



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: International Blvd SeaTac

Project Address: 20841 International Blvd, SeaTac WA 98198

Assessor's Parcel Number(s): 0922049041; 0922049351; 09220490352

Concurrency District Number (See Map on page 3): S5

PROPOSED PROJECT DESCRIPTION:

The proposed project includes the development of three buildings, including a 2,811 sq. ft. fast food restaurant, 2,500 sq. ft. fast food restaurant, and a 9,550 square foot retail building.

COMMERCIAL

Office ___ Retail X Industrial/Manufacturing ___ Institutional ___ Mixed Use ___ Other X - restaurant, fast food
Gross square footage of non-residential building 14,861 sq. ft.

RESIDENTIAL (show number of each)

Single family residential N/A Multi-family residential N/A ADU N/A
Total number of units N/A

Expected Date of Project Completion/Occupancy: 2025

APPLICANT INFORMATION

Name Meghan Howey Company BCRA
Mailing Address 2106 Pacific Avenue, Suite 300, Tacoma, WA 98402
Phone (253) 682-8556 Email mhowey@bcradesign.com

ENGINEER/CONSULTANT INFORMATION

Name Dan McKinney, Jr Company Transpo Group USA, Inc
Mailing Address 12131 113th Ave NE #203, Kirkland WA 98034
Phone (425) 821-3665 Email dan.mckinney@transpogroup.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: 10/30/2022

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				
Fast Food Restaurant	934	33.03/1,000sf	55% pass-by 2,811 sf	41
Fast Food Restaurant	934	33.03/1,000sf	55% pass-by 2,500 sf	37
Strip Retail Plaza <40k	822	2.36/1,000sf	9,550 sf	63
			Subtotal New Vehicle Trips =	141
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 =	N/A
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 =	141
			2020 Transportation Concurrency Evaluation =	

CONCURRENCY SUBDISTRICTS



Legend

North

- N1
- N2
- N3
- N4

Central

- C1
- C2
- C3

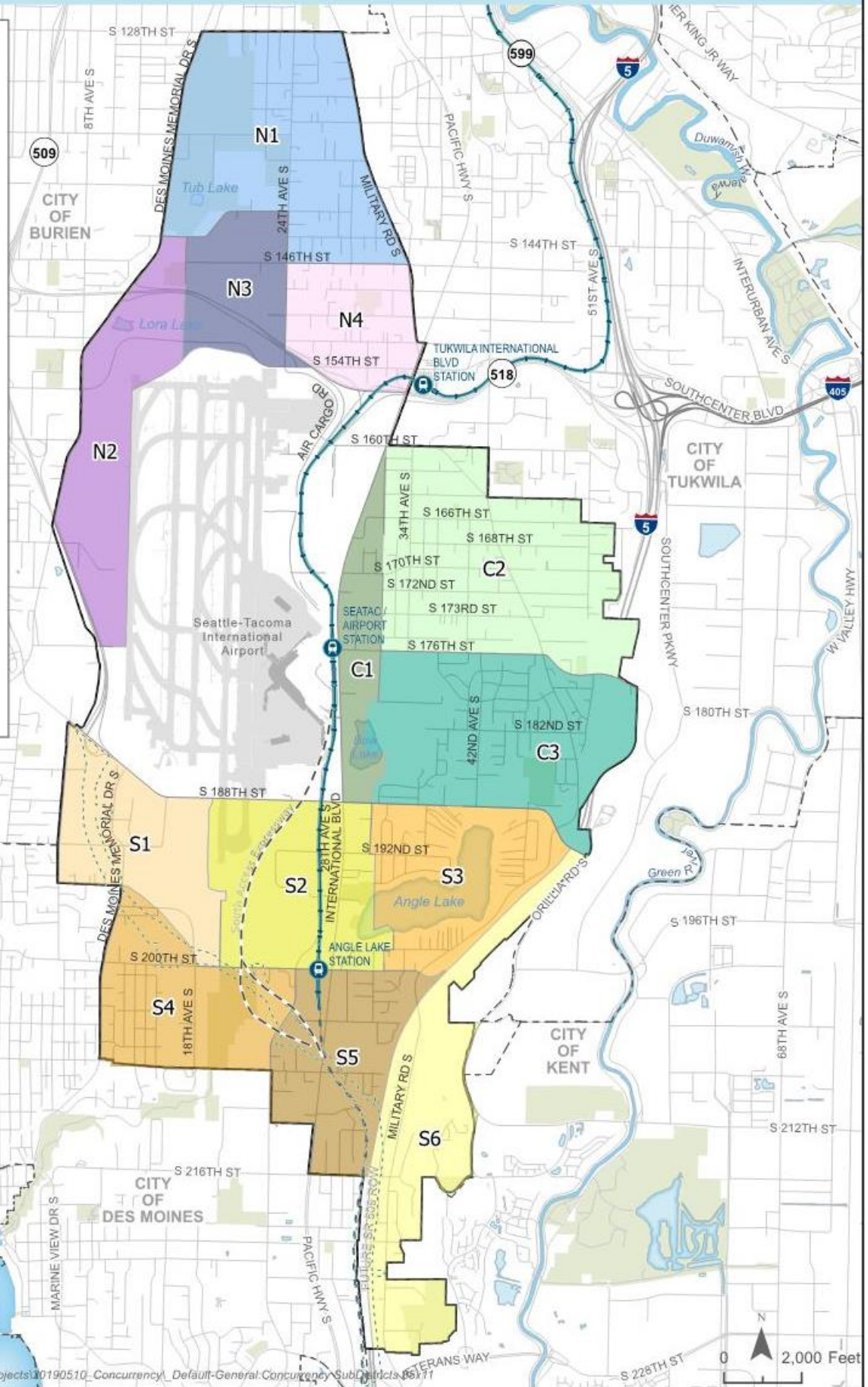
South

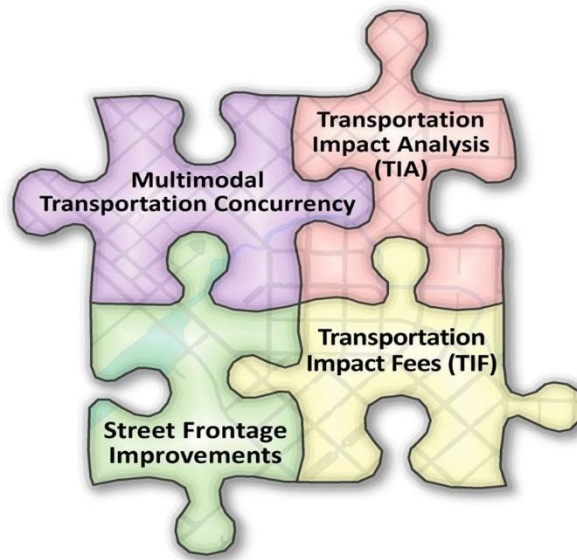
- S1
- S2
- S3
- S4
- S5
- S6

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