

CODE

**CITY OF REDMOND
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING REDMOND MUNICIPAL CODE
CHAPTER 3.10, SUBSECTION 3.10.080(C), PARK
IMPACT FEES SCHEDULE, SUBSECTION 3.10.080(D),
SCHOOL IMPACT FEES, AND SUBSECTION
3.10.100(C), TRANSPORTATION IMPACT FEE
SCHEDULE; PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Redmond Municipal Code Chapter 3.10 establishes the indexes and procedures that the City Council may apply annually to index or update Redmond's impact fees; and

WHEREAS, indexing or updating Redmond's impact fees annually allows the rates to keep pace with inflation to maintain the purchasing power of these impact fees and to help provide the capital facilities necessary to serve growth in Redmond; and

WHEREAS, the Board of Directors of the Lake Washington School District adopted the Six-Year Capital Facilities Plan 2025-2030 for the Lake Washington School District #414 on June 23, 2025; and

WHEREAS, the City of Redmond desires to apply the indexes for the parks and transportation impact fees and the updates for the school impact fees for 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment for Park Impact Fee Schedule. RMC Subsection 3.10.080(C), Park Impact Fee Schedule, is hereby amended to read as follows:

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

(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	\$6,788.37 <u>\$6,914.63</u>
Multi-family residences	1 housing unit	\$4,705.68 <u>\$4,800.28</u>
Residential suites	1 residential suite	\$2,557.60 <u>\$2,609.01</u>
Offices	1,000 square feet of gross floor area	\$1,836.15 <u>\$1,873.06</u>
Retail trade	1,000 square feet of gross floor area	\$814.59 <u>\$830.96</u>
Manufacturing	1,000 square feet of gross floor area	\$826.41 <u>\$843.03</u>

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

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.

Section 3. Amendment of Subsection. RMC 3.10.080 (D), School Impact Fees, is hereby amended to read as follows:

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

(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 <u>2025-2030</u> LWSD CFP approved on 6/24/24 <u>6/23/25</u>	\$5,972.00 <u>\$7,277.00</u>
Multi-family residences	1 housing unit	2024-2029 <u>2025-2030</u> LWSD CFP approved on 6/24/24 <u>6/23/25</u>	\$0.00 <u>\$170.00</u>

Note: School impact fee rates for January 1, 2013, and each subsequent January 1st, 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 4. Amendment of Subsection. RMC 3.10.100(C),
Transportation Impact Fee Schedule, is hereby amended to read as follows:

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

(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 <u>\$10,107.51</u>	\$7,604.20 <u>\$7,668.97</u>
Middle Housing ⁴	per DU	\$5,757.40 <u>\$5,806.44</u>	\$4,368.37 <u>\$4,405.58</u>
4+ Story Multi/Townhome/Condo	per DU	\$4,158.12 <u>\$4,193.54</u>	\$3,154.93 <u>\$3,181.80</u>
10+ Story Multi/Townhome/Condo	per DU	\$3,411.79 <u>\$3,440.85</u>	\$2,588.66 <u>\$2,610.71</u>
Single Room Occupancy	per DU	\$2,238.99 <u>\$2,258.06</u>	\$1,698.81 <u>\$1,713.28</u>
Retirement Community	per DU	\$3,198.56 <u>\$3,225.80</u>	\$2,426.87 <u>\$2,447.54</u>
Congregate Care/Assisted Living	per DU	\$1,919.13 <u>\$1,935.48</u>	\$1,456.12 <u>\$1,468.52</u>
Education			
Elementary School	students	\$1,185.89 <u>\$1,195.99</u>	\$899.78 <u>\$907.44</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Middle/Junior High School	students	\$1,111.77 <u>\$1,121.24</u>	\$843.55 <u>\$850.74</u>
High School	students	\$1,037.66 <u>\$1,046.50</u>	\$787.31 <u>\$794.02</u>
Day Care Center ⁵	per 1,000 square feet	\$10,302.44 <u>\$10,390.19</u>	\$7,816.87 <u>\$7,883.45</u>
Institutional			
Church	per 1,000 square feet	\$4,539.74 <u>\$4,578.41</u>	\$3,444.48 <u>\$3,473.82</u>
Nursing Home	per bed	\$1,056.69 <u>\$1,065.69</u>	\$801.75 <u>\$808.58</u>
Industrial			
Light Industrial/Manufacturing	per 1,000 square feet	\$5,519.16 <u>\$5,566.17</u>	\$4,187.61 <u>\$4,223.28</u>
Industrial Park	per 1,000 square feet	\$2,700.02 <u>\$2,723.02</u>	\$2,048.61 <u>\$2,066.06</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Mini-Warehouse/Storage	per 1,000 square feet	\$1,191.19 <u>\$1,201.34</u>	\$903.80 <u>\$911.50</u>
Warehousing	per 1,000 square feet	\$1,429.42 <u>\$1,441.60</u>	\$1,084.56 <u>\$1,093.80</u>
Medical			
Hospital	per 1,000 square feet	\$7,967.71 <u>\$8,035.58</u>	\$6,045.42 <u>\$6,096.91</u>
Office	per 1,000 square feet		
Medical/Dental Office	per 1,000 square feet	\$35,254.69 <u>\$35,554.98</u>	\$26,749.15 <u>\$26,976.99</u>
General Office (10k - 100k)	per 1,000 square feet	\$17,851.61 <u>\$18,003.66</u>	\$13,544.73 <u>\$13,660.10</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
General Office (100k - 200k)	per 1,000 square feet	\$15,698.66 <u>\$15,832.38</u>	\$11,911.20 <u>\$12,012.66</u>
General Office (200k - 300k)	per 1,000 square feet	\$12,917.75 <u>\$13,027.78</u>	\$9,801.21 <u>\$9,884.69</u>
General Office (300k)	per 1,000 square feet	\$10,944.21 <u>\$11,037.43</u>	\$8,303.81 <u>\$8,374.54</u>
Single Tenant Office	per 1,000 square feet	\$15,788.36 <u>\$15,922.84</u>	\$11,979.26 <u>\$12,081.30</u>
Recreation	per 1,000 square feet		
Golf Course	per 1,000 square feet	\$20,059.90 <u>\$20,230.76</u>	\$15,220.25 <u>\$15,349.89</u>
Bowling Alley	per 1,000 square feet	\$7,996.39 <u>\$8,064.50</u>	\$6,067.18 <u>\$6,118.86</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Movie Theater	per 1,000 square feet	\$37,500.30 <u>\$37,819.72</u>	\$28,452.98 <u>\$28,695.33</u>
Health Fitness Club	per 1,000 square feet	\$23,782.36 <u>\$23,984.93</u>	\$18,044.63 <u>\$18,198.33</u>
Recreational Community Center	per 1,000 square feet	\$17,233.59 <u>\$17,380.38</u>	\$13,075.82 <u>\$13,187.20</u>
Retail - Automotive			
Gasoline/Service Station	per VSP	\$48,583.11 <u>\$48,996.93</u>	\$36,861.95 <u>\$37,175.93</u>
Gas Station w/Convenience Market	per VSP	\$64,335.07 <u>\$64,883.06</u>	\$48,813.59 <u>\$49,229.37</u>
Self-Serve Car Wash	per stall	\$33,097.69 <u>\$33,379.61</u>	\$25,112.54 <u>\$25,326.44</u>
Auto Sales (New/Used)	per 1,000 square feet	\$22,684.01 <u>\$22,877.23</u>	\$17,211.26 <u>\$17,357.86</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Variety Store	per 1,000 square feet	\$30,790.69 <u>\$31,052.96</u>	\$23,362.13 <u>\$23,561.12</u>
Freestanding Discount Store	per 1,000 square feet	\$32,608.72 <u>\$32,886.47</u>	\$24,741.54 <u>\$24,952.28</u>
Supermarket	per 1,000 square feet	\$51,002.25 <u>\$51,436.67</u>	\$38,697.44 <u>\$39,027.05</u>
Retail - Large	per 1,000 square feet		
Shopping Center (>150k)	per 1,000 square feet	\$22,187.68 <u>\$22,376.67</u>	\$16,834.68 <u>\$16,978.07</u>
Shopping Plaza (40k - 150k)	per 1,000 square feet	\$49,798.19 <u>\$50,222.36</u>	\$37,783.88 <u>\$38,105.71</u>
Strip Retail Plaza (<40k)	per 1,000 square feet	\$39,976.42 <u>\$40,316.93</u>	\$30,331.71 <u>\$30,590.07</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Retail - Small	per 1,000 square feet		
Library	per 1,000 square feet	\$56,250.45 <u>\$56,729.57</u>	\$42,679.47 <u>\$43,043.00</u>
Hardware/Paint Store	per 1,000 square feet	\$10,955.97 <u>\$11,049.29</u>	\$8,312.73 <u>\$8,383.54</u>
Convenience Market	per 1,000 square feet	\$176,039.09 <u>\$177,538.54</u>	\$133,567.90 <u>\$134,705.59</u>
Pharmacy/Drug Store w/o Drive-Thru	per 1,000 square feet	\$36,762.24 <u>\$37,075.37</u>	\$27,892.98 <u>\$28,130.56</u>
Pharmacy/Drug Store w/Drive-Thru	per 1,000 square feet	\$48,047.26 <u>\$48,456.51</u>	\$36,455.38 <u>\$36,765.90</u>
Furniture Store	per 1,000 square feet	\$2,867.67 <u>\$2,892.10</u>	\$2,175.82 <u>\$2,194.35</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Drive-In Bank	per 1,000 square feet	\$125,520.31 <u>\$126,589.45</u>	\$95,237.27 <u>\$96,048.47</u>
Walk-In Bank	per 1,000 square feet	\$59,089.63 <u>\$59,592.94</u>	\$44,833.66 <u>\$45,215.54</u>
Fine Dining Restaurant	per 1,000 square feet	\$40,147.38 <u>\$40,489.34</u>	\$30,461.42 <u>\$30,720.88</u>
High Turnover Restaurant	per 1,000 square feet	\$47,413.06 <u>\$47,816.91</u>	\$35,974.19 <u>\$36,280.61</u>
Fast Food w/o Drive-Thru	per 1,000 square feet	\$155,673.12 <u>\$156,999.10</u>	\$118,115.42 <u>\$119,121.49</u>
Fast Food w/Drive-Thru	per 1,000 square feet	\$136,614.14 <u>\$137,777.78</u>	\$103,654.61 <u>\$104,537.51</u>

Land Use Category	Units (Based on ITE 11th Ed.)	Impact Fee per Development Unit	Impact Fee per Development Unit in Centers
Coffee/Donut Shop w/o Drive-Thru	per 1,000 square feet	\$151,360.59 <u>\$152,649.83</u>	\$114,843.33 <u>\$115,821.53</u>
U.S. Post Office	per 1,000 square feet	\$77,275.43 <u>\$77,933.64</u>	\$58,631.96 <u>\$59,131.37</u>
Hotel			
Hotel	per room	\$6,290.49 <u>\$6,344.07</u>	\$4,772.85 <u>\$4,813.50</u>
Motel	per room	\$3,838.27 <u>\$3,870.96</u>	\$2,912.25 <u>\$2,937.06</u>

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

Section 6. Effective Date. This ordinance shall take effect on January 1, 2026, after publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 2nd day of December,
2025.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

REBECCA MUELLER, CITY ATTORNEY

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