

ORDINANCE NO. 1907

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,  
TO ACCOMPANY TITLE 20C OF THE REDMOND MUNICIPAL  
CODE, THE REDMOND COMMUNITY DEVELOPMENT GUIDE,  
TO ADOPT TRANSPORTATION IMPACT FEES AND  
ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City of Redmond has adopted the Transportation Management Code, which requires transportation concurrency be maintained for all new development, and which establishes administrative procedures to be used in the collection and administration of transportation impact fees, and;

WHEREAS, the Planning Commission has held a hearing on this ordinance and has recommended that the City Council amend the Redmond Municipal Code as provided in this ordinance, to adopt transportation impact fees, and;

WHEREAS, the City Council of the City of Redmond desires to improve funding for transportation capital facilities in Redmond, and is adopting the impact fees contained in this ordinance for the purpose of complying with the Growth Management Act, and acknowledges that this ordinance bears a substantial relationship to, and is necessary for the public health, safety, and welfare of the residents and property owners of the City of Redmond, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN  
AS FOLLOWS:

Section 1.      Impact Fee Regulations. The following transportation impact fee schedule is hereby adopted:

**Transportation Impact Fee Schedule**

*(see schedule contained in Attachment A to this ordinance)*

Section 2.      Impact Fee Definitions. The following transportation impact fee definitions are hereby adopted:

**Definition of Uses in the Transportation Facility Type Impact Fee Schedule.**

The uses in the Transportation Impact Fee Schedule shall be defined as follows:

Single-Family: Single-family detached unit.

**Multi-Family:** A building or buildings designed to house two or more families living independently of each other. Includes apartments, condos, attached residential P.U.D.'s, and attached townhouses.

**Retirement Community:** Residential units similar to apartments or condominiums, restricted to adults or senior citizens.

**Nursing Home:** A facility whose primary function is to provide chronic or convalescent care for persons who by reason of illness or infirmity are unable to care for themselves. Applies to rest homes, chronic care, and convalescent homes.

**Congregate Care/Assisted Living:** One or more multi-unit buildings designed for the elderly or those who are unable to live independently due to physical or mental handicap. Facilities may contain dining rooms, medical facilities, and recreational facilities.

**Hotel/Motel:** A place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities.

**Bank/Savings & Loan:** A free-standing building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.

**Day Care:** A facility for the care of infant and preschool age children during the daytime hours. Generally includes classrooms, offices, eating areas, and a playground.

**Library:** A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

**Post Office:** Houses service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

**Service Station w/o Minimart:** A facility used for the sale of gasoline, oil, and lubricants. May include areas for servicing, repairing, and washing vehicles.

**Service Stations w/ Minimart:** A facility which combines elements of a convenience store and a gas station. Convenience food items are sold along with gasoline and other car products; gas pumps are primarily or completely self-service.

**Movie Theater:** Consists of audience seating, one or more screens and auditoriums, and a lobby and refreshment stand.

**Car Wash:** Manual operations where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose.

**Health Club/Racquet Club:** Privately owned facilities with tennis courts, swimming pools, racquet ball courts, handball courts, other minor gymnastic facilities. Features exercise, sports, and other active physical conditioning, as well as a broader range of services such as juice bars and meeting rooms.

**Elementary School:** Serves students between the kindergarten and high school levels.

**High School:** Ninth, tenth, eleventh, and twelfth grades.

**Church:** A building providing public worship facilities. Generally houses as assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities.

**Hospital:** A building or buildings designed for the medical, surgical diagnosis, treatment and housing of persons under the care of doctors and nurses. Rest homes, nursing homes, convalescent homes and clinics are not included.

**Restaurant:** An eating establishment with turnover rates generally of at least one hour or longer. Generally, does not serve breakfast and may or may not serve lunch.

**High Turnover Restaurant:** Sit-down eating establishment where customers general stay less than one hour. Usually, moderately priced and frequently belongs to chains; is sometimes open 24 hours per day. Usually serves breakfast, lunch, and dinner; generally does not have a drive-up window.

**Fast Food and Take-out Restaurant:** An eating establishment which offers quick food service and a limited menu of items. Food is generally served in disposable wrappings or containers, and may be consumed inside or outside the restaurant building. Usually has a drive-up window.

**Shopping Center:** An integrated group of commercial establishments which is planned, developed, owned, or managed as a unit. On-site parking facilities are provided, and administrative office areas are usually included.

**Supermarket:** Retail store which sells a complete assortment of food, food preparation and wrapping materials, and household cleaning and servicing items.

**Convenience Store:** A use which combines retail food sales with fast foods or take-out food service; generally open long hours or 24 hours a day.

**Discount/Department Store:** Free-standing store with off-street parking. Usually offers centralized cashiering and a wide range of products. Often is the only store on a site, but can be found in mutual operation with its own or other supermarkets, garden centers and service stations, or as part of community-sized shopping centers.

**Miscellaneous Retail:** A store which sells retail goods to the ultimate consumer for direct consumption and not for resale.

**Furniture Store:** Furniture stores specialize in the sale of furniture and carpeting. The stores are generally large and include storage areas.

**Car Sales (New & Used):** Facilities are generally located as strip development along major arterial streets which already have a preponderance of commercial development. Generally included are auto services and parts sales along with a sometimes substantial used-car operation. Some dealerships also include leasing activities and truck sales and servicing.

**Administrative Office Building:** An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional

person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. Services such as a bank or savings and loan, a restaurant or cafeteria, miscellaneous retail facilities, and fitness facilities for building tenants may also be included.

Medical Office/Clinic: A facility which provides diagnoses and outpatient care on a routine basis but which is unable to provide prolonged in-house medical/surgical care. A medical office is generally operated by either a single private physician/dentist or a group of doctors and/or dentist.

Light Industrial/Manufacturing: A facility where the primary activity is the conversion of raw materials or parts into finished products. Generally also has offices and associated functions. Typical light industrial uses are printing plants, material testing laboratories, assemblers of data processing equipment, and power stations.

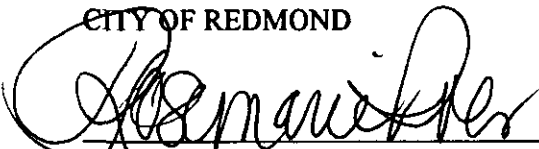
Industrial Park/Research & Development: Industrial parks are areas containing a number of industrial or related facilities. They are characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities, some with a large number of small businesses and others with one or two dominant industries. Research centers are facilities or groups of facilities devoted nearly exclusively to research and development activities. While they may also contain offices and some light fabrication areas, the primary function is that of research and development.

Warehousing/Storage: Facilities which are primarily devoted to the storage of materials. They may also include office and maintenance areas.

Section 3. Repealer for Section 2. When Subtitle 20H of the Redmond Community Development Guide is adopted by the Redmond City Council, Section 2 shall be repealed on the date the ordinance adopting Subtitle 20H of the Redmond Community Development Guide goes into effect.

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

Section 5. Effective Date. This chapter, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after the publication of an approved summary thereof consisting of the title.

CITY OF REDMOND  
  
MAYOR ROSEMARIE IVES

**ATTEST/AUTHENTICATED:**

*Bonnie Mattson*  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By:

FILED WITH THE CITY CLERK: September 13, 1996  
PASSED BY THE CITY COUNCIL: October 1, 1996  
SIGNED BY THE MAYOR: October 1, 1996  
PUBLISHED: October 5, 1996  
EFFECTIVE DATE: October 10, 1996  
CHAPTER NO.: \_\_\_\_\_

Ordinance No. 1907

Transportation Impact Fees, 7 District System  
Base Fee Plus District Variation for All Uses (50/50 Split)

Fee Schedule	Land Uses (1)	Standard of Measure (2)	Basic Rate PM Peak Trips/Unit	New Trips %	New Trip Rate	Trip Length (miles)	VMT per Unit	Cost Per Unit							
								Area 1 Downtown	Area 2 Ed Hill	Area 3 Willows/SV	Area 4 Grass Lawn	Area 5 Overlake	Area 6 Viewpoint	Area 7 SE Redmond	
Residential	Single Family	dwelling	1.01	100%	1.01	3.5	3.54	\$1,671.30	\$967.01	\$1,167.75	\$1,233.38	\$1,503.55	\$1,316.86	\$1,239.97	
	Multiple Family	dwelling	0.62	100%	0.62	3.7	2.29	\$1,084.57	\$627.53	\$757.80	\$800.39	\$975.72	\$854.56	\$804.67	
	Retirement Community	dwelling	0.28	100%	0.28	2.8	0.78	\$370.66	\$214.47	\$258.99	\$273.54	\$333.46	\$292.06	\$275.00	
	Nursing Home	bed	0.17	100%	0.17	2.8	0.48	\$225.05	\$130.21	\$157.24	\$168.08	\$202.46	\$177.32	\$166.97	
	Congregate Care/Asst Living	dwelling	0.17	100%	0.17	2.8	0.48	\$225.05	\$130.21	\$157.24	\$168.08	\$202.46	\$177.32	\$166.97	
	Hotel/Motel	room	0.69	100%	0.69	4.0	2.76	\$1,304.89	\$755.01	\$911.74	\$962.98	\$1,173.92	\$1,028.16	\$968.12	
	Commercial - Services	Bank/Savings & Loan	sq W/GFA	43.63	40%	17.45	2.9	50.61	\$23.93	\$13.84	\$16.72	\$17.66	\$21.53	\$18.86	\$17.75
		Day Care	sq W/GFA	15.56	75%	11.67	2.0	23.34	\$11.03	\$6.38	\$7.71	\$8.14	\$9.93	\$8.66	\$8.19
		Library	sq W/GFA	4.74	75%	3.56	1.7	6.04	\$2.86	\$1.85	\$2.00	\$2.11	\$2.57	\$2.22	\$2.12
		Post Office	sq W/GFA	6.11	75%	4.58	1.7	7.79	\$3.68	\$2.13	\$2.57	\$2.72	\$3.31	\$2.90	\$2.73
Service Station		pump	15.18	40%	6.07	1.7	10.32	\$4,880.28	\$2,823.72	\$3,409.91	\$3,601.53	\$4,390.46	\$3,845.31	\$3,620.79	
Service Station/MiniMart		pump	17.45	30%	5.24	1.7	8.90	\$4,207.55	\$2,434.48	\$2,939.87	\$3,105.07	\$3,785.26	\$3,315.25	\$3,124.68	
Movie Theater		screen	19.04	85%	16.18	2.3	37.22	\$17,598.59	\$10,182.50	\$12,296.33	\$12,987.33	\$15,832.28	\$13,966.40	\$13,056.77	
Carwash		screen site	81.00	65%	52.65	1.6	84.24	\$39,827.44	\$23,044.07	\$27,827.89	\$29,391.69	\$35,830.10	\$31,381.13	\$29,548.84	
Health Club/Racquet Club		member	0.08	85%	0.07	3.1	0.21	\$99.66	\$57.66	\$69.64	\$73.55	\$89.66	\$78.53	\$73.94	
Commercial - Institutional		Elementary School	student	0.02	100%	0.02	3.7	0.09	\$40.23	\$23.28	\$28.11	\$29.69	\$36.20	\$31.70	\$29.85
	High School	student	0.04	100%	0.04	3.7	0.15	\$69.97	\$40.49	\$48.89	\$51.64	\$62.95	\$55.13	\$51.91	
	Church	sq W/GFA	0.72	100%	0.72	2.66	2.66	\$1.26	\$0.73	\$0.88	\$0.93	\$1.13	\$0.99	\$0.93	
	Hospital	sq W/GFA	1.05	80%	0.84	5.0	4.20	\$1.99	\$1.15	\$1.39	\$1.47	\$1.79	\$1.56	\$1.47	
	Commercial - Restaurant	Restaurant	sq W/GFA	7.86	80%	6.13	3.4	20.84	\$9.85	\$5.70	\$6.88	\$7.27	\$8.86	\$7.76	\$7.31
High Turnover Restaurant	sq W/GFA	16.26	80%	13.01	2.3	29.92	\$14.14	\$8.18	\$9.88	\$10.44	\$12.73	\$11.15	\$10.49		
Fast Food Restaurant	sq W/GFA	36.53	50%	18.27	2.0	36.53	\$17.27	\$9.99	\$12.07	\$12.75	\$15.54	\$13.61	\$12.81		
Commercial - Retail Shopping Center	up to 9,999 sq ft	sq W/GFA	15.14	50%	7.57	1.3	9.84	\$4.65	\$2.69	\$3.25	\$3.43	\$4.19	\$3.67	\$3.45	
	10,000-49,000 sq ft	sq W/GFA	10.16	55%	5.59	1.5	8.38	\$3.96	\$2.29	\$2.77	\$2.92	\$3.57	\$3.12	\$2.94	
	50,000-99,999 sq ft	sq W/GFA	7.28	60%	4.00	1.5	6.01	\$2.84	\$1.64	\$2.10	\$2.10	\$2.55	\$2.24	\$2.11	
	100,000-199,999 sq ft	sq W/GFA	5.66	60%	3.40	1.7	5.77	\$2.73	\$1.58	\$1.91	\$2.01	\$2.46	\$2.15	\$2.03	
	200,000-299,999 sq ft	sq W/GFA	4.71	65%	3.06	1.7	5.20	\$2.46	\$1.42	\$1.72	\$1.82	\$2.21	\$1.94	\$1.83	
	300,000-399,999 sq ft	sq W/GFA	4.16	70%	2.91	2.1	6.12	\$2.89	\$1.67	\$2.02	\$2.13	\$2.60	\$2.28	\$2.15	
	over 400,000 sq ft	sq W/GFA	3.66	75%	2.75	2.4	6.59	\$3.11	\$1.80	\$2.18	\$2.30	\$2.80	\$2.45	\$2.31	
	Supermarket	sq W/GFA	10.34	75%	7.76	2.1	16.29	\$7.70	\$4.45	\$5.38	\$5.68	\$6.93	\$6.07	\$5.71	
	Convenience Market	sq W/GFA	53.73	45%	24.18	1.3	31.43	\$14.86	\$8.60	\$10.38	\$10.97	\$13.37	\$11.71	\$11.03	
	Discount/Department Store	sq W/GFA	7.79	50%	3.90	1.7	6.62	\$3.13	\$1.81	\$2.19	\$2.31	\$2.82	\$2.47	\$2.32	
Commercial - Administrative Office	Miscellaneous Retail	sq W/GFA	4.80	50%	2.40	1.7	4.08	\$1.93	\$1.12	\$1.35	\$1.42	\$1.74	\$1.52	\$1.43	
	Furniture Store	sq W/GFA	0.39	60%	0.23	1.7	0.40	\$0.19	\$0.11	\$0.13	\$0.14	\$0.17	\$0.15	\$0.14	
	Car Sales - New/Used	sq W/GFA	2.62	80%	2.10	4.6	9.64	\$4.56	\$2.64	\$3.19	\$3.36	\$4.10	\$3.59	\$3.38	
	Commercial - Administrative Office	up to 9,999 sq ft	sq W/GFA	4.09	90%	3.88	5.1	18.77	\$8.88	\$5.14	\$6.20	\$6.55	\$7.98	\$6.99	\$6.59
	10,000-49,000 sq ft	sq W/GFA	2.55	90%	2.30	5.1	11.70	\$5.53	\$3.20	\$3.87	\$4.08	\$4.98	\$4.36	\$4.11	
	50,000-99,999 sq ft	sq W/GFA	2.00	90%	1.80	5.1	9.18	\$4.34	\$2.51	\$3.03	\$3.20	\$3.90	\$3.42	\$3.22	
	100,000-199,999 sq ft	sq W/GFA	1.67	90%	1.50	5.1	7.67	\$3.62	\$2.10	\$2.53	\$2.67	\$3.26	\$2.86	\$2.69	
	200,000-299,999 sq ft	sq W/GFA	1.46	90%	1.31	5.1	6.70	\$3.17	\$1.83	\$2.21	\$2.34	\$2.85	\$2.50	\$2.35	
	over 300,000 sq ft	sq W/GFA	1.29	90%	1.16	5.1	5.92	\$2.80	\$1.62	\$2.07	\$2.12	\$2.52	\$2.21	\$2.08	
	Medical Office/Clinic	sq W/GFA	4.08	75%	3.06	4.8	14.69	\$6.94	\$4.02	\$4.85	\$5.12	\$6.25	\$5.47	\$5.15	
Industrial	Light Industry/Manufacturing	sq W/GFA	0.98	100%	0.98	5.1	5.00	\$2.36	\$1.37	\$1.65	\$1.74	\$2.13	\$1.86	\$1.75	
	Industrial Park	sq W/GFA	0.98	100%	0.98	5.1	5.00	\$2.36	\$1.37	\$1.65	\$1.74	\$2.13	\$1.86	\$1.75	
	Warehousing/Storage	sq W/GFA	0.74	100%	0.74	5.1	3.77	\$1.78	\$1.03	\$1.25	\$1.32	\$1.61	\$1.41	\$1.32	

(1) Uses generally not allowed by the Comprehensive Plan in a Transportation Management District are shaded.  
(2) For uses with Standard of Measure in sq ft, trip rate is given as trips per 1000 sq ft, and impact fee is dollars per square foot.