

**PUBLIC WORKS – ENGINEERING REVIEW DIVISION**  
**Temporary Concurrency Approval**

June 15, 2023

Ellie Daneshnia  
Highline School District  
17810 8th AVE S. BLDG A.  
Burien, WA 98148

Permit:	CUP23-0003
Project:	Tyee High School Replacement
Project Address:	4424 S. 188 <sup>th</sup> Street, SeaTac, WA 98188
Parcel Number(s):	342304-9044

The City of SeaTac Public Works Department, Engineering Review Division, has reviewed the subject project, CUP23-0003 Tyee High School Replacement, and related documents. This review intends to determine whether the Tyee 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 during future permit applications.

**Background:**

The city has reviewed transportation impacts from the proposed development for compliance with the City's Six-Year Transportation Improvement Plan, Transportation Master Plan adopted by City Council as Resolution #15-013, and the Transportation Element of the Comprehensive Plan. The findings in this report are supported by the most recent Traffic Impact Analysis, dated October 21, 2022, by Kimley-Horn, and a Concurrency Application dated October 31, 2022.

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 to demolish the existing public high school facility and replace it with a new, upgraded facility. Some additional work will be done on-site to upgrade the existing playfields located at the back of the parcel. The project does not propose an increase in capacity; the existing facility serves a maximum of 1,500 students and the new facility proposes the same. The project will not create any additional PM peak trips above the current use.

### **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 Tyee High School replacement. This Certificate is only valid for the type and intensity of development approved by the city unless the application for this concurrency evaluation also covers the impacts of subsequent project phases.

Based on the Concurrency Application, the City of SeaTac Engineering Review Division recommends that the Tyee High School replacement be permitted to proceed to the development application stage. If the proposed project is modified during the review, 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 June 15, 2023, and shall expire at the time the associated land use decision expires, or precisely 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](mailto:tralph@SeaTacwa.gov).

Sincerely,

Ali Shasti  
Engineering Review Manager

cc: Jennifer Kester, Planning Manager