

CODE

**REDMOND CITY COUNCIL
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING CHAPTER 3.10 OF THE
REDMOND MUNICIPAL CODE TO CORRECT INADVERTENT
DELETIONS AND MAKE MINOR EDITS TO IMPROVE
CLARITY, PROVIDING FOR SEVERABILITY, AND
ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City adopted a funding-constrained Transportation Facilities Plan on November 19, 2024 (Ord. No. 3181) as part of the Redmond 2050 periodic update of the comprehensive plan and subsequently re-adopted it on March 18, 2025 (Ord. No. 3209) to correct inadvertent omissions; and

WHEREAS, the City amended RMC Chapter 3.10 concerning impact fees on November 19, 2024 (Ord. No. 3187), to reflect the updated Transportation Facilities Plan; and

WHEREAS, the purpose of updating RMC Chapter 3.10 is to correct the inadvertent deletion of impact fee indexing authority for transportation impact fees and make other minor improvements for clarity and consistency; and

WHEREAS, on October 12, 2020, the City of Redmond issued determination of significance for Redmond 2050 under the State Environmental Policy Act; and

WHEREAS, the City of Redmond issued a Draft Environmental Impact Statement (EIS) on June 16, 2022, a Supplemental Draft EIS

on September 20, 2023, and a Final EIS on December 15, 2023, for Redmond 2050; and

WHEREAS, between April 22, 2025, and June 3, 2025, the City Council received committee briefings on this topic; and

WHEREAS, having considered the recommendations and community input, the City Council desires amend RMC Chapter 3.10 concerning impact fees.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Classification. This is a code ordinance.

Section 2. RMC 3.10.080 Calculation of park, fire, and school impact fees using adopted impact fee schedules, amended.
RMC 3.10.080 Calculation of park, fire, and school impact fees using adopted impact fee schedules, is hereby amended to read as follows:

**3.10.080 Calculation of park, fire, and school impact fees
 using adopted impact fee schedules.**

A. Method of Calculation. All park, fire, and school impact fees shall be calculated using the schedules set forth in this section, except where an independent fee calculation study has been prepared and approved as provided in RMC 3.10.120.

1. When using the impact fee schedules set forth in this section, the park, fire, and school impact fees shall be calculated by using the following formula:

$$\begin{array}{rcl} \text{Number of units} & \text{Impact Fee} & \text{Amount of Impact} \\ \text{of each use} & \times \text{Amount for a} & \text{Fee that shall be} \\ & \text{facility type} & \text{paid for that} \\ & & \text{facility type} \end{array} =$$

2. The number of units of each use determined as follows: (i) for residential uses it is the number of housing units for which a building permit application has been made and (ii) for office, retail, or manufacturing uses it is the gross floor area of building(s) to be used for each use expressed in square feet divided by 1,000 square feet. If uses other than parking vehicles which do not constitute a stock in trade and uses accessory to residences will take place outside of buildings, the calculations shall include the land area on which these uses will take place.

3. Using the formula in subsection A(1) of this section, park, fire, and school impact fees shall be calculated separately for each use and each facility type. The total impact fees that shall be paid for any development are the sum of these calculations.

4. If a development activity will include more than one use in a building or site, then the fee shall be

determined using the above schedule by apportioning the space committed to the various uses specified on the schedule.

5. If the type of use or development activity is not specified on the impact fee schedules in this section, the Administrator shall use the park, fire, or school impact fee applicable to the most comparable type of land use on the fee schedules. The Administrator shall be guided in the selection of a comparable type by the most recent North American Industry Classification System (NAICS) edition and the Redmond Zoning Code. If the Administrator determines that there is no comparable type of land use on the above fee schedule, then the Administrator shall determine the proper fee by considering demographic or other documentation which is available from state, local, and regional authorities.

6. In the case of a change in use, development activity, redevelopment, or expansion or modification of an existing use, the park, fire, or school impact fee shall be based upon the net positive increase in the impact fee for the new development activity as compared to the previous development activity. The Administrator shall be guided in this determination by the sources and agencies listed above.

B. Fire Impact Fee Schedule. The following fire impact fees shall be paid for each unit of use or development:

FIRE IMPACT FEES

Land Use	Units	Impact Fee That Shall Be Paid per Unit
Single-family residences	1 housing unit	\$148.78
Mobile homes and detached single-family manufactured homes	1 housing unit	\$177.71
Multifamily residences	1 housing unit	\$251.30
Residential suites	1 residential suite	\$125.66
Offices	1,000 square feet of gross floor area	\$208.06
Retail trade	1,000 square feet of gross floor area	\$239.84
Manufacturing	1,000 square feet of gross floor area	\$24.57

~~[NOTE 1: LAND USES ARE DEFINED IN RMC 3.10.030, DEFINITIONS. AMENDMENTS TO THIS FEE SCHEDULE SHALL BE ADOPTED BY THE CITY COUNCIL BY ORDINANCE.]~~

1. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

~~[NOTE 2:]~~ **2.** Fire impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the fire impact fees shall be determined by

calculating changes in the Consumer Price Index over the three consecutive 12-month September 1 to August 31 time periods immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

C. Park Impact Fee Schedule. The following park impact fees shall be paid for each unit of use or development:

PARK IMPACT FEES

Land Use	Units	Impact Fee That Shall Be Paid per Unit
Single-family residences (including mobile homes and detached single-family manufactured homes)	1 housing unit	\$6,778.37
Multifamily residences	1 housing unit	\$4,705.68
Residential suites	1 residential suite	\$2,557.60
Offices	1,000 square feet of gross floor area	\$1,836.15
Retail trade	1,000 square feet of gross floor area	\$814.59
Manufacturing	1,000 square feet of gross floor area	\$826.41

~~[NOTE 1: LAND USES ARE DEFINED IN RMC 3.10.030, DEFINITIONS. AMENDMENTS TO THIS FEE SCHEDULE SHALL BE ADOPTED BY THE CITY COUNCIL BY ORDINANCE.]~~

1. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

~~[NOTE 2:]~~ **2.** Park impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the park impact fees shall be determined by calculating changes in the average of the Building Cost Index and the Construction Cost Index (published by the Engineering News Record) over the three consecutive 12-month September 1 to August 31 time periods immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

D. School Impact Fees. The following school impact fees shall be paid for each unit of use or development; provided, that such impact fees shall be imposed only so long as the City of Redmond and the Lake Washington School District remain parties to an interlocal agreement under which the City agrees to impose such fees. If the interlocal agreement is terminated for any reason, the City shall no longer collect school impact fees under this section.

School impact fees shall be based on the Lake Washington School District's (LWSD) most recent Six-Year Capital Facility Plan (CFP) as set forth below:

SCHOOL IMPACT FEES

Land Use	Units	Impact Fee Basis	Impact Fee That Shall Be Paid per Unit
Single-family residences (including mobile homes and detached single-family manufactured homes)	1 housing unit	2024-2029 LWSD CFP approved on 6/24/24	\$5,972.00
Multifamily residences	1 housing unit	2024-2029 LWSD CFP approved on 6/24/24	\$0.00

Note: School impact fee rates for January 1, 2013, and each subsequent January 1, may be updated to 100 percent of the rates set in the most recent Lake Washington School District CFP, as determined by the City Council **by ordinance**.

Section 3. RMC 3.10.100 Calculation of transportation impact fees using adopted impact fee schedule, amended. RMC 3.10.100 Calculation of transportation impact fees using adopted impact fee schedule, is hereby amended to read as follows:

3.10.100 Calculation of transportation impact fees using adopted impact fee schedule.

A. Purpose. The City uses transportation impact fees from new development to fund a portion of the Transportation Facility Plan (TFP) consistent with the goals and policies of the Redmond Comprehensive Plan. The transportation improvements in the TFP are intended to maintain, provide, and improve mobility in Redmond.

B. Method of Calculation. All transportation impact fees shall be calculated using the schedule set forth in subsection C, except where an independent fee calculation study has been prepared and approved as provided in RMC 3.10.120.

1. If a development permit is requested for a mixed-use development, the fee shall be determined by apportioning the space committed to uses specified on the applicable schedule.

2. For applications for a development permit approval extension, the amount of the fee is the net positive difference between the fee currently applicable, and the fee applicable at the time of original permit application, pursuant to this section. If the extension is for a development permit originally issued prior to the effective

date of this section, the fee currently applicable shall be collected.

3. For applications for a change of use in an existing development where there is no increase in building or developed area (i.e., no increase in the gross floor area or gross leasable area as applicable), and which requires the issuance of a development permit, the applicant shall receive a credit for the existing development as provided in RMC 3.10.130.

4. For applications for redevelopment or modification of an existing development, the applicant shall receive a credit for the existing development as provided in RMC 3.10.130 and shall pay impact fees on the additional floor area or additional dwelling units as provided in that section.

5. If the type of development activity proposed in a development application is not specified on the applicable fee schedule, the Administrator shall use the fee applicable to the most nearly comparable type(s) of land use on the fee schedule. The Administrator shall be guided in this selection by the most appropriate technical and professional data. If the Administrator determines that there is no comparable type of land use on the applicable fee schedule, the Administrator shall determine the fee by:

a. Using person trip generation data provided by City staff, the developer, and data contained in the most recent edition of Trip Generation, published by the Institute of Transportation Engineers; and

b. Applying the formula set forth in subsection B.1 of this section.

C. Transportation Impact Fee Schedule. The following transportation impact fees shall be paid for each unit of use or development:

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Residential			
Single-Family - Detached	per DU	\$10,022.14	\$7,604.20
Middle Housing ⁴	per DU	\$5,757.40	\$4,368.37
4+ Story Multi/Townhome/Condo	per DU	\$4,158.12	\$3,154.93
10+ Story Multi/Townhome/Condo	per DU	\$3,411.79	\$2,588.66
Single Room Occupancy	per DU	\$2,238.99	\$1,698.81

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Retirement Community	per DU	\$3,198.56	\$2,426.87
Congregate Care/Assisted Living	per DU	\$1,919.13	\$1,456.12
Education			
Elementary School	students	\$1,185.89	\$899.78
Middle/Junior High School	students	\$1,111.77	\$843.55
High School	students	\$1,037.66	\$787.31
Day Care Center ⁵	per 1,000 square feet	\$10,302.44	\$7,816.87
Institutional			
Church	per 1,000 square feet	\$4,539.74	\$3,444.48
Nursing Home	per bed	\$1,056.69	\$801.75

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Industrial			
Light Industrial/Manufacturing	per 1,000 square feet	\$5,519.16	\$4,187.61
Industrial Park	per 1,000 square feet	\$2,700.02	\$2,048.61
Mini-Warehouse/Storage	per 1,000 square feet	\$1,191.19	\$903.80
Warehousing	per 1,000 square feet	\$1,429.42	\$1,084.56
Medical			
Hospital	per 1,000 square feet	\$7,967.71	\$6,045.42
Office	per 1,000 square feet		

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Medical/Dental Office	per 1,000 square feet	\$35,254.69	\$26,749.15
General Office (10k - 100k)	per 1,000 square feet	\$17,851.61	\$13,544.73
General Office (100k - 200k)	per 1,000 square feet	\$15,698.66	\$11,911.20
General Office (200k - 300k)	per 1,000 square feet	\$12,917.75	\$9,801.21
General Office (300k)	per 1,000 square feet	\$10,944.21	\$8,303.81
Single Tenant Office	per 1,000 square feet	\$15,788.36	\$11,979.26
Recreation	per 1,000 square feet		

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Golf Course	per 1,000 square feet	\$20,059.90	\$15,220.25
Bowling Alley	per 1,000 square feet	\$7,996.39	\$6,067.18
Movie Theater	per 1,000 square feet	\$37,500.30	\$28,452.98
Health Fitness Club	per 1,000 square feet	\$23,782.36	\$18,044.63
Recreational Community Center	per 1,000 square feet	\$17,233.59	\$13,075.82
Retail - Automotive			
Gasoline/Service Station	per VSP	\$48,583.11	\$36,861.95
Gas Station w/Convenience Market	per VSP	\$64,335.07	\$48,813.59

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Self-Serve Car Wash	per stall	\$33,097.69	\$25,112.54
Auto Sales (New/Used)	per 1,000 square feet	\$22,684.01	\$17,211.26
Variety Store	per 1,000 square feet	\$30,790.69	\$23,362.13
Freestanding Discount Store	per 1,000 square feet	\$32,608.72	\$24,741.54
Supermarket	per 1,000 square feet	\$51,002.25	\$38,697.44
Retail - Large	per 1,000 square feet		
Shopping Center (>150k)	per 1,000 square feet	\$22,187.68	\$16,834.68

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Shopping Plaza (40k - 150k)	per 1,000 square feet	\$49,798.19	\$37,783.88
Strip Retail Plaza (<40k)	per 1,000 square feet	\$39,976.42	\$30,331.71
Retail - Small	per 1,000 square feet		
Library	per 1,000 square feet	\$56,250.45	\$42,679.47
Hardware/Paint Store	per 1,000 square feet	\$10,955.97	\$8,312.73
Convenience Market	per 1,000 square feet	\$176,039.09	\$133,567.90
Pharmacy/Drug Store w/o Drive-Thru	per 1,000 square feet	\$36,762.24	\$27,892.98

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Pharmacy/Drug Store w/Drive-Thru	per 1,000 square feet	\$48,047.26	\$36,455.38
Furniture Store	per 1,000 square feet	\$2,867.67	\$2,175.82
Drive-In Bank	per 1,000 square feet	\$125,520.31	\$95,237.27
Walk-In Bank	per 1,000 square feet	\$59,089.63	\$44,833.66
Fine Dining Restaurant	per 1,000 square feet	\$40,147.38	\$30,461.42
High Turnover Restaurant	per 1,000 square feet	\$47,413.06	\$35,974.19

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Fast Food w/o Drive-Thru	per 1,000 square feet	\$155,673.12	\$118,115.42
Fast Food w/Drive-Thru	per 1,000 square feet	\$136,614.14	\$103,654.61
Coffee/Donut Shop w/o Drive-Thru	per 1,000 square feet	\$151,360.59	\$114,843.33
U.S. Post Office	per 1,000 square feet	\$77,275.43	\$58,631.96
Hotel			
Hotel	per room	\$6,290.49	\$4,772.85
Motel	per room	\$3,838.27	\$2,912.25

Note 1. Source: ITE Trip Generation Manual, 11th Edition. Vehicle trip rates for weekday, peak hour of adjacent street traffic (4-6pm).

Note 2. A pass-by trip is any trip that may go to a land use, but is part of a larger overall "trip tour." The defining feature of the

pass-by trip is that it is an interim stop that did not initiate the overall need to travel.

Note 3. Vehicle-to-person trip generation rate factors were developed from the 2017-2019 Puget Sound Regional Council Household Travel Survey.

Note 4. Middle housing land use category is an average of ITE code #215 (single family attached/duplex) and #220 (1-3 Story Multi-Family/Townhome/ADU). This category includes all forms of multi-family housing not otherwise listed in the table above.

Note 5. Per RCW 82.02.060 (4)(b), Redmond may exempt qualifying Day Care Centers and other "early learning facilities" as defined by state law, from transportation impact fees.

1. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

2. Transportation impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the transportation impact fees shall be determined by calculating changes in the Construction Cost Index (published by the Engineering News Record) over the three consecutive 12-month September 1 to August 31 time periods immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity

of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 17th day of June, 2025.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

DANIEL KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.