



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: SeaTac Home2 Hotel

Project Address: 19340 28th Avenue S.

Assessor's Parcel Number(s): 0422049240

Concurrency District Number (See Map on page 3): S2

PROPOSED PROJECT DESCRIPTION:

118 room hotel

COMMERCIAL

Office ___ Retail ___ Industrial/Manufacturing ___ Institutional ___ Mixed Use ___ Other X
Gross square footage of non-residential building 64,200 sq. ft.

RESIDENTIAL (show number of each)

Single family residential _____ Multi-family residential _____ ADU _____
Total number of units _____

Expected Date of Project Completion/Occupancy: _____

APPLICANT INFORMATION

Name Jatin Patel Company BHGAH 28th STA, LLC
Mailing Address 5895 Jean Road, Suite 100, Lake Oswego, OR 97035
Phone 503-482-5129 Email jatin@lodgingmgmt.com

ENGINEER/CONSULTANT INFORMATION

Name Mark J. Jacobs, PE, PTOE Company Jake Traffic Engineering, Inc
Mailing Address 2614 39th Ave SW, Seattle WA 98116-2507
Phone 206.762.1978 Email jaketraffic@comcast.net

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: Jatin Patel Date: 08/24/2021

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				
Business Hotel	312	0.32	118 rooms	32*
			Subtotal New Vehicle Trips =	32*
Existing Land Uses				
	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)			
None				
			Subtotal Existing Vehicle Trips =	0
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 =	32*
			2020 Transportation Concurrency Evaluation =	

* - Trip generation refined to account for shuttle service and non-ind pass-by (service/delivery) trips. Reference JTE Inc Avid Business Hotel Trip Generation, Access Review and Traffic Impact Fee dated 07.12.2019.

$$118 \times 0.32 \times 0.9 \text{ (Shuttle Service)} \times 0.95 \text{ (5\% pass-by)} = 32.3$$

$$= 32.3$$

CONCURRENCY SUBDISTRICTS

City of SeaTac



Legend

North

- N1
- N2
- N3
- N4

Central

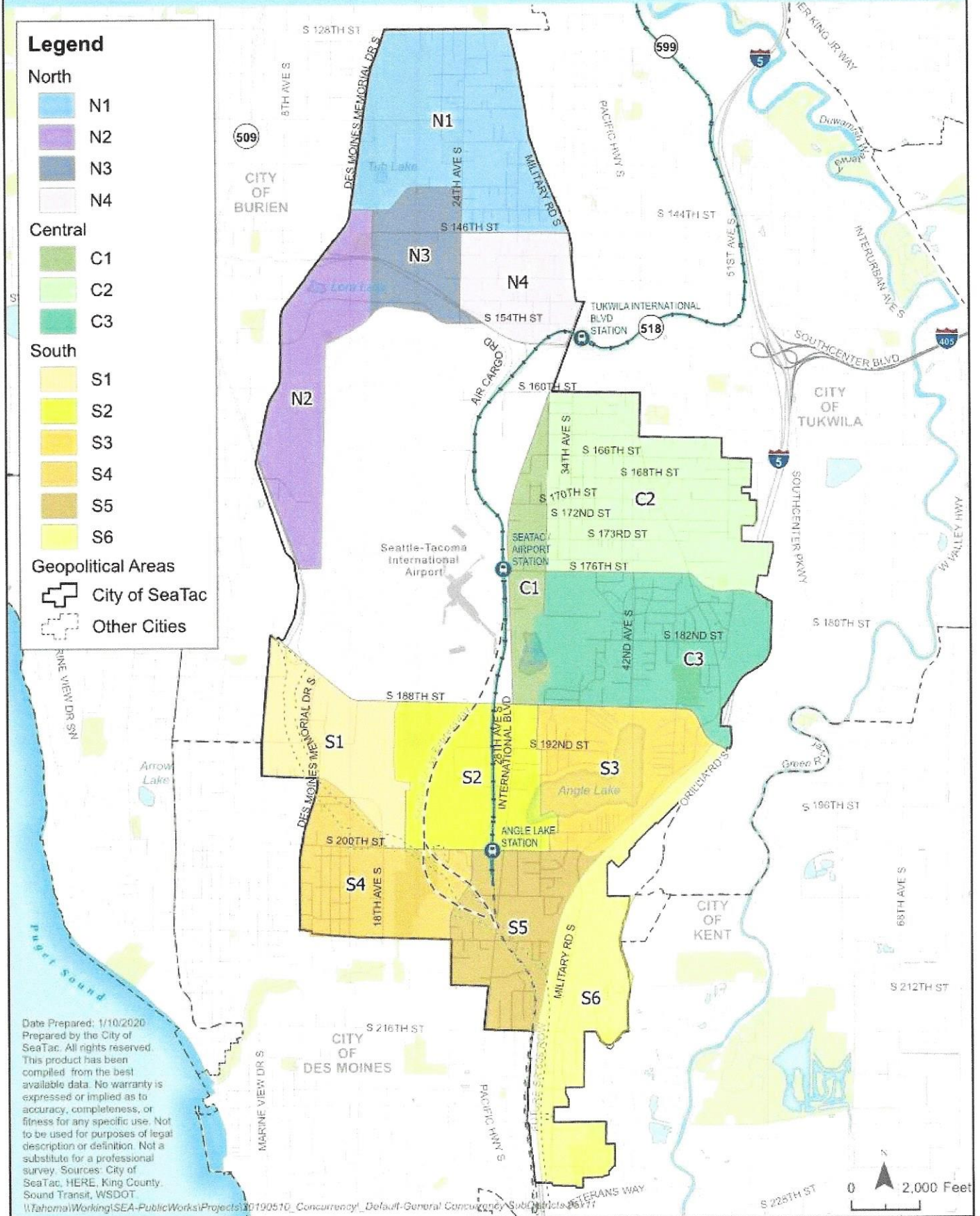
- C1
- C2
- C3

South

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

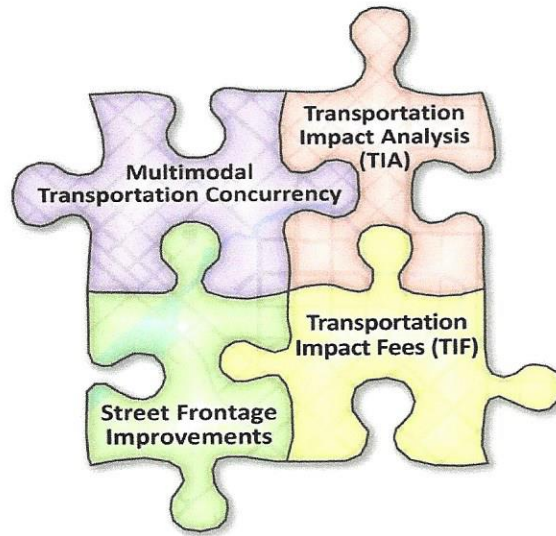
Geopolitical Areas

- City of SeaTac
- Other Cities



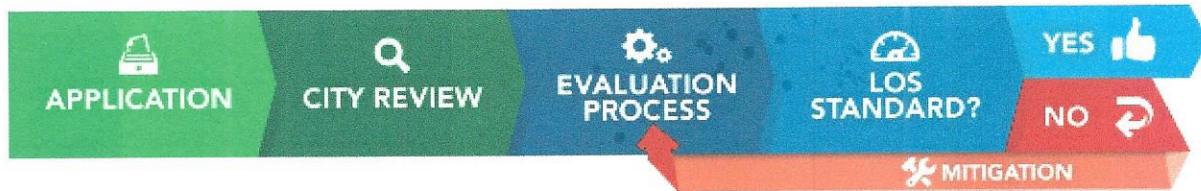
Date Prepared: 1/10/2020
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 This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. 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