mailing Address 10655 NE 4th Street, Suite 500

Phone (425) 749-4325 Email ksiekawitch@bridgedev.com

ENGINEER/CONSULTANT INFORMATION

Name Curtis Chin, PE Company TENW

Mailing Address 11400 SE 8th Street, Suite 200, Bellevue, WA 98004

Phone 425-250-5003 Email chin@tenw.com

As the project applicant, I hereby acknowledge that I have read this Multimodal Transportation Concurrency application and I state that the information is correct, and agree to comply with all City ordinances and State laws regulating activities covered by this permit application.

Signature: Date: 2/18/21

Land Use(s) and Trip Generation

Per Institute of Transportation Engineers (ITE) Trip Generation Manual (10th edition, 2017) or the Schedule of Transportation Impact Fees

Land Use Description	ITE Land Use Code	ITE Trip Generation Rate	Number of Residential Units or Commercial/Industrial Gross Square Feet	Total Proposed Trips
Proposed Land Uses				
Warehousing	150	0.12X+27.82	310,000 SF	65 PM Trips
			Subtotal New Vehicle Trips =	65
Existing Land Uses	<i>100% Credit for previous land use (provided the previous use was continuously maintained during the previous five year period or since the previous used was permitted, whichever is less)</i>			
Single-Family Detached	210	0.99	3 units	3 PM Trips
			Subtotal Existing Vehicle Trips =	3
Optional/Voluntary Performance Measures to Reduce Vehicle Trips				
Please contact the Engineering Review Division if this project results in more than 25 total trips, and the applicant would like to create a commute trip reduction plant.				
			Total Net New Vehicle Trips =	62
			2020 Transportation Concurrency Evaluation =	

CONCURRENCY SUBDISTRICTS



Legend

North

- N1
- N2
- N3
- N4

Central

- C1
- C2
- C3

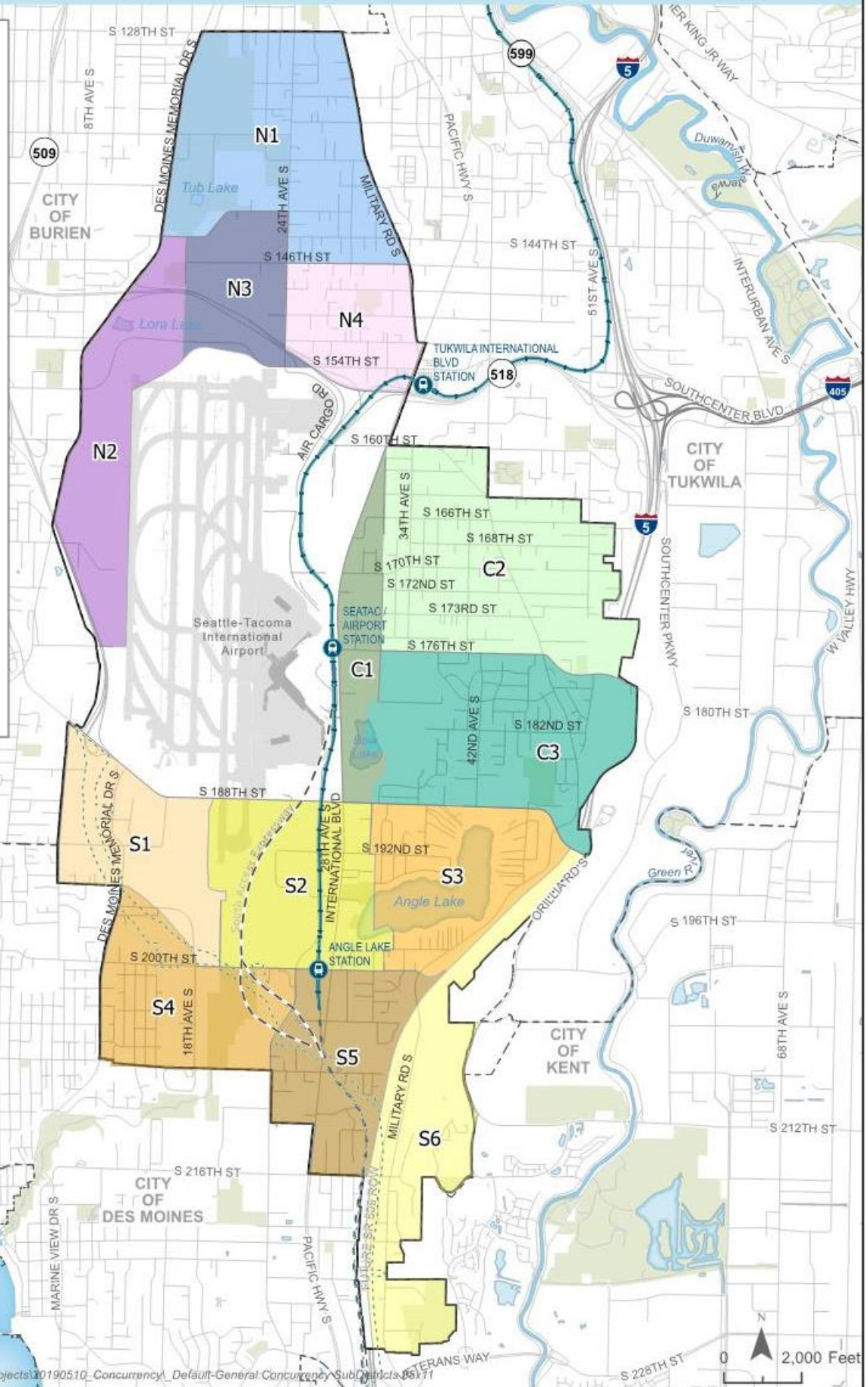
South

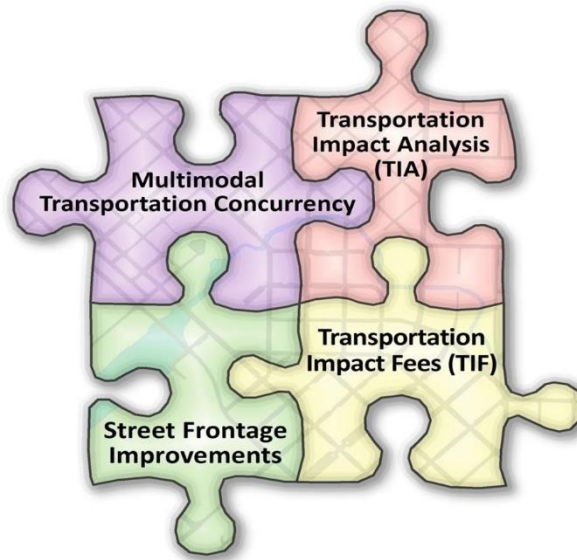
- S1
- S2
- S3
- S4
- S5
- S6

Geopolitical Areas

- City of SeaTac
- Other Cities

Date Prepared: 1/10/2020
 Prepared by the City of SeaTac. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey. Sources: City of SeaTac, HERE, King County, Sound Transit, WSDOT.
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Transportation Concurrency is only one piece of the development review puzzle.

Application and Concurrency Process



City of SeaTac Resources

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

Administrative staff contacts:

Engineering Review Division Manager
Permit Counter

(206) 973-4734
(206) 973-4750