

PROPOSED 2018 TRANSPORTATION, FIRE, AND SCHOOL IMPACT FEE RATES

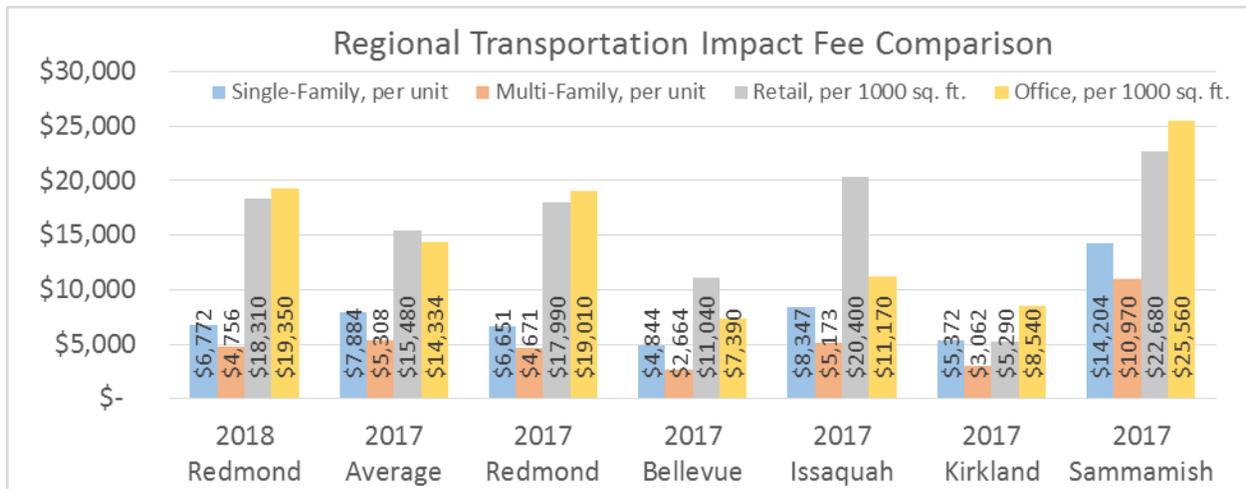
The City’s municipal code authorizes the Council to update the rates annually, to keep pace with inflation.

The 2018 City impact fee rates are based on three-year moving average change in the indexes specified in RMC 3.10—from August to August or the closest three consecutive 12 month time periods immediately prior to January 1, 2017.

- Transportation: Construction Cost Index for Seattle 2014-2017: +1.82% (2016: +1.52%)
- Fire: Consumer Price Index-Urban/Seattle 2014-2017: +2.13% (2016: +1.91%)

TRANSPORTATION IMPACT FEES						
Land Use	2017 Rate			Proposed 2018 Rate (+1.82%)		
	Downtown	Overlake	Rest of City	Downtown	Overlake	Rest of City
Single-family dwelling unit	\$5,433.08	\$5,620.48	\$6,650.62	\$5,531.96	\$5,722.78	\$6,771.67
Multi-family dwelling unit	\$3,815.89	\$3,947.51	\$4,671.03	\$3,885.35	\$4,019.36	\$4,756.05
Office (assume 100,000 sq. ft., per sf)	\$15.53	\$16.06	\$19.01	\$15.81	\$16.36	\$19.35
Miscellaneous Retail (per sf)	\$14.69	\$15.20	\$17.99	\$14.96	\$15.48	\$18.31
Light Industrial (per sf)	\$8.48	\$8.77	\$10.38	\$8.64	\$8.93	\$10.57

Redmond’s proposed 2018 transportation impact fees will continue to be lower than the regional average for dwelling units, but remain slightly higher for commercial properties.



FIRE IMPACT FEES		
Land Use	2017 Rate	Proposed 2018 Rate (+2.13%)
Single-family dwelling unit	\$115.90	\$118.37
Multi-family dwelling unit	\$195.76	\$199.93
Retail (per 1,000 sf of gross floor area)	\$186.82	\$190.81
Office (per 1,000 sf of gross floor area)	\$162.07	\$165.53
Manufacturing (per 1,000 sf of gross floor area)	\$19.14	\$19.55

Issaquah is the only other jurisdiction with fire impact fees (with some land-use categories having more than 500% of Redmond's fees).

SCHOOL IMPACT FEES		
Land Use	2017 Rate	Proposed 2018 Rate
Single-family dwelling unit	\$10,822	\$11,954
Multi-family dwelling unit	\$956	\$733

The City of Redmond also collects development fees on behalf of Lake Washington School District (LWSD). The district's CIP calls for one new elementary school within Redmond city limits, and an elementary school and middle school in nearby unincorporated King County, as well as other projects throughout the area. LWSD's proposed impact fees for 2018 include a decrease for multi-family dwelling units. These changes result in an increase of \$1,132 (+10.5%) for single family units and a decrease of \$233 (-23.3%) for multifamily units when compared to the current 2017 fees.

New parks fees were already adopted on June 20th, 2017, as part of implementing the 2017 PARCC Plan, and are therefore not a part of this update, though they usually are included with this annual review; the effective date is January 1, 2018.

The schedule sets a target for adoption in early December, taking effect on January 1, as in previous years:

- September 12 – Planning and Public Works Committee briefing
- September 6-26 – Inform key external stakeholders, such as OneRedmond, Microsoft, major builders regarding schedule and proposed fees
- September 28 – Business Fee and Tax Advisory Committee briefing
- September 20 – Final fee value calculations complete
- October 17 – Council staff report
- November 14 – Council Study Session (*If necessary*)
- December 5 – Council action