



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: Candlewood Suites

Project Address: 14831 Military Road S, Seatac, WA 98168

Assessor's Parcel Number(s): 004100-0030

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

PROPOSED PROJECT DESCRIPTION:

THE EXISTING SITE CONSISTS OF A SINGLE FAMILY RESIDENCE WITH A DETACHED SHED ON A ROLLING HILLSIDE WITH SCATTERED TREES AND LOW BRUSH POPULATING THE WEST HALF OF THE PROPERTY. THE SITE HAS NO CRITICAL AREAS.

THE PROJECT SCOPE WILL INCLUDE DEMOLITION OF THE EXISTING STRUCTURES, REGRADING THE HILLSIDE, STRUCTURAL RETAINING WALLS, AND CONSTRUCTION OF A NEW 5 STORY HOTEL BUILDING, INCLUDING SITE LANDSCAPING & ROADWAY IMPROVEMENTS. THE HOTEL BUILDING WILL CONSIST OF 2 STORIES OF CONCRETE STRUCTURE WITH 3 STORIES OF WOOD FRAMING ABOVE. A SEPARATE 2 STORY (BELOW GRADE) CONCRETE PARKING STRUCTURE WILL PROVIDE 51 OF THE 71 TOTAL ON-SITE PARKING STALLS. ADDITIONAL STALLS WILL BE PROVIDED AT THE LOWEST LEVEL OF THE HOTEL STRUCTURE. ADDITIONALLY SHUTTLE SERVICE WILL BE INCLUDED FOR THIS PROJECT TO SERVE ALL GUESTS. PERIMETER LANDSCAPING WILL PROVIDE PRIVACY AND A VISUAL BUFFER FROM THE ADJACENT MULTI-FAMILY PROPERTIES, AND A LARGE OPEN SPACE IS PROVIDED IMMEDIATELY WEST OF THE PARKING STRUCTURE.

COMMERCIAL

Office _____ Retail _____ Industrial/Manufacturing _____ Institutional _____ Mixed Use _____ Other ☒

Gross square footage of non-residential building 36,645 sq. ft.

RESIDENTIAL (show number of each)

Single family residential _____ Multi-family residential _____ ADU _____

Total number of units _____

Expected Date of Project Completion/Occupancy: FALL 2023

APPLICANT INFORMATION

Name David White Company IHB ARCHITECTS

Mailing Address 21620 84th Ave. S, Suite 200, Kent, WA 98032

Phone 253-691-6365 Email david@ihbarchitects.com, imad@ihbarchitects.com

ENGINEER/CONSULTANT INFORMATION

Name Aaron Van Aken, P.E., PTOE Company Heath & Associates

Mailing Address PO Box 397 Puyallup, WA 98371

Phone (253)-770-1401 Email avanaken@heathtraffic.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: 5-12-2022

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				
LUC - 310 Hotel	310	0.59	88 Rooms	52
			Subtotal New Vehicle Trips =	
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>			
LUC - 210 Single-Family Detached	210	0.94	1 dwelling unit	1
			Subtotal Existing Vehicle Trips =	
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 =				51
2020 Transportation Concurrency Evaluation =				

CONCURRENCY SUBDISTRICTS

City of SeaTac



Legend

North

- N1
- N2
- N3
- N4

Central

- C1
- C2
- C3

South

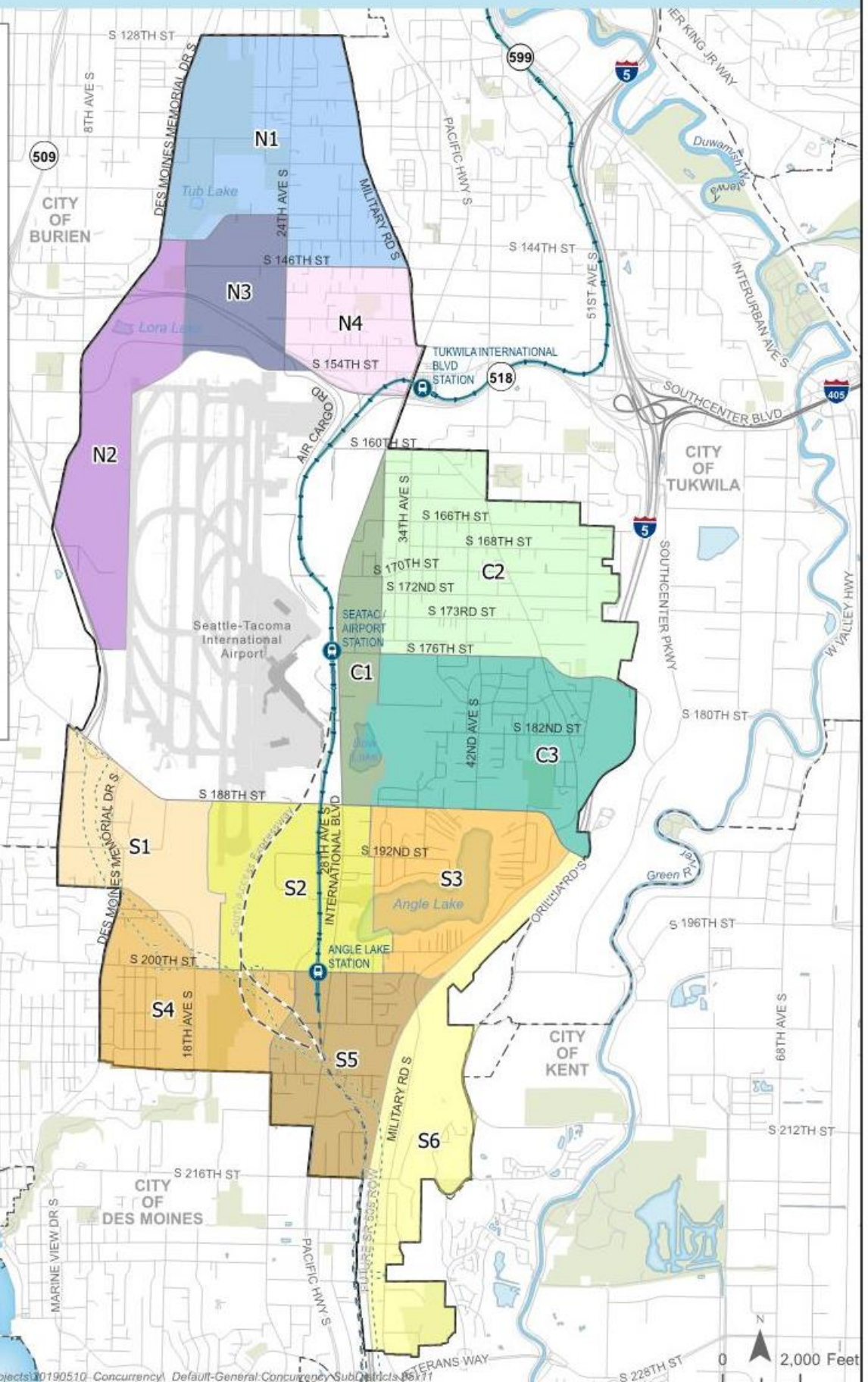
- S1
- S2
- S3
- S4
- S5
- S6

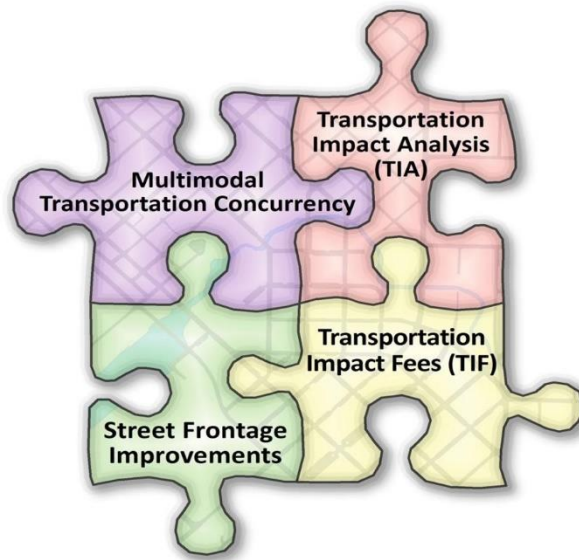
Geopolitical Areas

- 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