

RESOLUTION NO. 2012- 34

**A RESOLUTION OF THE CITY OF BELLINGHAM, WASHINGTON
ADOPTING A TRANSPORTATION IMPACT FEE BASE RATE FOR 2013.**

WHEREAS, the City of Bellingham is authorized under Washington State law to impose Transportation Impact Fees (TIF) pursuant to 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 Transportation Impact Fee (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, Bellingham's 2012 TIF base rate is \$1,912 per p.m. peak hour vehicle trip, as adopted by the City Council in Resolution 2011-29 on December 5, 2011; and

WHEREAS, BMC 19.06.040 E. states "TIF rates shall be calculated based upon the amount of public funds anticipated for system improvements in the annual Six-Year Transportation Improvement Program and the actual amount of public funds expended over the previous 6 year period for improvements completed in the Six-Year Transportation Improvement Program, to the extent that such improvements serve new growth and development."

WHEREAS, the City Council held a public hearing regarding the 2013-2018 Transportation Improvement Program on May 21, 2012 and two work sessions on June 4 and June 18, 2011 and approved Resolution 2012-16 adopting the 2013-2018 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

WHEREAS, on November 15, 2012, the Bellingham Public Works Department provided a courtesy letter notifying the Building Industry Association of Whatcom County

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(BIAWC) Board of Directors of anticipated slight increase to the Transportation Impact Fee (TIF) rates for 2013; and

WHEREAS, after published notice, the City Council held a public meeting regarding the proposed resolution on December 10, 2012; and

WHEREAS, the City Council has considered the increase to the TIF base rate for 2013 and finds this resolution to be in the best interests of the City and its citizens;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BELLINGHAM:

Section 1. Effective January 1, 2013, the Transportation Impact Fee (TIF) base rate charged to new development proposals seeking building permits in Bellingham shall be **\$1,925** per p.m. peak hour vehicle trip.

Section 2. Based on the 2013 TIF base rate, the TIF rate schedule will be updated accordingly and adopted as Table 1. in BMC 19.06.040 A.

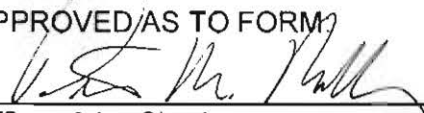
PASSED BY COUNCIL THIS 10 DAY OF December, 2012.


COUNCIL PRESIDENT

APPROVED BY ME THIS 21st DAY OF December, 2012.


MAYOR

ATTEST 
Finance Director

APPROVED AS TO FORM:

Office of the City Attorney

Published: n/a

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EXHIBIT A: BMC 19.06.040 A. Table 1.			2013 TIF Base Fee:		\$1,925	/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			
								Impact Fee	per		Impact Fee	per		Impact Fee	per		
Residential	210	Single Family House	1.00	0%	1.00	\$ 1,925	Unit	0.78	\$1,501.50	Unit	0.75	\$1,443.75	Unit	0.50	\$962.50	Unit	
	221	1-2 story (low-rise) Apartment/ADU	0.58	0%	0.58	\$ 1,117	Unit	0.45	\$870.87	Unit	0.44	\$837.38	Unit	0.29	\$558.25	Unit	
	223	3-10 story (mid-rise) Apartment	0.39	0%	0.39	\$ 751	Unit	0.30	\$585.59	Unit	0.29	\$563.06	Unit	0.20	\$375.38	Unit	
	231	1-2 story Condo/Townhouse/Duplex	0.78	0%	0.78	\$ 1,502	Unit	0.61	\$1,171.17	Unit	0.59	\$1,126.13	Unit	0.39	\$750.75	Unit	
	232	3+ story Condo / Townhouse	0.38	0%	0.38	\$ 732	Unit	0.30	\$570.57	Unit	0.29	\$548.63	Unit	0.19	\$365.75	Unit	
Residential - Hotel	310	Hotel (Hampton/Marriott/LaQuinta)	0.70	0%	0.70	\$ 1,347.50	Room	0.55	\$ 1,051.05	Room	0.53	\$1,010.63	Room	0.35	\$ 673.75	Room	
	320	Motel (Exterior Comdoors & Stairs)	0.58	0%	0.58	\$ 1,116.50	Room	0.45	\$ 870.87	Room	0.44	\$837.38	Room	0.29	\$ 558.25	Room	
Public Education	520	Public Elementary School	1.76	0%	1.76	\$ 3,388.00	Employee	1.37	\$ 2,642.64	Employee	1.32	\$ 2,541.00	Employee	0.88	\$ 1,694.00	Employee	
	540	Community/Technical College	2.54	0%	2.54	\$ 4.89	Sq. Ft.	1.98	\$ 3.81	Sq. Ft.	1.91	\$ 3.67	Sq. Ft.	1.27	\$ 2.44	Sq. Ft.	
	550	University/College (WWU)	0.17	0%	0.17	\$ 327.25	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	\$ 327.25	Student	0.13	\$ 255.26	Student	0.13	\$ 245.44	Student	0.09	\$ 163.63	Student	
	565	Day Care Center ⁵	0.81	90%	0.08	\$ 155.93	Student	0.06	\$ 121.62	Student	0.06	\$ 116.94	Student	0.04	\$ 77.96	Student	
	560	Church	0.55	0%	0.55	\$ 1.06	Sq. Ft.	0.43	\$ 0.83	Sq. Ft.	0.41	\$ 0.79	Sq. Ft.	0.28	\$ 0.53	Sq. Ft.	
Industrial	110	General Light Industrial	0.97	0%	0.97	\$ 1.87	Sq. Ft.	0.76	\$ 1.46	Sq. Ft.	0.73	\$ 1.40	Sq. Ft.	0.49	\$ 0.93	Sq. Ft.	
	120	General Heavy Industrial	0.68	0%	0.68	\$ 1.31	Sq. Ft.	0.53	\$ 1.02	Sq. Ft.	0.51	\$ 0.98	Sq. Ft.	0.34	\$ 0.65	Sq. Ft.	
	140	Manufacturing	0.73	0%	0.73	\$ 1.41	Sq. Ft.	0.57	\$ 1.10	Sq. Ft.	0.55	\$ 1.05	Sq. Ft.	0.37	\$ 0.70	Sq. Ft.	
	150	Warehouse	0.32	0%	0.32	\$ 0.62	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) ⁶	0.22	0%	0.22	\$ 0.42	Sq. Ft.	0.17	\$ 0.33	Sq. Ft.	0.17	\$ 0.32	Sq. Ft.	0.11	\$ 0.21	Sq. Ft.	
Offices	710	General Office (Admin/Finance/etc)	1.49	0%	1.49	\$ 2.87	Sq. Ft.	1.16	\$ 2.24	Sq. Ft.	1.12	\$ 2.15	Sq. Ft.	0.75	\$ 1.43	Sq. Ft.	
	720	Medical/Dental Office	3.57	0%	3.57	\$ 6.87	Sq. Ft.	2.78	\$ 5.36	Sq. Ft.	2.68	\$ 5.15	Sq. Ft.	1.79	\$ 3.44	Sq. Ft.	
Recreation	492	Health Fitness Club (BAC, Golds etc)	3.53	0%	3.53	\$ 6.80	Sq. Ft.	2.75	\$ 5.30	Sq. Ft.	2.65	\$ 5.10	Sq. Ft.	1.77	\$ 3.40	Sq. Ft.	
	495	Recreational Community (YMCA)	1.45	0%	1.45	\$ 2.79	Sq. Ft.	1.13	\$ 2.18	Sq. Ft.	1.09	\$ 2.09	Sq. Ft.	0.73	\$ 1.40	Sq. Ft.	
Retail - Automotive	841	Automobile Sales ⁸	2.45	0%	2.45	\$ 4.72	Sq. Ft.	Automotive Uses Not Eligible for Urban Village TIF Reduction									
	843	Automobile Parts Sales	5.98	43%	3.41	\$ 6.56	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	\$ 5,795	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	\$ 4.31	Sq. Ft.	n/a	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	\$ 15,486	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	\$ 11,443	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	\$ 8.64	Sq. Ft.	3.50	\$ 6.74	Sq. Ft.	3.37	\$ 6.48	Sq. Ft.	2.25	\$ 4.32	Sq. Ft.	
	816	Hardware/Paint Store	4.84	0%	4.84	\$ 9.32	Sq. Ft.	3.78	\$ 7.27	Sq. Ft.	3.63	\$ 6.99	Sq. Ft.	2.42	\$ 4.66	Sq. Ft.	
	826	Specialty Retail ⁵ (Merch Bot. etc)	2.71	25%	2.03	\$ 3.91	Sq. Ft.	1.59	\$ 3.05	Sq. Ft.	1.52	\$ 2.93	Sq. Ft.	1.02	\$ 1.96	Sq. Ft.	
	820	Shopping Center (Sunset Square)	3.71	34%	2.45	\$ 4.71	Sq. Ft.	1.91	\$ 3.68	Sq. Ft.	1.84	\$ 3.54	Sq. Ft.	1.22	\$ 2.36	Sq. Ft.	
	850	Supermarket (Haggen/Cost Cutter)	9.48	36%	6.07	\$ 11.68	Sq. Ft.	4.73	\$ 9.11	Sq. Ft.	4.55	\$ 8.76	Sq. Ft.	3.03	\$ 5.84	Sq. Ft.	
	851	Convenience Market (Open 24 hrs)	52.41	61%	20.44	\$ 39.35	Sq. Ft.	15.94	\$ 30.69	Sq. Ft.	15.33	\$ 29.51	Sq. Ft.	10.22	\$ 19.67	Sq. Ft.	
	854	Discount Supermarket (Winco)	8.34	23%	6.42	\$ 12.36	Sq. Ft.	5.01	\$ 9.64	Sq. Ft.	4.82	\$ 9.27	Sq. Ft.	3.21	\$ 6.18	Sq. Ft.	
	857	Discount Club (Costco)	4.18	0%	4.18	\$ 8.05	Sq. Ft.	3.26	\$ 6.28	Sq. Ft.	3.14	\$ 6.03	Sq. Ft.	2.09	\$ 4.02	Sq. Ft.	
	876	Apparel Store	3.83	25%	2.87	\$ 5.53	Sq. Ft.	2.24	\$ 4.31	Sq. Ft.	2.15	\$ 4.15	Sq. Ft.	1.44	\$ 2.76	Sq. Ft.	
	880	Pharmacy/Drug Store	8.40	53%	3.95	\$ 7.60	Sq. Ft.	3.08	\$ 5.93	Sq. Ft.	2.96	\$ 5.70	Sq. Ft.	1.97	\$ 3.80	Sq. Ft.	
	881	Pharmacy/Drug Store w/Drive-up	9.91	49%	5.05	\$ 9.73	Sq. Ft.	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction									
	890	Furniture Store	0.45	53%	0.21	\$ 0.41	Sq. Ft.	0.16	\$ 0.32	Sq. Ft.	0.16	\$ 0.31	Sq. Ft.	0.11	\$ 0.20	Sq. Ft.	
	912	Bank with Drive-up Teller(s)	33.24	90%	3.32	\$ 6,399	Window	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction									
	918	Hair/Nail Salon	1.45	0%	1.45	\$ 2.79	Sq. Ft.	1.13	\$ 2.18	Sq. Ft.	1.09	\$ 2.09	Sq. Ft.	0.73	\$ 1.40	Sq. Ft.	
Retail - Food/Drink	925	Drinking Place ⁶	11.34	75%	2.84	\$ 5.46	Sq. Ft.	2.21	\$ 4.26	Sq. Ft.	2.13	\$ 4.09	Sq. Ft.	1.42	\$ 2.73	Sq. Ft.	
	931	Quality Restaurant (Hearth Fire)	7.49	44%	4.19	\$ 8.07	Sq. Ft.	3.27	\$ 6.30	Sq. Ft.	3.15	\$ 6.06	Sq. Ft.	2.10	\$ 4.04	Sq. Ft.	
	932	High Turnover Restaurant (Busara)	9.85	43%	5.61	\$ 10.81	Sq. Ft.	4.38	\$ 8.43	Sq. Ft.	4.21	\$ 8.11	Sq. Ft.	2.81	\$ 5.40	Sq. Ft.	
	933	Fast Food (Pita Pit/Jimmy John's)	26.15	50%	13.08	\$ 25.17	Sq. Ft.	10.20	\$ 19.63	Sq. Ft.	9.81	\$ 18.88	Sq. Ft.	6.54	\$ 12.58	Sq. Ft.	
	934	Fast Food w/Drive-up (McDonalds)	32.65	50%	16.33	\$ 31.43	Sq. Ft.	Drive-Thru Uses Not Eligible for Urban Village TIF Reduction									
	938	Driveup Coffee Stand ² (Cruise Coffee)	2.00	0%	2.00	\$ 3,850.00	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.

NOTE: The Waterfront District will not become eligible for Urban Village TIF Reduction until a Subarea Plan is adopted and transit-proximity reductions will not be offered until WTA transit service is available within the Waterfront District Subarea.

