



Memorandum

Date: 11/3/2025
Meeting of: City Council Special Meeting

File No. AM No. 25-162
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Parks	Loreen Hamilton	425-979-2820
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DEPARTMENT STAFF:

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

TITLE:

Award of the Parks Impact Fee Study Contract to The FCS, a Bowman Company, in the Amount of \$79,890

OVERVIEW STATEMENT:

The City Council is being asked to award a contract to The FCS, a Bowman company, to provide professional services in the study of Parks impact fees. The contract is in the amount of \$79,890.

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

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
2023 Parks, Arts, Recreation, Culture and Conservation Plan, Redmond 2050
- **Required:**
Council approval is required for contracts that exceed \$50,000.
- **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:

The purpose of this project is to conduct a comprehensive review and update of the current Parks Impact Fee Schedule.

The FCS will be responsible for assessing the current approach, identifying and evaluating alternative methodologies, and recommending updates to the fee schedule that reflect changes in community demographics, land use, and recreational demand.

Additionally, the FCS will incorporate recent legislative changes (Middle Housing RCW 36.70A.636 and HB 5452) that have affected impact fee requirements since the last update. The scope also includes the development of a fee structure for "middle housing" types, in accordance with new housing policies and zoning amendments. With this study complete Parks will be able to update impact fees in 2026.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Timeline TBD.
- **Outreach Methods and Results:**
FCS will deliver 4 on-site presentations to summarize findings and recommendations from 2-3 audiences of the City's choice.
- **Feedback Summary:**
FCS will deliver a draft report that documents findings and recommendations and the City will have an opportunity to provide feedback on the draft report before delivery of the final version.

BUDGET IMPACT:

Total Cost:
\$79,890.00

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	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the Parks Planning division would be unable to update our impact fees and revenue would be lost.

ATTACHMENTS:

Attachment A: Bid Submittal from the FCS, a Bowman Company