

# A Comparison of Impact Fee Costs for Residential Development in Downtown Bellingham and the Significant Savings to Developers from the Urban Village Trip/TIF Reductions

*Actual Case Study for Morse Redevelopment Site (238 Apartments) Provided on the Pages Below*

## 2011 Impact Fee Base Rate per Apartment

Traffic	\$752 <i>per Apartment</i>
School	\$1,154 <i>per Apartment</i>
Parks	\$3,524 <i>per Apartment</i>
	\$5,430

## 2012 Impact Fee Base Rate per Apartment

Traffic	\$746 <i>per Apartment</i>
School	\$1,154 <i>per Apartment</i>
Parks	\$3,524 <i>per Apartment</i>
	\$5,424

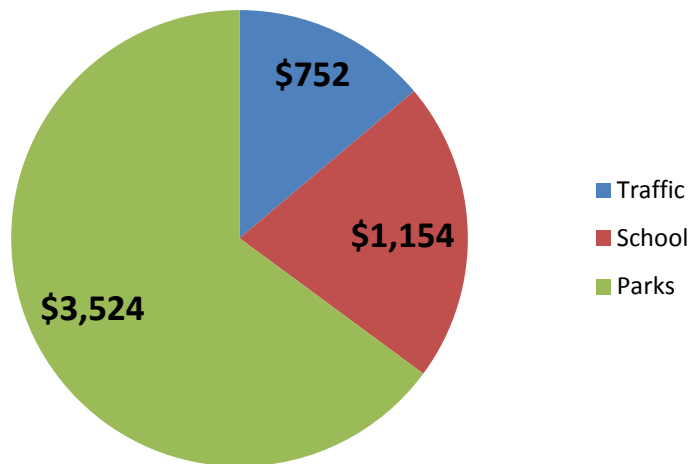
## 2011 Impact Fee Base Rate Percent of Total

Traffic	14% <i>[Before Urban Village TIF Reduction]</i>
School	21% <i>[Before SIF Reduction for Studio Apts]</i>
Parks	65%
	100.0%

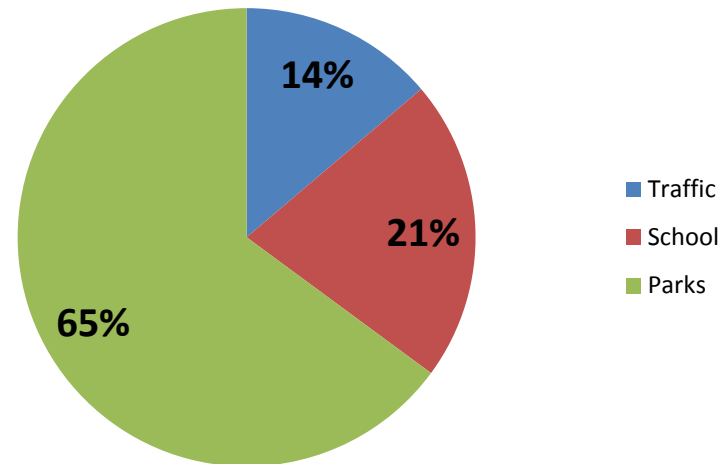
## 2012 Impact Fee Base Rate Percent of Total

Traffic	14% <i>[Before Urban Village TIF Reduction]</i>
School	21% <i>[Before SIF Reduction for Studio Apts]</i>
Parks	65%
	100.0%

**Impact Fee Base Rate per Apartment**



**Impact Fee Base Rate Percent of Total**



**2010 Aerial Photograph of the Morse Redevelopment Site, Phase 1 (56 Apts) and Phase 2 (182 Apts) located at 200 East Maple Street and at 1010-1020 Railroad Avenue near Depot Market Square**



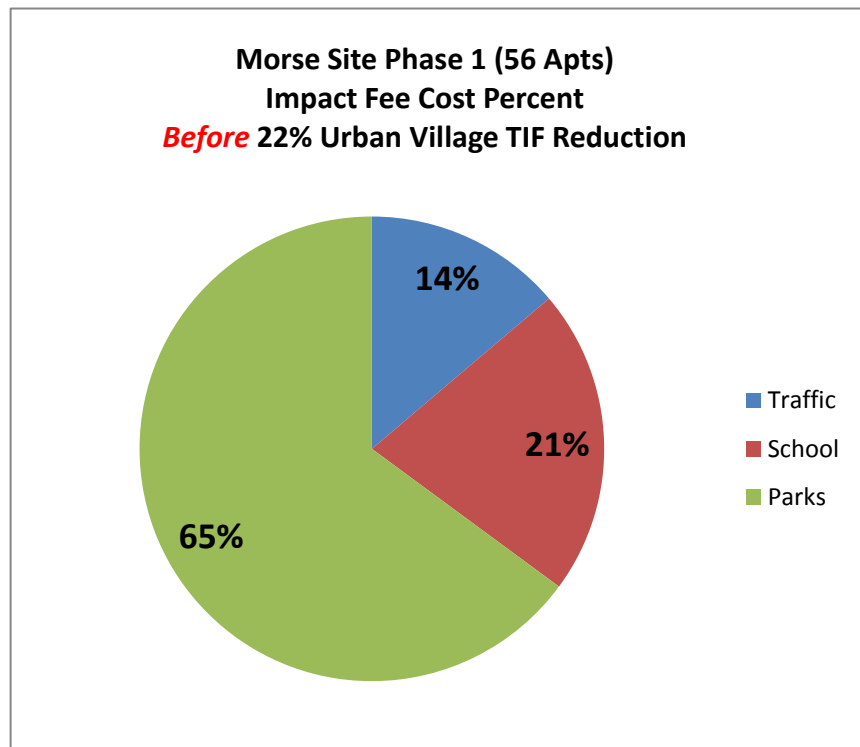
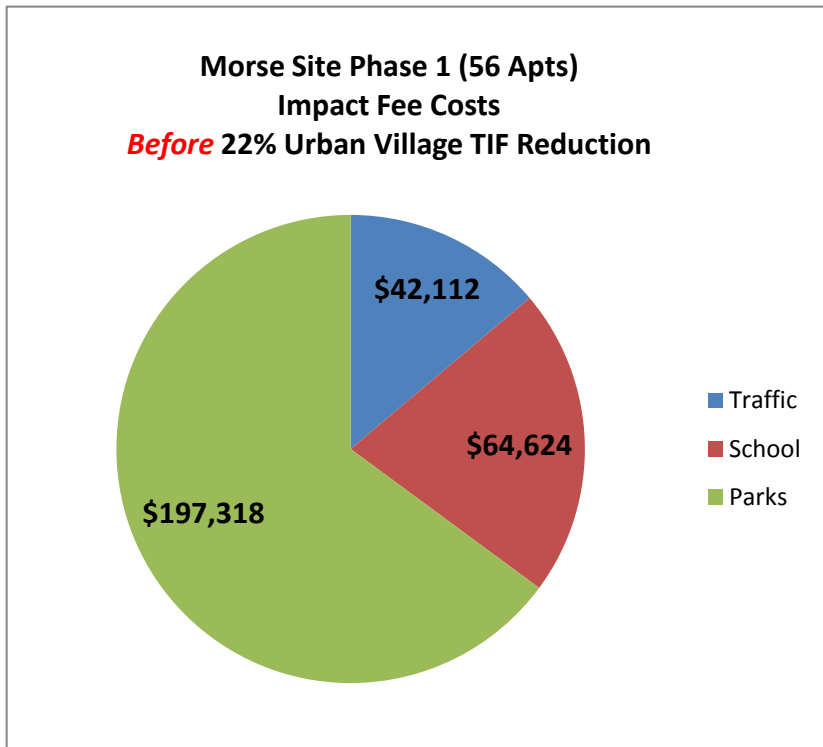
**Morse Redevelopment Site, Phase 1 (56 Apts), 200 East Maple Street next to Depot Market Square**

**Morse Site Phase 1 (56 Apts) Impact Fee Costs *Before* 22% Urban Village TIF & Studio Apt SIF Reduction**

Traffic	\$42,112 <i>[Before Urban Village TIF Reduction]</i>
School	\$64,624 <i>[Before SIF Reduction for Studio Apts]</i>
Parks	\$197,318
	\$304,054

**Morse Site Phase 1 (56 Apts) Impact Fee Cost Percent *Before* 22% Urban Village TIF & Studio Apt SIF Reduction**

Traffic	14% <i>[Before Urban Village TIF Reduction]</i>
School	21% <i>[Before SIF Reduction for Studio Apts]</i>
Parks	65%
	100.0%



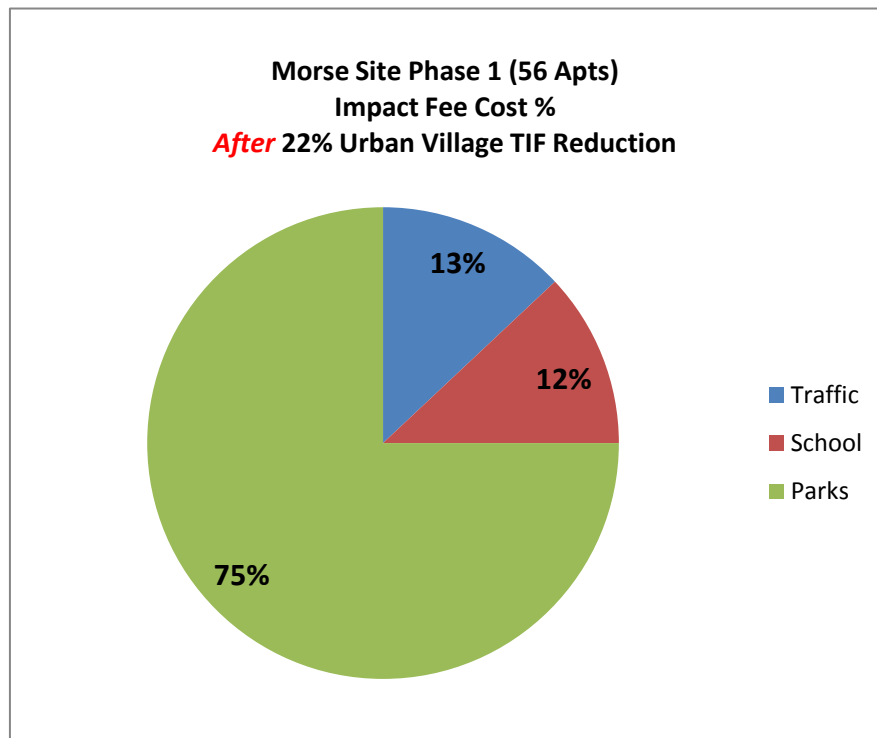
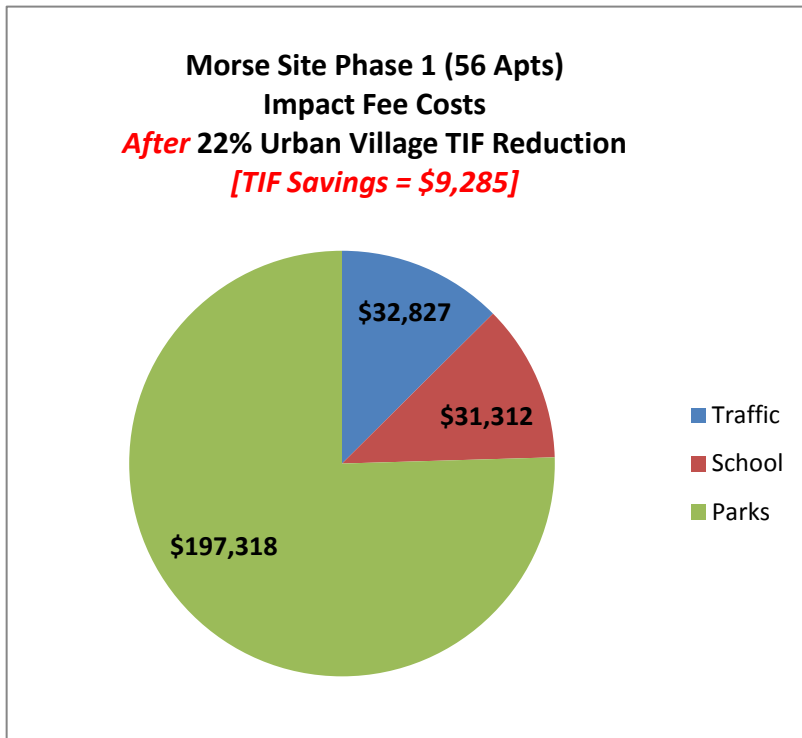
## Morse Redevelopment Site, Phase 1 (56 Apts), 200 East Maple Street next to Depot Market Square

### Morse Site Phase 1 (56 Apts): Impact Fee Costs **After** 22% Urban Village TIF & Studio Apt SIF Reduction

Traffic	\$32,827 [TIF Savings = \$9,285 Note: Developer chose not to take advantage of WTA bus pass option]
School	\$31,312 [SIF Savings = \$31,312 Note: Planning Dept decision - 50% (28) Studio Apts not subject to SIF]
Parks	\$197,318
	\$261,457

### Morse Site Phase 1 (56 Apts): Impact Fee Cost % **After** 22% Urban Village TIF & Studio Apt SIF Reduction

Traffic	13% [Note: Developer chose not to take advantage of WTA bus pass option]
School	12%
Parks	75%
	100.0%



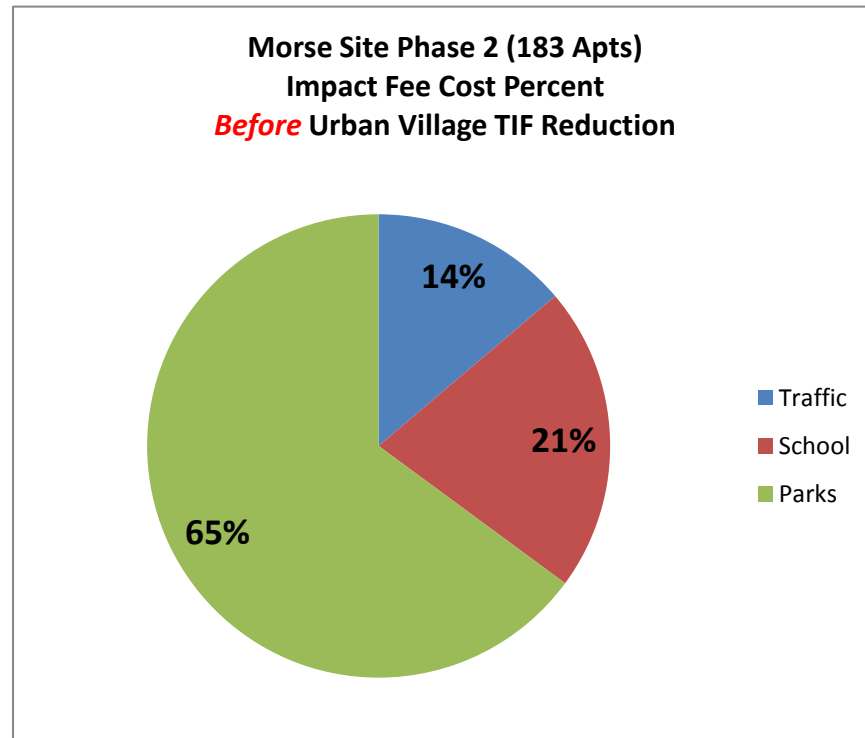
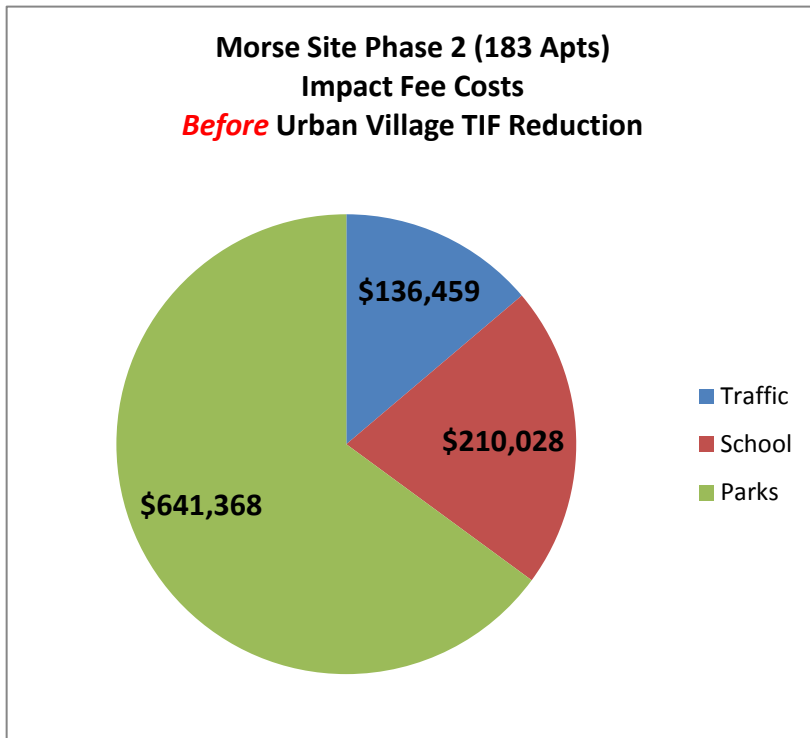
## Morse Redevelopment Site, Phase 2 (183 Apts), 1010-1020 Railroad Ave near Depot Market Square

### Morse Site Phase 2 (183 Apts) Impact Fee Costs **Before** 22% Urban Village TIF & Studio Apt SIF Reduction

Traffic	\$136,459	at	\$746 <i>per Apartment</i>	<i>[Note: 2012 TIF = \$1,912/trip for Phase 2]</i>
School	\$210,028	at	\$1,154 <i>per Apartment</i>	<i>[Note: 68 Studio Apts in Phase 2]</i>
Parks	\$641,368	at	\$3,524 <i>per Apartment</i>	
	\$987,855			

### Morse Site Phase 2 (183 Apts) Impact Fee Cost Percent **Before** 22% Urban Village TIF & Studio Apt SIF Reduction

Traffic	14% <i>[Before Urban Village TIF Reduction]</i>
School	21% <i>[Before SIF Reduction for Studio Apts]</i>
Parks	65%
	100.0%



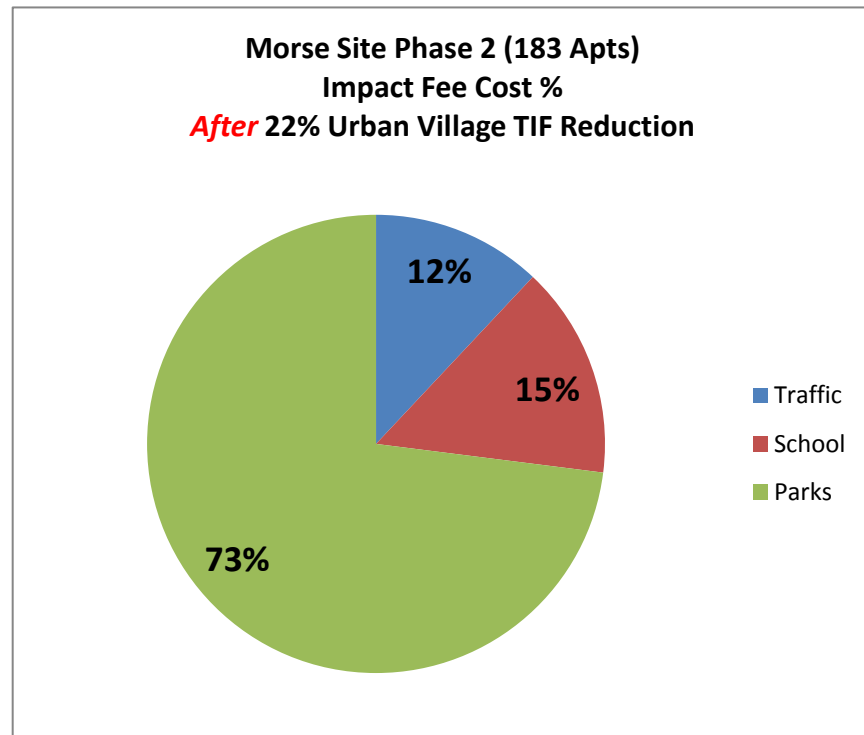
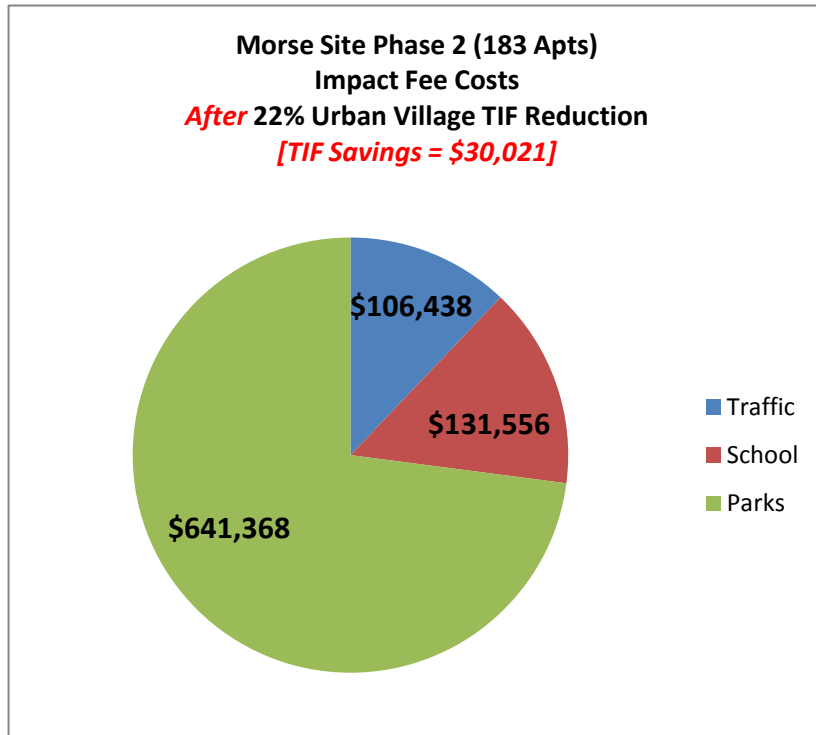
## Morse Redevelopment Site, Phase 2 (183 Apts), 1010-1020 Railroad Ave near Depot Market Square

### Morse Site Phase 2 (183 Apts): Impact Fee Costs **After** 22% Urban Village TIF & Studio Apt SIF Reduction

Traffic	\$106,438 [TIF Savings \$30,021 . Note: Assumes developer does not take advantage of WTA bus pass option]
School	\$131,556 [SIF Savings \$78,472 . Note: Assumes developer is not charged SIF for 68 Studio Apts]
Parks	\$641,368
	\$879,362

### Morse Site Phase 2 (183 Apts): Impact Fee Cost % **After** 22% Urban Village TIF & Studio Apt SIF Reduction

Traffic	12% [Note: Assumes developer does not take advantage of WTA bus pass option]
School	15% [Note: Assumes developer is not charged SIF for 68 Studio Apts]
Parks	73%
	100.0%



## Morse Redevelopment Site, Phase 2 (183 Apts), 1010-1020 Railroad Ave near Depot Market Square

[Note 1: The Urban Village Trip/TIF Reduction allows voluntary WTA bus pass purchase to reduce trip generation up to 50%]

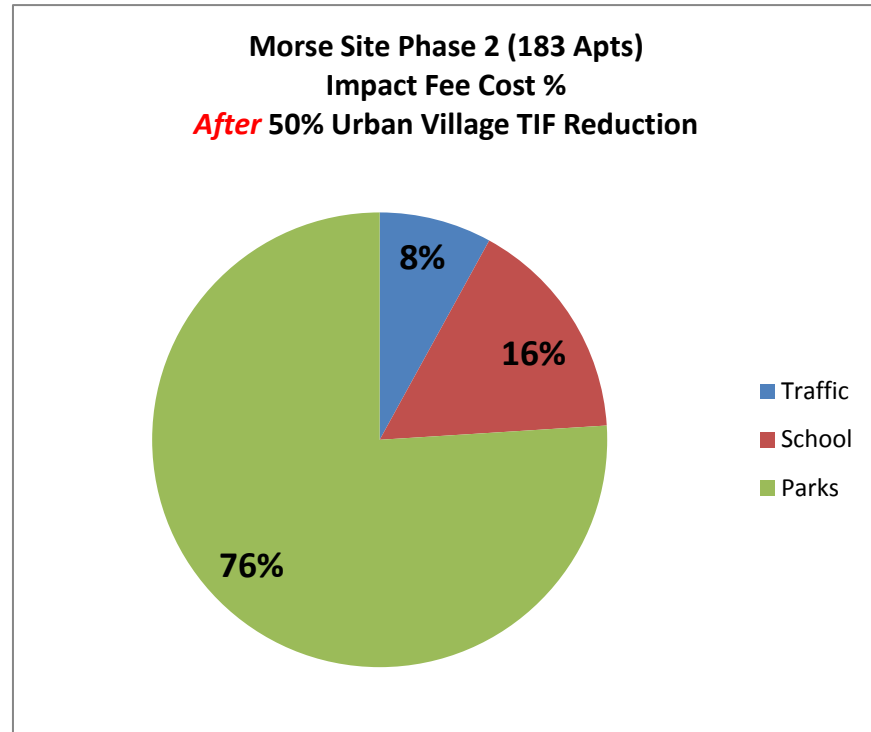
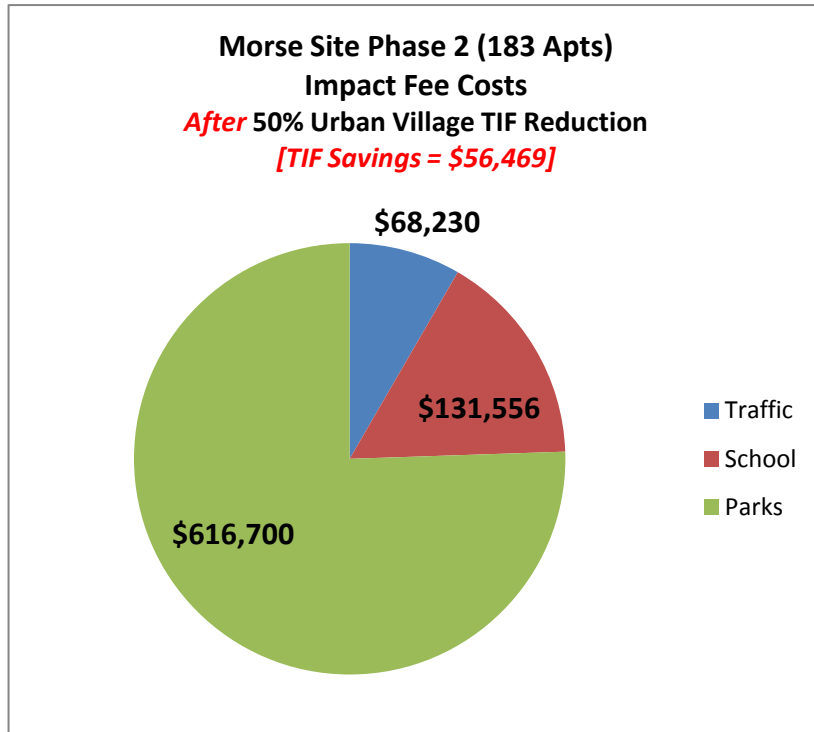
[Note 2: 25% bulk discount for WTA bus pass purchase requires upfront investment of \$11,760 (Qtr pass \$70 x .75 x 4 x 2 x 28)]

### Morse Site Phase 2 (183 Apts): Impact Fee Costs **After 50% Urban Village TIF & Studio Apt SIF Reduction**

Traffic	\$68,230	[ <b>TIF Savings \$56,469</b> - AFTER developer purchases 28 WTA Quarterly bus passes for 2 years at \$11,760 cost]
School	\$131,556	[ <b>SIF Savings \$78,472</b> . Note: Assumes developer is not charged SIF for 68 Studio Apts]
Parks	\$616,700	
	\$816,486	

### Morse Site Phase 2 (183 Apts): Impact Fee Cost % **After 50% Urban Village TIF & Studio Apt SIF Reduction**

Traffic	8%	[Note: After developer purchases 28 WTA Quarterly bus passes for 2 years at \$11,760 cost]
School	16%	[Note: Assumes developer is not charged SIF for 68 Studio Apts]
Parks	76%	
	100.0%	



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