



PUBLIC WORKS – ENGINEERING REVIEW DEPARTMENT Temporary Concurrency Approval

January 5th, 2023

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|-------------------|---------------------------------|
| Permit: | SEP22-0006/SPR22-0003 |
| Project: | Mercy Angle Lake Family Housing |
| Project Address: | 2650 S. 200 th St |
| Parcel Number(s): | 0422049287 |

The City of SeaTac Public Works Department, Engineering Review Division, has reviewed the subject project, Mercy Angle Lake Family Housing. This review intends to determine whether the Mercy Angle Lake Family Housing development is acceptable under the City of SeaTac's multimodal concurrency standards, SeaTac Municipal Code 11.50, and the Washington State Growth Management Act (RCW 36.70A.070 (6) (b)). The information reviewed for this determination is preliminary, may not be the final design for construction purposes, and may result in a different decision if trip generation increases by the time of future permit applications.

Background:

Transportation concurrency is the concept that new developments should not outpace the rate of the development of adequate transportation infrastructure. The City of SeaTac's Transportation Concurrency program links transportation and capital improvement projects to the areas where our community's land use and development trends will require them. The City of SeaTac has designated 13 Concurrency Districts throughout the City where major arterial corridors have had studies done to compare the recorded volume with the roadway's design capacity and the required Level of Service (LOS) to determine the available capacity for developments in those districts.

Before the City accepts development applications, a determination of Trip Availability on the multimodal transportation network serving the proposed development. If the City of SeaTac's Transportation Concurrency program predicts that a proposed development will generate more trips than the trips available, the development cannot be approved without additional steps.

This project is proposing approximately 11,000 SqFt. of office retail space and 130 multi-family residential units. This results in a total of 54 PM peak hour trips. The current land use is a vacant

lot. The findings of this letter are supported by the Concurrency application dated August 30th, 2022, and the Traffic Impact Analysis, dated August 2022, by Kimley-Horn.

Concurrency Decision:

The city has determined that the concurrency requirements for the availability of trips on the multimodal transportation network in the vicinity of this proposed development are met. No further mitigation is required relating to the transportation network impacts for this project, beyond any required frontage improvements and any requirements for access from the development, at this time. This letter constitutes a temporary certificate of concurrency approval for the Mercy Angle Lake Family Housing development. This Certificate is only valid for the type and intensity of development approved by the city unless the application for this concurrency evaluation also covered the impacts of subsequent project phases.

Based on the Concurrency Application, the City of SeaTac Engineering Review Division recommends that the Mercy Angle Lake Family Housing Development be permitted to proceed to the development application stage. If Mercy Angle Lake Family Housing is modified during the review project, which results in increased PM peak hour trips, a new concurrency application, evaluation, approval, and a Temporary Certificate of Concurrency will be required. A Final Certificate of Concurrency shall be issued upon final approval of the construction permits for which this Temporary Certificate of Concurrency was issued. This approval is effective as of January 5, 2023 and shall expire at the time the associated land use decision expires, or exactly one (1) year from this date, whichever is greater. The Final Certificate of Concurrency shall be adjusted to account for any reduction in traffic generation previously accounted for and reserved by the Temporary Certificate(s) of Concurrency.

If you have any questions, please contact Trevor Ralph by phone at (206) 973-4746 or email at tralph@SeaTacwa.gov.

Sincerely,



Trevor Ralph
Senior Civil Engineer