CITY OF REDMOND ORDINANCE NO. 2675

ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING REDMOND MUNICIPAL CODE CHAPTER 3.10, SECTIONS 3.10.080(B)-(D), FIRE IMPACT FEE SCHEDULE, PARK IMPACT FEE SCHEDULE AND SCHOOL IMPACT FEE SCHEDULE, AND REDMOND MUNICIPAL SECTION 3.10.100(C), CODE TRANSPORTATION IMPACT FEE SCHEDULE, IN ORDER TO INDEX THE CITY'S FIRE, PARK, SCHOOL, AND TRANSPORTATION FEES FOR 2013 AND TO UPDATE SCHOOL, AND TRANSPORTATION PARK, IMPACT SCHEDULES; PROVIDING FEESEVERABILITY AND ESTABLISHING AN

WHEREAS, through Ordinance No. 2641 adopted on December 6, 2011, the City indexed the fire, park, and transportation impact fees for 2012 effective December 17, 2011; and

WHEREAS, indexing Redmond's fire, park, school, and transportation impact fees annually allows the rates to keep pace with inflation; and

WHEREAS, Redmond Municipal Code Chapter 3.10 establishes the indexes and procedures that the City Council may apply annually to index Redmond's fire, park, school, and transportation impact fees; and

WHEREAS, the City of Redmond desires to apply the indexes for 2013 to maintain the purchasing power of the fire, park, school, and transportation impact fees and to provide the capital facilities necessary to serve growth in Redmond.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

 $\underline{\text{Section 1.}} \qquad \underline{\text{Classification.}} \qquad \text{This ordinance is of a}$ general and permanent nature and shall become a part of the City Code.}

Section 2. Amendment of Subsections. RMC Subsections 3.10.080(B), (C), and (D), Fire Impact Fee Schedule, Park Impact Fee Schedule, and School Impact Fee schedule, are hereby amended to read as follows:

3.10.080 Calculation of park, fire, and school impact fees using adopted impact fee schedules.

(B) Fire Impact Fee Schedule. The following fire impact fees shall be paid for each unit of use or development:

FIRE IMPACT FEES

Land Use	Units	Impact Fee That Shall Be Paid per Unit
Single-family residences	1 housing unit	[\$ 105.59] \$ 107.59
Mobile homes and detached single-family manufactured homes	1 housing unit	[\$\frac{126.13}{26.51}
Multi-family residences	1 housing unit	[\$ 178.43] \$ 181.80
Offices	1,000 square feet of gross floor area	[\$\frac{147.66}{150.46}

Retail trade	1,000 square feet of gross floor area	[\$ 170.22]
		\$ 173.44
Manufacturing	1,000 square feet of gross floor area	[\$ 17.43]
		\$ 17.76

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 2: Fire impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the fire impact fees shall be determined by calculating changes in the Consumer Price Index over the three consecutive 12-month September 1 to August 31 time periods immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

(C) Park Impact Fee Schedule. The following park impact fees shall be paid for each unit of use or development:

PARK IMPACT FEES

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	[\$ 3,100.13] \$ 3,174.84
Multi-family residences	1 housing unit	[\$\frac{2,492.08}{2,552.14}
Offices	1,000 square feet of gross floor area	[\$\frac{1,055.05}{1,080.48}

Retail trade	1,000 square feet of gross floor area	[\$ 462.50]
	-	\$ 473.65
Manufacturing	1,000 square feet of gross floor area	[\$ 467.52]
		\$ 478.79

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 2: Park impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the park impact fees shall be determined by calculating changes in the average of 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 immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

(D) School Impact Fees. The following impact fees shall be paid for each unit of use or development; provided, that such impact fees shall be imposed only so long as the City of Redmond and the Lake Washington School District remain parties to an interlocal agreement under which the City agrees such fees. Ιf the interlocal agreement terminated for any reason, the City shall no longer collect school impact fees under this section.

School impact fees shall be set as a percentage of the proposed single-family and multi-family residential unit impact fee amounts based on the Lake Washington

School District's (LWSD) most recent Six-Year Capital Facility Plan (CFP) as set forth below:

SCHOOL IMPACT FEES

Land Use	Dates	Units	Impact Fee Basis	Impact Fee That Shall Be Paid per Unit
Single-Family residences (including mobile homes and detached single-family manufactured homes)	1/1/2012 through [12/31/2012] 1/9/2013	1 housing unit	Equal to 80% of the single-family residential unit impact fee set forth in the LWSD CFP approved on 5/16/2011	\$5,672.00
Single-Family residences (including mobile homes and detached single- family manufactured homes)	1/10/2013 through 12/31/2013	housing unit	Equal to 100% of the single-family residential unit impact fee set forth in the LWSD CFP approved on 5/7/2012	\$7,005.00
Multi-family residences	1/1/2012 through [12/31/2012] 1/9/2013	1 housing unit	Equal to 80% of the multi-family residential unit impact fee set forth in the LWSD CFP approved on 5/16/2011	\$346.00

Multi-	1/10/2013	1	Equal to 100% of the	\$197.00
family	through	housing	multi-family	
residences	12/31/2013	unit	residential unit impact	
			fee set forth in the	
			LWSD CFP approved on	
			5/7/2012	

Note: School impact fee rates for January 1, 2013, and each subsequent January 1, may be updated to 100% of the rates set in the most recent Lake Washington School District CFP, as determined by the City Council.

Section 3. Amendment of Subsection. RMC Subsection 3.10.100(C), Transportation Impact Fee Schedule, is hereby amended to read as follows:

3.10.100 Calculation of transportation impact fees using adopted impact fee schedule.

(C) Transportation Impact Fee Schedule. The following transportation impact fees shall be paid for each unit of use or development:

Fee Schedule		Cost per Unit
Land Uses	Standard of Measure ^{1,2,3}	Citywide ⁻⁴
Cost per Person Mile of S	Travel (PMT)	[\$ -2,488.09]
		\$ 2,526.91
Residential		
Single-Family	dwelling	[\$ 6,916.19]
		\$ 7,024.08
Multiple-Family	dwelling	[\$ 4,245.58]
		\$ 4,311.81
Retirement Community	dwelling	[\$ 1,533.89]
		\$ 1,557.82

Nursing Home	bed	[\$ 1,205.20]
		\$ 1,224.00
Congregate Care/Assisted	dwelling	[\$ 931.29]
Living	awerring	[4 331.23]
		\$ 945.82
Hotel/Motel	room	[\$ 4,617.32]
		\$ 4,689.35
Commercial-Institu	itional	
Elementary School	student	[\$ 876.51]
		\$ 890.18
High School	student	[\$ 528.25]
		\$ 536.49
Church	sq. ft./GFA	[\$-4.78]
		\$ 4.85
Hospital	sq. ft./GFA	[\$ 9.81]
		\$ 9.96
Commercial-Retail Shop	· · · · · · · · · · · · · · · · · · ·	
Up to 99,999 sq. ft.	sq. ft./GLA	[\$ 12.11]
	_	
	0. /	\$ 12.29
100,000 - 199,999 sq. ft.	sq. ft./GLA	[\$ 11.30]
		\$ 11.47
200,000 - 299,999 sq. ft.	sq. ft./GLA	[\$ 10.18]
		\$ 10.34
300,000 sq. ft. and over	sq. ft./GLA	[\$ 11.96]
500,000 5q. 10. aa 6.61	5q. 10.70E/1	[4 11.30]
		\$ 12.15
Commercial-Retail Freest		
Bank/Savings and Loan	sq. ft./GFA	[\$ 67.12]
		\$ 68.16
Car Sales - New/Used	sq. ft./GFA	[\$ 19.01]
		ė 10 20
		\$ 19.30

Carwash	Stall	[\$ 11,272.51]
		\$ 11,448.36
Convenience Market	sq. ft./GFA	[\$ 59.99]
		\$ 60.92
Day Care	sq. ft./GFA	[\$ 38.68]
		\$ 39.28
Discount Store	sq. ft./GFA	[\$ 13.03]
		\$ 13.23
Fast Food Restaurant	sq. ft./GFA	[\$ 67.77]
		\$ 68.83
Furniture Store	sq. ft./GFA	[\$ 0.92
		\$ 0.93
Health Club/Racquet Club	sq. ft./GFA	[\$ 18.42]
		<u>\$ 18.71</u>
Library	sq. ft./GFA	[\$ 17.69]
		<u>\$ 17.96</u>
Miscellaneous Retail	sq. ft./GFA	[\$ 9.35]
		\$ 9.50
Movie Theater	seat	[\$ 267.75]
		\$ 271.92
Post Office	sq. ft./GFA	[\$ 27.17]
		\$ 27.59
Restaurant	sq. ft./GFA	[\$ 39.86]
	5 1	\$ 40.48
Service Station	fuel position	[\$ 18,439.53]
		\$ 18,727.18
Service Station/Minimart	fuel position	[\$ 13,350.70]
		\$ 13,558.97

Supermarket	sq. ft./GFA	[\$ 32.20]
		\$ 32.70
Commercial-Administrat:	ive Office	
Up to 99,999 sq. ft.	sq. ft./GFA	[\$ 17.96]
		\$ 18.24
100,000 - 199,999 sq. ft.	sq. ft./GFA	[\$ 15.00]
		\$ 15.23
200,000 - 299,999 sq. ft.	sq. ft./GFA	[\$ 13.11]
		\$ 13.32
300,000 sq. ft. and over	sq. ft./GFA	[\$ 11.58]
		\$ 11.77
Medical Office/Clinic	sq. ft./GFA	[\$ 26.20]
		\$ 26.61
Industrial		
Light Industry/Manufacturing	sq. ft./GFA	[\$-8.81]
		\$ 8.94
Industrial Park	sq. ft./GFA	[\$ 7.73]
		\$ 7.86
Warehousing/Storage	sq. ft./GFA	[\$-4.21]
		\$ 4.28
Mini Warehouse	sq. ft./GFA	[\$-2.09]
		\$ 2.12

Notes:

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.

² GLA = Gross Leasable Area

³ GFA = Gross Floor Area

[4 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).]

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 2: Transportation impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the transportation impact fees shall be determined by calculating 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 immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title, provided that the updated fire, park, school and transportation impact fee schedules shall apply to all complete building permit applications filed on or after January 10, 2013.

ADOPTED by the Redmond City Council this 4th day of December, 2012.

CITY OF REDMOND

MARCHIONE, MAYOR

ATTEST:

Whelle W. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2675

November 28, 2012

December 4, 2012

December 4, 2012

December 11, 2012

December 16, 2012

ADOPTED 5-2:

YES: Allen, Flynn, Margeson, Stilin and Vache

NO: Carson and Myers

EXHIBIT 1

I. Proposed Impact Fee Rates

- Basis for the 2013 rates—changes in indexes specified in the RMC Chapter 3.10 averaged over a period of three years, August to August:
 - Fire impact fees: Consumer Price Index-Urban (CPI-U) Seattle (CPI-U 3-year average: 1.89%)
 - Park impact fees: average of the 3-year averages of the Building Cost Index (BCI) and Construction Cost Index (CCI)
 (BCI and CCI 3-year average: 2.41%)
 - School impact fees: the latest Lake Washington School District (LWSD) Six-Year Capital Facility Plan (CFP)*
 (2012-2017 CFP: single-family +23.5%; multi-family -43.1%)
 - *School impact fees are based on the forecasted number of children per singleand multi-family households. These can vary annually and cause rates to fall as is the case with the multi-family rate this year.
 - Transportation impact fees: Construction Cost Index (CCI) (CCI 3-year average: 1.56%)
- The City is not required to update the rates annually.
- Reference to King County at the end of the transportation impact fee table is deleted. The
 City and King County agreed to no longer mutually collect transportation impact fees.
- Update on City of Kirkland Impact Fees, Particularly School Impact Fees:
 - Kirkland charges park, school and transportation impact fees.
 - Kirkland's code states that park and transportation impact fees may be adjusted every January 1 to account for inflation. The Kirkland City Council chose not to do so for 2012.
 - School impact fees may be changed if the school district's capital costs change as reported in the LWSD CFP.
 - Kirkland school impact fee rates are currently \$5,672 for single family homes and \$346 for multi-family homes through February 28, 2013. These are 80% of the 2010-2015 LWSD CFP rates of \$6,250 and \$1,732 for single- and multi-family homes, respectively.
 - On March 1, 2013, Kirkland can increase the school impact fees to 100% of the LWSD CFP rates. Kirkland's code lists these rates as \$7,005 single-family and \$197 multi-family, with a note that this is an estimated fee that can change if the school district's capital costs change.
 - Kirkland staff does not yet have a schedule for updating impact fees for 2013.

II. Impact Fee Calculations

Fire Impact Fee Indexing Calculations

Consumer Price Index-Urban/Seattle (CPI-U/Seattle)

Year	%
August 2009-August 2010	0.22%
August 2010-August 2011	2.71%
August 2011-August 2012	2.74%
Average	1.89% F

Fire impact fee index

Park & Transportation Impact Fee Indexing Calculations

ENR* Building Cost Index (BCI)

Year	%
August 2009-August 2010	5.52%
August 2010-August 2011	3.95%
August 2011-August 2012	0.29%
Average	3.25%

^{*}Engineering News Record

ENR Construction Cost Index (CCI)

Year	%
August 2009-August 2010	0.53%
August 2010-August 2011	0.89%
August 2011-August 2012	3.26%
Average	1.56%

Transportation impact fee index

Building Cost Index & Construction Cost Index 3-Year Average

Index	%
Building Cost Index (BCI)	3.25%
Construction Cost Index (CCI)	1.56%
Average of BCI & CCI	2.41%

Park impact fee index