



**Department of Community and Economic Development  
Development Services Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**CODE SECTIONS:** Renton Municipal Code Chapter 4-9-060C.9.d

**SUBJECT:** Amount of Payment of Fee in Lieu of Street Improvements

**BACKGROUND:** Renton City code provides developers of smaller residential properties the option to request approval of paying a fee-in-lieu instead of constructing required adjacent street improvements. These requests are subject to review and approval by City staff, based on locations of the site and potential connections to other nearby street improvements. In some situations, it is preferable to accept the fee in lieu for installation by the City of street improvements in higher priority locations. The code section allowing consideration and approval of fee in lieu requests states that city staff shall determine the appropriate unit costs for the street improvements based upon information from the Public Works Department.

**JUSTIFICATION:** Rough unit cost estimates for standard sidewalk and curb sections were developed for the Public Works Department in 2007. We also evaluated costs for some typical CIP projects to determine appropriate unit values for sidewalks and curbs. The recommended unit values are based on these studies, and are anticipated to be in a cost range that will not discourage the use of the fee in lieu program.

**DECISION:** The unit costs for approved Fee in Lieu requests for 2014 shall be established at \$133 per linear foot for sidewalks only and \$202 per linear foot for curb, gutter and sidewalk. An additional \$30 per linear foot would be assessed where there is an existing ditch that would be piped with actual frontage improvements. Additional fee amounts will be determined on a case by case basis for other significant street elements, such as catch basins and curb ramps.

**DIRECTOR APPROVAL:** \_\_\_\_\_  
Neil Watts

**DATE:** July 31, 2014

**APPEAL PROCESS:** To appeal this determination, a written appeal -- accompanied by the required filing fee -- must be filed with the City's City Clerk no later than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.