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TRIP GENERATION ANALYSIS

Valley View Early Learning Center Portable Removal

SeaTac, Washington

September 6, 2024

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VALLEY VIEW EARLY LEARNING CENTER TRIP GENERATION ANALYSIS

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To: City of SeaTac

This memorandum summarizes parking code requirements and trip generation for the proposed Valley View Early Learning Center (hereafter referred to as Valley View ELC).

1. PROJECT DESCRIPTION

The proposed project would remove three existing portables and construct a one-story 4,500-square-foot building. The proposal also provides new emergency vehicle access along Military Road S and adds an ADA-accessible path on-site. The net increase in building size is approximately 1,500 square feet. No increase in student capacity is proposed. The new building will move early learning students out of existing buildings and into the new facility. The number of classrooms will remain the same with three removed and three added, although they may be slightly larger than existing classrooms.

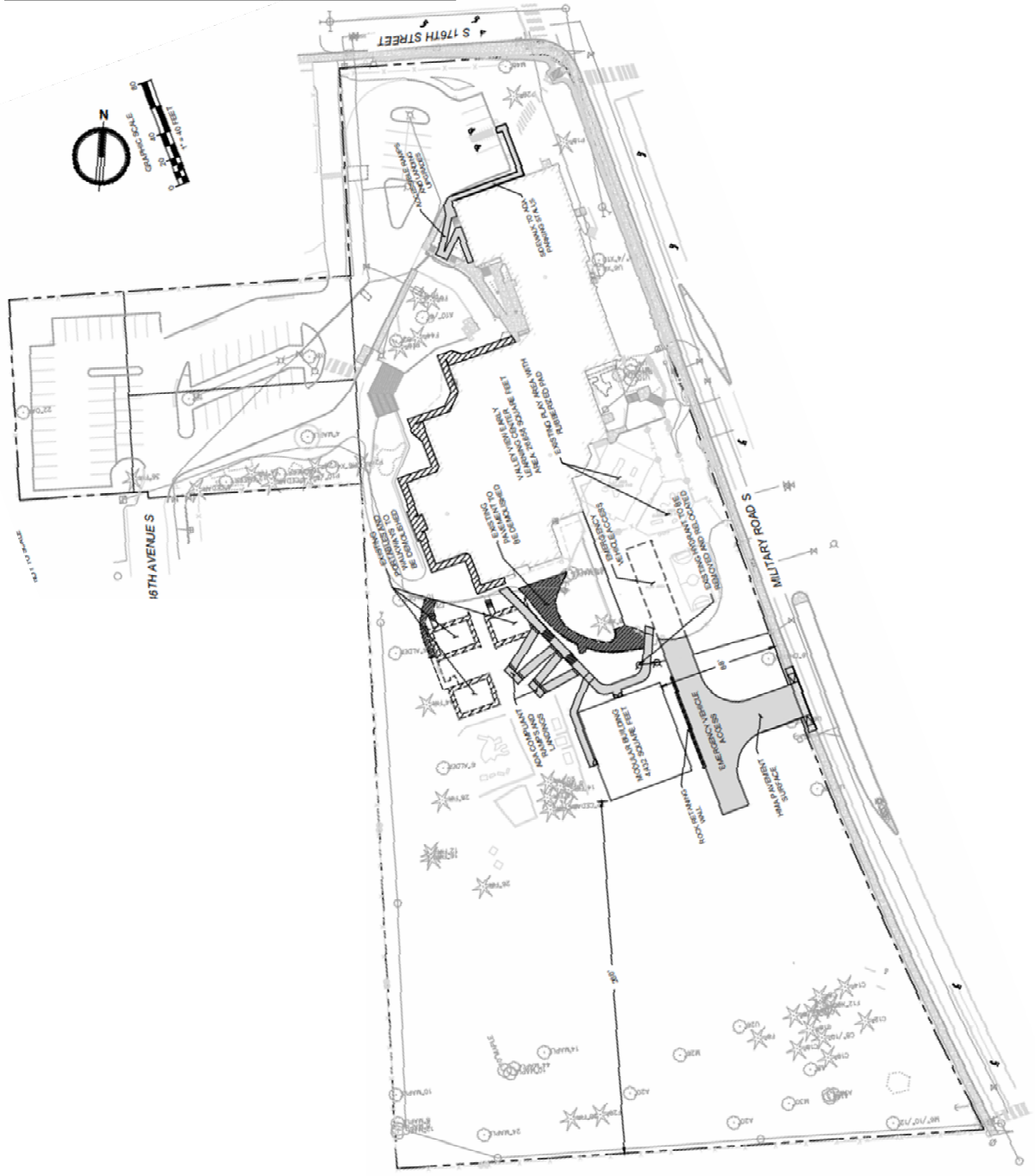
The project site is located on tax parcels: #3423-49221, -169, -234, and -314. The subject site is bordered to the east by Military Road S and to the north by S 176th Street. Access to the facility is proposed via an existing driveway at 47th Avenue S and another existing access on 46th Avenue S. An existing driveway on Military Road South will be closed, and a new emergency vehicle access driveway constructed on Military Road South. **Figure 1** shows the site location and roadway map while **Figure 2** shows a conceptual site plan.



Figure 1: Vicinity Map



Figure 2: Conceptual Site Plan



2. TRIP GENERATION

The project intends to replace three aging portable classrooms with a permanent building, also comprised of three classrooms. The net change in student capacity is therefore zero. There is a CUP (2007) for the site that states the maximum number of students will be 280. The current enrollment is 273 students, and there are no plans to add additional students with this project.

Valley View ELC does provide some busing services. Buses queue on-site along the front of the building in the site parking lot. Service is not anticipated to be changed as a result of this project.

3. CONCURRENCY

As there is no expected increase in site traffic, there would be no need to apply for Traffic Concurrency (SeaTac Municipal Code 11.50.040.B).

4. TRAFFIC MITIGATION FEES

As there is no expected increase in site traffic, there would be no required traffic impact fees (SeaTac Municipal Code 11.15).

5. PARKING

The site currently provides 68 parking stalls (66 standard, 2 accessible). The project adds just 1,500 square feet of space. Because this is less than 40% of the gross floor area (gfa), "...the current parking standards are not applicable and do not need to be implemented relative to the new square footage". (Preapplication Meeting Application Notes, page 2, Parking & Circulation; and, SeaTac Municipal Code, 15.455).

The applicable parking supply standards require 1 space per 50 students, plus one per faculty member. With the existing 273 students, 6 stalls would be needed to meet the per-student requirement. The site has 57 employees, so 57 stalls would be required for employees. A total of 63 stalls are required by the applicable standards. The site provides 68 stalls, so the requirement is met.



6. CONCLUSIONS

The proposed changes to the Valley View ELC would not result in any additional vehicle traffic. Therefore, traffic impact fees and a concurrency application are not required per the SeaTac Municipal Code. The site has 68 parking stalls, which exceeds the older code requirement for 63 stalls. No further analysis is anticipated at this time.

Please feel free to contact me should you have any questions.
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