



City of Tukwila

Washington

Ordinance No. 2156

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2111, AS CODIFIED AT TMC CHAPTER 9.48, TO UPDATE THE CITY'S TRAFFIC IMPACT FEE SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Tukwila has adopted a Comprehensive Plan pursuant to the Growth Management Act of the State of Washington and RCW 36.70A, which includes elements relating to traffic impacts and necessary mitigation as part of its Transportation Element; and

WHEREAS, RCW 82.02.050 authorizes cities to impose impact fees on development activity as part of the financing for public facilities, including transportation facilities; and

WHEREAS, the Tukwila City Council has adopted a transportation element of its Comprehensive Plan, including transportation facilities, and desires to provide funding for said plan through the imposition of development impact fees; and

WHEREAS, Ordinance No. 2111, as codified at TMC Chapter 9.48, set forth a schedule of traffic impact fees; and

WHEREAS, the Council desires to annually update these impact fees to reflect current project costs as defined in the City of Tukwila's annually updated Financial Planning Model and Capital Improvement Program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 2111, as codified at TMC Chapter 9.48, is hereby amended by updating the schedule of Traffic Impact Fees, to read as shown in Attachment A to this ordinance.

Section 2. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 3. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 5th day of March, 2007.

ATTEST/AUTHENTICATED:

Jane E. Cantu
Jane E. Cantu, CMC, City Clerk

Steven M Mullet
Steven M. Mullet, Mayor

APPROVED AS TO FORM BY:

[Signature]
Office of the City Attorney

Filed with the City Clerk: 3-1-07
Passed by the City Council: 3-5-07
Published: 3-8-07
Effective Date: 3-13-07
Ordinance Number: 2156

Attachment: Attachment A, Traffic Impact Fee Schedule 2007

Attachment A
Traffic Impact Fee Schedule 2007

Land Uses	Unit of Measure	Zone 1	Zone 2	Zone 3	Zone 4
Cost per Trip All Other Uses		\$1,736.80	\$1,357.77	\$1,061.20	\$819.38
Residential					
Single Family	dwelling	\$1,659.35	\$1,297.22	\$1,013.88	\$782.84
Multi Family	dwelling	\$712.09	\$556.69	\$435.09	\$335.95
Retirement Community	dwelling	\$722.89	\$565.13	\$441.69	\$341.04
Nursing Home/Convalescent Center	bed	\$289.15	\$226.05	\$176.68	\$136.42
Assisted Living	dwelling	\$289.15	\$226.05	\$176.68	\$136.42
Commercial - Services					
Drive-in Bank	sq ft/GFA	\$23.14	\$18.09	\$14.14	\$10.92
Walk-in Bank	sq ft/GFA	\$18.67	\$14.60	\$11.41	\$8.81
Day Care Center	sq ft/GFA	\$9.28	\$7.25	\$5.67	\$4.38
Library	sq ft/GFA	\$4.24	\$3.32	\$2.59	\$2.00
Post Office	sq ft/GFA	\$6.46	\$5.05	\$3.95	\$3.05
Hotel/Motel	room	\$1,107.80	\$866.04	\$676.87	\$522.63
Service Station	VFP	\$3,203.13	\$2,504.10	\$1,957.14	\$1,511.17
Service Station/Minimart	VFP	\$3,203.13	\$2,504.10	\$1,957.14	\$1,511.17
Service Station/Minimart/Car Wash	VFP	\$3,203.13	\$2,504.10	\$1,957.14	\$1,511.17
Carwash (Self-Serve)	stall	\$2,826.58	\$2,209.72	\$1,727.06	\$1,333.51
Movie Theater	screen	\$64.24	\$50.22	\$39.25	\$30.31
Health Club	sq ft/GFA	\$4.42	\$3.46	\$2.70	\$2.09
Racquet Club	sq ft/GFA	\$1.99	\$1.56	\$1.22	\$0.94
Marina	berth	\$247.38	\$193.39	\$151.15	\$116.71
Commercial - Institutional					
Elementary School/Jr. High School	student	\$195.27	\$152.66	\$119.31	\$92.13
High School	student	\$131.43	\$102.75	\$80.31	\$62.01
University/College	student	\$267.56	\$209.17	\$163.48	\$126.23
Church	sq ft/GFA	\$1.15	\$0.90	\$0.70	\$0.54
Hospital	sq ft/GFA	\$2.22	\$1.73	\$1.35	\$1.05
Commercial - Restaurant					
Restaurant	sq ft/GFA	\$9.56	\$7.48	\$5.84	\$4.51
Fast Food Restaurant w/o drive-through	sq ft/GFA	\$12.27	\$9.60	\$7.50	\$5.79
Fast Food Restaurant w/drive-through	sq ft/GFA	\$16.26	\$12.71	\$9.94	\$7.67
Industrial					
Light Industry/High Technology	sq ft/GFA	\$2.06	\$1.61	\$1.26	\$0.97
Industrial Park	sq ft/GFA	\$2.06	\$1.61	\$1.26	\$0.97
Warehousing/Storage	sq ft/GFA	\$1.15	\$0.90	\$0.70	\$0.54
Mini Warehouse	sq ft/GFA	\$0.50	\$0.39	\$0.31	\$0.24

GLA= Gross Leasable Area

GFA= Gross Floor Area

VFP= Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

Attachment A
Traffic Impact Fee Schedule 2007

Land Uses	Unit of Measure	Zone 1	Zone 2	Zone 3	Zone 4
Cost per Trip All Other Uses		\$1,736.80	\$1,357.77	\$1,061.20	\$819.38
Commercial - Retail					
Shopping Center:					
up to 9,999 sq ft	sq ft/GLA	\$4.18	\$3.27	\$2.55	\$1.97
10,000 sq ft-49,999 sq ft	sq ft/GLA	\$3.51	\$2.75	\$2.15	\$1.66
50,000 sq ft-99,999 sq ft	sq ft/GLA	\$3.03	\$2.37	\$1.85	\$1.43
100,000 sq ft-199,999 sq ft	sq ft/GLA	\$2.61	\$2.04	\$1.59	\$1.23
200,000 sq ft-299,999 sq ft	sq ft/GLA	\$2.38	\$1.86	\$1.45	\$1.12
300,000 sq ft-399,999 sq ft	sq ft/GLA	\$2.82	\$2.21	\$1.72	\$1.33
over 400,000 sq ft	sq ft/GLA	\$3.17	\$2.48	\$1.94	\$1.49
Miscellaneous Retail Sales	sq ft/GFA	\$3.17	\$2.48	\$1.94	\$1.49
Supermarket	sq ft/GFA	\$7.73	\$6.04	\$4.72	\$3.64
Convenience Market	sq ft/GFA	\$14.39	\$11.25	\$8.79	\$6.79
Nursery/Garden Center	sq ft/GFA	\$2.62	\$2.05	\$1.60	\$1.24
Furniture Store	sq ft/GFA	\$0.22	\$0.17	\$0.13	\$0.10
Car Sales - New/Used	sq ft/GFA	\$4.56	\$3.57	\$2.79	\$2.15
Auto Care Center	sq ft/GLA	\$2.62	\$2.05	\$1.60	\$1.24
Quick Lubrication Vehicle Shop	Service Bay	\$2,899.10	\$2,266.42	\$1,771.37	\$1,367.73
Auto Parts Sales	sq ft/GFA	\$3.34	\$2.61	\$2.04	\$1.58
Pharmacy (with drive-through)	sq ft/GFA	\$3.44	\$2.69	\$2.10	\$1.62
Pharmacy (without drive-through)	sq ft/GFA	\$3.36	\$2.63	\$2.05	\$1.58
Free-Standing Discount Store	sq ft/GFA	\$3.13	\$2.44	\$1.91	\$1.47
Hardware/Paint Store	sq ft/GFA	\$2.66	\$2.08	\$1.62	\$1.25
Discount Club	sq ft/GFA	\$3.13	\$2.44	\$1.91	\$1.47
Video Rental	sq ft/GFA	\$4.88	\$3.82	\$2.98	\$2.30
Home Improvement Superstore	sq ft/GFA	\$1.33	\$1.04	\$0.81	\$0.63
Tire Store	Service Bay	\$1,938.32	\$1,515.31	\$1,184.33	\$914.45
Electronics Superstore	sq ft/GFA	\$3.11	\$2.43	\$1.90	\$1.46
Commercial - Office					
Administrative Office:					
up to 9,999 sq ft	sq ft/GFA	\$8.10	\$6.33	\$4.95	\$3.82
10,000 sq ft-49,999 sq ft	sq ft/GFA	\$8.10	\$6.33	\$4.95	\$3.82
50,000 sq ft-99,999 sq ft	sq ft/GFA	\$4.70	\$3.67	\$2.87	\$2.22
100,000 sq ft-199,999 sq ft	sq ft/GFA	\$3.56	\$2.78	\$2.17	\$1.68
200,000 sq ft-299,999 sq ft	sq ft/GFA	\$3.10	\$2.43	\$1.90	\$1.46
over 300,000 sq ft	sq ft/GFA	\$2.91	\$2.27	\$1.78	\$1.37
Medical Office/Clinic	sq ft/GFA	\$6.29	\$4.91	\$3.84	\$2.97

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GFA= Gross Floor Area

VFP= Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

SUMMARY OF ORDINANCE
No. 2156

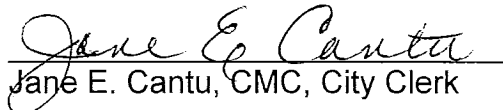
City of Tukwila, Washington

On March 5, 2007, the City Council of the City of Tukwila, Washington, adopted Ordinance No. 2156, the main points of which are summarized by its title as follows:

An ordinance of the City Council of the City of Tukwila, Washington, amending Ordinance No. 2111, as codified at TMC Chapter 9.48, to update the City's Traffic Impact Fee Schedule; providing for severability; and establishing an effective date.

The full text of this ordinance will be mailed upon request.

Approved by the City Council at a Regular Meeting on March 5, 2007.


Jane E. Cantu, CMC, City Clerk

Published Seattle Times: March 8, 2007

