



Permit Center
210 Lottie Street
Bellingham, WA 98225
phone: 360-778-8300
fax: 360-778-8301
www.cob.org

2022 Multimodal Transportation Concurrency Certificate¹ and Multimodal Transportation Impact Fee (MTIF) Determination²

Certificate: CON2022-0011

Issued: June 2, 2022

Expires: June 2, 2023

All Applicants Please Note:

- 1.) 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 transportation impact analysis (TIA) as per Section 11, Public Works Development Guidelines before the City can accept a development application as "complete".
- 2.) Projects abutting public right-of-way will be required to construct standard street improvements.
- 3.) 2022 Transportation Impact Fees (TIF) at \$2,347/person trip will be required at building permit issuance (TIF Estimate Below).

Project Name:	Subdivision on Queen Mountain		
Street Address:	Yet-to-be-addressed on Irongate Road	Bellingham, WA	98229
Parcel(s):	380308336210	CSA No: 15	King Mountain Neighborhood
Applicant:	Nick Palewicz	Approved By:	Chris Comeau, Transportation Planner
Email:	npalewicz@freelandengineering.com	Email:	ccomeau@cob.org

¹ Temporary Certificate of Multimodal Transportation Concurrency allows applicant listed above **one (1) full year** to submit a complete application for development to the City, or the Temporary Certificate **expires on the date listed above**. If a complete application is accepted by the City, then the Temporary Certificate automatically becomes a Final Certificate. Final Certificates expire in 5 years, permit expiration date, or actual construction, whichever happens first.

Multimodal Transportation Impact Fee Determination

Building Permit No: BLD2022-_____	Person Trip Rate	Person Trip Measure	Project Size	PM Peak Person Trips	2021 MTIF Rate	2021 MTIF
ITE Land Use Code for Proposed Use						
210 Single Family Detached Homes	1.36	/Unit	48	65.28	\$2,347.00	\$153,212.16
215 Single Family Attached Homes	0.83	/Unit	48	39.84		
Pre-Reduction New Trips Subtotal			=	105.12		\$246,716.64
BMC 19.06.040 E. Table 2. URBAN VILLAGE (Not Applicable Outside Urban Villages)				Person Trips Reduced	Urban Village MTIF Savings	2021 MTIF
AUTOMATIC TRIP REDUCTIONS				Reduction %		
Urban Village Location				n/a		\$0.00
WTA GO Line 1/4-mile (15-20 min service)				n/a		
Maximum 50%		Urban Village Vehicle Trip Reduction		n/a		
PREVIOUS USE CREDIT [Calculated last to maximize credit]						
ITE Code & Land Use Description	Person Trip Rate	Person Trip Measure	Project Size	Person Trips Reduced	Previous Use MTIF Savings	2021 MTIF
Vacant				n/a		
Per TIA for this subdivision, a proportionate share of \$51,452.58 shall be required toward the 2023 construction of the James Bakerview Roundabout						
Total UV Trip Reduction, Previous Use Credit, & MTIF Savings to Developer						
Post-Reduction Net New Trips & MTIF Subtotal				105.12		\$246,716.64
\$246,716.64					\$246,716.64	
Pre-Reduction TIF Cost		Trip Reduction Credit		Total Post-Reduction TIF Due at Permit Issuance²		

²Note: Applicants have 10 days from issuance of this certificate to appeal MTIF determination per procedures listed in [BMC 19.06.050](#)