



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

2024 Multimodal Transportation Concurrency Certificate¹ and Multimodal Transportation Impact Fee (MTIF) Determination²

Certificate: CON2024-0018

Issued: August 28th 2024

Expires: August 28th 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:	Mill Avenue Development		
Street Address:	2706 Mill Ave, Bellingham, WA 98225	Bellingham, WA	
Parcel(s):	370306102114 & 370306125113	CSA No:	4
Applicant:	Riley Marcus	Approved By:	
Email:	riley@avtplanning.com	Email:	

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: BLD2024-_____	Person Trip Rate	Person Trip Measure	Project Size	PM Peak Person Trips	MTIF Rate	2024 MTIF
ITE Land Use for Proposed Use						
Single Family Attached Townhome	0.8265	per dwelling unit	15	12.3975	\$2,669.00	\$ 33,088.93
Pre-Reduction New Trips Subtotal			=	12.3975		\$33,088.93

BMC 19.06.040 E. Table 2. URBAN VILLAGE (Not Applicable Outside Urban Villages)				Person Trips Reduced	Urban Village MTIF Savings
AUTOMATIC TRIP REDUCTIONS			Reduction %		
Urban Village Location					
WTA GO Line Reduction			2%	0.25	\$661.78
Maximum 50%	Urban Village Vehicle Trip Reduction			0.25	\$661.78

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	
Total UV Trip Reduction, Previous Use Credit, & MTIF Savings to Developer					\$661.78	

\$33,088.93	\$661.78	\$32,427.15
Pre-Reduction TIF Cost	Trip Reduction Credit	Total Post-Reduction TIF Due at Permit Issuance ³

³Note: Applicants have 10 days from issuance of this certificate to appeal MTIF determination per procedures listed in [BMC 19.06.050](#)