



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

Pre-Application Transportation Planning Requirements

PRE2019-0058 – 136 apartments at 4413 Consolidation Avenue

| Land Use Description | ITE Land Use Code ¹ | Person Trip Generation Rate ¹ | Residential Units | Commercial or Industrial Gross Square Feet | Total New Person Trips |
|--|---|--|-------------------|--|------------------------|
| Proposed Land Uses | <i>¹Note: Table 19.06.040 (A) Bellingham Multimodal TIF Rate Schedule for 2019</i> | | | | |
| Mid-Rise Multifamily Apts | 221 | 0.64/unit | 136 | | 87.04 |
| Previous Use Trip Reductions (-0) | | | | Subtotal Net New Vehicle Trips = | 87.04 |

Transportation Planning Requirements:

- **BMC 13.70 Transportation Concurrency** application/evaluation
Pre-Application Requirement (Partially completed application attached; Submit to Permit Center)
 Evaluation fee = \$10/trip; total for this proposal = **\$870.40** (see application, next 2 pages)
- **Transportation Impact Analysis (TIA) REQUIRED** per Public Works Development Guidelines*
<http://www.cob.org/services/department/pw/index.aspx> Section 11 Traffic Studies
- **BMC 13.04 & 13.08 Street Standards & Frontage Improvement Requirements**
 - Consolidation Avenue abutting property requires ¾ residential street frontage improvements
- **BMC 16.20 SEPA - ADA compliance for sidewalk connectivity**
 - Ensure that all abutting sidewalks and/or off-street pedestrian pathways are ADA compliant and connect to other ADA-compliant sidewalks on surrounding properties via marked crosswalks and ADA ramps.
- **BMC 19.06 Transportation Impact Fee (TIF) estimate** (2019 = \$1,864/person trip) = 87.04 person trips
 X \$1,864/person trip
 If building or tenant improvement permit application is submitted by 12/31/2019 = **\$162,242.56**

For further information on transportation issues, contact the following Public Works staff:
Chris Comeau, AICP-CTP, Transportation Planner (778-7946) or ccomeau@cob.org



City of Bellingham Public Works Engineering

104 W. Magnolia Street, Bellingham, WA 98225

FOR OFFICE USE ONLY

Date Received: _____

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 trips will also be required to complete a full traffic study as per BMC 13.70.060 B. 1. a. and Section 11, Public Works Development Guidelines, available on the Public Works web site. 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.
- 4.) Projects will be required to pay 2019 Transportation Impact Fees (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: City View Apartments

Project Address: 4413 Consolidation Avenue, Bellingham, WA 98226

Assessor's Parcel Number(s): 380332172175

Concurrency Service Area (CSA) Number: 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 136 Total number of units 136

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 Road, Suite 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: _____ Signature: _____ Date: _____

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 | <i>¹Note: Table 19.06.040 (A) Bellingham Multimodal TIF Rate Schedule for 2019</i> | | | | |
| Mid-Rise Multifamily Apts | 221 | 0.64/unit | 136 | | 87.04 |
| | | | | | |
| Existing Land Uses | <i>100% Credit for previous land uses</i> | | | | |
| Vacant land | | | | | (-0) |
| Subtotal Net New Vehicle Trips (Post UV Trip Reductions) = | | | | | 87.04 |
| Urban Village Trip Reduction Credits (BMC 19.06.040 E.) | <i>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)</i> | | | | |
| Urban Village location | <i>(see associated Urban Village maps)</i> | | | 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 standard WTA line | 5-minute walk of 30- to 60-minute frequency | | | 2% | n/a |
| Commuter 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 |
| Grand Total Net New Vehicle Trips = | | | | | 87.04 |
| 2019 Transportation Concurrency Evaluation = \$10 / pm peak vehicle trip. Evaluation Fee = | | | | | \$870.40 |
| <i>TIF estimate below is provided out of courtesy and is only informational. TIF is not due until permit issuance.</i> | | | | | |
| 2019 Multimodal Transportation Impact Fee (TIF) = \$1,864 / pm peak person trip. Project TIF Estimate = | | | | | \$162,242.56 |

