

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 2019-2024 CFP, the Olympia City Council desires to amend Transportation Impact Fees to account for projects fully funded, completed, removed, costs of labor, construction materials, and real property; and

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. Olympia Municipal Code Section 15.16.040 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, ~~2018~~2019**

Land Uses	Unit of Measure	Rate
Cost per New Trip Generated:		\$2,957 \$2,782
<i>Residential</i>		
Single Family (Detached), <u>Townhouse & Manufactured Home</u>	dwelling	\$3,450 \$3,213

**SCHEDULE D
TRANSPORTATION IMPACT FEE RATE SCHEDULE
Effective January 1, 20182019**

Land Uses	Unit of Measure	Rate
Multi Family, Townhouse & Duplex, Triplex, Fourplex, Cottage Housing & Courtyard Apartment	dwelling	\$2,261 \$1,921
Apartment (3 to 10 levels) includes Studio	dwelling	\$1,510
Senior Housing, & Accessory Dwelling & Single-Room Occupancy	dwelling	\$856 \$727
Mobile Home	dwelling	\$2,035 \$1,493
<i>Commercial – Services</i>		
Bank	sq ft / GFA	\$23.35 \$21.97
Day Care	sq ft / GFA	\$24.33 \$22.89
Hotel/Motel	room	\$2,366 \$2,226
Service Station ¹	fueling position	\$9,961 \$9,371
Quick Lubrication Vehicle Shop	servicing positions	\$6,088 \$5,727
Automobile Care Center	sq ft / GLA	\$5.06 \$4.76
Movie Theater	seat	\$135 \$127
Health Club	sq ft / GFA	\$8.09 \$7.61
Marina	berth	\$523 \$492
<i>Institutional</i>		
Elementary /Jr. High/ High School	student	\$205 \$193
University/College	student	\$452 \$426
Church	sq ft / GFA	\$2.01 \$1.89
Hospital	sq ft / GFA	\$3.67 \$3.45
Assisted Living, Nursing Home, Group Home	bed	\$607 \$571
<i>Industrial</i>		
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	\$4.27 \$4.02
Warehousing/Storage	sq ft / GFA	\$1.61 \$1.51

**SCHEDULE D
TRANSPORTATION IMPACT FEE RATE SCHEDULE
Effective January 1, ~~2018~~2019**

Land Uses	Unit of Measure	Rate
Mini Warehouse	sq ft / GFA	\$1.31 <u>\$1.23</u>
<i>Restaurant</i>		
Restaurant	sq ft / GFA	\$14.06 <u>\$13.22</u>
Fast Food Restaurant	sq ft / GFA	\$32.18 <u>\$30.28</u>
Coffee/Donut Shop with Drive-Through Window	sq ft / GFA	\$27.42 <u>\$25.80</u>
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	sq ft / GFA	\$10.57 <u>\$9.95</u>
<i>Commercial – Retail</i>		
Retail Shopping Center:		
up to 49,999	sq ft / GLA	\$6.07 <u>\$5.71</u>
50,000-99,999	sq ft / GLA	\$5.36 <u>\$5.04</u>
100,000-199,999	sq ft / GLA	\$5.27 <u>\$4.96</u>
200,000-299,999	sq ft / GLA	\$4.82 <u>\$4.54</u>
300,000-399,999	sq ft / GLA	\$5.74 <u>\$5.40</u>
over 400,000	sq ft / GLA	\$6.48 <u>\$6.09</u>
Supermarket > 5,000 SF	sq ft / GFA	\$12.56 <u>\$11.82</u>
Convenience Market < 5,000 SF	sq ft / GFA	\$32.91 <u>\$30.96</u>
Furniture Store	sq ft / GFA	\$0.35 <u>\$0.33</u>
Car Sales - New/Used	sq ft / GFA	\$9.50 <u>\$8.94</u>
Nursery/Garden Center	sq ft / GFA	\$10.06 <u>\$9.46</u>
Pharmacy/Drugstore	sq ft / GFA	\$6.62 <u>\$6.22</u>
Hardware/Building Materials Store < 25,000 SF	sq ft / GFA	\$5.58 <u>\$5.25</u>
Discount Merchandise Store (Free Standing)	sq ft / GFA	\$6.16 <u>\$5.79</u>
Video Rental	sq ft / GFA	\$10.25 <u>\$9.65</u>
Home Improvement Superstore > 25,000 SF	sq ft / GFA	\$2.80 <u>\$2.63</u>
Miscellaneous Retail	sq ft / GLA	\$5.79 <u>\$5.45</u>

SCHEDULE D
TRANSPORTATION IMPACT FEE RATE SCHEDULE
Effective January 1, 20182019

Land Uses	Unit of Measure	Rate
<i>Commercial – Office</i>		
Administrative Office:		
0-99,999	sq ft / GFA	\$12.17 <u>\$11.45</u>
100,000-199,999	sq ft / GFA	\$7.42 <u>\$6.98</u>
200,000-299,999	sq ft / GFA	\$6.47 <u>\$6.09</u>
over 300,000	sq ft / GFA	\$6.06 <u>\$5.70</u>
Medical Office/Clinic	sq ft / GFA	\$12.67 <u>\$11.92</u>
<i>Downtown² Fees</i>		
<u>Apartment includes All Multi Family Uses, Townhouse, & Duplex/Studio</u>	dwelling	\$990 <u>\$901</u>
<u>Senior Housing, & Accessory Dwelling & Single Room Occupancy</u>	dwelling	\$375 <u>\$434</u>
Assisted Living, Nursing Home, Group Home	bed	\$362 <u>\$341</u>
Hotel/Motel	room	\$1,411 <u>\$1,328</u>
Movie Theater	seat	\$87 <u>\$82</u>
Marina	berth	\$312 <u>\$293</u>
Downtown Services/Retail ³	sq ft / GLA	\$3.82 <u>\$3.59</u>
Administrative Office:		
0-99,999	sq ft / GFA	\$8.41 <u>\$7.91</u>
100,000-199,999	sq ft / GFA	\$5.13 <u>\$4.82</u>
200,000-299,999	sq ft / GFA	\$4.47 <u>\$4.20</u>
over 300,000	sq ft / GFA	\$4.19 <u>\$3.94</u>
Medical Office/Clinic	sq ft / GFA	\$8.75 <u>\$8.23</u>
Industrial Park	sq ft / GFA	\$2.95 <u>\$2.78</u>
Warehousing/Storage	sq ft / GFA	\$1.11 <u>\$1.05</u>
Mini Warehouse	sq ft / GFA	\$0.90 <u>\$0.85</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 15.04.020.O.
- 3) Downtown Services/Retail includes Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

Section 2. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This Ordinance shall take effect January 1, 2019, after its passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: