



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: Tyee High School Replacement

Project Address: 4424 S 188th St. SeaTac WA, 98188

Assessor's Parcel Number(s): 342304-9044

Concurrency District Number (See Map on page 3): C3

PROPOSED PROJECT DESCRIPTION:

Highline Public Schools intends to reconstruct the existing Tyee High School on its same site. The project proposes to demolish the existing Tyee High School and construct a new 210,000 SF replacement high school serving grades 9-12 with a capacity for 1,200 students. The new facility will be one cohesive building comprised of one, two, and three stories. The project includes renovation of the existing track and field.

COMMERCIAL

Office _____ Retail _____ Industrial/Manufacturing _____ Institutional ☒ Mixed Use _____ Other _____
Gross square footage of non-residential building 210,000 sq. ft.

RESIDENTIAL (show number of each)

Single family residential _____ Multi-family residential _____ ADU _____
Total number of units _____

Expected Date of Project Completion/Occupancy: July 2025

APPLICANT INFORMATION

Name Ellie Daneshnia Company Highline School District
Mailing Address 17810 8th AVE S. BLDG A. Burien, WA 98148
Phone (206) 631 7575 Email ellie.daneshnia@highlineschools.org

ENGINEER/CONSULTANT INFORMATION

Name Sam Schafer Company Integrus Architecture
Mailing Address 117 S Main St, ste 100 Seattle, WA 98104
Phone 206.628.3137 Email sschafer@integrusarch.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: 10-31-2022

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				
High School	525	0.14	1,200 Students	168
			Subtotal New Vehicle Trips =	168
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>			
High School	525	0.14	1,200 Students	168
			Subtotal Existing Vehicle Trips =	168
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 =				0
2020 Transportation Concurrency Evaluation =				0

CONCURRENCY SUBDISTRICTS

City of SeaTac



Legend

North

- N1
- N2
- N3
- N4

Central

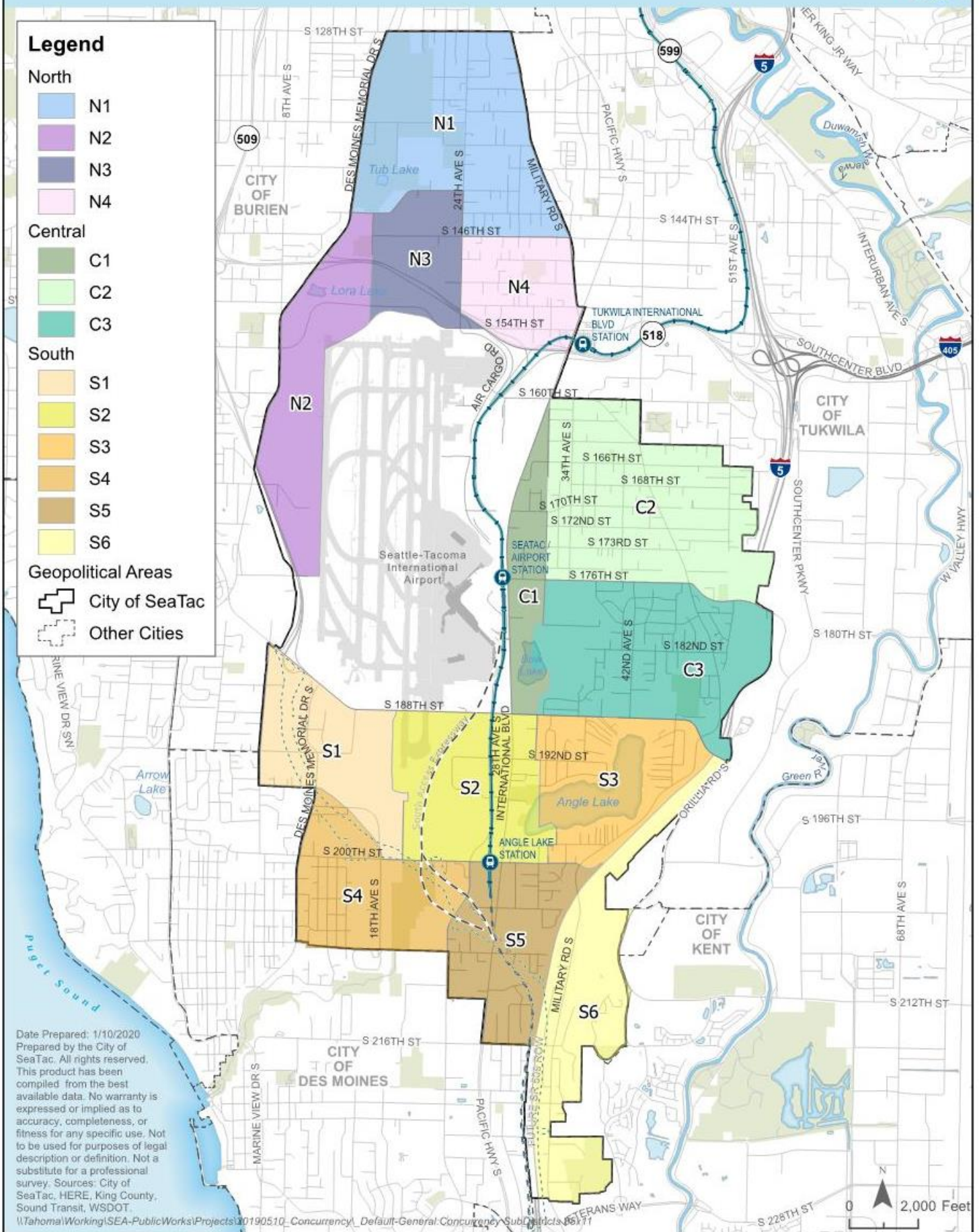
- C1
- C2
- C3

South

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

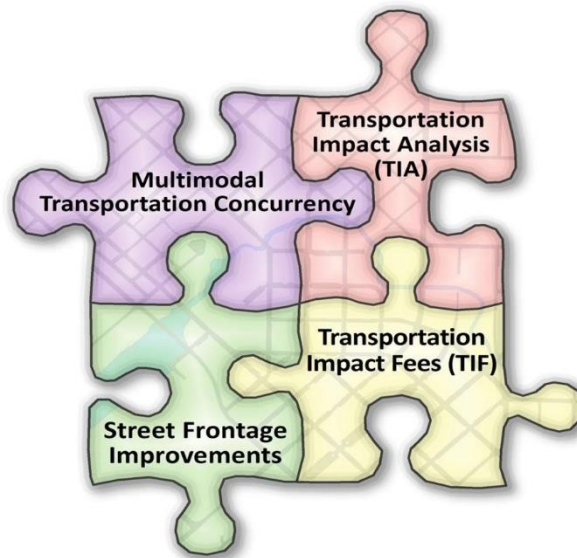
Geopolitical Areas

- 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