



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: Victoria Townhomes

Project Address: 2805 152nd St, Seatac, WA 98188

Assessor's Parcel Number(s): 384260-0054

Concurrency District Number (See Map on page 3): N4

PROPOSED PROJECT DESCRIPTION:

THE PROJECT IS PROPOSE TO REDEVELOP THE EXISTING SINGLE-FAMILY RESIDENTIAL LAND, INCLUDING THE DEMOLITION OF EXISTING SINGLE-FAMILY HOUSE AND NEW DEVELOPMENT OF THREE TOWNHOUSE WITH TOTAL 9 UNITS.

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 _____ Multi-family residential 9 ADU _____

Total number of units. 9

Expected Date of Project Completion/Occupancy: WINTER 2024

APPLICANT INFORMATION

Name DI ZHU Company MERIT ENGINEERING, INC

Mailing Address 10129 MAIN ST #201, BELLEVUE, WA 98004

Phone 253-391-7441 Email MERIT@MERITENGINEERING.COM

ENGINEER/CONSULTANT INFORMATION

Name SAME AS APPLICANT 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: Di Zhu Date: 03/10/2023

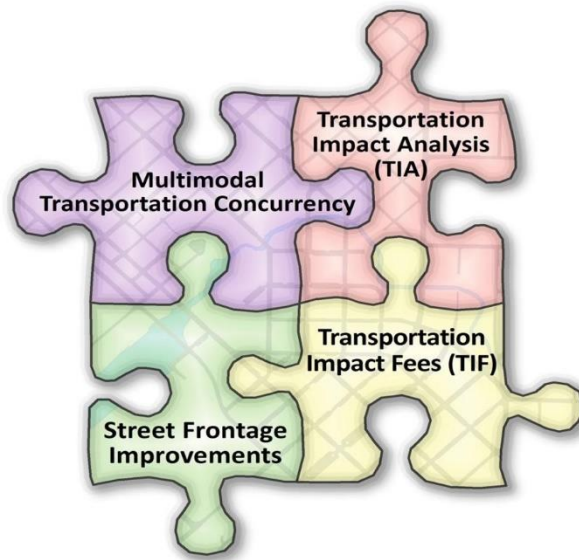
Land Use(s) and Trip Generation

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				
Multifamily housing	220	0.56	9	5.04
			Subtotal New Vehicle Trips =	6
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>			
Single Family Housing	210	0.99	1	0.99
			Subtotal Existing Vehicle Trips =	1
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 =				5
2020 Transportation Concurrency Evaluation =				

City of SeaTac





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