

Fire, Park and Transportation Impact Fee Rates  
 Effective January 1, 2010

**20D.60.10-060 (2) Fire Impact Fee –Schedule.**

Land Use	Units	Impact Fee That Shall Be Paid per Unit
Single-family residences (including mobile homes and detached single-family manufactured homes)	1 housing unit	\$123.00
Multi-family residences	1 housing unit	\$174.00
Offices	1,000 square feet of gross floor area	\$144.00
Retail trade	1,000 square feet of gross floor area	\$166.00
Manufacturing	1,000 square feet of gross floor area	\$17.00

Note 1: Land uses are defined in Chapter 20A.20 RCDG. (See Impact Fee – Fire, Park, School – Land Uses.) Amendments to this fee schedule which are changes in policy, such as changes in the methodology, growth assumptions, or funding percentages, shall be processed as a Redmond Community Development Guide amendment. Nonpolicy changes to the fee schedule, such as changes to reflect fluctuations in the Consumer Price Index or Construction Cost Index, or changes to the cost of a project, shall be adopted by the City Council by ordinance and shall not require a Development Guide Amendment review process.

Note 2: Fire impact fees shall be indexed to allow for a fee adjustment beginning on January 1, 2010, and subsequently each January 1. Changes in the Consumer Price Index over the three consecutive 12-month September 1 to August 31 time periods, or the closest three consecutive 12-month time periods immediately prior to January 1, 2010, will be used to determine the first adjustment to the fire impact fees on January 1, 2010. In subsequent years, the January 1 adjustment to the fire impact fees shall be determined in the same way by calculating changes in the Consumer Price Index over the three consecutive 12-month September 1 to August 31 time periods, or the closest three consecutive 12-month time periods immediately prior to January 1.

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**20D.60.10-060 (3) Park Impact Fee –Schedule.**

Land Use	Units	Impact Fee That Shall Be Paid per Unit
Single-family residences (including mobile homes and detached single-family manufactured homes)	1 housing unit	\$3,003.00
Multi-family residences	1 housing unit	\$2,414.00
Offices	1,000 square feet of gross floor area	\$1,022.00
Retail trade	1,000 square feet of gross floor area	\$448.00
Manufacturing	1,000 square feet of gross floor area	\$443.00

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Note 2: Park impact fees shall be indexed to allow for a fee adjustment beginning on January 1, 2010, and subsequently each January 1. Changes in the average between the Building Cost Index and the Construction Cost Index (published by the *Engineering News Record*) over the three consecutive 12-month September 1 to August 31 time periods, or the closest three consecutive 12-month time periods immediately prior to January 1, 2010, will be used to determine the first adjustment to the park impact fees on January 1, 2010. In subsequent years, the January 1 adjustment to the park impact fees shall be determined in the same way by calculating changes in the Building Cost Index and the Construction Cost Index over the three consecutive 12-month September 1 to August 31 time periods, or the closest three consecutive 12-month time periods immediately prior to January 1.

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**20D.210.10-120 City of Redmond Adopted Transportation Impact Fees – Fee Schedule.**

<b>Fee Schedule</b>		<b>Cost per Unit</b>
<b>Land Uses</b>	<b>Standard of Measure<sup>1, 2, 3</sup></b>	<b>Citywide<sup>4</sup></b>
Cost per Person Mile of Travel (PMT)		\$2,484.37
<b>Residential</b>		
Single-Family	dwelling	\$6,906.00
Multiple-Family	dwelling	\$4,239.00
Retirement Community	dwelling	\$1,532.00
Nursing Home	bed	\$1,203.00
Congregate Care/Assisted Living	dwelling	\$930.00
Hotel/Motel	room	\$4,610.00
<b>Commercial – Institutional</b>		
Elementary School	student	\$875.00
High School	student	\$527.00
Church	sq. ft./GFA	\$4.77
Hospital	sq. ft./GFA	\$9.80
<b>Commercial – Retail Shopping Center</b>		
Up to 99,999 sq. ft.	sq. ft./GLA	\$12.09
100,000 – 199,999 sq. ft.	sq. ft./GLA	\$11.28
200,000 – 299,999 sq. ft.	sq. ft./GLA	\$10.17
300,000 sq. ft. and over	sq. ft./GLA	\$11.95
<b>Commercial - Retail Freestanding Uses</b>		
Bank/Savings and Loan	sq. ft./GFA	\$67.02
Car Sales – New/Used	sq. ft./GFA	\$18.97
Carwash	stall	\$11,256.00
Convenience Market	sq. ft./GFA	\$59.90
Day Care	sq. ft./GFA	\$38.62
Discount Store	sq. ft./GFA	\$13.01
Fast Food Restaurant	sq. ft./GFA	\$67.67
Furniture Store	sq. ft./GFA	\$0.92

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Health Club/Racquet Club	sq. ft./GFA	\$18.39
Library	sq. ft./GFA	\$17.66
Miscellaneous Retail	sq. ft./GFA	\$9.34
Movie Theater	seat	\$267.00
Post Office	sq. ft./GFA	\$27.12
Restaurant	sq. ft./GFA	\$39.80
Service Station	fuel position	\$18,412.00
Service Station/Minimart	fuel position	\$13,331.00
Supermarket	sq. ft./GFA	\$32.15
<b>Commercial – Administrative Office</b>		
Up to 99,999 sq. ft.	sq. ft./GFA	\$17.93
100,000 – 199,999 sq. ft.	sq. ft./GFA	\$14.97
200,000 – 299,999 sq. ft.	sq. ft./GFA	\$13.09
300,000 sq. ft. and over	sq. ft./GFA	\$11.57
Medical Office/Clinic	sq. ft./GFA	\$26.16
<b>Industrial</b>		
Light Industry/Manufacturing	sq. ft./GFA	\$8.79
Industrial Park	sq. ft./GFA	\$7.72
Warehousing/Storage	sq. ft./GFA	\$4.21
Mini Warehouse	sq. ft./GFA	\$2.09

Notes:

<sup>1</sup> For uses with standard of measure in square feet, trip rate is given as trips per 1,000 square feet, and impact fee is dollars per square foot.

<sup>2</sup> GLA = Gross Leasable Area.

<sup>3</sup> GFA = Gross Floor Area.

<sup>4</sup>The portion of the impact fee charged to Redmond developments other than for single and multiple-family dwellings is for mitigation of impacts on unincorporated King County transportation facilities, and shall be calculated based on a project-specific traffic model run using the King County Mitigation Payment System (MPS). See RCDG 20D.210.10-126, Impacts to County Transportation Facilities.

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of a project, shall be adopted by the City Council by ordinance and shall not require a Development Guide Amendment review process.

Note 2: Transportation impact fees shall be indexed to allow for a fee adjustment beginning on January 1, 2010, and subsequently each January 1. Changes in the Construction Cost Index (published by the *Engineering News Record*) over the three consecutive 12-month September 1 to August 31 time periods, or the closest three consecutive 12-month time periods immediately prior to January 1, 2010, will be used to determine the first adjustment to the transportation impact fees on January 1, 2010. In subsequent years, the January 1 adjustment to the transportation impact fees shall be determined in the same way by calculating changes in the Construction Cost Index over the three consecutive 12-month September 1 to August 31 time periods, or the closest three consecutive 12-month time periods immediately prior to January 1.