

**Ordinance No. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON AMENDING TRANSPORTATION IMPACT FEES, AND AMENDING SECTION 15.16.040 OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, RCW 82.02.050 - .090 authorizes the City of Olympia to adopt an ordinance imposing impact fees; and

WHEREAS, in Ordinance Nos. 5490 and 6164, the City of Olympia did adopt such impact fees, to include "Transportation Impact Fees"; and

WHEREAS, the City Council has called for an annual review of impact fees, concurrent with the annual review of the Capital Facilities Plan (CFP) element of the City's Comprehensive Plan, to consider adjustments to the fees; and

WHEREAS, following said review of the 2016-2021 CFP, the Olympia City Council desires to amend Transportation Impact Fees to account for costs of labor, construction materials, and real property;

WHEREAS, this Ordinance is adopted pursuant to Article 11, Section 11, of the Washington Constitution; and

WHEREAS, this Ordinance is supported by the staff report, attachments, and documents on file with the Department of Public Works;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Amendment of OMC 15.16.040. Section 15.16.040 of the Olympia Municipal Code is hereby amended to read as follows:**

**15.16.040 - Schedule D, Transportation Impact Fees**

**SCHEDULE D  
TRANSPORTATION IMPACT FEE RATE SCHEDULE  
Effective January 1, 2015 2016**

Land Uses	Unit of Measure	Rate
<b>Cost per New Trip Generated:</b>		\$2,688 \$2,913
<b><i>Residential</i></b>		
Single Family (Detached)	dwelling	\$3,167 \$3,432
Multi Family-Townhouse & Duplex	dwelling	\$2,055 \$2,227

<b>Land Uses</b>	<b>Unit of Measure</b>	<b>Rate</b>
Senior Housing & Accessory Dwelling	dwelling	\$778 \$843
Mobile Home	dwelling	\$1,850 \$2,005
<b><i>Commercial – Services</i></b>		
Bank	sq ft / GFA	\$17.35 \$18.80
Day Care	sq ft / GFA	\$16.75 \$18.15
Hotel/Motel	room	\$2,115 \$2,292
Service Station <sup>1</sup>	fueling position	\$6,114 \$6,626
Quick Lubrication Vehicle Shop	servicing positions	\$5,534 \$5,997
Automobile Care Center	sq ft / GLA	\$5.00 \$5.42
Movie Theater	seat	\$123 \$133
Health Club	sq ft / GFA	\$7.35 \$7.97
Marina	berth	\$475 \$515
<b><i>Institutional</i></b>		
Elementary /Jr. High/ High School	student	\$186 \$202
University/College	student	\$508 \$551
Church	sq ft / GFA	\$1.82 \$1.98
Hospital	sq ft / GFA	\$4.09 \$4.43

Land Uses	Unit of Measure	Rate
Assisted Living, Nursing Home, Group Home	bed	\$552 \$598
<b>Industrial</b>		
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	\$3.93 \$4.26
Warehousing/Storage	sq ft / GFA	\$1.46 \$1.58
Mini Warehouse	sq ft / GFA	\$1.19 \$1.29
<b>Restaurant</b>		
Restaurant	sq ft / GFA	\$18.25 \$19.78
Fast Food Restaurant	sq ft / GFA	\$30.32 \$32.86
<b>Commercial – Retail</b>		
Retail Shopping Center:		
up to 49,999	sq ft / GLA	\$5.85 \$6.34
50,000-99,999	sq ft / GLA	\$5.17 \$5.61
100,000-199,999	sq ft / GLA	\$5.08 \$5.51
200,000-299,999	sq ft / GLA	\$4.65 \$5.04
300,000-399,999	sq ft / GLA	\$5.55 \$6.01
over 400,000	sq ft / GLA	\$6.24 \$6.76
Supermarket > 5,000 SF	sq ft / GFA	\$14.82 \$16.06

Land Uses	Unit of Measure	Rate
Convenience Market < 5,000 SF	sq ft / GFA	<del>\$27.47</del> \$29.77
Furniture Store	sq ft / GFA	<del>\$0.41</del> \$0.45
Car Sales - New/Used	sq ft / GFA	<del>\$8.54</del> \$9.25
Nursery/Garden Center	sq ft / GFA	<del>\$5.01</del> \$5.42
Pharmacy/Drugstore	sq ft / GFA	<del>\$6.41</del> \$6.95
Hardware/Building Materials Store < 25,000 SF	sq ft / GFA	<del>\$5.07</del> \$5.49
Discount Merchandise Store (Free Standing)	sq ft / GFA	<del>\$5.85</del> \$6.34
Video Rental	sq ft / GFA	<del>\$9.32</del> \$10.10
Home Improvement Superstore > 25,000 SF	sq ft / GFA	<del>\$2.45</del> \$2.66
Miscellaneous Retail	sq ft / GLA	<del>\$6.02</del> \$6.52
<b>Commercial – Office</b>		
Administrative Office:		
0-99,999	sq ft / GFA	<del>\$11.15</del> \$12.08
100,000-199,999	sq ft / GFA	<del>\$6.79</del> \$7.35
200,000-299,999	sq ft / GFA	<del>\$5.92</del> \$6.42
over 300,000	sq ft / GFA	<del>\$5.55</del> \$6.02
Medical Office/Clinic	sq ft / GFA	<del>\$11.16</del> \$12.09

Land Uses	Unit of Measure	Rate
<b><i>Downtown<sup>2</sup> Fees</i></b>		
Multi Family-Townhouse, & Duplex	dwelling	\$843 <u>\$913</u>
Senior Housing & Accessory Dwelling	dwelling	\$349 <u>\$378</u>
Assisted Living, Nursing Home, Group Home	bed	\$375 <u>\$406</u>
Hotel/Motel	room	\$1,568 <u>\$1,699</u>
Movie Theater	seat	\$101 <u>\$110</u>
Marina	berth	\$291 <u>\$315</u>
Downtown Services/Retail <sup>3</sup>	sq ft / GLA	\$3.55 <u>\$3.85</u>
Administrative Office:		
0-99,999	sq ft / GFA	\$7.24 <u>\$7.84</u>
100,000-199,999	sq ft / GFA	\$5.43 <u>\$5.88</u>
200,000-299,999	sq ft / GFA	\$4.70 <u>\$5.10</u>
over 300,000	sq ft / GFA	\$3.98 <u>\$4.31</u>
Medical Office/Clinic	sq ft / GFA	\$9.77 <u>\$10.58</u>
Industrial Park	sq ft / GFA	\$2.47 <u>\$2.67</u>
Warehousing/Storage	sq ft / GFA	\$0.92 <u>\$0.99</u>
Mini Warehouse	sq ft / GFA	\$0.75 <u>\$0.81</u>

**Notes:** For uses with Unit of Measure in "sq ft / GFA" or "sq ft/GLA", impact fee is dollars per square foot.

1) Service Station can include Mini Mart (less than or equal to 2,500 square feet) and/ or Car Wash. Mini Mart greater than 2,500 square feet is calculated separately.

2) Downtown: As defined in Olympia Municipal Code 15.040.020.O.

3) Downtown Services/Retail includes Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

**Section 2. Severability.** The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

**Section 3. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.


**Section 4. Effective Date.** This Ordinance shall be in force and effect on January 1, 2016, after its passage by the Olympia City Council and publication, as provided by law.

\_\_\_\_\_  
MAYOR

**ATTEST:**

\_\_\_\_\_  
CITY CLERK

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
CITY ATTORNEY (ACA)

**PASSED:**

**APPROVED:**

**PUBLISHED:**