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**Fw: 2912 Birchwood Ave Transportation Concurrency - Community Garden**

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**From** Bell, Kathy M. <kbell@cob.org>  
**Date** Wed 9/25/2024 12:12 PM  
**To** Bowker, Kristina J. <kbowker@cob.org>  
**Cc** Ali Taysi <ali@avtplanning.com>

 1 attachments (234 KB)  
SUB2024-0006 - T-Con Certificate.pdf;

Kristi, please include the following email from Dylan Casper, the City's Transportation Planner, and the attached transportation concurrency document into the record for the Birchwood KCLT proposal.

Thank you.

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**Kathy Bell | Senior Planner**

Planning & Community Development Dept., City of Bellingham  
360.778.8347 [kbell@cob.org](mailto:kbell@cob.org)



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*Note: My incoming/outgoing e-mail messages are subject to public disclosure requirements per RCW 42.56*

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**From:** Casper, Dylan T. <dtcasper@cob.org>  
**Sent:** Wednesday, September 25, 2024 12:01 PM  
**To:** Bell, Kathy M. <kbell@cob.org>  
**Cc:** Baldwin, Brent L. <bbaldwin@cob.org>  
**Subject:** 2912 Birchwood Ave Transportation Concurrency - Community Garden

Hello Kathy,

I spoke with Brent, and we've concluded that incorporating a community garden into the project will not negatively affect the transportation network. As a result, the current Concurrency and Impact fees do not require any updates to account for the community garden.

Please let me know if you need any additional information.

Thank you,  
Dylan

Dylan Casper  
**Transportation Planner**  
City of Bellingham Public Works  
Direct: (360) 778-7846  
104 W Magnolia Street,  
Bellingham, WA 98225



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

## 2024 Multimodal Transportation Concurrency Certificate<sup>1</sup> and Multimodal Transportation Impact Fee (MTIF) Determination<sup>2</sup>

**Certificate: CON2024-0004**

**Issued: January 30, 2024**

**Expires: January 30, 2025**

**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.) 2024 Transportation Impact Fees (TIF) at \$2,669/person trip will be required at building permit issuance (TIF Estimate Below).

Project Name:	Birchwood Housing	
Street Address:	2912 Birchwood Ave	Bellingham, WA
Parcel(s):	380223562531	CSA No: 9
Applicant:	Andrea Hemley	Approved By: Ryan Lewis
Email:	<a href="mailto:andrea@avtplanning.com">andrea@avtplanning.com</a>	Email: <a href="mailto:rlewis@cob.org">rlewis@cob.org</a>

<sup>2</sup> 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: BLD2024-_____	Person Trip Rate	Person Trip Measure	Project Size	PM Peak Person Trips	MTIF Rate	2023 MTIF
ITE Land Use for Proposed Use						
Single Family Detached House	1.3630	per dwelling unit	1	1.3630	\$2,669.00	\$ 3,637.85
Single Family Attached Townhome	0.8265	per dwelling unit	8	6.6120		\$ 17,647.43
1-2 Story Multifamily Apts/ADU	0.7395	per dwelling unit	9	6.6555		\$ 17,763.53
<b>Pre-Reduction New Trips Subtotal</b>			=	<b>14.6305</b>		<b>\$39,048.80</b>

BMC 19.06.040 E. Table 2. URBAN VILLAGE (Not Applicable Outside Urban Villages)			Person Trips Reduced	Urban Village MTIF Savings
AUTOMATIC TRIP REDUCTIONS				
Urban Village Location				
WTA GO Line Reduction				
Maximum 50%	Urban Village Vehicle Trip Reduction		0.00	\$0.00

PREVIOUS USE CREDIT [Calculated last to maximize credit]						
ITE Land Use Description	Person Trip Rate	Person Trip Measure	Project Size	Person Trips Reduced	Previous Use MTIF Savings	
Single Family Detached House	1.3630	per dwelling unit	1	1.3630	\$3,637.85	
<b>Total UV Trip Reduction, Previous Use Credit, &amp; MTIF Savings to Developer</b>				<b>1.3630</b>	<b>\$3,637.85</b>	
<b>\$39,048.80</b>		<b>\$3,637.85</b>		<b>\$35,410.96</b>		
Pre-Reduction TIF Cost		Trip Reduction Credit		Total Post-Reduction TIF Due at Permit Issuance		

<sup>4</sup>Note: Applicants have 10 days from issuance of this certificate to appeal MTIF determination per procedures listed in [BMC 19.06.050](#)