

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(B), FIRE  
IMPACT FEE SCHEDULE, 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

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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 2019-2024  
for the Lake Washington School District No. 414 on June 10, 2019;  
and

WHEREAS, the City of Redmond desires to apply the indexes for  
the fire, parks and transportation impact fees and the updates for  
the school impact fees for 2020.

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 of Subsection.     RMC 3.10.080(B), Fire 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.**

(B) Fire Impact Fee Schedule. The following fire impact fees shall be paid for each unit of use or development:

**FIRE IMPACT FEES**

<b>Land Use</b>	<b>Units</b>	<b>Impact Fee That Shall Be Paid per Unit</b>
Single-family residences	1 housing unit	<del>\$121.42</del> <u>\$125.01</u>
Mobile homes and detached single-family manufactured homes	1 housing unit	<del>\$145.03</del> <u>\$149.31</u>
Multi-family residences	1 housing unit	<del>\$205.09</del> <u>\$211.14</u>
Residential suites	1 residential suite	<del>\$102.55</del> <u>\$105.57</u>

Offices	1,000 square feet of gross floor area	<del>\$169.80</del> <u>\$174.81</u>
Retail trade	1,000 square feet of gross floor area	<del>\$195.73</del> <u>\$201.51</u>
Manufacturing	1,000 square feet of gross floor area	<del>\$20.05</del> <u>\$20.65</u>

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 2: Fire impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the fire impact fees shall be determined by calculating changes in the Consumer Price Index 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 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**

<b>Land Use</b>	<b>Units</b>	<b>Impact Fee That Shall Be Paid per Unit</b>
Single-family residences (including mobile homes and detached single-family manufactured homes)	1 housing unit	<del>\$4,738.14</del> <u>\$4,932.88</u>
Multi-family residences	1 housing unit	<del>\$3,289.31</del> <u>\$3,424.50</u>
Residential suites	1 residential suite	<del>\$1,787.78</del> <u>\$1,861.26</u>
Offices	1,000 square feet of gross floor area	<del>\$1,283.48</del> <u>\$1,336.23</u>
Retail trade	1,000 square feet of gross floor area	<del>\$569.40</del> <u>\$592.81</u>
Manufacturing	1,000 square feet of gross floor area	<del>\$577.67</del> <u>\$601.41</u>

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 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 4.     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**

<b>Land Use</b>	<b>Units</b>	<b>Impact Fee Basis</b>	<b>Impact Fee That Shall Be Paid per Unit</b>
Single-family residences (including mobile homes and detached single-	1 housing unit	<del>2018-2023</del> <u>2019-2024</u> LWSD CFP approved on <del>6/25/2018</del> <u>6/10/19</u>	<del>\$12,294.00</del> <u>\$13,633.00</u>

family manufactured homes)			
Multi-family residences	1 housing unit	<del>2018-2023</del> 2019-2024 LWSD CFP approved on <del>6/25/2018</del> 6/10/19	<del>\$624.00</del> <u>\$1,388.00</u>

Note: School impact fee rates for January 1, 2013, and each subsequent January 1, may be updated to 100% of the rates set in the most recent Lake Washington School District CFP, as determined by the City Council.

Section 5.     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:

Fee Schedule		Cost Per Unit		
Land Uses	Standard of Measure <sup>1,2,3</sup>	Downtown Urban Center	Overlake Urban Center	Rest of City
<b>Residential</b>				
Single-family	dwelling	<del>\$5,725.58</del> \$6,010.13	<del>\$5,923.07</del> \$6,217.43	<del>\$7,008.68</del> \$7,356.99
Multi-family	dwelling	<del>\$4,021.34</del> \$4,221.18	<del>\$4,160.04</del> \$4,366.78	<del>\$4,922.51</del> \$5,167.14
Residential Suites	residential suite	<del>\$2,452.57</del> \$2,574.46	<del>\$2,537.17</del> \$2,663.26	<del>\$3,002.19</del> \$3,151.39

Retirement Community	dwelling	<del>\$1,837.31</del> <u>\$1,928.62</u>	<del>\$1,900.69</del> <u>\$1,995.14</u>	<del>\$2,249.05</del> <u>\$2,360.82</u>
Nursing Home	bed	<del>\$1,497.07</del> <u>\$1,571.47</u>	<del>\$1,548.71</del> <u>\$1,625.67</u>	<del>\$1,832.56</del> <u>\$1,923.63</u>
Congregate Care/Asst Living	dwelling	<del>\$1,156.83</del> <u>\$1,214.32</u>	<del>\$1,196.73</del> <u>\$1,256.20</u>	<del>\$1,416.07</del> <u>\$1,486.44</u>
Hotel/Motel	room	<del>\$5,392.67</del> <u>\$5,660.67</u>	<del>\$5,578.67</del> <u>\$5,855.92</u>	<del>\$6,601.16</del> <u>\$6,929.21</u>
<b>Commercial - Services</b>				
Bank/Savings & Loan	sq ft/GFA	<del>\$67.62</del> <u>\$70.98</u>	<del>\$69.95</del> <u>\$73.42</u>	<del>\$82.77</del> <u>\$86.88</u>
Day Care	sq ft/GFA	<del>\$51.50</del> <u>\$54.06</u>	<del>\$53.28</del> <u>\$55.93</u>	<del>\$63.05</del> <u>\$66.18</u>
Library	sq ft/GFA	<del>\$30.47</del> <u>\$31.98</u>	<del>\$31.52</del> <u>\$33.09</u>	<del>\$37.30</del> <u>\$39.15</u>
Post Office	sq ft/GFA	<del>\$46.83</del> <u>\$49.16</u>	<del>\$48.45</del> <u>\$50.85</u>	<del>\$57.32</del> <u>\$60.17</u>
Service Station	fuel position	<del>\$30,874.93</del> <u>\$32,409.32</u>	<del>\$31,939.89</del> <u>\$33,527.20</u>	<del>\$37,793.96</del> <u>\$39,672.20</u>
Service Station/Minimart	fuel position	<del>\$22,555.17</del> <u>\$23,676.09</u>	<del>\$23,333.16</del> <u>\$24,492.74</u>	<del>\$27,609.75</del> <u>\$28,981.87</u>
Movie Theater	seat	<del>\$331.12</del> <u>\$347.58</u>	<del>\$342.54</del> <u>\$359.57</u>	<del>\$405.32</del> <u>\$425.47</u>
Carwash	stall	<del>\$20,039.77</del> <u>\$21,035.68</u>	<del>\$20,730.99</del> <u>\$21,761.26</u>	<del>\$24,530.65</del> <u>\$25,749.75</u>
Health Club/Racquet Club	sq ft/GFA	<del>\$19.80</del> <u>\$20.79</u>	<del>\$20.49</del> <u>\$21.51</u>	<del>\$24.24</del> <u>\$25.45</u>

<b>Commercial - Institutional</b>				
Elementary School	student	<del>\$474.06</del> \$497.62	<del>\$490.41</del> \$514.78	<del>\$580.29</del> \$609.13
High School	student	<del>\$462.21</del> <u>\$485.18</u>	<del>\$478.15</del> <u>\$501.91</u>	<del>\$565.79</del> <u>\$593.90</u>
Church	sq ft/GFA	<del>\$3.06</del> \$3.21	<del>\$3.17</del> \$3.32	<del>\$3.75</del> \$3.93
Hospital	sq ft/GFA	<del>\$4.40</del> <u>\$4.62</u>	<del>\$4.55</del> <u>\$4.78</u>	<del>\$5.39</del> <u>\$5.65</u>
<b>Commercial - Restaurant</b>				
Restaurant	sq ft/GFA	<del>\$33.35</del> <u>\$35.00</u>	<del>\$34.50</del> <u>\$36.21</u>	<del>\$40.82</del> <u>\$42.85</u>
Fast Food Restaurant	sq ft/GFA	<del>\$90.85</del> \$95.36	<del>\$93.98</del> \$98.65	<del>\$111.21</del> \$116.74

<b>Commercial - Retail Shopping Center</b>				
up to 99,999	sq ft/GLA	<del>\$18.32</del> \$19.25	<del>\$18.97</del> \$19.91	<del>\$22.45</del> \$23.56
100,000-199,999	sq ft/GLA	<del>\$17.50</del> <u>\$18.37</u>	<del>\$18.10</del> <u>\$19.00</u>	<del>\$21.42</del> <u>\$22.49</u>
200,000-299,999	sq ft/GLA	<del>\$16.02</del> <u>\$16.81</u>	<del>\$16.57</del> <u>\$17.39</u>	<del>\$19.61</del> <u>\$20.58</u>
300,000 and over	sq ft/GLA	<del>\$15.44</del> <u>\$16.20</u>	<del>\$15.97</del> <u>\$16.76</u>	<del>\$18.90</del> <u>\$19.83</u>



Supermarket	sq ft/GFA	<del>\$39.57</del> <u>\$41.53</u>	<del>\$40.93</del> <u>\$42.97</u>	<del>\$48.43</del> <u>\$50.84</u>
Convenience Market	sq ft/GFA	<del>\$131.25</del> <u>\$137.77</u>	<del>\$135.78</del> <u>\$142.52</u>	<del>\$160.66</del> <u>\$168.65</u>
Free Standing Discount Store	sq ft/GFA	<del>\$13.04</del> <u>\$13.69</u>	<del>\$13.49</del> <u>\$14.16</u>	<del>\$15.97</del> <u>\$16.76</u>
Miscellaneous Retail	sq ft/GFA	<del>\$15.48</del> <u>\$16.25</u>	<del>\$16.02</del> <u>\$16.81</u>	<del>\$18.95</del> <u>\$19.90</u>
Furniture Store	sq ft/GFA	<del>\$1.50</del> <u>\$1.58</u>	<del>\$1.55</del> <u>\$1.63</u>	<del>\$1.84</del> <u>\$1.93</u>
Car Sales - New/Used	sq ft/GFA	<del>\$11.66</del> <u>\$12.24</u>	<del>\$12.07</del> <u>\$12.67</u>	<del>\$14.28</del> <u>\$14.99</u>
<b>Commercial - Administrative Office</b>				
up to 99,999	sq ft/GFA	<del>\$19.05</del> <u>\$19.99</u>	<del>\$19.70</del> <u>\$20.68</u>	<del>\$23.32</del> <u>\$24.47</u>
100,000-199,999	sq ft/GFA	<del>\$16.36</del> <u>\$17.18</u>	<del>\$16.93</del> <u>\$17.77</u>	<del>\$20.03</del> <u>\$21.03</u>
200,000-299,999	sq ft/GFA	<del>\$14.28</del> <u>\$14.99</u>	<del>\$14.77</del> <u>\$15.51</u>	<del>\$17.48</del> <u>\$18.35</u>
300,000 and over	sq ft/GFA	<del>\$13.39</del> <u>\$14.05</u>	<del>\$13.85</del> <u>\$14.54</u>	<del>\$16.39</del> <u>\$17.20</u>
Medical Office/Clinic	sq ft/GFA	<del>\$19.56</del> <u>\$20.53</u>	<del>\$20.23</del> <u>\$21.24</u>	<del>\$23.94</del> <u>\$25.13</u>
<b>Industrial</b>				
Light Industry/Manufacturing	sq ft/GFA	<del>\$8.94</del> <u>\$9.38</u>	<del>\$9.25</del> <u>\$9.71</u>	<del>\$10.94</del> <u>\$11.49</u>
Industrial Park	sq ft/GFA	<del>\$7.83</del> <u>\$8.22</u>	<del>\$8.10</del> <u>\$8.51</u>	<del>\$9.59</del> <u>\$10.06</u>
Warehousing/Storage	sq ft/GFA	<del>\$2.95</del> <u>\$3.10</u>	<del>\$3.05</del> <u>\$3.20</u>	<del>\$3.61</del> <u>\$3.79</u>
Mini Warehouse	sq ft/GFA	<del>\$1.75</del> <u>\$1.84</u>	<del>\$1.81</del> <u>\$1.90</u>	<del>\$2.14</del> <u>\$2.25</u>

Notes:

<sup>1</sup> For uses with standard of measure in square feet, trip rate is given as trips per 1,000 square feet, and impact fee is dollars per square foot.

<sup>2</sup> GLA = Gross Leasable Area

<sup>3</sup> GFA = Gross Floor Area

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 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.

Note 3: Cost per Mobility Unit (PMT) is ~~\$2,892.60~~, \$3,036.35 effective January 1, ~~2019~~ 2020.

Section 6.     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 7.     Effective Date. This ordinance shall take effect five days after its publication, or publication of a summary

thereof, in the City's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 3rd day of December, 2019.

CITY OF REDMOND

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JOHN MARCHIONE, MAYOR

ATTEST:

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CHERYL Xanthos, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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JAMES HANEY, CITY ATTORNEY

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