

MISSING MIDDLE HOUSING IMPACT FEES AND GENERAL FACILITIES CHARGES (GFCs)

DRAFT PLANNING COMMISSION RECOMMENDATION:

For the following residential uses, develop a methodology for calculating transportation and parks impact fees, sewer GFCs and the portion of stormwater GFCs based on streets, that reflects actual system-wide impacts. The methodology should:

- Include methods to calculate differences in system-wide impacts, if any, due to location of the use in downtown Olympia, or along transit corridors as designated in the Olympia Comprehensive Plan.
- For wastewater, be initiated through a request to LOTT to jointly conduct an examination of its capacity development charge (CDC) and Olympia's GFC methodology to ensure consistency.
- Meet all required standards in statute and city codes/policies for a study on which to base a revised impact fee and/or GFC for these residential uses.

Residential uses to be included:*

- Single-family houses
- Accessory dwelling units
- Townhouses
- Duplexes
- Triplexes
- Fourplexes
- Cottage Housing
- Courtyard Apartments
- Single-Room Occupancies
- Apartments
- Studio Apartments
- Senior Living Apartments

* As defined in OMC 18.02, draft Missing Middle recommendations to amend OMC 18.02, or in existing impact fee or GFC studies