

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON AMENDING OLYMPIA MUNICIPAL CODE SECTIONS 15.16.010, 15.16.030 AND 15.16.040 RELATING TO IMPACT FEES

WHEREAS, the Washington State Growth Management Act, chapter 36.70A RCW, requires that cities plan for growth; and

WHEREAS, RCW 82.02.050 - .090 authorize cities to impose impact fees to ensure that adequate facilities are available to serve new growth and development; and

WHEREAS, in Ordinance Nos. 5490 and 6164, the City of Olympia adopted such impact fees, including "Park Impact Fees," "School Impact Fees," and "Transportation Impact Fees," which the City uses as a funding mechanism to help build new transportation and parks infrastructure, as well as help the Olympia School District and the North Thurston School District build infrastructure; and

WHEREAS, the Parks Master Plan was adopted by the City Council in February 2022 and included an updated capital investment strategy project list of capital projects planned for the next 20 years; and

WHEREAS, Olympia has updated the park impact fees to match the anticipated funding and projects listed in the 2022 Parks Plan; and

WHEREAS, Olympia has used transportation impact fees since the 1990s to help fund infrastructure improvements focused on increasing capacity on city streets for motor vehicles; and

WHEREAS, the City's first Transportation Master Plan was adopted by the City Council in February 2021 and included changes to the City's Transportation Concurrency and Impact Fee Programs; and

WHEREAS, transportation impact fees are multi-modal, adding capacity to our street system by making bike, pedestrian, and transit improvements, in addition to improvements for vehicles; and

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

WHEREAS, the Olympia School District has updated its Capital Facilities Plan and revised its proposed impact fees as reflected in the School District's adopted 2026-2031 Capital Facilities Plan; and

WHEREAS, the North Thurston School District has updated its Capital Facilities Plan and has proposed impact fees as reflected in the School District's adopted 2025-2031 Capital Facilities Plan; and

WHEREAS, the City Council conducted a public hearing on the City's 2026-2031 Capital Facilities Plan on November 3, 2025; and

WHEREAS, following that review of the 2026-2031 Capital Facilities Plan, the City Council wants to amend Transportation Impact Fees for inflation in costs of labor, construction materials, and real property, revise School Impact Fees as adopted in the Olympia School District's and North Thurston School District's Capital Facilities Plans, amend Park Impact Fees to implement an inflationary increase

identified in the 2022 Parks Impact Fee Rate Study, and amend the Olympia Municipal Code accordingly;
and

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

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

Section 1. Amendment of OMC 15.16.010. Olympia Municipal Code Section 15.16.010 is hereby amended to read as follows:

15.16.010 Schedule A, Park Impact Fees

For complete building permit applications, the following schedule applies to residential development:
Housing Type:

TYPE OF DWELLING UNIT

Single Family including Manufactured Homes on individual lots, Townhouses	<u>\$6,7986,995</u>
Multi Family including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, and Courtyard Apartments	<u>\$5,8225,991</u>
Units in Senior Housing Developments (including single family units)	<u>\$5,8225,991</u>
Mobile Home in Mobile Home Parks	<u>\$5,0835,230</u>
Single Room Occupancy Units, Studios, Accessory Dwelling Units	<u>\$2,9072,991</u>
Downtown Multi Family (including apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses	<u>\$4,5764,709</u>

Section 2. Amendment of OMC 15.16.030. Olympia Municipal Code Section 15.16.030 is hereby amended to read as follows:

15.16.030 Schedule C, School Impact Fees

A. Developments within the Olympia School District service area: For complete building permit applications for developments within the Olympia School District Service Area submitted after the effective date of this title, the following schedule applies:

(Applies to residential development only)

Housing Type (fees are per unit):

Single Family - detached (including manufactured homes on individual lots)	\$0
Multifamily (including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses (Non-Downtown)	\$0
Downtown Multifamily (including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses	\$0

B. Developments within the North Thurston School District service area: For complete building permit applications for developments within the North Thurston School District Service Area submitted after the effective date of this title, the following schedule applies:

(Applies to residential development only)

Housing Type (fees are per unit):

Single Family (<u>3+Bedroom</u>)	\$5,588.59 <u>1,847</u>
Single Family (<u>2 Bedroom/less</u>)	<u>\$0</u>
Multifamily (<u>2+Bedroom</u>)	\$2,356.67 <u>566</u>
Multifamily (<u>1 Bedroom/less</u>)	<u>\$0</u>

Section 3. 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, ~~2025~~2026

Land Uses	Unit of Measure	Rate
Cost per New Person Trip Generated:		\$3,338 <u>3,672</u>
<i>Residential</i>		
Single Family (Detached), Townhouse and Manufactured Home	dwelling	\$4,792 <u>5,271</u>
Multifamily, including Apartment (1 to 2 levels), Duplex, Triplex, Fourplex, Cottage Housing and Courtyard Apartment	dwelling	\$2,711 <u>2,982</u>
Apartment (3 to 10 levels) includes Studio	dwelling	\$2,130 <u>2,343</u>
Senior Housing, Accessory Dwelling Unit and Single-Room Occupancy Unit	dwelling	\$1,355 <u>1,491</u>
Mobile Home	dwelling	\$2,226 <u>2,449</u>
<i>Commercial – Services</i>		
Bank	sq ft / GFA	\$55.46 <u>61.01</u>
Day Care	sq ft / GFA	\$38.35 <u>42.19</u>
Hotel/Motel	room	\$4,308 <u>4,739</u>
Service Station ¹	fueling position	\$25,685 <u>28,253</u>
Quick Lubrication Vehicle Shop	servicing positions	\$14,166 <u>15,583</u>
Automobile Care Center	sq ft / GLA	\$9.73 <u>10.71</u>
Movie Theater	screen	\$49,086 <u>53,994</u>
Health Club	sq ft / GFA	\$10.80 <u>11.88</u>
Marina	berth	\$795 <u>874</u>
<i>Institutional</i>		
Elementary /Jr. High/ High School	student	\$471 <u>518</u>

SCHEDULE D

TRANSPORTATION IMPACT FEE RATE SCHEDULE

Effective January 1, ~~2025~~2026

Land Uses	Unit of Measure	Rate
University/College	student	\$403 <u>443</u>
Church	sq ft / GFA	\$2.06 <u>2.27</u>
Hospital	sq ft / GFA	\$3.26 <u>3.59</u>
Assisted Living, Nursing Home, Group Home	sq ft / GFA	\$2.48 <u>2.73</u>
<i>Industrial</i>		
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	\$1.44 <u>1.59</u>
Warehousing/Storage	sq ft / GFA	\$0.68 <u>0.75</u>
Mini Warehouse	sq ft / GFA	\$0.61 <u>0.67</u>
<i>Restaurant</i>		
Restaurant	sq ft / GFA	\$18.23 <u>20.05</u>
Fast Food Restaurant	sq ft / GFA	\$68.16 <u>74.98</u>
Coffee/Donut Shop with Drive-Through Window	sq ft / GFA	\$90.50 <u>99.55</u>
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	sq ft / GFA	\$38.25 <u>42.07</u>
<i>Commercial – Retail</i>		
Retail Shopping Center:		
up to 49,999	sq ft / GLA	\$13.58 <u>14.93</u>
50,000-99,999	sq ft / GLA	\$13.44 <u>14.78</u>
100,000-199,999	sq ft / GLA	\$12.24 <u>13.47</u>
200,000-299,999	sq ft / GLA	\$11.61 <u>12.77</u>
300,000-399,999	sq ft / GLA	\$11.46 <u>12.61</u>
over 400,000	sq ft / GLA	\$11.86 <u>13.04</u>
Supermarket > 5,000 SF	sq ft / GFA	\$24.68 <u>27.14</u>
Convenience Market < 5,000 SF	sq ft / GFA	\$100.41 <u>110.45</u>
Furniture Store	sq ft / GFA	\$1.02 <u>1.12</u>
Car Sales - New/Used	sq ft / GFA	\$12.52 <u>13.77</u>
Nursery/Garden Center	sq ft / GFA	\$20.27 <u>22.30</u>
Pharmacy/Drugstore	sq ft / GFA	\$18.43 <u>20.28</u>
Hardware/Building Materials Store < 25,000 SF	sq ft / GFA	\$5.16 <u>5.67</u>
Discount Merchandise Store (Free Standing)	sq ft / GFA	\$12.28 <u>13.51</u>

SCHEDULE D

TRANSPORTATION IMPACT FEE RATE SCHEDULE

Effective January 1, ~~2025~~2026

Land Uses	Unit of Measure	Rate
Home Improvement Superstore > 25,000 SF	sq ft / GFA	\$5.646.20
Miscellaneous Retail	sq ft / GLA	\$10.4911.54
<i>Commercial – Office</i>		
Administrative Office:		
0-99,999	sq ft / GFA	\$4.174.59
100,000-199,999	sq ft / GFA	\$4.094.50
200,000-299,999	sq ft / GFA	\$3.994.38
over 300,000	sq ft / GFA	\$3.954.34
Medical Office/Clinic	sq ft / GFA	\$10.5711.62
<i>Downtown² and High Density Corridor³ Fees</i>		
Multifamily (including Apartment, Duplex, Triplex, Fourplex, Cottage Housing, and Courtyard Apartment), Townhouse, and Studio	dwelling	\$1,5501,1705
Senior Housing, Accessory Dwelling Unit and Single Room Occupancy Unit	dwelling	\$823905
Assisted Living, Nursing Home, Group Home	sq ft / GFA	\$1.942.13
Hotel/Motel	room	\$2,2752,502
Movie Theater	screen	\$38,28742,116
Marina	berth	\$620682
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	\$1.121.24
Warehousing/Storage	sq ft / GFA	\$0.530.59
Mini Warehouse	sq ft / GFA	\$0.480.53
Downtown Services/Retail ⁴	sq ft / GLA	\$8.509.35
Administrative Office:		
0-99,999	sq ft / GFA	\$3.253.58
100,000-199,999	sq ft / GFA	\$3.193.51
200,000-299,999	sq ft / GFA	\$3.113.42
over 300,000	sq ft / GFA	\$3.083.39
Medical Office/Clinic	sq ft / GFA	\$8.249.07

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" includes Mini Mart less than or equal to 2,500 square feet or Car Wash (or both). Mini-Mart greater than 2,500 square feet is calculated separately.

- 2) Downtown: As defined in Olympia Municipal Code 15.04.020(L).
- 3) High Density Corridor (HDC): includes HDC-1, HDC-2, HDC-3 land use zoning areas and has the same meaning as set forth in Olympia Municipal Code Subsections [18.06.020\(B\)](#)(10), (11), and (12).
- 4) Downtown Services/Retail includes Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

Section 4. 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 5. 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 remains unaffected.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 7. Effective Date. This Ordinance takes effect January 1, 2026, after passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Michael M. Young

SENIOR DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: