CITY OF REDMOND TRANSPORTATION CONCURRENCY APPLICATION

This application provides the City of Redmond with the information needed to issue a certificate of concurrency for a development. Please complete the entire form and return it to the Redmond Engineering Services Division. After agreement is reached on the mobility unit demand for a development based on the land use type, size of development and table on the back of this application, the City will, if necessary, determine if enough mobility unit supply is available to issue a certificate of concurrency. If determining the mobility unit demand for a development requires an independent calculation a fee for the review will be required, payable at the City Hall Permit Center.

1. Applicant name and address: Rose Hill 12, LLC

     2630 116th Ave NE, Suite 200

     Bellevue, WA 98004

2. Property location:

     a.   Property address: 10201 134th Ave NE, Redmond , WA 98033

     b.   Development name: Larkin Subdivision

     c.   Assessor's Parcel Number(s): 124 6 00141

3. Type of development permit to be requested: Residential

	Land Use Type (ITE Land Use Code)	Development Units	Mobility Unit Rate (see table on back)	Mobility Unit Demand	Notes
Proposed	210	14	210	2.42	33.88
			Total Proposed:		
Existing	210	1	210	2.42	2.42
			Total Existing:		
Net New Mobility Unit Demand (Total Proposed minus Total Existing)					31.46

Signature of Applicant: _____   Date: 2/2/18

For Official Use Only:

Mobility Unit Demand calculation reviewed: _____   _____
                                                                    Initials   Date

Concurrency certificate required: ☐ Yes ☐ No   Mobility Units available: ☐ Yes ☐ No

Application number:_____

TABLE 1. Development Mobility Unit Calculator

Land Uses			ITE Land USE Code	Standard of Measure	Mobility Units/Land Use Unit		
					Downtown Urban Center	Overlake Urban Center	Rest of City
Residential		Single Family	210	dwelling	1.98	2.05	2.42
		Multiple Family	220	dwelling	1.39	1.44	1.7
		Residential Suites	N/A	residential suite	0.85	0.88	1.04
		Retirement Community	251	dwelling	0.64	0.66	0.78
		Nursing Home	620	bed	0.52	0.54	0.63
		Congregate Care/Asst Living	253	dwelling	0.4	0.41	0.49
		Hotel/Motel	310	room	1.86	1.93	2.28
Commercial	Services	Bank/Savings & Loan	912	sq ft/GFA	23.38	24.18	28.61
		Day Care	565	sq ft/GFA	17.81	18.42	21.8
		Library	590	sq ft/GFA	10.53	10.9	12.89
		Post Office	732	sq ft/GFA	16.19	16.75	19.82
		Service Station	944	fuel position	10.67	11.04	13.07
		Service Station/Minimart	945	fuel position	7.8	8.07	9.54
		Movie Theater	444,445	seat	0.11	0.12	0.14
		Carwash	947	stall	6.93	7.17	8.48
		Health Club/Racquet Club	492,493	sq ft/GFA	6.85	7.08	8.38
	Institutional	Elementary School	520	student	0.16	0.17	0.2
		High School	530	student	0.16	0.17	0.2
		Church/House of Worship	560	sq ft/GFA	1.06	1.09	1.3
		Hospital	610	sq ft/GFA	1.52	1.57	1.86
	Rest-aurant	Restaurant	931	sq ft/GFA	11.53	11.93	14.11
		Fast Food Restaurant	934	sq ft/GFA	31.41	32.49	38.45
	Retail Shopping Center	up to 99,999	820	sq ft/GLA	6.34	6.56	7.76
		100,000-199,999	820	sq ft/GLA	6.05	6.26	7.41
		200,000-299,999	820	sq ft/GLA	5.54	5.73	6.78
		300,000 and over	820	sq ft/GLA	5.34	5.52	6.53
		Supermarket	850	sq ft/GFA	13.68	14.15	16.74
		Convenience Market	851	sq ft/GFA	45.37	46.94	55.54
		Free Standing Discount Store	813, 815, 861, 863, 864	sq ft/GFA	4.51	4.66	5.52
		Miscellaneous Retail	820	sq ft/GFA	5.35	5.54	6.55
		Furniture Store	890	sq ft/GFA	0.52	0.54	0.64
		Car Sales - New/Used	841	sq ft/GFA	4.03	4.17	4.94
	Administrative Office	up to 99,999	710,715, 750	sq ft/GFA	6.58	6.81	8.06
		100,000-199,999	710,715, 750	sq ft/GFA	5.66	5.85	6.92
		200,000-299,999	710,715, 750	sq ft/GFA	4.94	5.11	6.04
		300,000 and over	710,715, 750	sq ft/GFA	4.63	4.79	5.67
		Medical Office/Clinic	720	sq ft/GFA	6.76	6.99	8.28
	Industrial	Light Industry/Manufacturing	110	sq ft/GFA	3.09	3.2	3.78
		Industrial Park	130	sq ft/GFA	2.71	2.8	3.31
		Warehousing/Storage	150	sq ft/GFA	1.02	1.05	1.25
		Mini Warehouse	151	sq ft/GFA	0.61	0.63	0.74

For uses with standard of measure in sq ft, mobility units are given per 1000 sq ft