

**Level 1 Traffic Impact Analysis****Roosevelt Elementary School  
October 18, 2016****Background**

The Olympia School District (OSD) is funded to improve their existing elementary schools in order to reduce the number of students in each class or school room. Roosevelt Elementary is one of these schools (see attached vicinity map). The current proposal is to add a separate new building with eight (8) classrooms as part of a phase project. After the new "mini building" is completed, the existing temporary school room structures (two total) will remain on site for storage until a new location with use is available.

Roosevelt Elementary is located at 1417 San Francisco Ave NE. The square footage of the existing main building and portables is 55,587 sq. ft. The proposed two story stand alone "mini building" will have 17,074 sq.ft. (9,710 1<sup>st</sup> floor and 7,364 2<sup>nd</sup> floor). This will increase the building area on this site to 72,661 sq. ft. Full build out for this project which consists of the construction of the 2 story building is scheduled to be completed January 2018. Again, the goal of the project is to reduce class size and to increase teacher to student ratio.

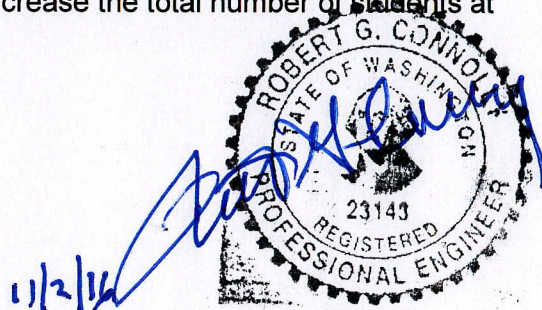
**Additional AM/PM Trips**

Currently there are two portable classrooms serving the needs on site. These portables are slated to be stored vacant on site until a future use location is determined. The two story classroom building will increase the classroom space. The classrooms in the new building will require eight teachers. Two teachers will come from the portables. Six additional teachers will be required. The number of students remains unchanged. This will result in an increase of six additional trip ends in the AM peak.

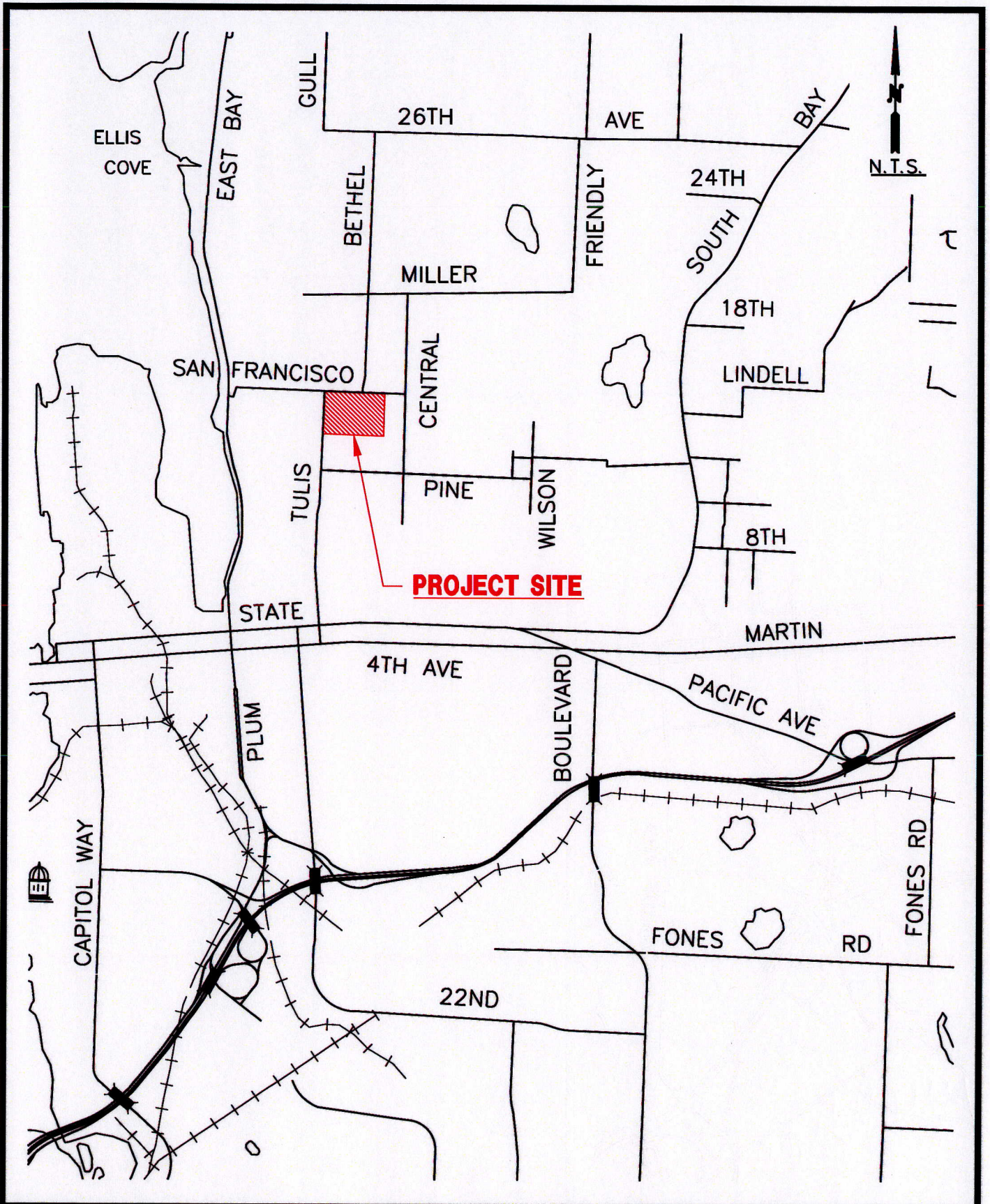
Rather than utilizing the trip ends calculations from the ITE Trip Generation, the traffic data for this project will be the actual number of additional vehicle trips in the AM peak. This will depend on the number of additional teachers required to fill the needs of the new buildings which is six. This is well under the threshold set by the City of Olympia for requiring additional study or mitigation.

**Traffic Fees**

Attached is a copy of the City of Olympia's "Impact Fees effective January 1, 2016". Elementary school is listed as \$202 per student. The project does not increase the total number of students at the site and therefore no Traffic Impact Fees should be due.







# ROOSEVELT ELEMENTARY SCHOOL Vicinity Map





# IMPACT FEES effective January 1, 2016

## TRANSPORTATION IMPACT FEE RATE SCHEDULE

Effective January 1, 2016

Land Uses	Unit of Measure	Fee
<b>RESIDENTIAL</b>		
Single Family (Detached)	Dwelling	\$3,432
Multifamily –Townhouse, Duplex	Dwelling	\$2,227
Senior Housing & Accessory Dwelling Unit	Dwelling	\$ 843
Mobile Home	Dwelling	\$2,005
<b>COMMERCIAL – SERVICES</b>		
Bank	Sq ft/GFA	\$18.80
Daycare	Sq ft/GFA	\$18.15
Hotel/Motel	Room	\$2,292
Service Station <sup>1</sup>	Fueling position	\$6,626
Movie Theatre	Seat	\$133
Health Club	Sq ft/GFA	\$7.97
Marina	Berth	\$515
<b>INSTITUTIONAL</b>		
Elementary/Jr High/High School	Student	\$202
University/College	Student	\$551
Church	Sq ft/GFA	\$1.98
Hospital	Sq ft/GFA	\$4.43
Asst Living, Nursing Home, Group Home	Bed	\$598
<b>INDUSTRIAL</b>		
Light Industry/Manufacturing/Industrial Park	Sq ft/GFA	\$4.26
Warehousing/Storage	Sq ft/GFA	\$1.58
Mini Warehouse	Sq ft/GFA	\$1.29
<b>RESTAURANT</b>		
Restaurant	Sq ft/GFA	\$19.78
Fast Food Restaurant	Sq ft/GFA	\$32.86
<b>COMMERCIAL RETAIL</b>		
<b>Retail Shopping Center</b>		
Up to 49,999 sq ft	Sq ft/GLA	\$6.34
50,000 – 99,999 sq ft	Sq ft/GLA	\$5.61
100,000 - 199,999 sq ft	Sq ft/GLA	\$5.51
200,000 – 299,999 sq ft	Sq ft/GLA	\$5.04
300,000 – 399,999 sq ft	Sq ft/GLA	\$6.01
Over 400,000 sq ft	Sq ft/GLA	\$6.76
<b>COMMERCIAL OFFICE</b>		
<b>Administrative Office</b>		
Up to 99,999 sq ft	Sq ft/GFA	\$12.08
100,000 – 199,999 sq ft	Sq ft/GFA	\$7.35
200,000 - 299,999 sq ft	Sq ft/GFA	\$6.42
300,000 sq ft and over	Sq ft/GFA	\$6.02
Medical Office/Clinic	Sq ft/GFA	\$12.09

Land Uses	Unit of Measure	Fee
<b>OTHER RETAIL USES</b>		
Supermarket >5,000 sq ft	Sq ft/GFA	\$16.06
Convenience Market < 5,000 sq ft	Sq ft/GFA	\$29.77
Discount Merchandise Store (free standing)	Sq ft/GFA	\$6.34
Miscellaneous Retail Sales	Sq ft/GLA	\$6.52
Furniture Store	Sq ft/GFA	\$0.45
Car Sales – New/Used	Sq ft/GFA	\$9.25
Nursery/Garden Center	Sq ft/GFA	\$5.42
Pharmacy/Drugstore	Sq ft/GFA	\$6.95
Video Rental	Sq ft/GFA	\$10.10
Automobile Care Center	Sq ft/GLA	\$5.42
Quick Lubrication Vehicle Shop	Servicing Position	\$5,997
Hardware/Bldg Materials Store <25,000 sq ft	Sq ft/GFA	\$5.49
Home Improvement Superstore >25,000 sq ft	Sq ft/GFA	\$2.66
<b>DOWNTOWN FEES<sup>2</sup></b>		
Multifamily Residential – Townhouse, Duplex	Dwelling	\$913
Senior Housing & Accessory Dwelling Unit	Dwelling	\$378
Asst Living, Nursing Home, Group Home	Bed	\$406
Hotel/Motel	Room	\$1,699
Movie Theatre	Seat	\$110
Marina	Berth	\$315
Downtown Services/Retail <sup>3</sup>	Sq ft/GLA	\$3.85
<b>DOWNTOWN ADMINISTRATIVE OFFICE<sup>2</sup></b>		
Up to 99,999 sq ft	Sq ft/GFA	\$7.84
100,000 – 199,999 sq ft	Sq ft/GFA	\$5.88
200,000 - 299,999 sq ft	Sq ft/GFA	\$5.10
300,000 sq ft and over	Sq ft/GFA	\$4.31
Medical Office/Clinic	Sq ft/GFA	\$10.58
Industrial Park	Sq ft/GFA	\$2.67
Warehousing/Storage	Sq ft/GFA	\$0.99
Mini Warehouse	Sq ft/GFA	\$0.81

### Notes:

For uses with Unit of Measure in "sq ft/GFA" or "sq ft/GLA," impact fee is dollars per square foot.

<sup>1</sup> Service Station can include Mini Mart (less than or equal to 2,500 sq. ft.) and/or Car Wash. Mini Mart greater than 2,500 sq. ft. is calculated separately.

<sup>2</sup> Downtown: As defined in Olympia Municipal Code 15.040.020.O.

<sup>3</sup> Downtown Services/Retail include Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.