

2021 Impact Fees

November 10, 2020 Study Session
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Purpose

- Provide further information and seek Council direction regarding staff recommendation to adopt 2021 Impact Fees

Impact fees help pay for public infrastructure that is needed to accommodate population and employment growth. Such as:

- RCC Connector (Vibrant and Connected Budget Priority)
- Downtown Park (Healthy & Sustainable Budget Priority)
- 152nd Ave NE Improvements

City of Redmond Impact Fees Rates

3-year moving average of indexes

- Consumer Price Index
- Building Construction Index
- Construction Cost Index

2021 Proposed Rate

Fire (CPI)	2.66%
Parks (BCI+CCI)	3.88%
Transportation (CCI)	5.06%

School District Fees

5-year average of student enrollment numbers for new developments

	2020	2021
Single Family	\$13,633	\$15,070
Multifamily (per unit)	\$1,388	\$2,701



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Response to Council Questions

City of Redmond Impact Fees Annual Rates & Baseline

3-year moving average of indexes

- Consumer Price Index
- Building Construction Index
- Construction Cost Index

2021: + 5.06% (CCI)

2021: + 5.06% (CPI)

2021: + 5.06% (BCI + CCI)

2020: +4.97% (CCI)

2020: +4.97% (CPI)

2020: +4.97% (BCI+ CCI)

2019: +3.50% (CCI)

2019: +3.50% (CPI)

2019: +3.50% (BCI + CCI)

\$6,771.67 Single Family
\$4,756.05 Multi Family

- Baseline = cost of Mobility Unit per land use; infrastructure projects listed in the Transportation Facility Plan
- 2017 Baseline
Next reset – 2022 TMP Update

TRANSPORTATION

\$94.00 base amt Single Family
\$133.00 base amt Multi Family

- Baseline = capital facilities costs, service calls
- 1999 Baseline
Next reset: '21 Fire Plan Update

FIRE

\$4,932.88 base amt Single Family
\$5,124.14 base amt Multi Family

- Baseline modified to include person per housing unit in projected growth rates; CIP projects in 2017 PARCC Plan Update
- 2017 Baseline
Next reset: '23 PARCC Plan Update

PARKS

Does Redmond have a mechanism to charge direct mitigation fees or in lieu of fees?

- SEPA-related mitigating measures RZC 21.70.090.D
- Incentives provided to developers:
 - Green Building Incentive Program RZC 21.67.040
 - Overlake Incentive Program RZC 21.12.170
- Development Agreements' negotiated conditions RZC 21.77.070.L

Council Timeline



December 1
January 1, 2021

Council Adoption - Consent Agenda
Fees take effect



Thank You

Any Questions?

