



MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Jeff Walls, Studio19 Architects
From: Ali Shasti, Engineering Review Manager
Date: June 10, 2022
Re: SEATAC HOTEL & APARTMENTS (HYATT 98188 PLACE)/17300 INTERNATIONAL BLVD
SPR21-0002

The City of SeaTac Public Works Department, Engineering Review Division, has reviewed the subject project, **SPR21-0002 SEATAC HOTEL & APARTMENTS (HYATT 98188 PLACE)**. This review intends to determine whether **SEATAC HOTEL & APARTMENTS (HYATT 98188 PLACE)** is acceptable under the City of SeaTac's multimodal concurrency standards, SeaTac Municipal Code 11.50, and the Washington State Growth Management Act (RCW 36.70A.070 (6) (b)).

The information reviewed for this determination is preliminary, may not be the final design for construction purposes, and may result in a different decision if trip generation increases during future permit applications.

Background:

Transportation concurrency is the concept that new developments should not outpace the rate of the development of adequate transportation infrastructure. The City of SeaTac's Transportation Concurrency program links transportation and capital improvement projects to the areas where our community's land use and development trends will require them. The City of SeaTac has designated 13 Concurrency Districts throughout the City where major arterial corridors have had studies done to compare the recorded volume with the roadway's design capacity and the required Level of Service (LOS) to determine the available capacity for developments in those districts.

Before the City accepts development applications, a determination of Trip Availability on the multimodal transportation network serving the proposed development. If the City of SeaTac's Transportation Concurrency program predicts that a proposed development will generate more trips than the trips available, the development cannot be approved without additional steps.

The proposed project includes developing 182 apartment units and a 198-room hotel. The project is anticipated to generate 2,304 net new weekday daily trips, with 119 net new trips occurring during AM peak hour and 141 net new trips during the PM peak hour.

Concurrency Decision:

The city has determined that the concurrency requirements for the available trips on the multimodal transportation network in the vicinity of this proposed development are met. No further mitigation is required relating to the transportation network impacts for this project beyond any required frontage improvements and any requirements for access from the development. This letter constitutes a Temporary Certificate of Concurrency. This Certificate is only valid for the type and intensity of development approved by the City unless the application for this concurrency evaluation also covered the impacts of subsequent project phases.

Based on the Concurrency Application, the City of SeaTac Engineering Review Division is recommending that the **SEATAC HOTEL & APARTMENTS (HYATT 98188 PLACE)** be permitted to proceed to the development application stage. This approval is effective as of **June 10, 2022** and will expire in two years. A new concurrency application and evaluation, approval, and Temporary Certificate of Concurrency will be required if the **SEATAC HOTEL & APARTMENTS (HYATT 98188 PLACE)** is modified during the review project, which results in increased PM peak hour trips. A Final Certificate of Concurrency shall be issued upon final approval of the construction permits or recording of the final short plat, for which this Temporary Certificate of Concurrency was issued. The Final Certificate of Concurrency shall be adjusted to account for any reduction in traffic generation previously accounted for and reserved by the Temporary Certificate(s) of Concurrency.

If you have any questions, please contact Serena Lee by phone at 206-973-4733 or by email at slee@seatacwa.gov.

Sincerely,
Serena Lee
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