



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: Front Porch Holdings

Project Address: 19707 40th PL, SeaTac, WA 98188

Assessor's Parcel Number(s): 0240000065

Concurrency District Number (See Map on page 3): S3

PROPOSED PROJECT DESCRIPTION:

Divide one single-family lot into two single-family lots

COMMERCIAL

Office _____ Retail _____ Industrial/Manufacturing _____ Institutional _____ Mixed Use _____ Other _____
Gross square footage of non-residential building _____ sq. ft.

RESIDENTIAL (show number of each)

Single family residential X Multi-family residential _____ ADU _____

Total number of units _____

Expected Date of Project Completion/Occupancy: Unknown

APPLICANT INFORMATION

Name Ross Woods Company Development Planning & Strategies LLC

Mailing Address 13700 NE 136th PL, Kirkland, WA 98034-5535

Phone 206-949-2105 Email ross@dev-strat.com

ENGINEER/CONSULTANT INFORMATION

No Traffic Engineer was used

Name _____ Company _____

Mailing Address _____

Phone _____ Email _____

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: Ross W. Woods Date: 10/19/22

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				
Add one new sgl. family lot 215		10		10
			Subtotal New Vehicle Trips =	10
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>			
Sgl. Fam. Lot	215	10		10
			Subtotal Existing Vehicle Trips =	10
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 plan.				
			Total Net New Vehicle Trips =	
			2020 Transportation Concurrency Evaluation =	