

Ordinance No. _____

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

WHEREAS, the City Council adopted Ordinance No. 6938 on December 16, 2014, amending transportation impact fees and amending Section 15.16.040, Schedule D, of the Olympia Municipal Code; and

WHEREAS, after approval of Ordinance No. 6938, staff identified an error in the Marina Land Use Rate in Section 15.16.040, Schedule D, of the ordinance; and

WHEREAS, it is in the best interest of the City to correct and increase the Marina Land Use Rate as intended so that project costs will remain current with the cost of labor, construction materials and real property; and

WHEREAS, this Ordinance is adopted pursuant to Article 11 Section 11 of the Washington State Constitution and any other applicable authority; and

WHEREAS, this Ordinance is supported by the staff report, attachments, and documents on file with the City, and the professional judgment of staff;

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**

Land Uses	Unit of Measure	Rate
Cost per New Trip Generated:		\$2,688
<i>Residential</i>		
Single Family (Detached)	dwelling	\$3,167
Multi Family-Townhouse & Duplex	dwelling	\$2,055
Senior Housing & Accessory Dwelling	dwelling	\$778
Mobile Home	dwelling	\$1,850

Land Uses	Unit of Measure	Rate
<i>Commercial – Services</i>		
Bank	sq ft / GFA	\$17.35
Day Care	sq ft / GFA	\$16.75
Hotel/Motel	room	\$2,115
Service Station ¹	fueling position	\$6,114
Quick Lubrication Vehicle Shop	servicing positions	\$5,534
Automobile Care Center	sq ft / GLA	\$5.00
Movie Theater	seat	\$123
Health Club	sq ft / GFA	\$7.35
Marina	berth	\$4.75 \$475
<i>Institutional</i>		
Elementary /Jr. High/ High School	student	\$186
University/College	student	\$508
Church	sq ft / GFA	\$1.82
Hospital	sq ft / GFA	\$4.09
Assisted Living, Nursing Home, Group Home	bed	\$552
<i>Industrial</i>		
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	\$3.93
Warehousing/Storage	sq ft / GFA	\$1.46
Mini Warehouse	sq ft / GFA	\$1.19
<i>Restaurant</i>		
Restaurant	sq ft / GFA	\$18.25
Fast Food Restaurant	sq ft / GFA	\$30.32

Land Uses	Unit of Measure	Rate
<i>Commercial – Retail</i>		
Retail Shopping Center:		
up to 49,999	sq ft / GLA	\$5.85
50,000-99,999	sq ft / GLA	\$5.17
100,000-199,999	sq ft / GLA	\$5.08
200,000-299,999	sq ft / GLA	\$4.65
300,000-399,999	sq ft / GLA	\$5.55
over 400,000	sq ft / GLA	\$6.24
Supermarket > 5,000 SF	sq ft / GFA	\$14.82
Convenience Market < 5,000 SF	sq ft / GFA	\$27.47
Furniture Store	sq ft / GFA	\$0.41
Car Sales - New/Used	sq ft / GFA	\$8.54
Nursery/Garden Center	sq ft / GFA	\$5.01
Pharmacy/Drugstore	sq ft / GFA	\$6.41
Hardware/Building Materials Store < 25,000 SF	sq ft / GFA	\$5.07
Discount Merchandise Store (Free Standing)	sq ft / GFA	\$5.85
Video Rental	sq ft / GFA	\$9.32
Home Improvement Superstore > 25,000 SF	sq ft / GFA	\$2.45
Miscellaneous Retail	sq ft / GLA	\$6.02
<i>Commercial – Office</i>		
Administrative Office:		
0-99,999	sq ft / GFA	\$11.15
100,000-199,999	sq ft / GFA	\$6.79
200,000-299,999	sq ft / GFA	\$5.92
over 300,000	sq ft / GFA	\$5.55

Land Uses	Unit of Measure	Rate
Medical Office/Clinic	sq ft / GFA	\$11.16
<i>Downtown² Fees</i>		
Multi Family-Townhouse, & Duplex	dwelling	\$843
Senior Housing & Accessory Dwelling	dwelling	\$349
Assisted Living, Nursing Home, Group Home	bed	\$375
Hotel/Motel	room	\$1,568
Movie Theater	seat	\$101
Marina	berth	\$291
Downtown Services/Retail ³	sq ft / GLA	\$3.55
Administrative Office:		
0-99,999	sq ft / GFA	\$7.24
100,000-199,999	sq ft / GFA	\$5.43
200,000-299,999	sq ft / GFA	\$4.70
over 300,000	sq ft / GFA	\$3.98
Medical Office/Clinic	sq ft / GFA	\$9.77
Industrial Park	sq ft / GFA	\$2.47
Warehousing/Storage	sq ft / GFA	\$0.92
Mini Warehouse	sq ft / GFA	\$0.75

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. 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 take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: