Park Impact Fees Update 2017

City of Redmond
WASHINGTON

New development brings more people to Redmond

People use our parks, trails, and recreational facilities

The City must build public facilities to accommodate projected growth

New development helps pay for new parks that accommodate growth

Background

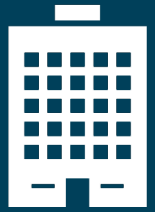
The last update to the Park Impact Fee methodology was in 2006.

Annual inflation adjustments since 2006 total 20%.

Fee Categories

Single Family

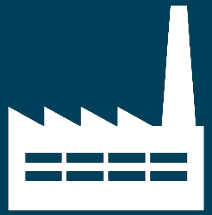
Multi-Family



Residential Suites

Office

Retail



Industrial

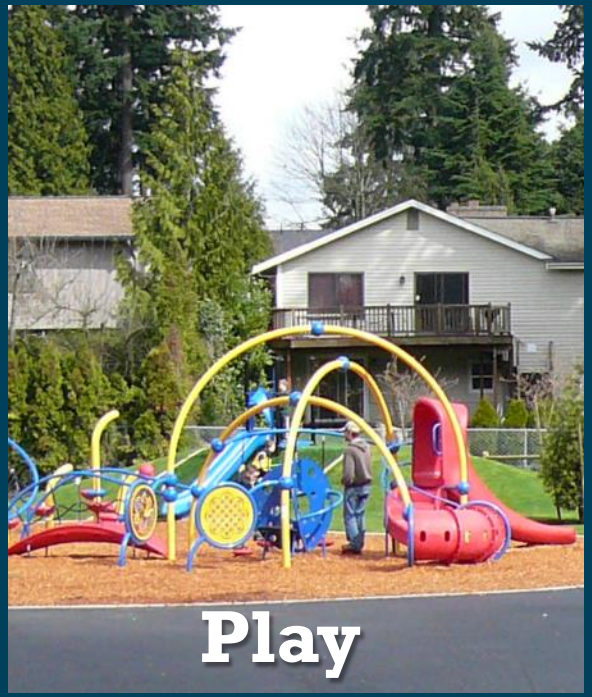
How fees are calculated:

1. New people x Hours of Use = Total Hours

2. % Total Hours by category x $50M / Number of units or 1,000 SF = Impact Fee

Share of growth (30% total cost)

This proposal uses the updated parks capital improvement plan



Cost Estimating Improvements

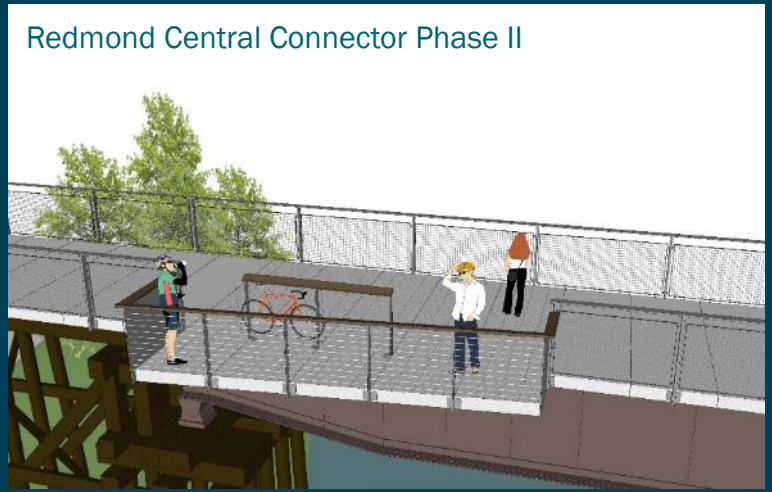
2006

- Cost per acre or mile
- Costs include: acquisition & construction

2017

- Specific project cost estimates
- Costs include: acquisition, design, construction, risk, escalation

The total contribution from development will increase from $30M to $50M to build…



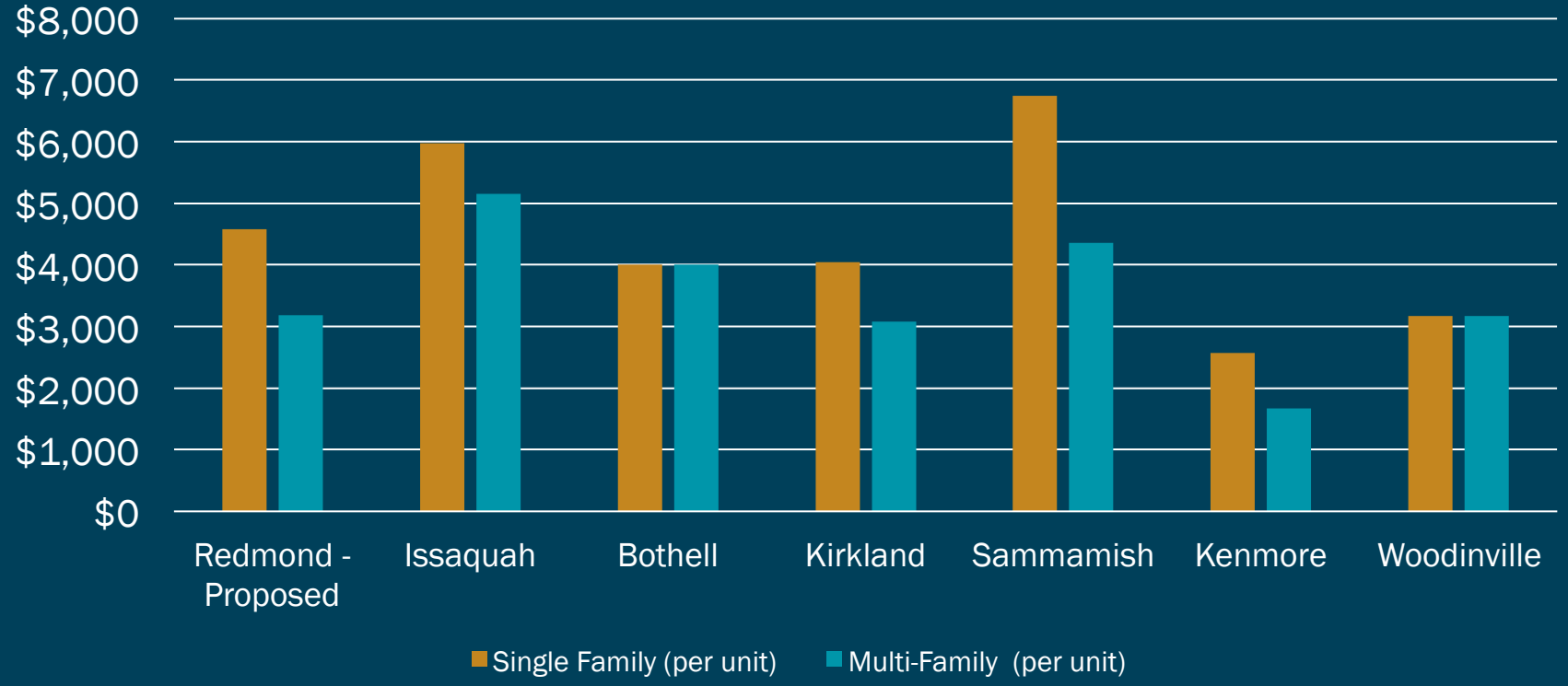
Growth Allocation

the percent cost of park costs attributable to growth

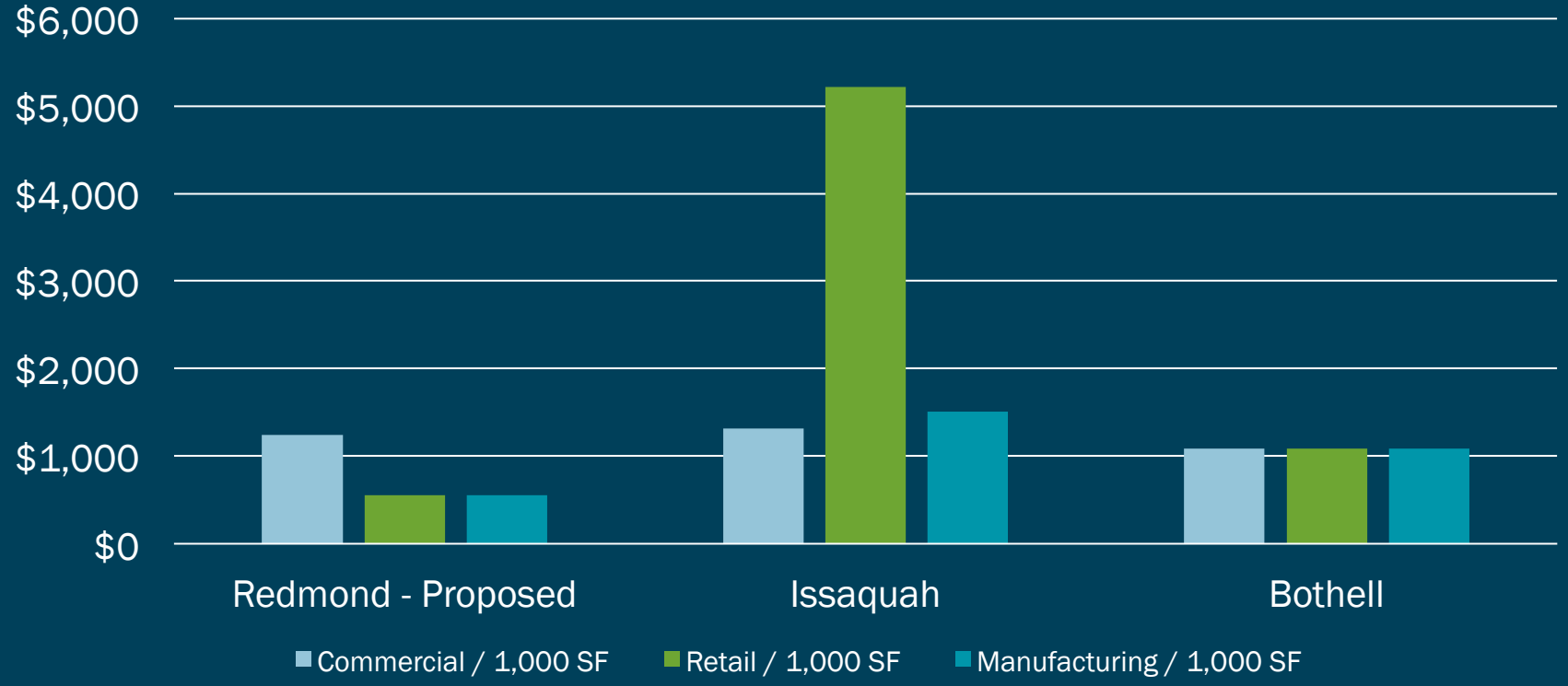
Proposed Fee Change

Category	Existing Fee per 2016 Inflated since 2006	Proposed 2017 Fee	Percent Change
Single-family	$3,502	$4,585	23.6%
Multi-family	$2,816	$3,183	11.6%
SRO	$1,408	$1,730	18.6%
Office	$1,192	$1,242	4.0%
Retail	$523	$551	5.1%
Industrial	$528	$559	5.4%

Comparing to our Neighbors: Residential Fees



Comparing to our Neighbors: Non-Residential Fees



Learn More & Comment

On-line Poll

Attend Meeting
on 4/19 @ 5:30
City Hall

Send Comments

Questions & Feedback

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