

Bellingham Urban Village TIF Reduction (BMC 19.06.040) Individual Project and Cumulative Savings [March 1, 2011 to October 31, 2018¹]

Note: From 2007 - 2018, Bellingham has had one of the lowest TIF base rates in Washington State <https://www.cob.org/Documents/pw/transportation/2018%20WA%20Statewide%20TIF%20Graph%20and%20Chart.pdf>
and **many redevelopment projects in Urban Villages do not require any TIFs due to 100% credit for previous uses**

Data Tracked and Compiled by Chris Comeau, AICP-CTP, Transportation Planner, Public Works Engineering (360) 778-7946 or ccomeau@cob.org

Downtown Urban Village						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	5/6/2011	2010-00566	200 E. Maple Ave	Downtown	Morse Square, Phase 1	56			\$32,826.83	\$9,285.00				\$9,285.00
2	5/18/2011	2011-00162	210 E. Maple Ave	Downtown	Ford Design Studio		1,129		\$2,832.69	\$790.07				\$790.07
3	6/14/2011	2011-00183	1204 Railroad Ave	Downtown	Jimmy Johns Sandwiches		1,377		\$3,602.49	\$3,738.38				\$3,738.38
4	9/21/2011	2011-00292	119 E. Chestnut St	Downtown	Chestnut Flats Mixed Use	37	1,725		\$23,393.78	\$11,157.33				\$11,157.33
5	11/7/2011	2011-00394	835 N. State St	Downtown	Chelsea Lofts	38	540		\$23,008.38	\$7,669.46				\$7,669.46
6	2/13/2012	2012-00057	208 W. Holly St	Downtown	Wild Buffalo Expansion		628		\$1,338.40	\$1,912.00				\$1,912.00
7	3/14/2012	2012-00096	1155 N. State St, Ste 603	Downtown	Kambucha Microbrew Tea		650		\$1,013.36	\$1,969.36				\$1,969.36
8	3/22/2012	2011-00498	1016 N. Garden St	Downtown	JAAK Apartments	8			\$4,682.61	\$1,329.63				\$1,329.63
9	7/11/2012	2012-00266	215 W. Holly St	Downtown	Goat Mountain Pizza		894		\$4,053.44	\$4,932.00	\$1,912.00			\$6,844.00
10	5/10/2013	2013-00114	1010 & 1020 Railroad Ave	Downtown	Morse Square, Phases 2 & 3	120			\$45,045.00	\$21,521.50		\$23,523.50		\$45,045.00
11	6/25/2013	2013-00357	1330 N. Forest Street	Downtown	Aslan Brewery & Pub		7,039		\$21,791.00	\$12,608.75	\$1,925.00			\$14,533.75
12	10/30/2013	2013-00309	1122 Cornwall Avenue	Downtown	Catholic Community Services	42		4,687	\$20,559.00	\$9,894.50	\$1,925.00	\$829.50		\$12,649.00
13	2/5/2014	2014-00028	1824 Ellis Street	Downtown	Food Bank Expansion			10,000	\$2,383.75	\$3,051.20	\$1,907.00			\$4,958.20
14	5/22/2014	2014-00036	1103 Railroad Avenue	Downtown	Boundary Bay Brew Expand		626		\$2,402.00	\$724.66				\$724.66
15	6/12/2014	2014-00228	200 E. Maple Street	Downtown	General Office			768	\$1,697.23	\$476.75				\$476.75
16	6/23/2014	2014-00265	1501 N. State Street	Downtown	Shake-N-Shine Dog Wash		1,492		\$4,328.89	\$1,430.25	\$1,907.00			\$3,337.25
17	9/4/2014	2014-00387	310 Magnolia Street	Downtown	Law Offices			4,813	\$8,142.89	\$5,530.30				\$5,530.30
18	12/22/2014	2014-00546	203 E. Laurel Street	Downtown	Morse Square, Phase 4	60			\$34,802.75	\$9,821.05				\$9,821.05
19	1/30/2015	2015-00010	229 E. Champion Street	Downtown	Lifegate Ministries Retail		800		\$2,276.45	\$758.81				\$758.81
20	7/9/2015	2015-00266	200 E. Maple, Unit 100	Downtown	Nann & Brew		1,600		\$13,083.00	\$3,700.62				\$3,700.62
21	9/3/2015	2015-00356	910 N. Forest Street	Downtown	Rael Student Apartments	130			\$47,304.39	\$23,680.23	\$1,869.00			\$25,549.23
22	6/24/2016	2016-0557	100 E. Maple Street	Downtown	Peace of Mind Marijuana		5,146		\$5,506.41	\$2,037.17				\$2,037.17
23	8/4/2016	2016-0648	1510 N. Forest Street	Downtown	Eleanor Senior Apartments	80			\$8,673.10	\$10,085.00				\$10,085.00
24	12/21/2017	2017-0987	1327 Railroad Avenue	Downtown	Restaurant next to Mallard's		3,330		\$3,121.48	\$7,782.32				\$7,782.32
25	10/1/2018	2018-0765	903-929 N. State Street	Downtown	513-bed Student Housing	164			\$117,187.70	\$89,151.40		\$15,329.20		\$104,480.60
						735	26,976	20,268	\$435,057.02	\$245,037.74	\$11,445.00	\$39,682.20		\$296,164.94
Fairhaven Urban Village						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	9/14/2011	2011-00366	1401 6th Ave	Fairhaven	Dr. Moore Sports Medicine			1,875	\$7,954.24	\$2,640.00	\$1,912.00			\$4,552.00
2	5/8/2012	2012-00173	1323 11th St, Ste C-2	Fairhaven	Deli Restaurant		965		\$1,720.80	\$2,925.36				\$2,925.36
3	2/13/2013	2013-00033	1015 Harris Ave	Fairhaven	Fat Pie Pizza		8,869		\$11,088.00	\$6,063.75				\$6,063.75
4	7/19/2013	2013-00001	421 Donovan Avenue	Fairhaven	Home Counseling Office			190	\$404.25	\$1,193.50				\$1,193.50
5	12/19/2013	2013-00557	1140 10th Street	Fairhaven	Shannon Mixed Use Bldg	11	1,280		\$46,359.17	\$13,615.98	\$1,925.00			\$15,540.98
6	12/31/2013	2013-00575	1208 11th Street	Fairhaven	Colophon Café Expansion		1,280		\$1,353.97	\$2,271.50	\$0.00			\$2,271.50
7	8/19/2014	2014-00373	1009 Larrabee Street	Fairhaven	Stone's Throw Brewery		1,713		\$3,203.76	\$3,337.25				\$3,337.25
8	12/18/2014	2014-00561	1148 10th Street	Fairhaven	OVN Restaurant		1,450		\$3,413.53	\$2,555.38				\$2,555.38
9	2/6/2015	2015-00021	1514 12th Street	Fairhaven	Basement Offices			1,176	\$915.81	\$485.94	\$1,869.00			\$2,354.94
10	8/5/2016	2016-0519	1300 McKenzie Street	Fairhaven	Fairhaven Lofts	38			\$19,282.52	\$6,575.42				\$6,575.42
11	9/2/2016	2016-0790	1310 9th Street	Fairhaven	Fairhaven Harbor Apartments	60			\$35,398.35	\$11,799.45				\$11,799.45
12	9/2/2016	2016-0790	1310 9th Street, Suite B	Fairhaven	Specialty Retail		1,060		\$3,247.37	\$1,089.18				\$1,089.18
13	9/2/2016	2016-0790	1310 9th Street, Suite C	Fairhaven	Specialty Retail		3,050		\$9,358.88	\$3,126.35				\$3,126.35
14	12/28/2016	2016-1163	1147 11th Street	Fairhaven	Restaurant		1,809		\$4,518.08	\$3,368.39				\$3,368.39
15	2/9/2017	2017-0016	1121 McKenzie Street	Fairhaven	Best Buds Gaming Bar		1,302		\$6,157.44	\$1,753.16				\$1,753.16
16	9/7/2017	2017-0758	1144 10th Street	Fairhaven	Big Love Juice		1,938		\$2,373.18	\$10,176.88				\$10,176.88
17	3/29/2018	2018-0216	1215 12th Street	Fairhaven	Mixed Use Bldg	35	6,555		\$0.00	\$16,075.49				\$16,075.49
18	7/23/2018	2018-0591	1211 Mill Avenue	Fairhaven	Offices in Mixed Use Bldg			995	\$1,734.62	\$584.93				\$584.93
						144	31,271	4,236	\$158,484	\$89,638	\$5,706			\$95,343.91

Barkley Urban Village						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	8/9/2011	2011-00292	3005 Cinema Place	Barkley	Regal Cinemas		69,080		\$256,291.00	\$71,299.00				\$71,299.00
2	2/14/2012	2011-00386	1835 Barkley Blvd	Barkley	Barkley Offices			12,000	\$7,297.65	\$7,573.11				\$7,573.11
3	8/9/2012	2012-00311	3008 Cinema Place	Barkley	Woods Coffee		1,721		\$4,665.28	\$1,319.28				\$1,319.28
4	8/30/2012	2012-00202	2210 Rimland Dr, Ste 101	Barkley	Multop Offices			4,835	\$3,919.60	\$4,110.80				\$4,110.80
5	8/30/2012	2012-00235	2210 Rimland Dr, Ste 105	Barkley	Barre 3 Fitness		2,415		\$5,200.64	\$1,491.36				\$1,491.36
6	12/12/2012	2012-00475	3001 Cinema Place	Barkley	Zen Sushi Restaurant		4,624		\$16,959.64	\$4,799.12				\$4,799.12
7	1/28/2013	2013-00006	3255 Woburn St	Barkley	Heath Techna Offices			8,500	\$3,946.25	\$1,501.50			\$596.75	\$2,098.25
8	1/29/2013	2012-00510	3102 New Market St	Barkley	Cornerstone Apartments	112			\$41,758.08	\$18,374.32		\$23,383.76		\$41,758.08
9	2/7/2013	2013-00009	3011 Cinema Place, Ste 103	Barkley	Subway Sandwich Shop		1,477		\$5,467.00	\$1,540.00				\$1,540.00
10	2/21/2013	2013-00059	3011 Cinema Place, Ste 101	Barkley	The Country's Best Yogurt		1,749		\$6,448.75	\$1,828.75				\$1,828.75
11	4/11/2014	2014-00114	3004 Cinema Place	Barkley	Luna's Bistro Restaurant		2,608		\$9,477.79	\$2,669.80				\$2,669.80
12	5/1/2014	2014-00141	3110 Newmarket Street	Barkley	Newhaven Dental Office			2,156	\$11,442.00	\$3,241.90	\$1,907.00			\$5,148.90
13	5/19/2014	2014-00181	3114 Newmarket Street	Barkley	Cornerstone Office			1,445	\$3,203.76	\$896.29				\$896.29
14	6/23/2014	2014-00216	3102 Newmarket Street	Barkley	Umpqua Bank Financial			7,689	\$21,854.22	\$6,159.61				\$6,159.61
15	10/27/2014	2014-00520	2075 Barkley Blvd Medical	Barkley	Medical Offices			2,098	\$5,358.67	\$3,127.48				\$3,127.48
16	11/17/2014	2014-00535	3111 New Market Street	Barkley	Physical Therapy			2,134	\$5,263.32	\$3,184.69				\$3,184.69
17	10/16/2015	2015-00426	2200 Rimland, Suite 301	Barkley	Regence Health Offices			10,480	\$21,904.00	\$7,289.10				\$7,289.10
18	6/16/2016	2016-0548	2219 Rimland, Suite 105	Barkley	Rejuvenation MD Clinic			2,041	\$4,921.48	\$3,650.77				\$3,650.77
19	6/22/2016	2016-0487	2219 Rimland, Suite 403	Barkley	Dentist Office			2,499	\$5,990.49	\$4,497.91				\$4,497.91
20	5/7/2018	2018-0411	2075 Barkley Blvd	Barkley	NW Eye Surgeons			2,965	\$15,793.11	\$4,437.40				\$4,437.40
						112	14,594	58,842	\$200,872	\$152,992	\$1,907	\$23,384	\$597	\$178,879.70
Samish Way Urban Village						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	6/25/2012	2012-00228	101 Samish Way	Samish Way	Subway Sandwich Shop		1,504		\$9,980.64	\$8,298.08				\$8,298.08
2	1/14/2013	2013-00005	145 Samish Way	Samish Way	7-Eleven Convenience Store		2,800		\$41,387.75	\$13,802.25				\$13,802.25
3	6/30/2014	2014-00302	1240 E. Maple Street	Samish Way	Mercantile		1,140		\$1,353.97	\$4,538.66				\$4,538.66
4	11/17/2014	2014-00529	218 & 228 N. Samish Way	Samish Way	Marijuana Retail-Restaurant		3,425		\$12,204.80	\$3,432.60				\$3,432.60
5	1/12/2017	2016-00	3613 Consolidation Avenue	Samish Way	Samish Flats	37			\$21,935.88	\$6,777.46	\$2,138.00			\$8,915.46
6	2/7/2017	2017-0034	228 N. Samish Way	Samish Way	Café Restaurant		850		\$5,943.64	\$1,667.64				\$1,667.64
						37	9,719		\$92,807	\$38,517	\$2,138			\$40,654.69
Fountain District Urban Village						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	5/6/2013	2013-00205	1600 Broadway Avenue	Fountain	Birthroot Birthing Center		1,983		\$1,482.25	\$2,714.25	\$1,925.00			\$4,639.25
2	10/21/2013	2013-00485	1303 Dupont Avenue	Fountain	Buck's Plaza Mixed Use	20	2,188		\$11,415.25	\$5,909.75	\$1,925.00			\$7,834.75
3	8/15/2014	2014-00372	2403-2415 Peabody Street	Fountain	Infill Toolkit Condominiums	6			\$6,979.62	\$1,945.14				\$1,945.14
4	8/24/2016	2016-0852	2416 Meridian Street	Fountain	Melvin Brewing & Restaurant		9,838		\$13,130.67	\$25,797.43				\$25,797.43
5	1/30/2017	2016-1204	1303 Dupont Street	Fountain	Buck's Plaza #2	6			\$5,364.37	\$1,754.79				\$1,754.79
6	2/20/2017	2017-00	2331 Elm Street	Fountain	Infill Toolkit Duplex	2			\$3,335.28	\$833.82				\$833.82
7	11/7/2017	2017-1004	1615 J Street	Fountain	Broadway Station Mixed Use	39	6,572		\$28,136.08	\$30,765.00	\$2,138.00			\$32,903.00
						73	18,598		\$68,361	\$69,720	\$5,988			\$75,708.18

Old Town Urban Village						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	4/1/2016	2016-0136	100 Astor Street	Old Town	Old Town Flats	31	500		\$7,079.67	\$5,304.71				\$5,304.71
2	12/2/2016	2016-1110	400 W. Holly Street	Old Town	Restaurant		2,315		\$14,804.78	\$4,316.38				\$4,316.38
Totals from March 1, 2011 to July 1, 2018						31	2,815		\$21,884	\$9,621				\$9,621.09
Waterfront District Urban Village (Only applies to "Downtown Area")						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	11/22/2016	2015-5011	1208 Central Avenue	Waterfront	Granary Mixed Use		17,266	23,700	\$65,648.63	\$26,857.53				\$26,857.53
Totals from March 1, 2011 to July 1, 2018							17,266	23,700	\$65,649	\$26,858				\$26,857.53
Other Institutional Urban Village TIF Reductions (Type 1A under BMC 13.70)						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
1	5/27/2015	2015-00116	1125 N. Garden Street	WWU	Student Apartments	4			\$2,280.18	\$635.46				\$635.46
2	2/24/2016	2016-0104	3232 Squalicum Pkwy	St Joseph	Urology Medical Center			9,857	\$60,308.30	\$10,649.76				\$10,649.76
3	10/25/2018	2018-0972	204 Short Street	WCC	Student Apartments (x beds)	233			\$87,739.50	\$29,246.50				\$29,246.50
Totals from March 1, 2011 to July 1, 2018						237		9,857	\$150,328	\$40,532				\$40,531.72
Cumulative						Infill Development Type			Automatic 22% - 25% Less		Voluntary Measures Up To 50%			
Projects	Date	BLD #	Address	Urban Village	Project Name	Res Units	Comm SF	Office SF	UV TIF Cost ²	UV TIF Saved ²	Bike Rack ³	Bus Passes ⁴	CTR ⁵	Total TIF Saved ²
Grand Total Urban Village TIF Reductions from March 1, 2011 to October 1, 2018						1,369	121,239	116,903	\$1,193,442	\$672,915	\$27,184	\$63,066	\$597	\$763,762
Notes:	1.) Urban Village TIF Reduction Program adopted February 2011, implemented March 1, 2011.													
	2.) Net new TIF calculated only after 100% credit is awarded for previous uses. Most redevelopment projects do not require any new TIF due to previous use credit, which is included in this column.													
	3.) Developer purchase and installation of a City-approved bike rack with capacity for four bicycles in appropriate location can reduce overall trip generation by one vehicle trip.													
	4.) Developer purchase of up to 28 WTA bus passes can reduce TIF by up to maximum of 50%													
	5.) 10% trip reduction for businesses with more than 100 on-site employees, consistent with Washington State Commute Trip Reduction (CTR) law [RCW 70.94.527]													