

## 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.

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

<b>FIRE IMPACT FEES</b>		
<b>Land Use</b>	<b>Units</b>	<b>2021 Impact Fee Per Unit</b>
Single-Family Residences	1 housing unit	<b>\$128.34</b>
Mobile Homes and Detached Single-Family Manufactured Homes	1 housing unit	<b>\$153.28</b>
Multi-Family Residences	1 housing unit	<b>\$216.76</b>
Residential Suites	1 residential suite	<b>\$108.38</b>
Offices	1,000 sq. ft. of GFA	<b>\$179.46</b>

<b>PARKS IMPACT FEES</b>		
<b>Land Use</b>	<b>Units</b>	<b>2021 Impact Fees (per unit)</b>
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	\$5,124.28
Multi-Family Residences	1 housing unit	\$3,557.37
Residential Suite	1 residential suite	\$1,933.48
Offices	1,000 sq. ft. of GFA	\$1,388.08
Retail Trade	1,000 sq. ft. of GFA	\$615.81
Manufacturing	1,000 sq. ft. of GFA	\$624.74

TRANSPORTATION IMPACT FEES			
Residential Land Uses	Units		2021 Impact Fees per unit
Single Family	Dwelling	Downtown	\$6,314.24
		Overlake	\$6,532.03
		Rest of City	\$7,729.25
Multiple Family	Dwelling	Downtown	\$4,434.77
		Overlake	\$4,587.74
		Rest of City	\$5,428.60
Residential Suites	Residential Suite	Downtown	\$2,704.73
		Overlake	\$2,798.02
		Rest of City	\$3,310.85
Retirement Community	Dwelling	Downtown	\$2,026.21
		Overlake	\$2,096.09
		Rest of City	\$2,480.28
Nursing Home	Bed	Downtown	\$1,650.99
		Overlake	\$1,707.93
		Rest of City	\$2,020.97
Congregate Care/Assisted Living	Dwelling	Downtown	\$1,275.76
		Overlake	\$1,319.76
		Rest of City	\$1,561.65
Hotel/Motel	Room	Downtown	\$5,947.10
		Overlake	\$6,152.23
		Rest of City	\$7,279.83
Institutional Land Uses	Units		2021 (5.06% increase)
Elementary School	Student	Downtown	\$522.80
		Overlake	\$540.83
		Rest of City	\$639.95
High School	Student	Downtown	\$509.73
		Overlake	\$527.31
		Rest of City	\$623.95
Church/House of Worship	Per sq. ft. of GFA	Downtown	\$3.37
		Overlake	\$3.49
		Rest of City	\$4.13

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Hospital	Per sq. ft. of GFA	Downtown	\$4.85
		Overlake	\$5.02
		Rest of City	\$5.94
<b>Retail Shopping Center Land Uses</b>	<b>Units</b>		<b>2021 (5.06% increase)</b>
Up to 99,999 ft <sup>2</sup>	Per sq. ft. of GLA	Downtown	\$20.22
		Overlake	\$20.92
		Rest of City	\$24.75
100,000 ft <sup>2</sup> – 199,999 ft <sup>2</sup>	Per sq. ft. of GLA	Downtown	\$19.30
		Overlake	\$19.96
		Rest of City	\$23.63
200,000 ft <sup>2</sup> – 299,999 ft <sup>2</sup>	Per sq. ft. of GLA	Downtown	\$17.66
		Overlake	\$18.27
		Rest of City	\$21.62
300,000 ft <sup>2</sup> and Over	Per sq. ft. of GLA	Downtown	\$17.02
		Overlake	\$17.61
		Rest of City	\$20.83
Car Sales – New/Used	Per sq. ft. of GFA	Downtown	\$12.86
		Overlake	\$13.31
		Rest of City	\$15.75
Convenience Market	Per sq. ft. of GFA	Downtown	\$144.74
		Overlake	\$149.73
		Rest of City	\$177.18
Free Standing Discount Store	Per sq. ft. of GFA	Downtown	\$14.38
		Overlake	\$14.88
		Rest of City	\$17.61
Furniture Store	Per sq. ft. of GFA	Downtown	\$1.66
		Overlake	\$1.71
		Rest of City	\$2.03
Miscellaneous Retail	Per sq. ft. of GFA	Downtown	\$17.07
		Overlake	\$17.66
		Rest of City	\$20.91
Supermarket	Per sq. ft. of GFA	Downtown	\$43.63
		Overlake	\$45.14
		Rest of City	\$53.41

<b>Services Land Uses</b>	<b>Units</b>		<b>2021 (5.06% increase)</b>
Bank/Savings and Loans	Per sq. ft. of GFA	Downtown Overlake Rest of City	\$74.57 \$77.14 \$91.28
Carwash	Stall	Downtown Overlake Rest of City	\$22,100.09 \$22,862.38 \$27,052.69
Daycare	Per sq. ft. of GFA	Downtown Overlake Rest of City	\$56.80 \$58.76 \$69.53
Health Club/Racquet Club	Per sq. ft. of GFA	Downtown Overlake Rest of City	\$21.84 \$22.60 \$26.74
Library	Per sq. ft. of GFA	Downtown Overlake Rest of City	\$33.60 \$34.76 \$41.13
Movie Theater	Seat	Downtown Overlake Rest of City	\$365.17 \$377.76 \$447.00
Post Office	Per sq. ft. of GFA	Downtown Overlake Rest of City	\$51.65 \$53.42 \$63.21
Service Station	Fuel position	Downtown Overlake Rest of City	\$34,049.23 \$35,223.68 \$41,679.61
Service Station/Minimart	Fuel position	Downtown Overlake Rest of City	\$24,874.10 \$25,732.07 \$30,448.35
<b>Restaurant</b>	<b>Units</b>		<b>2021 (5.06% increase)</b>
Fast Food Restaurant	Per sq. ft. of GFA	Downtown Overlake Rest of City	\$100.19 \$103.64 \$122.65
Restaurant	Per sq. ft. of GFA	Downtown	\$36.77

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		Overlake	\$38.04
		Rest of City	\$45.02
<b>Administrative Office Land Uses</b>	<b>Units</b>		<b>2021 (5.06% increase)</b>
Up to 99,999 ft <sup>2</sup>	Per sq. ft. of GFA	Downtown	\$21.00
		Overlake	\$21.73
		Rest of City	\$25.71
100,000 ft <sup>2</sup> – 199,999 ft <sup>2</sup>	Per sq. ft. of GFA	Downtown	\$18.05
		Overlake	\$18.67
		Rest of City	\$22.09
200,000 ft <sup>2</sup> – 299,999 ft <sup>2</sup>	Per sq. ft. of GFA	Downtown	\$15.75
		Overlake	\$16.29
		Rest of City	\$19.28
300,000 ft <sup>2</sup> and Over	Per sq. ft. of GFA	Downtown	\$14.76
		Overlake	\$15.28
		Rest of City	\$18.07
Medical Office/Clinic	Per sq. ft. of GFA	Downtown	\$21.57
		Overlake	\$22.31
		Rest of City	\$26.40
<b>Industrial Land Uses</b>	<b>Units</b>		<b>2021 (5.06% increase)</b>
Light Industrial/Manufacturing	Per sq. ft. of GFA	Downtown	\$9.85
		Overlake	\$10.20
		Rest of City	\$12.07
Industrial Park	Per sq. ft. of GFA	Downtown	\$8.64
		Overlake	\$8.94
		Rest of City	\$10.57
Warehousing/Storage	Per sq. ft. of GFA	Downtown	\$3.26
		Overlake	\$3.36
		Rest of City	\$3.98
Mini Warehouse	Per sq. ft. of GFA	Downtown	\$1.93
		Overlake	\$2.00
		Rest of City	\$2.36

Alternate Impact Fee Assessment*	Units		2021 (5.06% increase)
Cost per Person Mile of Travel (PMT)	Mile of travel per person		\$3,189.99

**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
Single-family dwelling unit	\$ 15,070.00
Multi-family dwelling unit	\$ 2,701.00