

CODE

**CITY OF REDMOND
ORDINANCE NO. 2745**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC 3.10.030(D), DEFINITIONS, IN ORDER TO DEFINE RESIDENTIAL SUITE FOR IMPACT FEE PURPOSES; AMENDING THE TRANSPORTATION IMPACT FEE SCHEDULE ESTABLISHED BY RMC 3.10.100(C) IN ORDER TO REFLECT THE UPDATED AUGUST 2013 TRANSPORTATION FACILITIES PLAN, TO ADD RESIDENTIAL SUITES TO THE LIST OF LAND USE TYPES, AND TO REFLECT AN UPDATED TRAVEL DEMAND CALCULATOR BASED ON THE CITY'S 2010 HOUSEHOLD AND EMPLOYEE TRAVEL SURVEY; AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE

WHEREAS, the City of Redmond's transportation impact fees are based on the size of the growth-related portion of the City's Transportation Facilities Plan (TFP), which is included in the City's Transportation Master Plan (TMP); and

WHEREAS, the Redmond City Council adopted the updated TMP and TFP in August 2013; and

WHEREAS, adoption of the updated TMP and TFP requires that impact fees be revised to reflect the updated project list; and

WHEREAS, the City conducted a statistically-valid travel survey of Redmond residents and employees in 2010 for an update of the TMP and this survey represents a more realistic picture of local travel behavior than national data; and

WHEREAS, since the adoption of the City's impact fee system, residential suites have emerged as a new land use type in the City and this use should be added to the impact fee

schedule as a separate use because of its unique transportation demand characteristics; and

WHEREAS, for all of the reasons stated above, the City staff has recommended that the City's impact fees be revised; and

WHEREAS, the Redmond City Council has considered the recommendations of staff and has determined to make the amendments to the Redmond Municipal Code set forth in this ordinance.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of Subsection. RMC 3.10.030(D), Definitions, is hereby amended to read as follows:

Land Uses in Transportation Impact Fee Schedule.

The land use categories set forth in the Transportation Impact Fee Schedule adopted in RMC 3.10.100 are defined as follows:

• ~~[(1)]~~ "Administrative office building" means a building that 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.

● [~~2~~] "Bank/savings and loan" means a freestanding 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.

● [~~3~~] "Car sales (new and used)" means a facility at which cars, trucks and other light vehicles are offered for sale. Such 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.

● [~~4~~] "Car wash" means a manual operation where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose.

● [~~5~~] "Church" means a building providing public worship facilities. A church generally houses an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities.

● [~~6~~] "Congregate care/assisted living" means 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.

● [~~7~~] "Convenience store" means a use which combines retail food sales with fast foods or take-out food service; generally open long hours or 24 hours a day.

● [~~8~~] "Day care" means a facility for the care of infants and preschool-age children during the daytime hours. A day care generally includes classrooms, offices, eating areas, and a playground.

● [~~9~~] "Discount/department store" means a freestanding store with off-street parking. A discount/department store 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.

• [~~10~~] "Elementary school" means an educational institution that serves students between the kindergarten and high school levels.

• [~~11~~] "Fast food and take-out restaurant" means 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.

• [~~12~~] "Furniture store" means a store that specializes in the sale of furniture and carpeting. The stores are generally large and include storage areas.

• [~~13~~] "Health club/racquet club" means privately owned facilities with tennis courts, swimming pools, racquetball courts, handball courts, or other minor gymnastic facilities. A health club/racquet club features exercise, sports, and other active physical conditioning, as well as a broader

range of services such as juice bars and meeting rooms.

● [~~14~~] "High school" means an educational institution that typically serves ninth, tenth, eleventh, and twelfth grade students.

● [~~15~~] "High turnover restaurant" means a sit-down eating establishment where customers generally stay less than one hour. High turnover restaurants are usually moderately priced and frequently belong to chains. Such restaurants are sometimes open 24 hours per day and usually serve breakfast, lunch, and dinner. Such restaurants generally do not have a drive-up window.

● [~~16~~] "Hospital" means 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.

● [~~17~~] "Hotel/motel" means a place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities.

• [~~18~~] "Industrial park/research and development" means 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.

• [~~19~~] "Library" means a public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

• [~~20~~] "Light industrial/manufacturing" means a facility where the primary activity is the conversion of raw materials or parts into finished products. Such uses generally also have offices and associated functions. Typical light industrial uses are printing plants, material testing laboratories, assemblers of data processing equipment, and power stations.

• [~~21~~] "Medical office/clinic" means 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 dentists.

• [~~22~~] "Miscellaneous retail" means a store which sells retail goods to the ultimate consumer for direct consumption and not for resale.

• [~~23~~] "Movie theater" means a facility that consists of audience seating, one or more screens and auditoriums, and a lobby and refreshment stand.

• [~~24~~] "Nursing home" means 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. The term "nursing home" applies to rest homes, chronic care, and convalescent homes.

• [~~25~~] "Post office" means a facility that houses service windows for mailing packages and letters, post office boxes, offices, vehicle storage

areas, and sorting and distribution facilities for mail.

● "Residential suite" means a type of residence in which all living space other than a bathroom is contained within a single room and which is located in a multifamily structure in which clusters of residential suites share common amenities such as kitchens, laundry facilities, and gathering spaces.

● [~~27~~] "Restaurant" means 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.

● [~~28~~] "Retirement community" means residential units similar to apartments or condominiums, restricted to adults or senior citizens.

● [~~29~~] "Service station with minimart" means 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.

● [~~30~~] "Service station without mini-mart" means a facility used for the sale of gasoline, oil,

and lubricants. Such uses may include areas for servicing, repairing, and washing vehicles.

• [~~31~~] "Shopping center" means an integrated group of commercial establishments which is planned, developed, owned, or managed as a unit. Shared on-site parking facilities are provided, and administrative office areas are usually included.

• [~~32~~] "Supermarket" means a retail store which sells a complete assortment of food, food preparation and wrapping materials, and household cleaning and servicing items.

• [~~33~~] "Warehousing/storage" means facilities which are primarily devoted to the storage of materials. They may also include office and maintenance areas. (Ord. 2610 § 1 (part), 2011: Ord. 2587 § 2 (part), 2011).

Section 3. Amendment of Subsection. RMC 3.10.100(C), Transportation Impact Fees, is hereby repealed in its entirety and recodified as shown.

Fee Schedule		Cost-per Unit
Land Uses	Standard of Measure ^{1,2,3}	Citywide
Cost per Person Mile of Travel (PMT)		\$2,526.91
Residential		

Single-Family	dwelling	\$7,024.08
Multiple-Family	dwelling	\$4,311.81
Retirement-Community	dwelling	\$1,557.82
Nursing-Home	bed	\$1,224.00
Congregate Care/Assisted-Living	dwelling	\$945.82
Hotel/Motel	room	\$4,689.35
Commercial — Institutional		
Elementary-School	student	\$890.18
High-School	student	\$536.49
Church	sq. ft./GFA	\$4.85
Hospital	sq. ft./GFA	\$9.96
Commercial — Retail Shopping-Center		
Up to 99,999 sq.-ft.	sq. ft./GLA	\$12.29
100,000 — 199,999 sq. ft.	sq. ft./GLA	\$11.47
200,000 — 299,999 sq. ft.	sq. ft./GLA	\$10.34
300,000 sq.-ft. and-over	sq. ft./GLA	\$12.15
Commercial — Retail Freestanding Uses		
Bank/Savings-and-Loan	sq. ft./GFA	\$68.16
Car-Sales — New/Used	sq. ft./GFA	\$19.30
Carwash	Stall	\$11,448.36
Convenience-Market	sq. ft./GFA	\$60.92
Day-Care	sq. ft./GFA	\$39.28
Discount-Store	sq. ft./GFA	\$13.23
Fast-Food-Restaurant	sq. ft./GFA	\$68.83
Furniture-Store	sq. ft./GFA	\$0.93
Health-Club/Racquet Club	sq. ft./GFA	\$18.71
Library	sq. ft./GFA	\$17.96

Miscellaneous Retail	sq. ft./GFA	\$9.50
Movie Theater	seat	\$271.92
Post Office	sq. ft./GFA	\$27.59
Restaurant	sq. ft./GFA	\$40.48
Service Station	fuel position	\$18,727.18
Service Station/Minimart	fuel position	\$13,558.97
Supermarket	sq. ft./GFA	\$32.70
Commercial — Administrative Office		
Up to 99,999 sq. ft.	sq. ft./GFA	\$18.24
100,000 — 199,999 sq. ft.	sq. ft./GFA	\$15.23
200,000 — 299,999 sq. ft.	sq. ft./GFA	\$13.32
300,000 sq. ft. and over	sq. ft./GFA	\$11.77
Medical Office/Clinic	sq. ft./GFA	\$26.61
Industrial		
Light Industry/Manufacturing	sq. ft./GFA	\$8.94
Industrial Park	sq. ft./GFA	\$7.86
Warehousing/Storage	sq. ft./GFA	\$4.28
Mini Warehouse	sq. ft./GFA	\$2.12

Notes:

¹For 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.

²GLA = Gross Leasable Area

³GFA = Gross Floor Area

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.

<u>Fee Schedule</u>	<u>Standard of Measure</u> ^{1,2,3}	<u>Cost Per Unit</u>		
		<u>Downtown Urban Center</u>	<u>Overlake Urban Center</u>	<u>Rest of City</u>
<u>Residential</u>				
Single Family	dwelling	\$4,214.46	\$4,359.83	\$5,158.92
Multiple Family	dwelling	\$2,960.01	\$3,062.10	\$3,623.34
Residential Suites	residential suite	\$1,805.28	\$1,867.55	\$2,209.84
Retirement Community	dwelling	\$1,352.40	\$1,399.05	\$1,655.47
Nursing Home	bed	\$1,101.96	\$1,139.96	\$1,348.90
Congregate Care/Asst Living	dwelling	\$851.51	\$880.88	\$1,042.33
Hotel/Motel	room	\$3,969.41	\$4,106.32	\$4,858.95
<u>Commercial - Services</u>				
Bank/Savings & Loan	sq ft/GFA	\$49.77	\$51.49	\$60.92
Day Care	sq ft/GFA	\$37.91	\$39.22	\$46.41
Library	sq ft/GFA	\$22.43	\$23.20	\$27.45
Post Office	sq ft/GFA	\$34.47	\$35.66	\$42.20
Service Station	fuel position	\$22,726.27	\$23,510.16	\$27,819.20
Service Station/Minimart	fuel position	\$16,602.30	\$17,174.96	\$20,322.86
Movie Theater	seat	\$243.73	\$252.14	\$298.35
Carwash	stall	\$14,750.78	\$15,259.57	\$18,056.41
Health Club/Racquet Club	sq ft/GFA	\$14.58	\$15.08	\$17.84
<u>Commercial - Institutional</u>				
Elementary School	student	\$348.94	\$360.98	\$427.14
High School	student	\$340.22	\$351.95	\$416.46
Church	sq ft/GFA	\$2.25	\$2.33	\$2.76
Hospital	sq ft/GFA	\$3.24	\$3.35	\$3.96
<u>Commercial - Restaurant</u>				
Restaurant	sq ft/GFA	\$24.55	\$25.39	\$30.05
Fast Food Restaurant	sq ft/GFA	\$66.87	\$69.18	\$81.86
<u>Commercial - Retail Shopping Center</u>				
up to 99,999	sq ft/GLA	\$13.50	\$13.96	\$16.52
100,000-199,999	sq ft/GLA	\$12.88	\$13.33	\$15.77
200,000-299,999	sq ft/GLA	\$11.79	\$12.20	\$14.43
300,000 and over	sq ft/GLA	\$11.36	\$11.75	\$13.91

Supermarket	sq ft/GFA	\$29.12	\$30.13	\$35.65
Convenience Market	sq ft/GFA	\$96.61	\$99.94	\$118.26
Free Standing Discount Store	sq ft/GFA	\$9.60	\$9.93	\$11.75
Miscellaneous Retail	sq ft/GFA	\$11.40	\$11.79	\$13.95
Furniture Store	sq ft/GFA	\$1.11	\$1.14	\$1.35
Car Sales - New/Used	sq ft/GFA	\$8.59	\$8.88	\$10.51
Commercial -				
Administrative Office				
up to 99,999	sq ft/GFA	\$14.02	\$14.50	\$17.16
100,000-199,999	sq ft/GFA	\$12.05	\$12.46	\$14.74
200,000-299,999	sq ft/GFA	\$10.51	\$10.87	\$12.87
300,000 and over	sq ft/GFA	\$9.85	\$10.19	\$12.06
Medical Office/Clinic	sq ft/GFA	\$14.39	\$14.89	\$17.62
Industrial				
Light				
Industry/Manufacturing	sq ft/GFA	\$6.58	\$6.81	\$8.05
Industrial Park	sq ft/GFA	\$5.77	\$5.96	\$7.06
Warehousing/Storage	sq ft/GFA	\$2.17	\$2.25	\$2.66
Mini Warehouse	sq ft/GFA	\$1.29	\$1.33	\$1.58

Notes:

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³ GFA = Gross Floor Area

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. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 19th day of August,
2014.

CITY OF REDMOND

MARCHIONE for
JOHN MARCHIONE, MAYOR

ATTEST:

Michelle M. Hart
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

James Haney
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: August 5, 2014
PASSED BY THE CITY COUNCIL: August 19, 2014
SIGNED BY THE MAYOR: August 21, 2014
PUBLISHED: August 25, 2014
EFFECTIVE DATE: August 30, 2014
ORDINANCE NO. 2745

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin