

ATTACHMENT A

PROPOSED 2021 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 2021 City impact fee rates are based on a three-year moving average change from 2017 to 2020 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, 2021.

Transportation	Construction Cost Index (CCI) for Seattle	5.06%
Fire	Consumer Price Index-Urban (CPI-U)/Seattle	2.66%
Parks	CCI and Building Cost Index Average/Seattle	3.88%

TRANSPORTATION IMPACT FEES						
Land Use	2021 Rate (+5.06%)			2020 Rate		
	Downtown	Overlake	Rest of City	Downtown	Overlake	Rest of City
Single-family dwelling unit	\$6,314.27	\$6,223.90	\$7,729.29	\$6,010.14	\$5,924.13	\$7,357.01
Multi-family dwelling unit	\$4,434.80	\$4,371.65	\$5,428.63	\$4,221.20	\$4,161.09	\$5,167.16
Office (assume 100,000 ft ² per sf)	\$18.05	\$18.89	\$22.09	\$17.18	\$17.98	\$21.02
Miscellaneous Retail (per sf)	\$17.08	\$17.94	\$20.90	\$16.25	\$17.07	\$19.89
Light Industrial (per sf)	\$9.86	\$10.81	\$12.06	\$9.39	\$10.29	\$11.48

FIRE IMPACT FEES		
Land Use	2021 Rate (2.66%)	2020 Rate
Single-family dwelling unit	\$128.33	\$125.01
Multi-family dwelling unit	\$216.76	\$211.14
Retail (per 1,000 sf of gross floor area)	\$206.87	\$201.51
Office (per 1,000 sf of gross floor area)	\$179.46	\$174.81
Manufacturing (per 1,000 sf of gross floor area)	\$21.20	\$20.65

PARK IMPACT FEES		
Land Use	2021 Rate (3.88%)	2020 Rate
Single-Family Residences (inclusive of mobile homes)	\$5,124.14	\$4,927.88
Multi-Family Residences	\$3,557.28	\$3,420.50
Offices (per 1,000 sf of gross floor area)	\$1,388.04	\$1,336.23
Retail Trade (per 1,000 sf of gross floor area)	\$615.79	\$592.81
Manufacturing (per 1,000 sf of gross floor area)	\$624.73	\$601.41

School Impact Fees: The City of Redmond also collects development impact fees on behalf of Lake Washington School District (LWSD). The District’s requested school impact fees are \$15,070 per single-family unit and \$2,701 for each multi-family unit. The single-family fee is an increase of \$1,437 and the multi-family fee is an increase of \$1,335 from 2020 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 *2020-25 Six-Year Capital Facilities Plan*.

SCHOOL IMPACT FEES		
Land Use	2021 Rate	2020 Rate
Single-family dwelling unit	\$ 15,070.00	\$13,633
Multi-family dwelling unit	\$ 2,701.00	\$1,388