

CODE

**CITY OF REDMOND  
ORDINANCE NO. 2778**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING REDMOND MUNICIPAL CODE 3.10.100(C), TRANSPORTATION IMPACT FEE SCHEDULE, TO ADDRESS THE TRANSPORTATION IMPACT FEE FOR MEDICAL OFFICE/CLINIC LAND USE; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, through Ordinance No. 2772 adopted on December 2, 2014, the City indexed the fire, park, and transportation impact fees and updated the school impact fees for 2015; and

WHEREAS, the transportation impact fee for the Medical Office/Clinic land use in certain areas of the city was inadvertently omitted in the prior codification; and

WHEREAS, adoption of this ordinance will codify the inadvertently omitted fee.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS 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 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	Standard of Measure <sup>1,2,3</sup>	Cost Per Unit		
		Downtown Urban Center	Overlake Urban Center	Rest of City
<b>Residential</b>				
Single Family	dwelling	\$4,214.46	\$4,359.83	\$5,158.92
		<u>\$4,430.66</u>	<u>\$4,583.49</u>	<u>\$5,423.57</u>
Multiple Family	dwelling	\$2,960.01	\$3,062.10	\$3,623.34
		<u>\$3,111.85</u>	<u>\$3,219.19</u>	<u>\$3,809.22</u>
Residential Suites	residential suite	\$1,805.28	\$1,867.55	\$2,209.84
		<u>\$1,897.89</u>	<u>\$1,963.35</u>	<u>\$2,323.20</u>
Retirement Community	dwelling	\$1,352.40	\$1,399.05	\$1,655.47
		<u>\$1,421.78</u>	<u>\$1,470.82</u>	<u>\$1,740.40</u>
Nursing Home	bed	\$1,101.96	\$1,139.96	\$1,348.90
		<u>\$1,158.49</u>	<u>\$1,198.44</u>	<u>\$1,418.10</u>
Congregate Care/Asst Living	dwelling	\$851.51	\$880.88	\$1,042.33
		<u>\$895.19</u>	<u>\$926.07</u>	<u>\$1,095.81</u>
Hotel/Motel	room	\$3,969.41	\$4,106.32	\$4,858.95
		<u>\$4,173.04</u>	<u>\$4,316.98</u>	<u>\$5,108.21</u>
<b>Commercial - Services</b>				
Bank/Savings & Loan	sq ft/GFA	\$49.77	\$51.49	\$60.92
		<u>\$52.32</u>	<u>\$54.13</u>	<u>\$64.05</u>
Day Care	sq ft/GFA	\$37.91	\$39.22	\$46.41
		<u>\$39.86</u>	<u>\$41.23</u>	<u>\$48.79</u>
Library	sq ft/GFA	\$22.43	\$23.20	\$27.45
		<u>\$23.58</u>	<u>\$24.39</u>	<u>\$28.86</u>
Post Office	sq ft/GFA	\$34.47	\$35.66	\$42.20
		<u>\$36.24</u>	<u>\$37.49</u>	<u>\$44.36</u>
Service Station	fuel position	\$22,726.27	\$23,510.16	\$27,819.20
		<u>\$23,892.13</u>	<u>\$24,716.23</u>	<u>\$29,246.33</u>

Service Station/Minimart	fuel position	<del>\$16,602.30</del> \$17,454.00	<del>\$17,174.96</del> \$18,056.04	<del>\$20,322.86</del> \$21,365.42
Movie Theater	seat	<del>\$243.73</del> \$256.23	<del>\$252.14</del> \$265.07	<del>\$298.35</del> \$313.65
Carwash	stall	<del>\$14,750.78</del> \$15,507.49	<del>\$15,259.57</del> \$16,042.39	<del>\$18,056.41</del> \$18,982.70
Health Club/Racquet Club	sq ft/GFA	<del>\$14.58</del> \$15.33	<del>\$15.08</del> \$15.85	<del>\$17.84</del> \$18.76
<b>Commercial - Institutional</b>				
Elementary School	student	<del>\$348.94</del> \$366.84	<del>\$360.98</del> \$379.50	<del>\$427.14</del> \$449.05
High School	student	<del>\$340.22</del> \$357.67	<del>\$351.95</del> \$370.07	<del>\$416.46</del> \$437.83
Church	sq ft/GFA	<del>\$2.25</del> \$2.37	<del>\$2.33</del> \$2.45	<del>\$2.76</del> \$2.90
Hospital	sq ft/GFA	<del>\$3.24</del> \$3.40	<del>\$3.35</del> \$3.52	<del>\$3.96</del> \$4.17
<b>Commercial - Restaurant</b>				
Restaurant	sq ft/GFA	<del>\$24.55</del> \$25.80	<del>\$25.39</del> \$26.69	<del>\$30.05</del> \$31.59
Fast Food Restaurant	sq ft/GFA	<del>\$66.87</del> \$70.30	<del>\$69.18</del> \$72.73	<del>\$81.86</del> \$86.06
<b>Commercial - Retail Shopping Center</b>				
up to 99,999	sq ft/GLA	<del>\$13.50</del> \$14.19	<del>\$13.96</del> \$14.68	<del>\$16.52</del> \$17.37
100,000-199,999	sq ft/GLA	<del>\$12.88</del> \$13.54	<del>\$13.33</del> \$14.01	<del>\$15.77</del> \$16.58
200,000-299,999	sq ft/GLA	<del>\$11.79</del> \$12.39	<del>\$12.20</del> \$12.82	<del>\$14.43</del> \$15.17
300,000 and over	sq ft/GLA	<del>\$11.36</del> \$11.95	<del>\$11.75</del> \$12.36	<del>\$13.91</del> \$14.62

Supermarket	sq ft/GFA	<del>\$29.12</del> <u>\$30.62</u>	<del>\$30.13</del> <u>\$31.67</u>	<del>\$35.65</del> <u>\$37.48</u>
Convenience Market	sq ft/GFA	<del>\$96.61</del> <u>\$101.57</u>	<del>\$99.94</del> <u>\$105.07</u>	<del>\$118.26</del> <u>\$124.33</u>
Free Standing Discount Store	sq ft/GFA	<del>\$9.60</del> <u>\$10.09</u>	<del>\$9.93</del> <u>\$10.44</u>	<del>\$11.75</del> <u>\$12.35</u>
Miscellaneous Retail	sq ft/GFA	<del>\$11.40</del> <u>\$11.98</u>	<del>\$11.79</del> <u>\$12.40</u>	<del>\$13.95</del> <u>\$14.67</u>
Furniture Store	sq ft/GFA	<del>\$1.11</del> <u>\$1.16</u>	<del>\$1.14</del> <u>\$1.20</u>	<del>\$1.35</del> <u>\$1.42</u>
Car Sales - New/Used	sq ft/GFA	<del>\$8.59</del> <u>\$9.03</u>	<del>\$8.88</del> <u>\$9.34</u>	<del>\$10.51</del> <u>\$11.05</u>
<b>Commercial - Administrative Office</b>				
up to 99,999	sq ft/GFA	<del>\$14.02</del> <u>\$14.74</u>	<del>\$14.50</del> <u>\$15.25</u>	<del>\$17.16</del> <u>\$18.04</u>
100,000-199,999	sq ft/GFA	<del>\$12.05</del> <u>\$12.66</u>	<del>\$12.46</del> <u>\$13.10</u>	<del>\$14.74</del> <u>\$15.50</u>
200,000-299,999	sq ft/GFA	<del>\$10.51</del> <u>\$11.05</u>	<del>\$10.87</del> <u>\$11.43</u>	<del>\$12.87</del> <u>\$13.53</u>
300,000 and over	sq ft/GFA	<del>\$9.85</del> <u>\$10.36</u>	<del>\$10.19</del> <u>\$10.72</u>	<del>\$12.06</del> <u>\$12.68</u>
Medical Office/Clinic	sq ft/GFA	<del>\$14.39</del> <u>\$15.13</u>	<del>\$14.89</del> <u>\$15.66</u>	<del>\$17.62</del> <b><u>\$18.52</u></b>
<b>Industrial</b>				
Light Industry/Manufacturing	sq ft/GFA	<del>\$6.58</del> <u>\$6.92</u>	<del>\$6.81</del> <u>\$7.16</u>	<del>\$8.05</del> <u>\$8.47</u>
Industrial Park	sq ft/GFA	<del>\$5.77</del> <u>\$6.06</u>	<del>\$5.96</del> <u>\$6.27</u>	<del>\$7.06</del> <u>\$7.42</u>
Warehousing/Storage	sq ft/GFA	<del>\$2.17</del> <u>\$2.28</u>	<del>\$2.25</del> <u>\$2.36</u>	<del>\$2.66</del> <u>\$2.79</u>
Mini Warehouse	sq ft/GFA	<del>\$1.29</del> <u>\$1.35</u>	<del>\$1.33</del> <u>\$1.40</u>	<del>\$1.58</del> <u>\$1.66</u>

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

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 3. 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 or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 6<sup>th</sup> day of January,  
2015.

CITY OF REDMOND


  
MAYOR JOHN MARCHIONE

ATTEST:

  
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	December 16, 2014
PASSED BY THE CITY COUNCIL:	January 6, 2015
SIGNED BY THE MAYOR:	January 9, 2015
PUBLISHED:	January 12, 2015
EFFECTIVE DATE:	January 17, 2015
ORDINANCE NO.	2778

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