



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: Mercy Angle Lake Family Housing

Project Address: 2650 S 200TH ST

Assessor's Parcel Number(s): 0422049287

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

PROPOSED PROJECT DESCRIPTION:

The applicant is seeking to develop a mixed -use project on the .77-acre parcel located at 2650 200th Street South. The proposed project includes 11,000 square feet of street-level office space for The Arc of King County, a non-profit organization providing services to persons with intellectual and developmental disabilities, and 130 units of permanently affordable housing for families earning less than 30%, 50% and 60% of the area median income. This proposal includes 104 parking stalls; 25 for the commercial office and 79 for the residential units.

COMMERCIAL

Office Retail _____ Industrial/Manufacturing _____ Institutional _____ Mixed Use _____ Other _____

Gross square footage of non-residential building 11,000 sq. ft.

RESIDENTIAL (show number of each)

Single family residential _____ Multi-family residential ADU _____

Total number of units 130

Expected Date of Project Completion/Occupancy: December 2024

APPLICANT INFORMATION

Name Alisa Luber Company Mercy Housing Northwest

Mailing Address 6390 Martin Luther King Jr. Way, Seattle, WA 98118

Phone 206-940-6819 Email aluber@mercyhousing.org

ENGINEER/CONSULTANT INFORMATION

Name Matt Palmer Company Kimley-Horn

Mailing Address 2828 Colby Avenue, Suite 200, Everett, WA 98201

Phone 425-708-8272 Email matt.palmer@kimley-horn.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: _____

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				
Multi-family Mid-rise	221	0.29	130 units	38
Near Rail				
General Office	710	1.44	11,000 SF	16
			Subtotal New Vehicle Trips =	54
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>			
			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 =	54
			2020 Transportation Concurrency Evaluation =	54

CONCURRENCY SUBDISTRICTS



Legend

North

- N1
- N2
- N3
- N4

Central

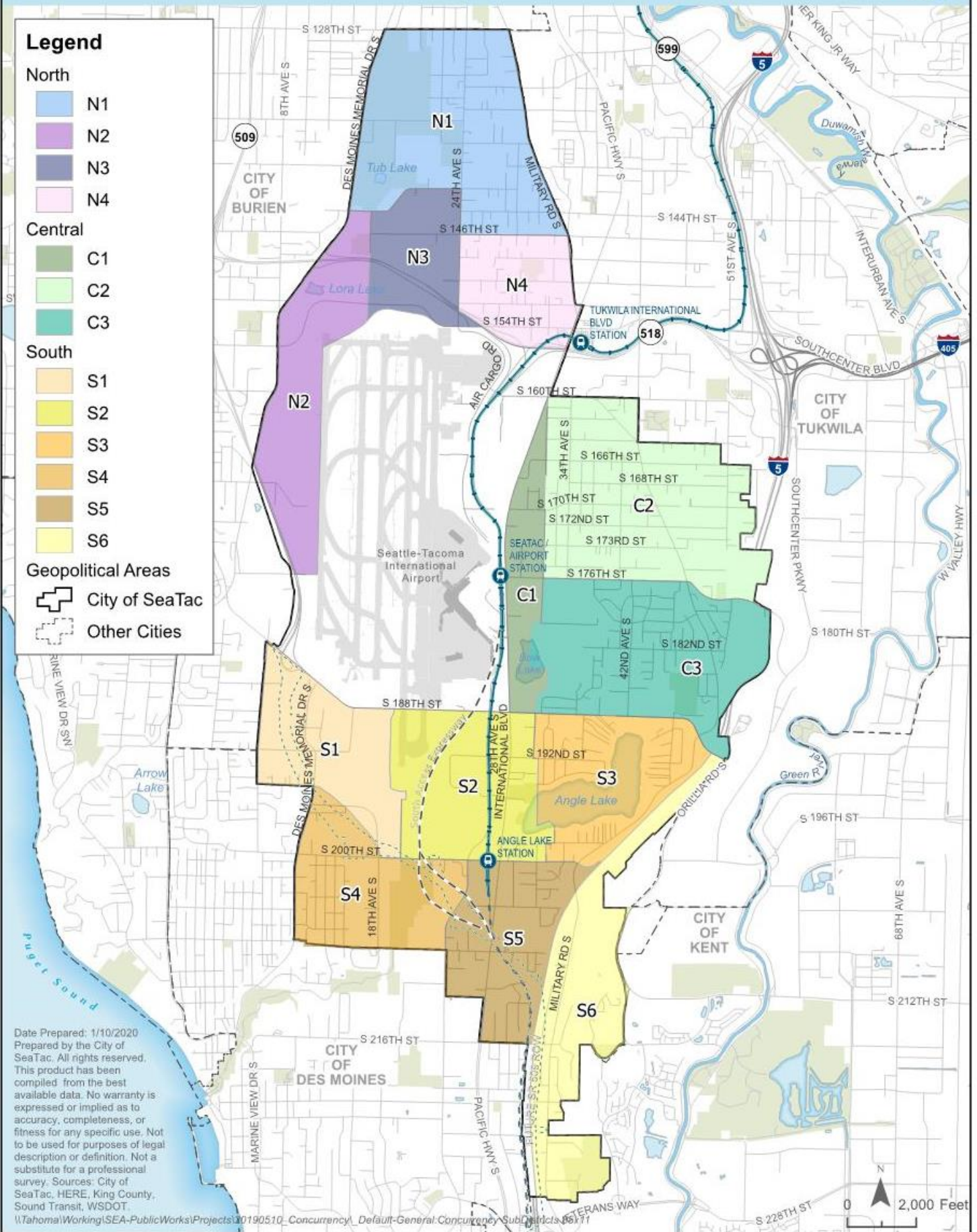
- C1
- C2
- C3

South

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

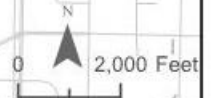
Geopolitical Areas

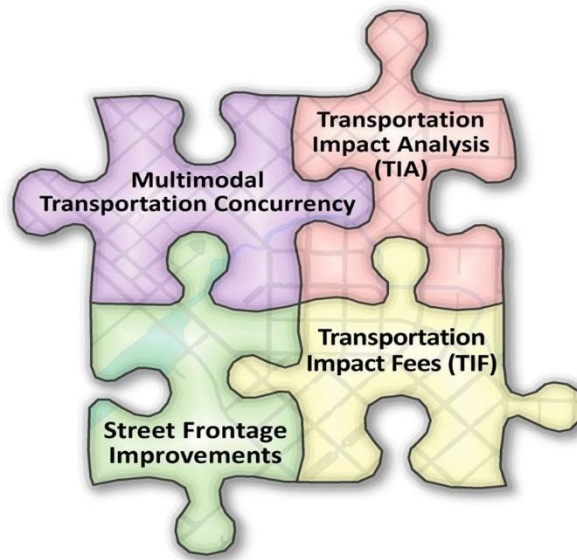
- City of SeaTac
- Other Cities



Date Prepared: 1/10/2020
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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