

ORDINANCE NO. 2013-12-093

**AN ORDINANCE OF THE CITY OF BELLINGHAM, WASHINGTON ADOPTING A TRANSPORTATION IMPACT FEE BASE RATE AND RATE SCHEDULE FOR 2014.**

**WHEREAS**, the City of Bellingham is authorized under Washington State law to impose Transportation Impact Fees ("TIF") pursuant to Revised Code of Washington ("RCW") 82.02.050 - .090 for the purpose of collecting a proportional fair share contribution toward the capital improvement costs of transportation infrastructure to accommodate new growth; and

**WHEREAS**, the City of Bellingham adopted a TIF ordinance in 1993, codified as Bellingham Municipal Code ("BMC") 19.06, and has since assessed all new development for transportation impact fees; and

**WHEREAS**, BMC 19.06.040(A) requires that "A revised schedule shall be adopted each year by the city council concurrent with, or subsequent to, the adoption of the Six-Year Transportation Improvement Program for arterial streets."; and

**WHEREAS**, the City of Bellingham's 2013 TIF base rate is \$1,925 per p.m. peak hour vehicle trip, as adopted by the City Council in Resolution 2012-34 on December 10, 2012; and

**WHEREAS**, City of Bellingham transportation planning staff have calculated the 2014 TIF base rate and rate schedule in accordance with BMC 19.06; and

**WHEREAS**, the City Council held a public hearing regarding the 2014-2019 Transportation Improvement Program on May 20, 2013 and two work sessions on June 3 and June 17, 2013 and approved Resolution 2013-08 adopting the 2014-2019 Transportation Improvement Program; and

**WHEREAS**, State law (RCW 82.02.050 - .090) requires that transportation impact fees collected by a jurisdiction must be spent for capital improvements to transportation infrastructure needed as a result of growth within six years or the collected fees must be refunded with interest; and

**WHEREAS**, transportation impact fees based on common Institute of Transportation Engineers (ITE) trip generation rates should reflect future developments' proportional share contributions toward city-wide capital improvement costs for transportation infrastructure needed to serve new growth and development; and

**City of Bellingham**  
CITY ATTORNEY  
210 Lottie Street  
Bellingham, Washington 98225  
Telephone (360) 778-8270

**WHEREAS**, on November 8, 2013, the City of Bellingham Public Works Department provided a courtesy letter notifying the Building Industry Association of Whatcom County (BIAWC) Board of Directors of anticipated slight decrease to the TIF rates for 2014; and

**WHEREAS**, after published notice, the City Council held a public meeting regarding the proposed ordinance on December 9, 2013; and

**WHEREAS**, the City Council has considered the decrease to the TIF base rate and rate schedule for 2014 and finds this ordinance to be in the best interests of the City of Bellingham and its citizens.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELLINGHAM DOES HEREBY ORDAIN THAT:**

**Section 1.** The Transportation Impact Fee (TIF) base rate charged to new development proposals seeking building permits in Bellingham shall be \$1,907 per p.m. peak hour vehicle trip.

**Section 2.** BMC 19.06.040 is amended to repeal Table 19.06.040(A) and replace it with the 2014 TIF rate schedule attached hereto as Exhibit A.

**Section 3.** This ordinance shall take effect January 1, 2014.

**PASSED** by the Council this 16th day of December, 2013.

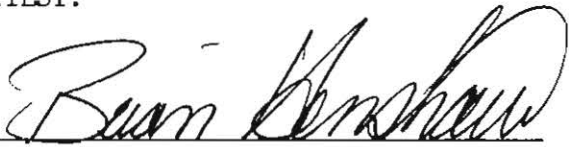
  
\_\_\_\_\_  
Council President

**APPROVED** by me this 20th day of Dec., 2013.

  
\_\_\_\_\_  
Mayor

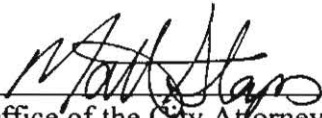
**City of Bellingham**  
CITY ATTORNEY  
210 Lottie Street  
Bellingham, Washington 98225  
Telephone (360) 778-8270

ATTEST:



Finance Director

APPROVED AS TO FORM:



Office of the City Attorney

Published:

December 20, 2013

Ordinance Adopting Transportation  
Impact Fees for 2014 (3)

**City of Bellingham**  
CITY ATTORNEY  
210 Lottie Street  
Bellingham, Washington 98225  
Telephone (360) 778-8270

Table 19.06.040 (A.)			2014 TIF Base Fee: \$1,907 /pm trip					Urban Village Trip/TIF Reduction Program								
Land Use Group	ITE Code <sup>1</sup>	ITE Land Use Category <sup>2</sup> <small>*Common land uses in Bellingham, but NOT all-inclusive of ITE 9th Edition.</small>	ITE Trip Rate <sup>3</sup>	Passby, Diverted Link % <sup>4</sup>	Net New Trips per Dev Unit <sup>5</sup>	Citywide Impact Fee per Development <sup>6</sup>	Less 22% Trip Rate <sup>7</sup>	Less 22% Impact Fee per Development <sup>7</sup>		Less 25% Trip Rate <sup>7</sup>	Less 25% Impact Fee per Development <sup>7</sup>		Less 50% Trip Rate <sup>7</sup>	Less 50% Impact Fee per Development <sup>7</sup>		
								Impact Fee	per Development <sup>7</sup>		Impact Fee	per Development <sup>7</sup>		Impact Fee	per Development <sup>7</sup>	
Residential	210	Single Family House	1.00	0%	1.00	\$ 1,907	Unit	0.78	\$1,487.46	Unit	0.75	\$1,430.25	Unit	0.50	\$953.50	Unit
	221	1-2 story (low-rise) Apartment/ADU	0.58	0%	0.58	\$ 1,106	Unit	0.45	\$862.73	Unit	0.44	\$829.55	Unit	0.29	\$553.03	Unit
	223	3-10 story (mid-rise) Apartment	0.39	0%	0.39	\$ 744	Unit	0.30	\$580.11	Unit	0.29	\$557.80	Unit	0.20	\$371.87	Unit
	231	1-2 story Condo/Townhse/Duplex	0.78	0%	0.78	\$ 1,487	Unit	0.61	\$1,160.22	Unit	0.59	\$1,115.60	Unit	0.39	\$743.73	Unit
	232	3+ story Condo / Townhouse	0.38	0%	0.38	\$ 725	Unit	0.30	\$565.23	Unit	0.29	\$543.50	Unit	0.19	\$362.33	Unit
Residential - Hotel	310	Hotel (Hampton/Marriott/LaQuinta)	0.70	0%	0.70	\$ 1,334.90	Room	0.55	\$ 1,041.22	Room	0.53	\$1,001.18	Room	0.35	\$ 667.45	Room
	320	Motel (Exterior Corridors & Stairs)	0.58	0%	0.58	\$ 1,106.06	Room	0.45	\$ 862.73	Room	0.44	\$829.55	Room	0.29	\$ 553.03	Room
Public Education	520	Public Elementary School	1.76	0%	1.76	\$ 3,356.32	Employee	1.37	\$ 2,617.93	Employee	1.32	\$ 2,517.24	Employee	0.88	\$ 1,678.16	Employee
	540	Community/Technical College	2.54	0%	2.54	\$ 4,84	Sq. Ft.	1.98	\$ 3.78	Sq. Ft.	1.91	\$ 3.63	Sq. Ft.	1.27	\$ 2.42	Sq. Ft.
	550	University/College (WWU)	0.17	0%	0.17	\$ 324.19	Student	All WWU Students Pay For and Possess WTA Bus Passes for High-Frequency Service to WWU								
Private Education	534	Private School K-8 & K-12	0.17	0%	0.17	\$ 324.19	Student	0.13	\$ 252.87	Student	0.13	\$ 243.14	Student	0.09	\$ 162.10	Student
	565	Day Care Center <sup>8</sup>	0.81	90%	0.08	\$ 154.47	Student	0.06	\$ 120.48	Student	0.06	\$ 115.85	Student	0.04	\$ 77.23	Student
	560	Church	0.55	0%	0.55	\$ 1.05	Sq. Ft.	0.43	\$ 0.82	Sq. Ft.	0.41	\$ 0.79	Sq. Ft.	0.28	\$ 0.52	Sq. Ft.
Industrial	110	General Light Industrial	0.97	0%	0.97	\$ 1.85	Sq. Ft.	0.76	\$ 1.44	Sq. Ft.	0.73	\$ 1.39	Sq. Ft.	0.49	\$ 0.92	Sq. Ft.
	120	General Heavy Industrial	0.68	0%	0.68	\$ 1.30	Sq. Ft.	0.53	\$ 1.01	Sq. Ft.	0.51	\$ 0.97	Sq. Ft.	0.34	\$ 0.65	Sq. Ft.
	140	Manufacturing	0.73	0%	0.73	\$ 1.39	Sq. Ft.	0.57	\$ 1.09	Sq. Ft.	0.55	\$ 1.04	Sq. Ft.	0.37	\$ 0.70	Sq. Ft.
	150	Warehouse	0.32	0%	0.32	\$ 0.61	Sq. Ft.	0.25	\$ 0.48	Sq. Ft.	0.24	\$ 0.46	Sq. Ft.	0.16	\$ 0.31	Sq. Ft.
	151	Mini-Warehouse (Storage Units) <sup>9</sup>	0.22	0%	0.22	\$ 0.42	Sq. Ft.	0.17	\$ 0.33	Sq. Ft.	0.17	\$ 0.31	Sq. Ft.	0.11	\$ 0.21	Sq. Ft.
Offices	710	General Office (Admin/Finance/etc)	1.49	0%	1.49	\$ 2.84	Sq. Ft.	1.16	\$ 2.22	Sq. Ft.	1.12	\$ 2.13	Sq. Ft.	0.75	\$ 1.42	Sq. Ft.
	720	Medical/Dental Office	3.57	0%	3.57	\$ 6.81	Sq. Ft.	2.78	\$ 5.31	Sq. Ft.	2.68	\$ 5.11	Sq. Ft.	1.79	\$ 3.40	Sq. Ft.
Recreation	492	Health Fitness Club (BAC, Golds etc)	3.53	0%	3.53	\$ 6.73	Sq. Ft.	2.75	\$ 5.25	Sq. Ft.	2.65	\$ 5.05	Sq. Ft.	1.77	\$ 3.37	Sq. Ft.
	495	Recreational Community (YMCA)	1.45	0%	1.45	\$ 2.77	Sq. Ft.	1.13	\$ 2.16	Sq. Ft.	1.09	\$ 2.07	Sq. Ft.	0.73	\$ 1.38	Sq. Ft.
Retail - Automotive	841	Automobile Sales <sup>8</sup>	2.45	0%	2.45	\$ 4.67	Sq. Ft.	Automotive Uses Not Eligible for Urban Village TIF Reduction								
	843	Automobile Parts Sales	5.98	43%	3.41	\$ 6.50	Sq. Ft.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	941	Quick Lube Vehicle Shop	5.19	42%	3.01	\$ 5.740	VSP	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	942	Auto Care Center (Harmony Motors)	3.11	28%	2.24	\$ 4.27	Sq. Ft.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	944	Gas Station <sup>6</sup>	13.87	42%	8.04	\$ 15,341	VSP	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	945	Gas Station w/Convenience Market	13.51	56%	5.94	\$ 11,336	VSP	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Retail - Services	812	Building Materials & Lumber Store	4.49	0%	4.49	\$ 8.56	Sq. Ft.	3.50	\$ 6.68	Sq. Ft.	3.37	\$ 6.42	Sq. Ft.	2.25	\$ 4.28	Sq. Ft.
	816	Hardware/Paint Store	4.84	0%	4.84	\$ 9.23	Sq. Ft.	3.78	\$ 7.20	Sq. Ft.	3.63	\$ 6.92	Sq. Ft.	2.42	\$ 4.61	Sq. Ft.
	826	Specialty Retail <sup>9</sup> (Merch Bot, etc)	2.71	25%	2.03	\$ 3.88	Sq. Ft.	1.59	\$ 3.02	Sq. Ft.	1.52	\$ 2.91	Sq. Ft.	1.02	\$ 1.94	Sq. Ft.
	820	Shopping Center (Sunset Square)	3.71	34%	2.45	\$ 4.67	Sq. Ft.	1.91	\$ 3.64	Sq. Ft.	1.84	\$ 3.50	Sq. Ft.	1.22	\$ 2.33	Sq. Ft.
	850	Supermarket (Haggen/Cost Cutter)	9.48	36%	6.07	\$ 11.57	Sq. Ft.	4.73	\$ 9.02	Sq. Ft.	4.55	\$ 8.68	Sq. Ft.	3.03	\$ 5.79	Sq. Ft.
	851	Convenience Market (Open 24 hrs)	52.41	61%	20.44	\$ 38.98	Sq. Ft.	15.94	\$ 30.40	Sq. Ft.	15.33	\$ 29.23	Sq. Ft.	10.22	\$ 19.49	Sq. Ft.
	854	Discount Supermarket (Winco)	8.34	23%	6.42	\$ 12.25	Sq. Ft.	5.01	\$ 9.55	Sq. Ft.	4.82	\$ 9.18	Sq. Ft.	3.21	\$ 6.12	Sq. Ft.
	857	Discount Club (Costco)	4.18	0%	4.18	\$ 7.97	Sq. Ft.	3.26	\$ 6.22	Sq. Ft.	3.14	\$ 5.98	Sq. Ft.	2.09	\$ 3.99	Sq. Ft.
	876	Apparel Store	3.83	25%	2.87	\$ 5.48	Sq. Ft.	2.24	\$ 4.27	Sq. Ft.	2.15	\$ 4.11	Sq. Ft.	1.44	\$ 2.74	Sq. Ft.
	880	Pharmacy/Drug Store	8.40	53%	3.95	\$ 7.53	Sq. Ft.	3.08	\$ 5.87	Sq. Ft.	2.96	\$ 5.65	Sq. Ft.	1.97	\$ 3.76	Sq. Ft.
	881	Pharmacy/Drug Store w/Drive-up	9.91	49%	5.05	\$ 9.64	Sq. Ft.	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								
	890	Furniture Store	0.45	53%	0.21	\$ 0.40	Sq. Ft.	0.18	\$ 0.31	Sq. Ft.	0.16	\$ 0.30	Sq. Ft.	0.11	\$ 0.20	Sq. Ft.
	912	Bank with Drive-up Teller(s)	33.24	90%	3.32	\$ 6,339	Window	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								
918	Hair/Nail Salon	1.45	0%	1.45	\$ 2.77	Sq. Ft.	1.13	\$ 2.16	Sq. Ft.	1.09	\$ 2.07	Sq. Ft.	0.73	\$ 1.38	Sq. Ft.	
Retail - Food/Drink	925	Drinking Place <sup>6</sup>	11.34	75%	2.84	\$ 5.41	Sq. Ft.	2.21	\$ 4.22	Sq. Ft.	2.13	\$ 4.05	Sq. Ft.	1.42	\$ 2.70	Sq. Ft.
	931	Quality Restaurant (Hearth Fire)	7.49	44%	4.19	\$ 8.00	Sq. Ft.	3.27	\$ 6.24	Sq. Ft.	3.15	\$ 6.00	Sq. Ft.	2.10	\$ 4.00	Sq. Ft.
	932	High Turnover Restaurant (Busara)	9.85	43%	5.61	\$ 10.71	Sq. Ft.	4.38	\$ 8.35	Sq. Ft.	4.21	\$ 8.03	Sq. Ft.	2.81	\$ 5.35	Sq. Ft.
	933	Fast Food (Pita Pit/Jimmy John's)	26.15	50%	13.08	\$ 24.93	Sq. Ft.	10.20	\$ 19.45	Sq. Ft.	9.81	\$ 18.70	Sq. Ft.	6.54	\$ 12.47	Sq. Ft.
	934	Fast Food w/Drive-up (McDonalds)	32.65	50%	16.33	\$ 31.13	Sq. Ft.	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								
	938	Driveup Coffee Stand <sup>6</sup> (Cruise Coffee)	2.00	0%	2.00	\$ 3,814.00	Window	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								

<sup>1</sup> Institute of Transportation Engineers, Trip Generation (9th Edition) \*This worksheet represents only the most common uses permitted in Bellingham and is NOT all-inclusive of the 172 ITE land use categories.

<sup>2</sup> Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (Weekday, 4-6 pm). Note: Sq. Ft. rate expressed per 1000 SF for convenience of development community.

<sup>3</sup> Average Pass-by Rates, per Trip Generation Handbook: an ITE Recommended Practice (2nd Edition), June, 2004

<sup>4</sup> Unit = dwelling unit, Sq. Ft. = Square Feet, VSP = vehicle servicing position, Student = WWU student w bus pass, Room = Available Hotel/Motel Room

<sup>5</sup> Public Works allows some mixed-use and commercial development to be categorized as "Specialty Retail Centers" with 25% pass-by.

<sup>6</sup> Local trip generation studies performed by consulting engineers and accepted by Bellingham Public Works.

<sup>7</sup> Only in Urban Villages adopted in Bellingham Comprehensive Plan and shown on attached map.