

Table 19.06.040 (A) Bellingham Multimodal TIF Rate Schedule for 2020

Land Use Group	ITE Code	ITE Land Use Category	PM Peak Vehicle Trip Rate ¹	Vehicle-to-Person Trip Ratio ²	PM Peak Person Trip Rate	Passby, Diverted Link % ³	Net New Person Trips ⁴	Impact Fee Per Unit ⁵ @		Urban Village (-15%) WTA GO Line (-7%)	Downtown and Fairhaven (-20%) WTA GO Line (-7%)
								\$2,025 per Person Trip			
Residential	210	Single family house	0.99	1.45	1.44	0%	1.44	\$2,907	per dwelling unit	\$2,267	\$2,122
	220	1-2 Story Multi/Townhome/ADU	0.56		0.81	0%	0.81	\$1,644	per dwelling unit	\$1,283	\$1,200
	221	3-10 Story Multi/Townhome/Condo	0.44		0.64	0%	0.64	\$1,292	per dwelling unit	\$1,008	\$943
	222	10+ Story Multi/Townhome/Condo	0.38		0.55	0%	0.55	\$1,116	per dwelling unit	\$870	\$815
Mix Use Comm/Res	231	1st Floor Commercial; Mid-Rise Apts	0.36	1.45	0.52	0%	0.52	\$1,057	per dwelling unit	\$824	\$772
	232	1st Floor Commercial; Mid-Rise Apts	0.31		0.45	0%	0.45	\$910	per dwelling unit	\$710	\$664
Hotel	310	Hotel	0.60	1.45	0.87	0%	0.87	\$1,762	per room	\$1,374	\$1,286
	320	Motel	0.38		0.55	0%	0.55	\$1,116	per room	\$870	\$815
Public Education	520	Public Elementary School	1.37	1.26	1.67	0%	1.67	\$3,385	per 1,000 sq ft	\$2,640	\$2,471
	540	Community/Technical College	1.86	1.22	2.27	0%	2.27	\$4,595	per 1,000 sq ft	\$3,584	\$3,354
	550	University/College (WWU)	1.17		1.43	0%	1.43	\$2,890	per 1,000 sq ft	\$2,255	\$2,110
Private Education	534	Private School K-8	0.26	1.26	0.32	0%	0.32	\$642	per Student	\$501	\$469
	536	Private School K-12	0.17		0.21	0%	0.21	\$420	per Student	\$328	\$307
	565	Day Care Center	0.79		0.96	90%	0.10	\$195	per Student	\$152	\$142
	560	Church	0.49		0.60	0%	0.60	\$1,211	per 1,000 sq ft	\$944	\$884
Industrial	110	Light Industrial	0.63	1.08	0.68	0%	0.68	\$1,378	per 1,000 sq ft	\$1,075	\$1,006
	140	Manufacturing	0.67		0.72	0%	0.72	\$1,465	per 1,000 sq ft	\$1,143	\$1,070
	150	Warehouse	0.19		0.21	0%	0.21	\$416	per 1,000 sq ft	\$324	\$303
	151	Mini-warehouse	0.17		0.18	0%	0.18	\$372	per 1,000 sq ft	\$290	\$271
Offices	710	General Office	1.15	1.22	1.40	0%	1.40	\$2,841	per 1,000 sq ft	\$2,216	\$2,074
	715	1 Tenant Office	1.71		2.09	0%	2.09	\$4,225	per 1,000 sq ft	\$3,295	\$3,084
	720	Medical/Dental Office	3.46		4.22	0%	4.22	\$8,548	per 1,000 sq ft	\$6,667	\$6,240
Recreation	492	Health/Fitness Club	3.45	1.25	4.31	0%	4.31	\$8,733	per 1,000 sq ft	\$6,812	\$6,375
	495	Recreational Community	2.31		2.89	0%	2.89	\$5,847	per 1,000 sq ft	\$4,561	\$4,268
Auto Retail/Services	941	Automobile Sales	2.43	1.25	3.04	0%	3.04	\$6,151	per 1,000 sq ft	\$4,798	\$4,490
	942	Automobile Parts Sales	2.26		2.83	43%	1.61	\$3,261	per 1,000 sq ft	\$2,543	\$2,380
	843	Auto Care Center	3.11		3.89	0%	3.89	\$7,872	per 1,000 sq ft	\$6,140	\$5,747
	944	Gas station	14.03		17.54	42%	10.17	\$20,598	per pump	\$16,066	\$15,036
	945	Gas Station w/Convenience Market	22.36		27.95	56%	12.30	\$24,903	per pump	\$19,425	\$18,180
Retail/Service	816	Hardware/Paint Store	2.68	1.25	3.35	26%	2.48	\$5,020	per 1,000 sq ft	\$3,916	\$3,665
	820	Retail Shopping Store	3.81		4.76	34%	3.14	\$6,365	per 1,000 sq ft	\$4,965	\$4,647
	850	Supermarket	9.24		11.55	36%	7.39	\$14,969	per 1,000 sq ft	\$11,676	\$10,927
	851	Convenience market-24 hr	49.11		61.39	51%	30.08	\$60,912	per 1,000 sq ft	\$47,511	\$44,466
	854	Discount Supermarket	8.38		10.48	21%	8.28	\$16,757	per 1,000 sq ft	\$13,071	\$12,233
	857	Discount Club	4.18		5.23	0%	5.23	\$10,581	per 1,000 sq ft	\$8,253	\$7,724
	876	Apparel Store	4.12		5.15	0%	5.15	\$10,429	per 1,000 sq ft	\$8,134	\$7,613
	880	Pharmacy/Drug Store	8.51		10.64	53%	5.00	\$10,124	per 1,000 sq ft	\$7,897	\$7,391
	881	Pharmacy/Drug Store w/Drive-Up	10.29		12.86	49%	6.56	\$13,284	per 1,000 sq ft	\$10,361	\$9,697
	890	Furniture Store	0.52		0.65	53%	0.31	\$619	per 1,000 sq ft	\$483	\$452
	912	Bank with Drive-Up Teller	27.15		33.94	35%	22.06	\$44,670	per Window	\$34,843	\$32,609
918	Hair/Nail Salon	1.45	1.81	0%	1.81	\$3,670	per 1,000 sq ft	\$2,863	\$2,679		
Restaurant/Drinking	925	Drinking Place	11.36	1.25	14.20	75%	3.55	\$7,189	per 1,000 sq ft	\$5,607	\$5,248
	930	Fast Casual Restaurant	14.13		17.66	0%	17.66	\$35,767	per 1,000 sq ft	\$27,898	\$26,110
	931	Quality Restaurant	7.8		9.75	44%	5.46	\$11,057	per 1,000 sq ft	\$8,624	\$8,071
	932	High Turnover Restaurant	9.77		12.21	43%	6.96	\$14,096	per 1,000 sq ft	\$10,995	\$10,290
	934	Fast food, w/Drive-Up	32.67		40.84	50%	20.42	\$41,348	per 1,000 sq ft	\$32,251	\$30,184
	938	Drive-Up Coffee Stand	43.38		54.23	90%	5.42	\$10,981	per 1,000 sq ft	\$8,565	\$8,016

¹ ITE Trip Generation (9th & 10th Editions): 4-6 PM Peak Hour Vehicle Trip Generation Rates for Adjacent Street Traffic (weekday 4-6PM); Worksheet represents only most common uses in Bellingham and is NOT all-inclusive

² The ratio of vehicle trips to person trips as extracted from the 2014 PSRC Household Travel Survey and validated against similar data in the 2004 WCOG Travel Model Development Report

³ Excludes pass-by trips: see "Trip Generation Handbook: An ITE Proposed Recommended Practice" (2014). For Restaurant: sit-down uses, percentage of new trips based on peer studies with higher pass-by trip levels to be more consistent with trends expected in Bellingham.

⁴ PM Peak Person Trip Rate multiplied by the Passby, Diverted Link percentage

⁵ dwelling = dwelling unit, sq ft = square feet, pump = vehicle servicing position/gas pump, room = available hotel/motel room, window = number of drive through teller windows/ATM drive through positions