



*** Amended 12/13/19**
Replaces previous application
dated 8/29/19.

City of Bellingham Public Works Department
104 W. Magnolia Street, Bellingham, WA 98225

FOR OFFICE USE ONLY

Date Received: _____

Tidemark Case Number: CON _____

2019 Application for Multimodal Transportation Concurrency*

***All Applicants Please Note:**

- 1.) This is a **Pre-Application Requirement** with an evaluation fee of **\$10/pm peak hour person trip**. Complete applications must be submitted to **Permit Center** with Concurrency Evaluation Fee (page 2)
- 2.) Projects affecting arterials or intersections with low level of service (LOS) or that produce 50+ peak hour person trips will also be required to complete a full traffic study as per [Section 11, Public Works Development Guidelines](#). Concurrency certificates shall not be issued prior to completion and acceptance of TIA by Public Works.
- 3.) Projects abutting public right-of-way will be required to construct standard urban street improvements per BMC 13.04.
- 4.) Projects will be required to pay 2019 TIF of **\$1,864/pm peak person trip** in full at time of building permit issuance. A TIF estimate is provided at the bottom of page 2.

PROJECT INFORMATION

Project Name: CityView
Project Address: 4413 Consolidation Ave, Bellingham, WA 98226
Assessor's Parcel Number(s): 380332172175
Concurrency Service Area (CSA) Number (See Map on page 3): 8-Puget

PROPOSED PROJECT DESCRIPTION

Office___ Retail___ Industrial/Manufacturing___ Institutional___ Mixed Use___ Other___
Gross square footage of non-residential building _____
Single family residential _____ Multi-family residential 106 Total number of units 106
Expected Date of Project Completion/Occupancy: 7/31/2021

APPLICANT INFORMATION

Name Morgan Bartlett, Jr Company Madrona Bay Real Estate Investments, LLC
Mailing Address 424 W Bakerview Rd Ste 109, Bellingham, WA 98226
Phone 360-527-2777 Email: morgan@madronabayllc.com

As the project applicant, I hereby acknowledge I have read this permit application and state that the information is correct and agree to comply with all City ordinances and State laws regulating activities covered by this permit application.

Applicant Name: Morgan Bartlett, Jr Signature: [Signature] Date: 12/13/19

Land Use(s) and Trip Generation

[Call Transportation Planner for assistance (360) 778-7946]

Land Use Description	ITE Land Use Code	Person Trip Generation Rate ¹	Residential Units	Commercial or Industrial Gross Square Feet	Total New Person Trips
Proposed Land Uses	1Note: Table 19.06.040 (A) Bellingham Multimodal TIF Rate Schedule for 2019				
Mid-rise Multifamily	221	.64/unit	106		67.84
			Subtotal Net New Person Trips =		67.84
Urban Village Trip Reduction Credits (BMC 19.06.040 E.)	In 2019, available only for projects located within the following mixed use Urban Villages: Downtown, Old Town, Samish Way, Fountain District, Fairhaven, Barkley Village, and downtown Waterfront District (see associated Urban Village maps)				
Urban Village location	(see associated Urban Village maps)			15%	n/a
WTA Transit Proximity	Only One Transit Proximity Reduction Below May Be Used				
Fronts on a WTA GO line	15-minute frequency at doorstep			10%	n/a
Within ¼-mile of a WTA GO line	5-minute walk of 15-min frequency			7%	n/a
Fronts on a standard WTA line	30- to 60-minute frequency at doorstep			5%	n/a
Within ¼-mile std WTA line	5-minute walk of 30- to 60-minute frequency			2%	n/a
Commute Trip Reduction Must have 100+ Employees	State law requirement to employ various transportation demand management measures			10%	n/a
Optional/Voluntary Performance Measures to Reduce Vehicle Trips (Requires 2-Year Contractual Agreement)					
WTA bus pass purchase 2 years/\$500 each	Only financially feasible for projects with 25+ total trips			1% per WTA bus pass	n/a
Car Share memberships 2 years/\$500 each	Only financially feasible for projects with 13+ total trips (If Car Share Company exists)			2% per membership	n/a
Car Share vehicle provided on site	Car Share Company or Property Owner			2% per vehicle	n/a
Existing Land Uses	100% Credit for previous land use				
Total Reductions					
Grand Total Net New Person Trips =					67.84
2019 Transportation Concurrency Evaluation = \$10 / pm peak person trip. Evaluation Fee =					678.40
TIF estimate below is provided out of courtesy and is only informational. TIF is not due until permit issuance.					
2019 Transportation Impact Fee (TIF) = \$1,864 / pm peak person trip. Project TIF Estimate =					126,453.76