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CITY OF FEDERAL WAY  
COMMUNITY DEVELOPMENT

PUBLIC WORKS DEPARTMENT  
33325 8<sup>th</sup> Avenue South  
Federal Way WA 98003-6325  
253-835-2700; Fax 253-835-2709  
www.cityoffederalway.com

### 2017 TRAFFIC CONCURRENCY REVIEW APPLICATION

APPLICATION No(s) 17-105491-CN Date 11-14-17

Project Name Greenline Business Park

Property Address/Location Generally 32901 Weyerhaeuser Way S, SE 16-21-014

Parcel Number(s) 1621049056; 1621049013; 16211049030

Project Description Traffic Concurrency review for Greenline Business Park.

#### PROPERTY OWNER

Name: Tom Messmer C/o Federal Way Campus, LLC	Phone/Fax: 310-261-4382
Address: 11100 Santa Monica Blvd, STE 850	City/State/Zip: Los Angeles, CA 90025
Email: tmessmer@industrialrealtygroup.com	Cell: 310.261.4382
Signature:	

#### APPLICANT (If different than Owner)

Name: Eric LaBrie, ESM Consulting Engineers, LLC	Phone/Fax: 253-838-6113
Address: 33400 8th Ave S, Suite 205	City/State/Zip: Federal Way, WA 98003
Email: eric.labrie@esmcivil.com	Cell:
Signature:	

#### Type of Development permit to be applied for:

- Commercial    
  Multifamily (MF)    
  Subdivision    
  Short Subdivision  
 Single Family (SF)    
 None (Feasibility only)    
 Other \_\_\_\_\_

Approval for City to perform Concurrency analysis:  Yes      No

**If NO:** Applicant's Traffic Engineer must perform Concurrency analysis consistent with City procedures; however, the application fee remains the same.

**Required Information – Application is incomplete and will be returned if not filled out.**

Gross Square Feet (Commercial) Existing 46,8457 gross SF Proposed +/- 1,068,000 GSF  
 Number of Dwelling Units Existing None Proposed None  
 Number of Employees Existing See attached Trip Generation Proposed See attached Trip Generation  
 Parcel size (acres or square footage) Existing 99.5 Proposed 99.5

Has the property previously been reviewed for concurrency? Yes \_\_\_\_\_ No X  
 If yes, date of original application \_\_\_\_\_ Concurrency Permit No: \_\_\_\_\_  
 Is this an amendment to an existing Concurrency Certificate? Yes \_\_\_\_\_ No X  
 Will the project be phased? No  
 Development Build-Out Year 2020

**Note:**

- Commercial subdivisions and other projects constructed in phases shall be evaluated for concurrency as each phase is submitted for applicable development permits.
- Once the concurrency test result has been determined, any changes to the development project require additional review will be billed on an hourly basis.

Estimated Number of New Trip Generated by Project per Pre-application Summary: 2,771

If the applicant's engineer has prepared a trip generation analysis, please provide the following. If not, staff will calculate the trip generation based on the above information.

Existing PM Peak Hour Trips (if applicable) See attached Trip Generation  
 Proposed PM Peak Hour Trips \_\_\_\_\_  
 Net New PM Peak Hour Trips 271

**CONCURRENCY TEST EXPIRATION (FWRC 19.90)**

- A Concurrency Reserve Certificate (CRC) is valid until the underlying development permit expires, is withdrawn or cancelled, whichever occurs first. In that case, a new concurrency application would be required.
- A Concurrency Reserve Certificate is valid only for the specific development approval consistent with the development parameters and City file number within the CRC issued.
- A Concurrency Reserve Certificate (CRC) runs with the land, and cannot be transferred to a different parcel.

I have read the above information regarding expiration deadlines. I further understand that issuance of a concurrency certificate is not a guarantee that the City will issue a development permit or building permit.

  
 \_\_\_\_\_  
 Property Owner/Agent Signature

16 JUNE 2017  
 \_\_\_\_\_  
 Date

**SUBMITTAL REQUIREMENTS – STAFF USE ONLY**

**Permit Submittal:** The following items are required for all applications:

- Completed and signed Concurrency Application
- Concurrency Application Fee paid (See Below)

Net New PM Peak Hour Trip	Less than 10	11 - 50	51 - 500	Greater than 500+
2017 Application Fee	\$1,620.00	\$4,650.00	\$8,505.00	\$13,635.00