

ATTACHMENT A

PROPOSED 2020 TRANSPORTATION, FIRE, PARKS AND SCHOOL IMPACT FEE RATES

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

The 2020 City impact fee rates are based on a three-year moving average change from 2016 to 2019 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, 2020.

Transportation	Construction Cost Index (CCI) for Seattle	4.97%
Fire	Consumer Price Index-Urban (CPI-U)/Seattle	2.95%
Parks	CCI and Building Cost Index Average/Seattle	4.00%

TRANSPORTATION IMPACT FEES						
Land Use	2019 Rate			2020 Rate (+4.97%)		
	Downtown	Overlake	Rest of City	Downtown	Overlake	Rest of City
Single-family dwelling unit	\$5,725.58	\$5,923.08	\$7,008.68	\$6,010.14	\$5,924.13	\$7,357.01
Multi-family dwelling unit	\$4,021.34	\$4,160.04	\$4,922.51	\$4,221.20	\$4,161.09	\$5,167.16
Office (assume 100,000 ft ² , per sf)	\$16.36	\$16.93	\$20.03	\$17.18	\$17.98	\$21.02
Miscellaneous Retail (per sf)	\$15.48	\$16.02	\$18.95	\$16.25	\$17.07	\$19.89
Light Industrial (per sf)	\$8.94	\$9.24	\$10.94	\$9.39	\$10.29	\$11.48

FIRE IMPACT FEES*		
Land Use	2019 Rate	Proposed 2020 Rate (+2.95%)
Single-family dwelling unit	\$121.42	\$125.01
Multi-family dwelling unit	\$205.09	\$211.14
Retail (per 1,000 sf of gross floor area)	\$195.73	\$201.51
Office (per 1,000 sf of gross floor area)	\$169.80	\$174.81
Manufacturing (per 1,000 sf of gross floor area)	\$20.05	\$20.65

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

PARK IMPACT FEES		
Land Use	2019 Rate	Proposed 2020 Rate (+4.00%)
Single-Family Residences (inclusive of mobile homes)	\$4,738.14	\$4,927.66
Multi-Family Residences	\$3,289.31	\$3,420.88
Offices (per 1,000 sf of gross floor area)	\$1,283.48	\$1,859.29
Retail Trade (per 1,000 sf of gross floor area)	\$569.40	\$1,334.82
Manufacturing (per 1,000 sf of gross floor area)	\$577.67	\$592.18

School Impact Fees: 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. The District's requested school impact fees are \$13,633 per single-family unit and \$1,388 for each multi-family unit. The single-family fee is an increase of \$1,339 and the multi-family fee is an increase of \$764 from last year's fees. These increases are largely due to construction inflation costs and increased student generation factors as fully described in the appendices of the LWSD's *2019-24 Six-Year Capital Facilities Plan*.

SCHOOL IMPACT FEES		
Land Use	2019 Rate	Proposed 2020 Rate
Single-family dwelling unit	\$12,294	\$13,633
Multi-family dwelling unit	\$624	\$1,388