# **2021 Impact Fees**

November 10, 2020 Study Session Judy Fani & Caroline Chapman, City of Redmond Brian Buck & Barbara Posthumus, LWSD



## 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

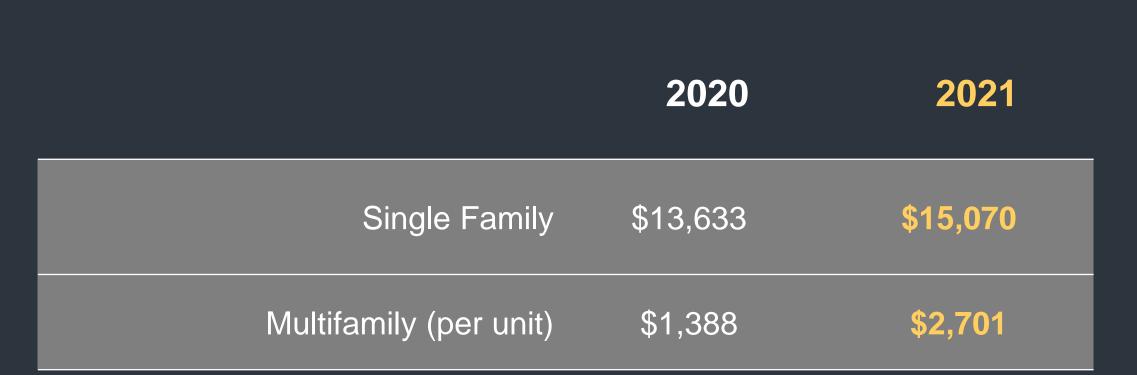
- Consumer Price Index
- Building Construction Index
- Construction Cost Index

#### **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







Brian Buck & Barbara Posthumus LWSD

#### **Response to Council Questions**

#### **City of Redmond** 3-year moving average of indexes **Impact Fees Annual** Consumer Price Index **Building Construction Index** Rates & Baseline Construction Cost Index 2021: + 5.06% (CPI) 2021: + 5.06% (CCI) 2021: + 5.06% (BCI + CCI) 2020: +4.97% (CPI) 2020: +4.97% (BCI+ CCI) 2020: +4.97% (CCI) 2019: +3.50% (CCI) 2019: +3.50% (CPI) 2019: +3.50% (BCI + CCI) \$4,932.88 base amt Single Family \$94.00 base amt Single Family \$6,771.67 Single Family \$5,124.14 base amt Multi Family \$133.00 base amt Multi 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

• Baseline = capital facilities costs, service calls

 1999 Baseline Next reset: '21 Fire Plan Update

FIRE

 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?

