

RESOLUTION NO. 2009- 37

**A RESOLUTION OF THE CITY OF BELLINGHAM, WASHINGTON
ADOPTING TRANSPORTATION IMPACT FEES FOR 2010.**

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 2009 TIF base rate is \$1,695 per p.m. peak hour vehicle trip, as adopted by the City Council in Resolution 2008-38 on November 10, 2008; 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 Bellingham Public Works Department presented the Draft 2010-2015 Transportation Improvement Program to the City Council at a public work session on May 4, 2009; and

WHEREAS, the City Council held a public hearing regarding the 2010-2015 Transportation Improvement Program on June 1, 2009 and approved Resolution 2009-16 adopting the 2010-2015 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 fair share contributions toward city-wide capital improvement costs for transportation infrastructure needed to serve new growth and development; and

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WHEREAS, on October 20, 2009, the Bellingham Public Works Department provided a courtesy letter notifying the Building Industry Association of Whatcom County (BIAW) Board of Directors of anticipated increases to the Transportation Impact Fee (TIF) charges for 2010; and

WHEREAS, after published notice, the City Council held a public meeting regarding the proposed resolution on November 23, 2009; and

WHEREAS, the City Council has considered the increase to the TIF base rate for 2010 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, 2010, the Transportation Impact Fee (TIF) base rate charged to new development proposals seeking building permits in Bellingham shall be **\$1,932** per p.m. peak hour vehicle trip.

Section 2. Based on the 2010 TIF base rate, the revised schedule attached as "Exhibit A", is adopted as Table 1. in BMC 19.06.040 A.

PASSED BY COUNCIL THIS 23rd **DAY OF** November, **2009.**

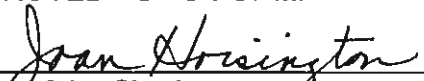

COUNCIL PRESIDENT

APPROVED BY ME THIS 3rd **DAY OF** December, **2009.**


MAYOR

ATTEST: 
Finance Director

APPROVED AS TO FORM:


Office of the City Attorney

Published: n/a

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EXHIBIT A adopted as BMC 19.06.040 A. Table 1 - 2010 Transportation Impact Fee Worksheet

City of Bellingham		Base Impact Fee Per PM Peak Trip :		\$ 1,932			
Land Use Group	ITE Code ¹	ITE Land Use Category ¹ <small>Worksheet is representative of common land uses in Bellingham, but is NOT an all-inclusive list of ITE land use categories</small>	ITE Trip Rate ²	% Pass by trips ³	Net New Trips per Development Unit ¹	Impact Fee per Development Unit ⁴	
Residential	210	Single Family House	1.01	0%	1.010	\$ 1,951	per DU
	220	Apartment / Accessory Dwelling	0.62	0%	0.620	\$ 1,198	per DU
	231	1-2 story Condo/Townhse/Duplex	0.78	0%	0.780	\$ 1,507	per DU
	232	3+ story Condo / Townhouse	0.38	0%	0.380	\$ 734	per DU
	240	Mobile Home	0.58	0%	0.560	\$ 1,082	per DU
Residential - Assisted	251	Sr. Housing Detached	0.26	0%	0.260	\$ 502	per DU
	252	Sr. Housing Attached	0.11	0%	0.110	\$ 213	per DU
	253	Congregate Care Facility	0.18	0%	0.180	\$ 348	per DU
	254	Assisted Living	0.22	0%	0.220	\$ 425	per Bed
	620	Nursing Home	0.22	0%	0.220	\$ 425	per Bed
Residential - Hotel	310	Hotel	0.59	0%	0.590	\$ 1,14	per Sq. Ft.
	320	Motel	0.94	0%	0.940	\$ 1,82	per Sq. Ft.
Public Education	520	Public Elementary School	1.19	0%	1.190	\$ 2,30	per Sq. Ft.
	522	Public Middle School	1.19	0%	1.190	\$ 2,30	per Sq. Ft.
	530	Public High School	0.97	0%	0.970	\$ 1,87	per Sq. Ft.
Private Education	534	Private School K-8	3.40	0%	3.400	\$ 6,57	per Sq. Ft.
	536	Private School K-12	2.75	0%	2.750	\$ 5,31	per Sq. Ft.
Industrial	110	Light Industrial	0.98	0%	0.980	\$ 1,89	per Sq. Ft.
	130	Industrial Park	0.86	0%	0.860	\$ 1,66	per Sq. Ft.
	140	Manufacturing	0.74	0%	0.740	\$ 1,43	per Sq. Ft.
	150	Warehouse	0.47	0%	0.470	\$ 0,91	per Sq. Ft.
	151	Mini-Warehouse	0.26	0%	0.260	\$ 0,50	per Sq. Ft.
Medical	610	Hospital	1.18	0%	1.180	\$ 2,28	per Sq. Ft.
	630	Clinic	5.18	0%	5.180	\$ 10,01	per Sq. Ft.
	720	Medical/Dental Office	3.72	0%	3.720	\$ 7,19	per Sq. Ft.
Office	710	General Office	1.49	0%	1.490	\$ 2,88	per Sq. Ft.
	715	Single Tenant Office	1.73	0%	1.730	\$ 3,34	per Sq. Ft.
	750	Office Park	1.50	0%	1.500	\$ 2,90	per Sq. Ft.
Recreation	420	Marina	0.19	25%	0.143	\$ 275	per Slip
	430	Golf Course	0.30	25%	0.225	\$ 435	per Acre
	441	Live Theater	1.00	25%	0.750	\$ 1,45	per Sq. Ft.
	491	Racquet Club	0.64	25%	0.482	\$ 0,93	per Sq. Ft.
	492	Health Fitness Club	4.05	25%	3.038	\$ 5,87	per Sq. Ft.
	495	Recreational Community Center	1.64	25%	1.230	\$ 2,38	per Sq. Ft.
Retail - Automotive	848	Tire Store	4.15	28%	2.988	\$ 5,77	per Sq. Ft.
	849	Tire Superstore	2.11	28%	1.519	\$ 2,94	per Sq. Ft.
	945	Gas Station w/Convenience Market	13.38	56%	5.887	\$ 11,374	per VSP
	941	Auto Repair & Maintenance	5.19	42%	3.010	\$ 5,816	per VSP
	942	AutoCare	3.38	28%	2.434	\$ 4,70	per Sq. Ft.
	944	Gas Station	13.86	42%	8.039	\$ 15,631	per VSP
	946	Gas St w/Conv Mkt & Car Wash	13.33	42%	7.731	\$ 14,937	per VSP
	947	Self Serve Car Wash	5.54	42%	3.213	\$ 6,208	per VSP
Retail - Shopping	815	Free Standing Discount Store	5.06	17%	4.200	\$ 8,11	per Sq. Ft.
	850	Supermarket	10.45	36%	6.688	\$ 12,92	per Sq. Ft.
	851	Convenience Market	52.41	24%	39.832	\$ 76,95	per Sq. Ft.
	854	Discount Supermarket	8.90	19%	8.099	\$ 15,65	per Sq. Ft.
	862	Home Improvement Super Store	2.45	48%	1.274	\$ 2,46	per Sq. Ft.
	863	Electronics Super Store	4.50	40%	2.700	\$ 5,22	per Sq. Ft.
	867	Office Supply Superstore	3.40	48%	1.768	\$ 3,42	per Sq. Ft.
	813	Free Standing Discount Superstore	3.87	34%	2.554	\$ 4,93	per Sq. Ft.
	820	Shopping Center < 1 Million Sq Ft.	3.75	34%	2.475	\$ 4,78	per Sq. Ft.
	861	Discount Club	4.24	34%	2.798	\$ 5,41	per Sq. Ft.
Retail - Services	814	Specialty Retail Center ⁵	2.71	25%	2.033	\$ 3,93	per Sq. Ft.
	445	Multiplex Movie Theater	5.22	34%	3.445	\$ 6,66	per Sq. Ft.
	816	Hardware/Paint Store	4.84	43%	2.759	\$ 5,33	per Sq. Ft.
	880	Pharmacy/Drug Store	8.42	49%	4.294	\$ 8,30	per Sq. Ft.
	881	Pharmacy/Drug Store w/Drive-up	8.62	49%	4.396	\$ 8,49	per Sq. Ft.
	896	Video Rental Store	13.60	49%	6.936	\$ 13,40	per Sq. Ft.
	911	Bank	33.15	47%	17.570	\$ 33,94	per Sq. Ft.
	912	Bank with Drive-up Teller(s)	45.74	47%	24.242	\$ 46,84	per Sq. Ft.
	931	Quality Restaurant	7.49	44%	4.194	\$ 8,10	per Sq. Ft.
	932	High Turnover Restaurant	10.92	43%	6.224	\$ 12,03	per Sq. Ft.
	933	Fast Food	26.15	49%	13.337	\$ 25,77	per Sq. Ft.
	934	Fast Food w/Drive-up	34.64	49%	17.666	\$ 34,13	per Sq. Ft.
	936	Drinking Place	11.34	44%	6.350	\$ 12,27	per Sq. Ft.
Community Services	590	Library	7.09	0%	7.090	\$ 13,70	per Sq. Ft.
	560	Church	0.86	0%	0.660	\$ 1,28	per Sq. Ft.
	565	Day Care Center	13.18	75%	3.295	\$ 6,37	per Sq. Ft.
	090	Park and Ride with Bus Service	0.75	0%	0.750	\$ 1,449	per Space
	732	US Post Office	25.00	47%	13.250	\$ 25,60	per Sq. Ft.

¹ Institute of Transportation Engineers, Trip Generation (7th Edition) *This worksheet is NOT an all-inclusive list of ITE land use categories.

² Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm). Note: Sq. Ft. rate expressed per 1000' SF.

³ Average Pass-by Rates, per Trip Generation Handbook: an ITE Recommended Practice, March, 2001

⁴ DU = dwelling unit, Sq. Ft. = Square Feet, VSP = vehicle servicing position

⁵ Public Works allows some mixed-use and commercial development to be categorized as "Specialty Retail Centers"