

ORDINANCE NO. 2014-12-067

AN ORDINANCE OF THE CITY OF BELLINGHAM, WASHINGTON ADOPTING A TRANSPORTATION IMPACT FEE BASE RATE AND RATE SCHEDULE FOR 2015.

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 2014 TIF base rate is \$1,907 per p.m. peak hour vehicle trip, as adopted by the City Council in Ordinance 2013-12-093 on December 9, 2013; and

WHEREAS, City of Bellingham transportation planning staff have calculated the 2015 TIF base rate and rate schedule in accordance with BMC 19.06; and

WHEREAS, the City Council held a public hearing regarding the 2015-2020 Transportation Improvement Program on June 9, 2014 and one work session on June 23 approved Resolution 2014-26 adopting the 2015-2020 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
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210 Lottie Street
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WHEREAS, on November 5, 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 2015; and

WHEREAS, after published notice, the City Council held a public meeting regarding the proposed ordinance on December 8, 2014; and

WHEREAS, the City Council has considered the decrease to the TIF base rate and rate schedule for 2015 and finds this ordinance to be in the best interests of the City of Bellingham and its citizens.

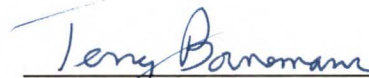
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELLINGHAM DOES HEREBY ORDAIN THAT:

Section 1. The Transportation Impact Fee (TIF) base rate charged to new development proposals seeking building permits in Bellingham shall be **\$1,869** 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, 2015.

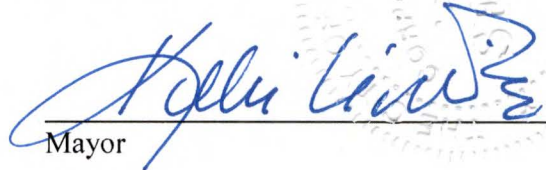
PASSED by the Council this 15th day of December, 2014.



Council President

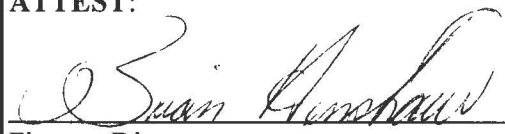
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APPROVED by me this 30th day of December, 2014.




Mayor

ATTEST:



Finance Director

APPROVED AS TO FORM:



Office of the City Attorney

Published:

December 19, 2014

EXHIBIT A: Table 19.06.040 (A.)			2015 TIF Base Fee: \$1,869 /pm trip					Urban Village Trip/TIF Reduction Program							
Land Use Group	ITE Code 1	ITE Land Use Category ¹ <small>*Common land uses in Bellingham, but NOT all-inclusive of ITE 9th Edition.</small>	ITE Trip Rate ²	Passby, Diverted Link % ³	Net New Trips per Dev Unit ¹	Citywide Impact Fee per Development ⁴	Less 22% Trip Rate ⁷	Less 22% Impact Fee per Development ⁷	Less 25% Trip Rate ⁷	Less 25% Impact Fee per Development ⁷	Less 50% Trip Rate ⁷	Less 50% Impact Fee per Development ⁷	Less 50% Trip Rate ⁷	Less 50% Impact Fee per Development ⁷	
Residential	210	Single Family House	1.00	0%	1.00	\$ 1,869 Unit	0.78	\$1,457.82 Unit	0.75	\$1,401.75 Unit	0.50	\$934.50 Unit			
	845 221	1-2 story (low-rise) Apartment/ADU	0.58	0%	0.58	\$ 1,084 Unit	0.45	\$845.54 Unit	0.44	\$813.02 Unit	0.29	\$542.01 Unit			
	223	3-10 story (mid-rise) Apartment	0.39	0%	0.39	\$ 729 Unit	0.30	\$568.55 Unit	0.29	\$546.68 Unit	0.20	\$364.46 Unit			
	231	1-2 story Condo/Townhouse/Duplex	0.78	0%	0.78	\$ 1,458 Unit	0.61	\$1,137.10 Unit	0.59	\$1,093.37 Unit	0.39	\$728.91 Unit			
	232	3+ story Condo / Townhouse	0.38	0%	0.38	\$ 710 Unit	0.30	\$553.97 Unit	0.29	\$532.67 Unit	0.19	\$355.11 Unit			
Residential - Hotel	310	Hotel (Hampton/Marriott/LaQuinta)	0.70	0%	0.70	\$ 1,308.30 Room	0.55	\$ 1,020.47 Room	0.53	\$981.23 Room	0.35	\$ 654.15 Room			
	320	Motel (Exterior Corridors & Stairs)	0.58	0%	0.58	\$ 1,084.02 Room	0.45	\$ 845.54 Room	0.44	\$813.02 Room	0.29	\$ 542.01 Room			
Public Education	520	Public Elementary School	1.76	0%	1.76	\$ 3,289.44 Employee	1.37	\$ 2,565.76 Employee	1.32	\$ 2,467.08 Employee	0.88	\$ 1,644.72 Employee			
	540	Community/Technical College	2.54	0%	2.54	\$ 4.75 Sq. Ft.	1.98	\$ 3.70 Sq. Ft.	1.91	\$ 3.56 Sq. Ft.	1.27	\$ 2.37 Sq. Ft.			
	550	University/College (WWU)	0.17	0%	0.17	\$ 317.73 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	\$ 317.73 Student	0.13	\$ 247.83 Student	0.13	\$ 238.30 Student	0.09	\$ 158.87 Student			
	565	Day Care Center ⁵	0.81	90%	0.08	\$ 151.39 Student	0.06	\$ 118.08 Student	0.06	\$ 113.54 Student	0.04	\$ 75.69 Student			
	560	Church	0.55	0%	0.55	\$ 1.03 Sq. Ft.	0.43	\$ 0.80 Sq. Ft.	0.41	\$ 0.77 Sq. Ft.	0.28	\$ 0.51 Sq. Ft.			
Industrial	110	General Light Industrial	0.97	0%	0.97	\$ 1.81 Sq. Ft.	0.76	\$ 0.97 Sq. Ft.	0.73	\$ 1.36 Sq. Ft.	0.49	\$ 0.91 Sq. Ft.			
	120	General Heavy Industrial	0.68	0%	0.68	\$ 1.27 Sq. Ft.	0.53	\$ 0.99 Sq. Ft.	0.51	\$ 0.95 Sq. Ft.	0.34	\$ 0.64 Sq. Ft.			
	140	Manufacturing	0.73	0%	0.73	\$ 1.36 Sq. Ft.	0.57	\$ 1.06 Sq. Ft.	0.55	\$ 1.02 Sq. Ft.	0.37	\$ 0.68 Sq. Ft.			
	150	Warehouse	0.32	0%	0.32	\$ 0.60 Sq. Ft.	0.25	\$ 0.47 Sq. Ft.	0.24	\$ 0.45 Sq. Ft.	0.16	\$ 0.30 Sq. Ft.			
	151	Mini-Warehouse (Storage Units) ⁶	0.22	0%	0.22	\$ 0.41 Sq. Ft.	0.17	\$ 0.32 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	\$ 2.78 Sq. Ft.	1.16	\$ 2.17 Sq. Ft.	1.12	\$ 2.09 Sq. Ft.	0.75	\$ 1.39 Sq. Ft.			
	720	Medical/Dental Office	3.57	0%	3.57	\$ 6.67 Sq. Ft.	2.78	\$ 5.20 Sq. Ft.	2.68	\$ 5.00 Sq. Ft.	1.79	\$ 3.34 Sq. Ft.			
Recreation	492	Health Fitness Club (BAC, Golds etc)	3.53	0%	3.53	\$ 6.60 Sq. Ft.	2.75	\$ 5.15 Sq. Ft.	2.65	\$ 4.95 Sq. Ft.	1.77	\$ 3.30 Sq. Ft.			
	495	Recreational Community (YMCA)	1.45	0%	1.45	\$ 2.71 Sq. Ft.	1.13	\$ 2.11 Sq. Ft.	1.09	\$ 2.03 Sq. Ft.	0.73	\$ 1.36 Sq. Ft.			
Retail - Automotive	841	Automobile Sales ⁵	2.45	0%	2.45	\$ 4.58 Sq. Ft.	Automotive Uses Not Eligible for Urban Village TIF Reduction								
	843	Automobile Parts Sales	5.98	43%	3.41	\$ 6.37 Sq. Ft.	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	\$ 5,626 VSP	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	\$ 4.19 Sq. Ft.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	944	Gas Station ⁶	13.87	42%	8.04	\$ 15,035 VSP	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	\$ 11,110 VSP	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	\$ 8.39 Sq. Ft.	3.50	\$ 6.55 Sq. Ft.	3.37	\$ 6.29 Sq. Ft.	2.25	\$ 4.20 Sq. Ft.			
	816	Hardware/Paint Store	4.84	0%	4.84	\$ 9.05 Sq. Ft.	3.78	\$ 7.06 Sq. Ft.	3.63	\$ 6.78 Sq. Ft.	2.42	\$ 4.52 Sq. Ft.			
	826	Specialty Retail ⁵ (Merch Bot, etc)	2.71	25%	2.03	\$ 3.80 Sq. Ft.	1.59	\$ 2.95 Sq. Ft.	1.52	\$ 2.85 Sq. Ft.	1.02	\$ 1.90 Sq. Ft.			
	820	Shopping Center (Sunset Square)	3.71	34%	2.45	\$ 4.58 Sq. Ft.	1.91	\$ 3.57 Sq. Ft.	1.84	\$ 3.43 Sq. Ft.	1.22	\$ 2.29 Sq. Ft.			
	850	Supermarket (Haggen/Cost Cutter)	9.48	36%	6.07	\$ 11.34 Sq. Ft.	4.73	\$ 8.84 Sq. Ft.	4.55	\$ 8.50 Sq. Ft.	3.03	\$ 5.67 Sq. Ft.			
	851	Convenience Market (Open 24 hrs)	52.41	61%	20.44	\$ 38.20 Sq. Ft.	15.94	\$ 29.80 Sq. Ft.	15.33	\$ 28.65 Sq. Ft.	10.22	\$ 19.10 Sq. Ft.			
	854	Discount Supermarket (Winco)	8.34	23%	6.42	\$ 12.00 Sq. Ft.	5.01	\$ 9.36 Sq. Ft.	4.82	\$ 9.00 Sq. Ft.	3.21	\$ 6.00 Sq. Ft.			
	857	Discount Club (Costco)	4.18	0%	4.18	\$ 7.81 Sq. Ft.	3.26	\$ 6.09 Sq. Ft.	3.14	\$ 5.86 Sq. Ft.	2.09	\$ 3.91 Sq. Ft.			
	876	Apparel Store	3.83	25%	2.87	\$ 5.37 Sq. Ft.	2.24	\$ 4.19 Sq. Ft.	2.15	\$ 4.03 Sq. Ft.	1.44	\$ 2.68 Sq. Ft.			
	880	Pharmacy/Drug Store	8.40	53%	3.95	\$ 7.38 Sq. Ft.	3.08	\$ 5.76 Sq. Ft.	2.96	\$ 5.53 Sq. Ft.	1.97	\$ 3.69 Sq. Ft.			
	881	Pharmacy/Drug Store w/Drive-up	9.91	49%	5.05	\$ 9.45 Sq. Ft.	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								
	890	Furniture Store	0.45	53%	0.21	\$ 0.40 Sq. Ft.	0.16	\$ 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	\$ 6,213 Window	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								
	918	Hair/Nail Salon	1.45	0%	1.45	\$ 2.71 Sq. Ft.	1.13	\$ 2.11 Sq. Ft.	1.09	\$ 2.03 Sq. Ft.	0.73	\$ 1.36 Sq. Ft.			
Retail - Food/Drink	925	Drinking Place ⁶	11.34	75%	2.84	\$ 5.30 Sq. Ft.	2.21	\$ 4.13 Sq. Ft.	2.13	\$ 3.97 Sq. Ft.	1.42	\$ 2.65 Sq. Ft.			
	931	Quality Restaurant (Hearth Fire)	7.49	44%	4.19	\$ 7.84 Sq. Ft.	3.27	\$ 6.11 Sq. Ft.	3.15	\$ 5.88 Sq. Ft.	2.10	\$ 3.92 Sq. Ft.			
	932	High Turnover Restaurant (Busara)	9.85	43%	5.61	\$ 10.49 Sq. Ft.	4.38	\$ 8.18 Sq. Ft.	4.21	\$ 7.87 Sq. Ft.	2.81	\$ 5.25 Sq. Ft.			
	933	Fast Food (Pita Pit/Jimmy John's)	26.15	50%	13.08	\$ 24.44 Sq. Ft.	10.20	\$ 19.06 Sq. Ft.	9.81	\$ 18.33 Sq. Ft.	6.54	\$ 12.22 Sq. Ft.			
	934	Fast Food w/Drive-up (McDonalds)	32.65	50%	16.33	\$ 30.51 Sq. Ft.	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								
	938	Driveup Coffee Stand ⁶ (Cruise Coffee)	2.00	0%	2.00	\$ 3,738.00 Window	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction								

¹ 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.*

² 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.

³ Average Pass-by Rates, per *Trip Generation Handbook: an ITE Recommended Practice (2nd Edition)*, June, 2004.

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

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

⁶ Local trip generation studies performed by consulting engineers and accepted by Bellingham Public Works.

⁷ Only in Urban Villages adopted in Bellingham Comprehensive Plan and shown on attached map.