

# City of Bainbridge Island Transportation Impact Fees

## CALCULATION WORKSHEET

The following worksheet is intended to help the applicant easily develop a preliminary estimate of their Transportation Impact Fee (TIF) amount. This can be helpful for preliminary budget purposes and when various development alternatives are being considered. However, this worksheet is only a tool and should not be assumed to be the actual TIF amount required for payment.

**This worksheet is to be completed and submitted at the time the building permit is submitted.** After this worksheet is submitted, city staff will calculate the actual TIF amount and provide the amount to the applicant. The applicant is required to pay the TIF amount before the building permit can be issued.

**Rate Schedule:** Refer to Transportation Impact Fee Rate Schedule adopted by Ordinance No. 2015-07 on September 8, 2015.

### STEP #1: General Information

Enter the following information:

Project Name:	WINTERGREEN TH
Street Address:	WINTER GREEN LN
City, State Zip:	BAINBRIDGE, WA
Parcel Number (s):	232502-3-092-2009 AND 232502-3-092-2001
TIF Estimated By:	DAVID SANITIT
Date of Estimate:	3-2-2021

### STEP #2: Miscellaneous Questions

Answer the following questions:

1) In which year will the building permit be submitted?

2021

### STEP #3: Proposed Land Use

Proposed Land Use Type (s)	Unit of Measure	Number of Unit(s)	Impact Fee Rate per Unit of Measure	Preliminary Impact Fee Amount
PWNING PLAT	LOT	74	\$1273.38	94,226.42

**STEP #4: Prior Land Use**

Prior Land Use Type (s)	Unit of Measure	Number of Unit(s)	Impact Fee Rate per Unit of Measure	Preliminary Impact Fee Amount

**STEP #5: Total TIF**

The total TIF amount and administrative fee are shown as follows:

Base Year TIF (Proposed Use)	\$ 94,226.42
Base Year TIF (Prior Use)	\$ - N/A
Net TIF (Proposed - Prior)	\$ 94,226.42
Optional System Improvement Credit (BIMC 15.30.080)	\$ - N/A
Impact Fee Assessed Sub Total	\$ 94,226.42
Administrative Fee (2%)	\$ 1,884.52
TOTAL TIF PAYMENT ESTIMATE	\$ 96,110.94

## A. Transportation Impact Fee Rate Schedule – Residential

Impact Fee Per Trip Rate: \$1,632.47						
Land Use Group	ITE Code <sup>1</sup>	ITE Land Use Category <sup>1</sup>	ITE Trip Rate <sup>2</sup>	% Pass By Trips <sup>3</sup>	Net New Trips per Development Unit	Impact Fee per Development Unit <sup>4</sup>
Dwelling	210	Single-Family Detached Housing	1.00	0%	1.000	\$1,632.47 per DU
Dwelling	220	Apartment	0.62	0%	0.620	\$1,012.13 per DU
Dwelling	231	Low-Rise Condo / Townhouse	0.78	0%	0.780	\$1,273.33 per DU
Dwelling	240	Mobile Home Park	0.59	0%	0.590	\$963.16 per DU
Dwelling - Group	251	Sr. Housing Detached	0.27	0%	0.270	\$440.77 per DU
Dwelling - Group	252	Sr. Housing Attached	0.25	0%	0.250	\$408.12 per DU
Dwelling - Group	253	Congregate Care Facility	0.17	0%	0.170	\$277.52 per DU
Dwelling - Group	254 <sup>6</sup>	Assisted Living	0.22	0%	0.220	\$359.14 per Bed
Dwelling - Group	620 <sup>6</sup>	Nursing Home	0.22	0%	0.220	\$359.14 per Bed

<sup>1</sup> Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

<sup>2</sup> Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm).  
Note: Sq. Ft. rate expressed per 1000 SF (KSF).

<sup>3</sup> Average Pass-by Rates, per Trip Generation Manual (9th edition) User's Guide and Handbook: an ITE Recommended Practice, 2012. Additional pass-by rate adjusted based on local conditions and engineering judgment.

<sup>4</sup> DU = Dwelling Unit