



ANNUAL CONCURRENCY REPORT & TRANSPORTATION IMPACT FEES

Land Use & Environment Committee
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Annual Concurrency Report

What is Concurrency?

- Evaluate how much growth will come to a community
- Forecast street improvements needed to manage the new trips
- If development causes Level of Service (LOS) to decline:
 - ✓ Required to build new transportation infrastructure “concurrent” with new development
- Improvements may include street widening and intersection improvements to lessen congestion

Annual Concurrency Report



- Reconfirmed projects shown in current CFP still needed
- With modified project scopes

Annual Concurrency Report



- Fones Road – 18th Avenue to Pacific Avenue
 - ✓ Currently not meeting LOS Standard
 - ✓ Need to complete improvements in six years

Transportation Impact Fee Background

Projects Completed with Transportation Impact Fees (TIF) (\$17.8 Million)

1. Cooper Point Road at Carriage Loop - Traffic Signal
2. Harrison Avenue - Cooper Point Road to Yauger Way
3. Cooper Point Road/Evergreen Park Drive/ US 101
4. 4th / 5th Avenue Corridor Improvements
5. Cooper Point Road at Black Lake Boulevard – Turn Lane
6. Sleater-Kinney Road at Martin Way – Turn Lane
7. Yelm Highway – City Portion of County Project
8. Harrison Avenue – Yauger Way to Kaiser Road
9. West Olympia Access Study
10. Boulevard Road at Log Cabin Road – Roundabout
11. 18th Avenue – Hoffman to Fones Road
12. Boulevard Road at 22nd Avenue Roundabout
13. US 101/West Olympia Access Project
14. Log Cabin Road Extension Right-of-Way

How do we establish TIF rates?

Identify system improvements needed to serve new growth:

- Population/Employment Forecast
- Model growth projections to identify system needs
 - ✓ (6,241 new trips anticipated)
- Develop project scopes and cost estimates
- Calculate TIF Fee
- Develop fee schedule for various types of development

Proposed Changes for 2017

Changed Project Scopes From Prior CFP

- Henderson Boulevard and Eskridge Boulevard – from Roundabout to Traffic Signal
- Wiggins Road and 37th Avenue/Herman Road – from Roundabout to Traffic Signal
- Cain Road and North Street – from Traffic Signal and Turn Lanes to Compact Roundabout

Proposed Changes

Changes from Preliminary CFP

- Added Transportation Projects Update and Prioritization Project: \$200,000
- Revised US 101/West Olympia Access Project:
 - ✓ Preliminary CFP Included Design: \$3,989,675
 - ✓ Added Right-of-Way: \$2,130,000
 - ✓ New Total: \$6,119,675
- Revised Log Cabin Rd. Extension
 - ✓ Added Design: \$500,000
 - ✓ Reduced Right-of-Way from \$1,659,663 \$273,000
 - ✓ New Total: \$773,000
- Deleted Boulevard Road and Log Cabin Road - East Leg Project: -\$2,851,356

Proposed Changes for 2017

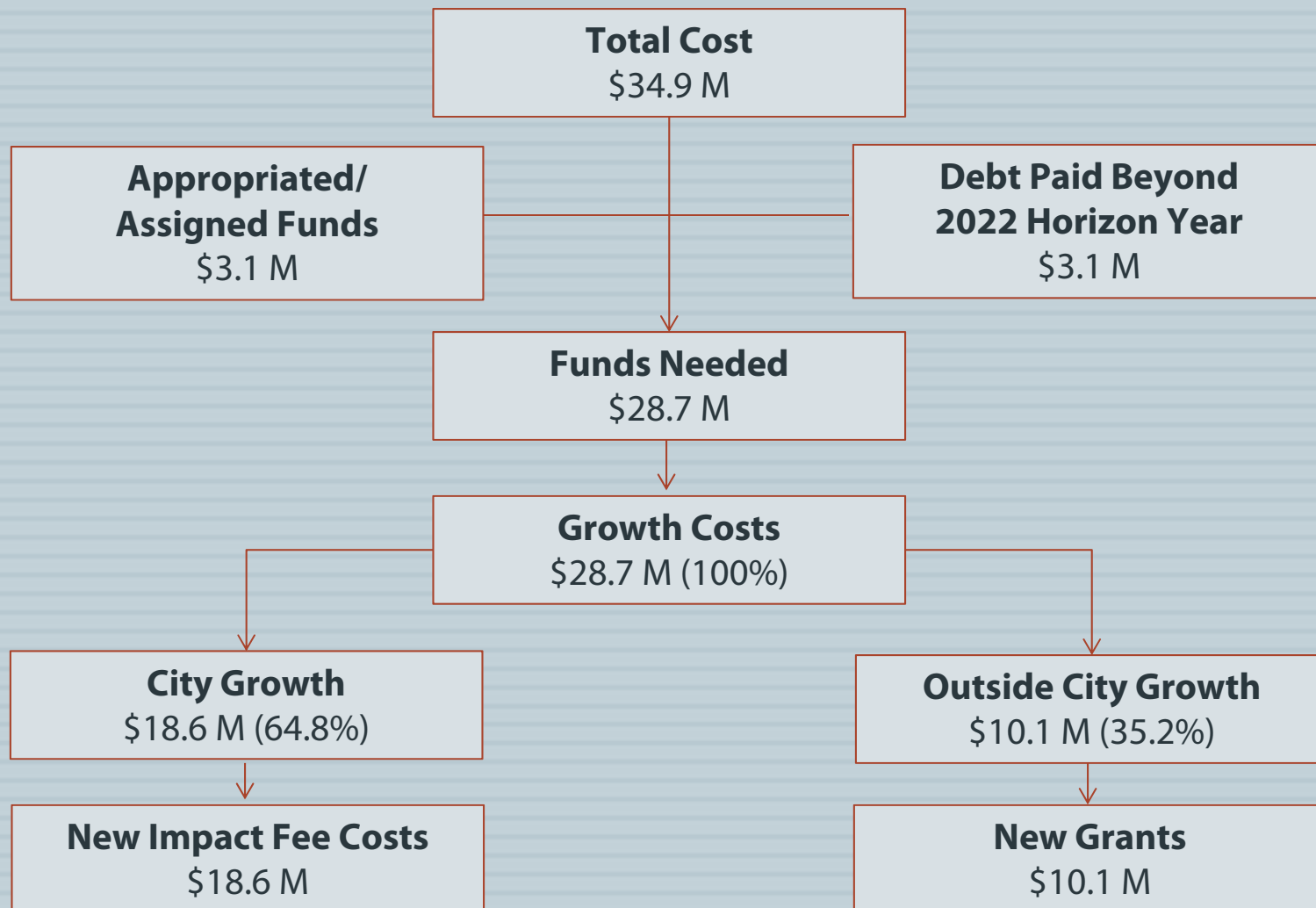
Eliminated/Revised some reductions for Transportation Demand Management (TDM) and Commute Trip Reduction (CTR) measures

ACTION	REDUCTION
Operational Improvements:	
Installation of centralized Transportation Demand Management (TDM) information center with maintained information.	1%
• Commercial development that would be occupied by employees subject to Commute Trip Reduction ordinance or evidence to voluntarily comply with Commute Trip Reduction ordinance.	3% 2%
Installation of parking spaces that are designated as paid parking (by residents or employees).	3%
Signage and enforcement designating parking lots to be used for carpool or vanpool parking for non-building occupants.	1%
Physical Improvements:	
Construction of direct walkway connection to the nearest arterial.	1%
• Installation of on-site sheltered bus stop or bus stop within ¼-mile of site with adequate walkways as determined by Transportation Division staff.	1% 2%
Installation of bike lockers or employee showers.	1%
Construction of on-site internal walk/bikeway network that connects to existing City bicycle/pedestrian networks.	1%
• Installation of preferential carpool/vanpool parking facilities.	2%
• Under-build median parking requirements by at least 20% OR under build by at least 30% OR under build by at least 40%.	2% or 4% or 7%
Downtown construction that provides no parking fee for employees or customers.	10%
Other:	
• Other operational or physical Transportation Demand Management measure identified by the developer (with supporting documentation)	Up to 20% 5% based upon peak-hour trip reductions
Total Maximum Reduction	Up to 20% 10%

Proposed Changes for 2017

- Updated project estimates to reflect revised scopes and current project costs
- Updated Forecasted New PM Peak Hour Trips
 - ✓ Decreased from 10,458 to 6,241
- Added Administrative Fee

Transportation Impact Fee Cost Allocation Process



TIF Calculation

Cost per New Trip	
Impact Fee eligible costs:	\$18,594,638
New PM Peak Hour Trips:	6,241 Trips
Cost per new trip: <i>Impact Fee eligible costs (\$18,594,638) ÷ New PM peak hour trips (6,241)</i>	\$2,979
Administrative Fee:	\$20
Total Cost per New PM Peak Hour Trips	\$2,999



Proposed Fees

Type of Land Use	Current Fee	Proposed Fee	Fee Increase
Single Family	\$3,432/Dwelling	\$3,498/Dwelling	\$66
Multi-family	\$2,227/Dwelling	\$2,293/Dwelling	\$66
Multi-family (Downtown)	\$913/Dwelling	\$1,004/Dwelling	\$91
Administrative Office (0 – 99,999 sq. ft.)	\$12.08 Sq. ft./GFA	\$12.34 Sq. ft./GFA	\$0.26
Administrative Office (Downtown) (0 – 99,999 sq. ft.)	\$7.84 Sq. ft./GFA	\$8.53 Sq. ft./GFA	\$0.69
Downtown Services/Retail	\$3.85 Sq. ft./GLA	\$3.87 Sq. ft./GLA	\$0.02

Transportation Impact Fee Rate Schedule *Proposed Rates For 2017*

Land Uses	Land Use Code	Unit of Measure	Proposed Impact Fee Rate
Cost per New Trip Generated:			\$2,999
Residential			
Single Family (Detached)	210	dwelling	\$3,498
Multi Family-Townhouse & Duplex	220, 221, 230, 233	dwelling	\$2,293
Senior Housing & Accessory Dwelling		dwelling	\$868
Mobile Home	240	dwelling	\$2,064
Commercial - Services			
Bank	912	SF GFA	\$23.68
Day Care	565	SF GFA	\$24.67
Hotel/Motel	310, 320	room	\$2,399
Service Station ¹	944, 945, 946	Fueling Position	\$10,101
Movie Theater	444, 445	seat	\$137
Health Club	492, 493	SF GFA	\$8.20
Marina	420	Berth	\$530
Institutional			
Elementary /Jr. High/ High School	520, 522, 530	student	\$208
University/College	540, 550	student	\$459
Church	560	SF GFA	\$2.03
Hospital	610	SF GFA	\$3.72
Assisted Living, Nursing Home, Group Home	620, 254	bed	\$616
Industrial			
Light Industry/Manufacturing Industrial Park	110, 140, 130	SF GFA	\$4.33
Warehousing/Storage	150	SF GFA	\$1.63
Mini Warehouse	151	SF GFA	\$1.33
Restaurant			
Restaurant	931	SF GFA	\$14.25
Fast Food Restaurant	934	SF GFA	\$32.64
Coffee/Donut Shop with Drive-Through Window	937	SF GFA	\$27.81
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	938	SF GFA	\$10.72
Commercial - Retail			
Retail Shopping Center			
up to 49,999	820	SF GLA	\$6.15
50,000-99,999	820	SF GLA	\$5.43
100,000-199,999	820	SF GLA	\$5.34
200,000-299,999	820	SF GLA	\$4.89
300,000-399,999	820	SF GLA	\$5.82
over 400,000	820	SF GLA	\$6.57
Commercial - Office			
Administrative Office			
0-99,999	710, 715, 750	SF GFA	\$12.34
100,000-199,999	710, 715, 750	SF GFA	\$7.52
200,000-299,999	710, 715, 750	SF GFA	\$6.56
over 300,000	710, 715, 750	SF GFA	\$6.15
Medical Office/Clinic	720	SF GFA	\$12.85
Other Retail Uses			
Supermarket > 5,000 SF	850	SF GFA	\$12.74
Convenience Market < 5,000 SF	851	SF GFA	\$33.37
Discount Merchandise Store (Free Standing)	813, 815, 861, 863, 864	SF GFA	\$6.24
Miscellaneous Retail	820	SF GLA	\$5.87
Furniture Store	890	SF GFA	\$0.36
Car Sales - New/Used	841	SF GFA	\$9.64
Nursery/Garden Center	817	SF GFA	\$10.20
Pharmacy/Drugstore	880, 881	SF GFA	\$6.71
Video Rental	896	SF GFA	\$10.40
Automobile Care Center	942	SF GLA	\$5.13
Quick Lubrication Vehicle Shop	941	Servicing Positions	\$6,173
Hardware/Building Materials Store < 25,000 SF	812	SF GFA	\$5.65
Home Improvement Superstore > 25,000 SF	862	SF GFA	\$2.84

Land Uses	Land Use Code	Unit of Measure	Proposed Impact Fee Rate
Cost per New Trip Generated:			\$2,999
DOWNTOWN FEES			
Multi Family-Townhouse & Duplex	220, 221, 230	dwelling	\$1,004
Senior Housing & Accessory Dwelling	230	dwelling	\$380
Assisted Living, Nursing Home, Group Home	620, 254	bed	\$367
Hotel/Motel	310, 320	room	\$1,431
Movie Theater	444	seat	\$89
Marina	420	Berth	\$316
Downtown Services*	590, 565, 492	SF GFA	\$3.87
Administrative Office			
0-99,999	710	SF GFA	\$8.53
100,000-199,999	710	SF GFA	\$5.20
200,000-299,999	710	SF GFA	\$4.53
over 300,000	710	SF GFA	\$4.25
Medical Office/Clinic	720	SF GFA	\$8.87
Industrial Park	130	SF GFA	\$2.99
Warehousing/Storage	150	SF GFA	\$1.13
Mini Warehouse	151	SF GFA	\$0.92

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

Questions?

