
Impact Fees to be assessed on all new building in Edmonds

By Pat Ratliff | Jun 27, 2013

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Developers in Edmonds are going to be paying more fees to the City.

Beginning Oct. 1, developers will be required to pay a Park Impact Fee, which will assess fees on new construction and business expansions over 10 percent.

New construction will mean additional users to the park system of the city. The fees try to ensure new users of parks pay a proportionate share of the cost and upkeep of the parks.

“Figuring what the value of parks in Edmonds are worth now, the residents of Edmonds have about a \$10 million investment in their parks,” said Randy Young of Henderson Young Company, a consulting firm hired by the city to conduct a park impact fee study.

The idea of charging impact fees to new construction is not new; 78 other cities in the state charge impact fees for new construction, but they don’t all charge fees for business construction.

“Only a handful charge business impact fees,” Young said.

That was one of the main discussion points among City Council members as they debated the pros and cons of assessing fees on business as well as residential construction.

The fees collected cannot be used for maintenance or operations of parks and should be used for public improvements that “will reasonably benefit new development.”

What the park impact fees may be spent for are: public improvements, including, but not limited to, planning, engineering, surveying, land acquisition, right-of-way acquisition, site improvements, necessary off-site improvements, construction, architectural, permitting, financing, and administrative expenses, applicable impact fees or mitigation costs, and any other expenses which can be capitalized.

Starting Oct. 1, fees will be implemented at 50 percent of the rate for a year, allowing a break-in implementation period.

Once the full rates have gone into effect in a year, the rates will be as follows:

1. Single-family house: \$3,320.38 per dwelling unit.
2. Multi-family residential housing: \$2,842.02 per dwelling unit.
3. Retail: \$2.48 per square foot.
4. Office: \$0.62 per square foot.
5. Manufacturing: \$0.72 per square foot.
6. Construction: \$0.25 per square foot.

The council voted 5-1 to approve the Park Impact Fees, with Councilmember Peterson voting against and Councilmember Yamamoto absent.



Comments (1)

POSTED BY: NATHANIEL R BROWN | Jun 28, 2013 08:46

Perhaps we might also implement parking fees?

With more and more development in Edmonds, it is getting very hard for residents to find parking in the downtown area; for someone with trouble walking, this means it is often impossible to find parking within a reasonable distance of one's destination.

I've come into downtown twice in the last week to eat, and have not been able to find ANY parking at all! This of course also means more traffic, with drivers circling the block in hopes of finding a place to park.

I have no idea what can be done, but the problem is only going to get worse. Parking meters? Do we perhaps need a central municipal parking lot? Might even be a source of revenue, if we could figure out where to put it. (Though I'd argue for parking rights for Edmonds residents...)