



## Memorandum

**Date:** 7/28/2026

**Meeting of:** Committee of the Whole - Parks and Environmental Sustainability

**File No.** CM 26-466

**Type:** Committee Memo

**TO:** Committee of the Whole - Parks and Environmental Sustainability

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

|       |                 |              |
|-------|-----------------|--------------|
| Parks | Loreen Hamilton | 425-556-2336 |
|-------|-----------------|--------------|

**DEPARTMENT STAFF:**

|       |                    |                        |
|-------|--------------------|------------------------|
| Parks | Cameron Zapata     | Senior Parks Planner   |
| Parks | Lindsey Falkenburg | Parks Planning Manager |

**TITLE:**

Park Impact Fee Schedule Update

**OVERVIEW STATEMENT:**

A comprehensive update to the Park Impact Fee has been initiated with the hired consultant, FCS Group leading this effort. Staff has compiled the data necessary for FCS Group's analysis, including a full inventory of existing park assets and an updated list of capital improvement program projects with current cost estimates. FCS Group evaluated the data to develop an updated method to calculate the City's park impact fee schedule. Staff met with stakeholders including the Parks, Trails, and Recreation Commission and the development community to gather feedback. Staff is recommending the Standards-Based (20 year) calculation method which will align with the level of service metrics used in the PARCC Plan.

If the Standards-Based (20-year) method is supported by City Council, staff will develop a new park impact fee schedule based on this model. City Council will be asked in November 2026 to approve an ordinance to amend RMC 3.10, namely, to adopt a new park impact fee schedule. Included in this Ordinance will also be other amendments to RMC 3.10, including an update Fire impact fee schedule, an indexed Transportation impact fee schedule, and an updated LWSD school impact fee schedule.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
2023 Park, Arts, Recreation, Culture and Conservation (PARCC) Plan
- **Required:**

N/A

- **Council Request:**

N/A

- **Other Key Facts:**

Parks last updated impact fees in 2017 and the existing methodology must be re-evaluated to ensure it remains consistent with best practice, anticipated growth patterns, and park system usage.

## **OUTCOMES:**

Impact fees are one-time charges collected when development occurs. Park impact fees specifically support public parks and help expand the park system to keep pace with the City's growing population. By updating the Park impact fee rates, the fees collected will better align with the City's current Capital Improvement Plan (CIP) projects and our updated population growth projections. This ensures that new development contributes its fair share toward park facilities and amenities needed to serve both current and future residents.

## **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

Parks, Trails, and Recreation Commission Meeting, May 7<sup>th</sup>, 2026

Parks presented to One Redmond and the Master Builders Association on July 8, 2026.

- **Outreach Methods and Results:**

FCS delivered presentations to the Parks, Trails and Recreation Commission and the development community to summarize findings and recommendations.

- **Feedback Summary:**

PTRC Feedback Summary:

- **Questions regarding implementation and policy impacts:** Commissioners asked questions about how the proposed fee structure could affect housing affordability, how Redmond's approach compares to neighboring jurisdictions, and how impact fees could support broader community goals, including privately owned public spaces (POPS).
- **Interest in funding context:** Commissioners requested additional information on the role of park impact fees within the City's overall parks funding strategy, including the proportion of the Parks Capital Improvement Program supported by impact fee revenues and how the proposed updates align with state requirements for scaling fees by dwelling size.  
Development Community Feedback Summary:
- **Participants:** Representatives from the residential development industry, including a major multifamily developer and the Master Builders Association, participated in the discussion and provided feedback on the proposed impact fee update.
- **Support for a square-footage approach:** Participants generally supported transitioning to a fee structure based on residential square footage rather than bedroom count, while emphasizing the importance of clearly defining what square footage is included in the calculation.
- **Predictability and transparency:** Developers emphasized that predictability is critical. They encouraged the City to clearly communicate the fee schedule, indexing methodology, and any applicable credits so costs can be accurately incorporated into project planning.
- **Implementation considerations:** Participants noted that if fee increases are significant, a phased implementation could help reduce market impacts. However, since the update does not increase fees significantly, they felt phasing would not be necessary in Redmond's case. They also supported regular inflationary adjustments to avoid infrequent, larger fee increases.

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- **Appreciation for early engagement:** Participants expressed appreciation for the City's proactive outreach and transparency, noting that engaging the development community early in the process helps build understanding and address concerns before decisions are finalized.

**BUDGET IMPACT:**

**Total Cost:**

\$79,890

**Approved in current biennial budget:**

☒ Yes

☐ No

☐ N/A

**Budget Offer Number:**

0000271

**Budget Priority:**

Healthy and Sustainable

**Other budget impacts or additional costs:**

☐ Yes

☒ No

☐ N/A

**If yes, explain:**

N/A

**Funding source(s):**

General Fund

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

| Date       | Meeting                                                         | Requested Action    |
|------------|-----------------------------------------------------------------|---------------------|
| 10/28/2025 | Committee of the Whole - Parks and Environmental Sustainability | Provide Direction   |
| 11/3/2025  | Special Meeting                                                 | Approve             |
| 4/28/2026  | Committee of the Whole - Parks and Environmental Sustainability | Receive Information |
| 6/9/2026   | Study Session                                                   | Provide Direction   |

**Proposed Upcoming Contact(s)**

| Date     | Meeting          | Requested Action |
|----------|------------------|------------------|
| 9/1/2026 | Business Meeting | Approve          |

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**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

If Park Impact Fees are not updated, the City will continue to rely on outdated information, cost estimates, and methodology. The fees collected will no longer reflect the true cost of expanding the park system to serve new growth. This could lead to a significant loss of potential revenue, which leaves the City without the funding needed to build, improve, or expand park facilities that support the growing population.

**ATTACHMENTS:**

Attachment A: Park Impact Fee Report Draft