



CITY OF REDMOND DATA WORKSHEET FOR DETERMINATION OF IMPACT FEES

10/2013

Please complete the following worksheet to assist City staff in determining the appropriate Fire, Parks, School, and Transportation Impact Fees for the proposed building. If you have questions about completing this form, please contact your project Planner or, if one has not been assigned, call 425-556-2494 to speak to the Planner on call.

Project Name: _____

Project Address or Parcel Number: _____

Building Permit Number: _____ (to be determined at intake)

Impact Fee Equation:

Number of units of each use	x	Impact Fee amount for a facility type	=	Amount of Impact Fee that shall be paid for that facility type for that use
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The purpose of this worksheet is to determine the “number of units of each use” that will be used to determine the impact fees for the proposed building. The impact fee charged will be the fee in effect at the time of building permit issuance.

The standard for calculation impact fees is Gross Floor Area (GFA), with a few exceptions including residential, certain service uses, and schools. GFA is based upon the Gross Square Footage (GSF) of a structure. These terms are defined below:

Gross Square Footage (GSF): The area included within surrounding exterior walls (or exterior walls and firewalls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above (2006 IBC 502.1).

Gross Floor Area (GFA): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second story atriums and lobbies. Usable area under a horizontal projection of a roof or floor above, not provided with surrounding exterior walls shall be included within the total gross floor area. (RZC 21.78) *Please note building area used for parking is not included in GFA for determining impact fees.

Note: The Total GSF provided in Table A.1 must match the Total New S.F. determined in the “Building Information” section of the Commercial/Multifamily Permit Application form submitted for Building Permit review.

A. IMPACT FEE DETERMINATION

Section 1: Office/Retail/Manufacturing Square Footage

If the proposed development includes office, retail, and/or manufacturing uses; include the Gross Square Footage in the appropriate subcategory or subcategories in “Table A.1: Impact Fee Data Table” on the following page. For definitions of each subcategory, please see RMC 3.10.030, Land uses in Transportation Impact Fee Schedule. The subcategory GFA totals will be used to determine City and King County Transportation impact fees. The Office, Retail and Manufacturing GFA totals will be used to determine Fire and Park impact fees for the respective uses. It is the burden of the applicant to provide accurate GFA information. Please attach 8.5 x 11 copies of the floor plans for each level of the proposed building with the area removed for GFA hatched on the plan. The reduced copies must include an accurate scale and the square footage of each hatched area must be provided.

Alternate Standard of Measure. Some uses listed in Transportation Impact Fee Schedule have a standard of measure other than Gross Floor Area. The impact fee for a majority of these uses is based on a fee per unit. These uses include hotels, service stations, movie theaters, health clubs, and others. Please enter the appropriate number of units in "Table A.2: Impact Fee Data Table for Uses with Alternate Standard of Measure" on the following page.

Note: For Regional Shopping Centers only, Gross Leasable Area (GLA) is used as the standard of measure. The Definition of GLA is: the total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces, excluding parking garages within buildings. GLA is the area for which tenants pay rent; it is the area that produces income.

Section 2: Multi-Family Residential Units

The impact fees for Multi-Family Residential units as part of a Mixed-Use building are determined on a per unit basis. If the proposed development includes residential units, list the proposed GSF in the appropriate location in the table on the following page, as well as the number of units in the box provided in the same table. The number of units provided will be used to determine the appropriate impact fee amounts.

Table A.1: Impact Fee Data Table

Land Use	Proposed GSF	Sq. Footage Excluded for GFA	Proposed GFA
Retail Uses			
Restaurant			
Fast Food Restaurant			
Miscellaneous Retail			
Other:			
Total for Retail Uses			
Office Uses			
Administrative Office			
Medical Office/Clinic			
Total for Office Uses			
Manufacturing Uses			
Light Industry/Manufacturing			
Industrial Park			
Warehousing/Storage			
Total for Manufacturing Uses			
Residential			
Multifamily Residential Total		Total Multi-Family Residential Units:	
Other Uses			
Use:			
Use:			
Total for Other Uses			
Total for All Uses			

Table A.2: Impact Fee Data Table for Uses with Alternate Standard of Measure

Other Uses – Non GFA Standard of Measure		
Land Use	Standard of Measure	Proposed Number Based on Standard of Measure

B. IMPACT FEE EXEMPTIONS FOR EXISTING STRUCTURES

Section 1: Existing Structure Eligibility

Parcels with existing development are eligible for impact fee exemptions. Exemptions will be given for the Gross Floor Area (GFA) of existing building on the site which were legally permitted and are proposed to be demolished. To determine eligibility for impact fee exemptions, provide the GFA for all existing non-residential structures on the site in "Table B.1: Non-Residential Impact Fee Credit Data". Include the most recent permitted use(s) of the buildings to be demolished. Please include copies of the Certificates of Occupancy, King County Assessor Data, building surveys, or other reasonable sources of data for existing structures to be demolished showing the existing GSF and attach them to this worksheet to be submitted with your building permit submittal. It is the burden of the applicant to provide accurate GFA information for these structures. Adjustments will be made for impact fee exemptions at the time of building permit issuance.

Table B.1: Non-Residential Impact Fee Exemption Data

Land Use	Existing GSF	Sq. Footage Excluded for GFA	Existing GFA
Retail Uses			
Restaurant			
Fast Food Restaurant			
Miscellaneous Retail			
Other:			
Total for Retail Uses			
Office Uses			
Administrative Office			
Medical Office/Clinic			
Total for Office Uses			
Manufacturing Uses			
Light Industry/Manufacturing			
Industrial Park			
Warehousing/Storage			
Total for Manufacturing Uses			
Other Uses			
Use:			
Use:			
Total for Other Uses			
Total for All Uses			

Alternate Standard of Measure. Some uses listed in Transportation Impact Fee Schedule have a standard of measure other than Gross Floor Area. The impact fee for a majority of these uses is based on a fee per unit. These uses include hotels, service stations, movie theaters, health clubs, and others. Please provide the appropriate number of units in "Table B.2: Impact Fee Credit Data Table for Uses with Alternate Standard of Measure".

Table B.2: Impact Fee Credit Data Table for Uses with Alternate Standard of Measure

Other Uses – Non GFA Standard of Measure		
Land Use	Standard of Measure	Number of Existing Units Based on Standard of Measure

Section 2: Residential Impact Fee Exemptions

If the site contains single-family or multi-family residential units, appropriate exemptions will be given for those units for Parks, Fire, School, and Transportation Impact Fees based on the fee in effect at the time of building permit issuance. Please include the existing number of units below:

Number of Existing Single-Family Units _____

Number of Existing Multi-Family Units _____