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: _____

   _____

   _____

2. Property location:
   a. Property address:_____
   b. Development name:_____
   c. Assessor's Parcel Number(s):_____

3. Type of development permit to be requested:_____

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

Signature of Applicant:_____ Date:_____

For Official Use Only:

Mobility Unit Demand calculation reviewed: _____
Initials Date

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

Application number: _____

Development Mobility Unit Calculator

Land Uses	Standard of Measure[1]	Mobility Units/Land Use Unit		
		Citywide	Urban Centers	
			Downtown	Overlake
Residential				
Single Family	dwelling	2.78	2.78	2.78
Multiple Family	dwelling	1.71	1.28	1.59
Retirement Community	dwelling	0.62	0.62	0.62
Nursing Home	bed	0.48	0.48	0.48
Congregate Care/Asst Living	dwelling	0.37	0.37	0.37
Hotel/Motel	room	1.86	1.86	1.86
Commercial - Services				
Bank/Savings & Loan	sq ft/GFA	26.98	24.28	25.90
Day Care	sq ft/GFA	15.55	15.55	15.55
Library	sq ft/GFA	7.11	6.40	6.82
Post Office	sq ft/GFA	10.92	9.83	10.48
Service Station	fuel position	7.41	7.41	7.41
Service Station/Minimart	fuel position	5.37	5.37	5.37
Movie Theater	seat	0.11	0.10	0.10
Carwash	stall	4.53	4.53	4.53
Health Club/Racquet Club	sq ft/GFA	7.40	7.40	7.40
Commercial - Institutional				
Elementary School	student	0.35	0.35	0.35
High School	student	0.21	0.21	0.21
Church	sq ft/GFA	1.92	1.92	1.92
Hospital	sq ft/GFA	3.94	3.94	3.94
Commercial - Restaurant				
Restaurant	sq ft/GFA	16.02	14.42	15.38
Fast Food Restaurant	sq ft/GFA	27.24	24.51	26.15
Commercial - Retail Shopping Center				
up to 99,999	sq ft/GLA	4.87	4.38	4.67
100,000-199,999	sq ft/GLA	4.54	4.09	4.36
200,000-299,999	sq ft/GLA	4.09	3.68	3.93
300,000 and over	sq ft/GLA	4.81	4.33	4.62
Supermarket	sq ft/GFA	12.94	11.65	12.42
Convenience Market	sq ft/GFA	24.11	21.70	23.14
Free Standing Discount Store	sq ft/GFA	5.24	4.71	5.03
Miscellaneous Retail	sq ft/GFA	3.76	3.38	3.61
Furniture Store	sq ft/GFA	0.37	0.33	0.35
Car Sales - New/Used	sq ft/GFA	7.64	6.88	7.33
Commercial - Administrative Office				
up to 99,999	sq ft/GFA	7.22	6.93	7.15
100,000-199,999	sq ft/GFA	6.03	5.79	5.97
200,000-299,999	sq ft/GFA	5.27	5.06	5.22
300,000 and over	sq ft/GFA	4.66	4.47	4.61
Medical Office/Clinic	sq ft/GFA	10.53	10.11	10.43
Industrial				
Light Industry/Manufacturing	sq ft/GFA	3.14	3.14	3.14
Industrial Park	sq ft/GFA	2.75	2.75	2.75
Warehousing/Storage	sq ft/GFA	1.50	1.50	1.50
Mini Warehouse	sq ft/GFA	0.75	0.75	0.75

[1] For uses with Standard of Measure in sq ft, mobility units are given per 1000 sq ft.