

**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 2013-2018 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; and

**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, 2012*2013**

<b>Land Uses</b>	<b>Unit of Measure</b>	<b>Rate</b>
<b>Cost per New Trip Generated:</b>		<b>\$2,592 2,608</b>
<b><i>Residential</i></b>		
Single Family (Detached)	dwelling	<b>\$3,054 3,073</b>
Multi Family-Townhouse & Duplex	dwelling	<b>\$1,982 1,994</b>
Senior Housing & Accessory Dwelling	dwelling	<b>\$750 755</b>
Mobile Home	dwelling	<b>\$1,784 1,795</b>

Land Uses	Unit of Measure	Rate
<b><i>Commercial – Services</i></b>		
Bank	sq ft / GFA	<del>\$16.73</del> 16.83
Day Care	sq ft / GFA	<del>\$16.15</del> 16.25
Hotel/Motel	room	<del>\$2,039</del> 2,052
Service Station <sup>1</sup>	fueling position	<del>\$5,896</del> 5,932
Quick Lubrication Vehicle Shop	servicing positions	<del>\$5,336</del> 5,369
Automobile Care Center	sq ft / GLA	<del>\$4.82</del> 4.85
Movie Theater	seat	<del>\$118</del> 119
Health Club	sq ft / GFA	<del>\$7.09</del> 7.13
Marina	berth	<del>\$458</del> 461
<b><i>Institutional</i></b>		
Elementary /Jr. High/ High School	student	<del>\$180</del> 181
University/College	student	<del>\$490</del> 493
Church	sq ft / GFA	<del>\$1.76</del> 1.77
Hospital	sq ft / GFA	<del>\$3.94</del> 3.96
Assisted Living, Nursing Home, Group Home	bed	<del>\$532</del> 536
<b><i>Industrial</i></b>		
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	<del>\$3.79</del> 3.81
Warehousing/Storage	sq ft / GFA	<del>\$1.41</del> 1.42
Mini Warehouse	sq ft / GFA	<del>\$1.15</del>
<b><i>Restaurant</i></b>		
Restaurant	sq ft / GFA	<del>\$17.60</del> 17.71
Fast Food Restaurant	sq ft / GFA	<del>\$29.24</del> 29.42
<b><i>Commercial – Retail</i></b>		
Retail Shopping Center:		
up to 49,999	sq ft / GLA	<del>\$5.64</del> 5.68
50,000-99,999	sq ft / GLA	<del>\$4.99</del> 5.02
100,000-199,999	sq ft / GLA	<del>\$4.90</del> 4.93
200,000-299,999	sq ft / GLA	<del>\$4.49</del> 4.51
300,000-399,999	sq ft / GLA	<del>\$5.35</del> 5.38

<b>Land Uses</b>	<b>Unit of Measure</b>	<b>Rate</b>
over 400,000	sq ft / GLA	\$6.02 6.06
Supermarket > 5,000 SF	sq ft / GFA	\$14.29 14.38
Convenience Market < 5,000 SF	sq ft / GFA	\$26.49 26.65
Furniture Store	sq ft / GFA	\$0.40
Car Sales - New/Used	sq ft / GFA	\$8.23 8.29
Nursery/Garden Center	sq ft / GFA	\$4.83 4.86
Pharmacy/Drugstore	sq ft / GFA	\$6.18 6.22
Hardware/Building Materials Store < 25,000 SF	sq ft / GFA	\$4.89 4.92
Discount Merchandise Store (Free Standing)	sq ft / GFA	\$5.64 5.67
Video Rental	sq ft / GFA	\$8.99 9.04
Home Improvement Superstore > 25,000 SF	sq ft / GFA	\$2.37 2.38
Miscellaneous Retail	sq ft / GLA	\$5.80 5.84
<b><i>Commercial – Office</i></b>		
Administrative Office:		
0-99,999	sq ft / GFA	\$10.75 10.81
100,000-199,999	sq ft / GFA	\$6.54 6.58
200,000-299,999	sq ft / GFA	\$5.71 5.75
over 300,000	sq ft / GFA	\$5.35 5.39
Medical Office/Clinic	sq ft / GFA	\$10.76 10.83
<b><i>Downtown<sup>2</sup> Fees</i></b>		
Multi Family-Townhouse, & Duplex	dwelling	\$813 818
Senior Housing & Accessory Dwelling	dwelling	\$337 339
Assisted Living, Nursing Home, Group Home	bed	\$361 363
Hotel/Motel	room	\$1,512 1,521
Movie Theater	seat	\$98
Marina	berth	\$281 282
Downtown Services/Retail <sup>3</sup>	sq ft / GLA	\$3.42 3.45
Administrative Office:		
0-99,999	sq ft / GFA	\$6.98 7.02
100,000-199,999	sq ft / GFA	\$5.23 5.27
200,000-299,999	sq ft / GFA	\$4.54 4.56

Land Uses	Unit of Measure	Rate
over 300,000	sq ft / GFA	\$ <del>3.84</del> 3.86
Medical Office/Clinic	sq ft / GFA	\$ <del>9.42</del> 9.47
Industrial Park	sq ft / GFA	\$ <del>2.38</del> 2.39
Warehousing/Storage	sq ft / GFA	\$ <del>0.88</del> 0.89
Mini Warehouse	sq ft / GFA	\$0.72

**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, 2013 after its passage by the Olympia City Council and publication, as provided by law.

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MAYOR

**ATTEST:**

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CITY CLERK

**APPROVED AS TO FORM:**

*Darren Nienaber*

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DEPUTY CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**