

**Table 2: Park Impact Fee Calculation 2017
Using 2006 Methodology**

WORKSHEET 2 Park Impact Fee Calculation

Land Use	2015 Housing Units	2015 Employment	2015 Building Area	2030 Housing Units	2030 Employment	2030 Building Area	Net Growth, 2015 - 2030					Persons per Housing Unit**	Hours per Week ***	Total Hours	% Hours	Cost Allocation (2016\$)****	Impact Fee			Comparison 2006 to 2017	
							Housing Units	Employment	Building Area	Employment: Redmond Residents - 24%*	Employment: Non-Redmond Residents - 76%*						Per Housing Unit	Per 1,000 GFA**	Rounded	Existing Fee per 2016	Difference
Single-family	10,850			13,006			2,156					2.65	4.00	22,857	19.4%	\$10,876,831	\$5,044.24		\$5,044	\$3,502.47	30.6%
Multi-family	14,974			23,738			8,764					1.84	4.00	64,506	54.8%	\$30,696,512	\$3,502.42		\$3,502	\$2,815.51	19.6%
SRO	192			576			384					1.00	4.00	1,536	1.3%	\$730,940	\$1,903.49		\$1,903	\$1,407.81	26.0%
Office		60,494	16,803,797		94,940	26,372,139		34,446	9,568,342	8,267	26,179	0.0	1.00	26,179	23.3%	\$13,073,844		\$1,366.36	\$1,366	\$1,191.97	12.8%
Retail		7,381	4,100,528		8,384	4,657,860		1,003	557,332	241	762	0.0	1.00	762	0.6%	\$337,677		\$605.88	\$606	\$522.52	13.8%
Industrial		13,311	8,319,105		15,729	8,738,270		2,418	419,165	580	1,838	0.0	1.00	1,838	0.5%	\$257,598		\$614.55	\$615	\$528.20	14.1%
TOTALS	26,016	81,185	29,223,430	37,321	119,053	39,768,269	10,921	37,868	10,544,839	9,088	28,779			117,678	100.0%	\$55,999,566					

*Per 2015 American Community Survey (ACS) data, of the 30,285 residents in the workforce 13,953 worked in Redmond. Comparing to ACS total population (57,959) yields 24% of the population also works in Redmond. $13,953 / 57,959 = 0.240739$

** Per COR Long Range Planning, SF = 2.65 persons per unit, MF = 1.84 persons per unit

*** Per 2015 PARCC Plan Survey, 99% of people use parks, 96% of people use trails. Residents use parks on average 4 hours per week each. Per recreation program data, 25% of users are not residents. Per You Count Program data, there is significant increases in use of regional trails near employment centers at lunch hour and for cor

**** Growth proportionate share of 2017-2030 CIP is 30% - based on population growth