



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

Certificate: CON2022-0001

Issued: February 7, 2022

Expires: February 7, 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:	The Woods at Viewcrest		
Street Address:	Yet-to-be-addressed on Viewcrest Road	Bellingham, WA	98229
Parcel(s):	370212030004; 370213075542; 370213083499;	CSA No: 1	Edgemoor Neighborhood
Applicant:	Andrea Hemley, AVT Consulting	Approved By:	Chris Comeau, Transportation Planner
Email:	andrea@avtplanning.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 Homes	1.36	/Unit	38	51.68	\$2,347.00	\$121,292.96
Pre-Reduction New Trips Subtotal			=	51.68		\$121,292.96

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					
Urban Village Location		Reduction %	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		
Total UV Trip Reduction, Previous Use Credit, & MTIF Savings to Developer						
Post-Reduction Net New Trips & MTIF Subtotal				51.68		\$121,292.96
\$121,292.96					\$121,292.96	
Pre-Reduction TIF Cost		Trip Reduction Credit		Total Post-Reduction TIF Due at Permit Issuance²		

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