

City of Ferndale
Schedule of Transportation Impact Fees - Citywide Service Area
 Cost per PM peak hour trip end = \$3,855

Land Use Category - ITE 10th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (3)	Impact Fee Per Unit
RESIDENTIAL							
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$3,816
Multi-family Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$2,159
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$1,157
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$848
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$1,002
INSTITUTIONAL							
Public Park	1	411	0.11	Acre	1.00	0.11	\$424
Golf Course		430	2.91	Hole	1.00	2.91	\$11,218
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$13,801
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$52,929
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$52,004
Tennis Courts	1	490	4.21	Court	1.00	4.21	\$16,230
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$13,300
Elementary School		520	0.17	Student	1.00	0.17	\$655
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$655
High School		530	0.14	Student	1.00	0.14	\$540
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$1,889
Day Care Center	5	565	11.12	1,000 sf GFA	1.00	11.12	\$42,868
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$31,457
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$3,739
BUSINESS & COMMERCIAL							
Hotel		310	0.60	Room	1.00	0.60	\$2,313
Motel		320	0.38	Room	1.00	0.38	\$1,465
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$7,941
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$13,187
Hardware/Paint Store	3	816	2.68	1,000 sf GFA	0.74	1.98	\$7,645
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$26,754
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$9,694
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$8,828
Supermarket	3	850	9.24	1,000 sf GFA	0.64	5.91	\$22,797
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$25,521
Discount Club		857	4.18	1,000 sf GFA	0.63	2.63	\$10,152
Home Improvement Superstore	2(f)	862	2.33	1,000 sf GFA	0.58	1.35	\$5,210
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$9,853
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$19,275
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$15,883
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$15,419
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$20,231
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$942
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$30,395
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$51,243
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$28,465
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$16,839
High Turnover Sit-Down Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$21,468
Fast Food Restaurant w/out Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$54,625
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$62,971
Coffee/Donut Shop with Drive-Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$83,615
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$9,368
Auto Parts Sales	1, 3	843	4.91	1,000 sf GFA	0.57	2.80	\$10,789
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$11,047
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	1.00	2.11	\$8,134
Convenience Market (24 Hr)		851	49.11	1,000 sf GFA	0.49	24.06	\$92,766
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$30,199
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$31,370
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	4.00	55.96	\$215,726
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$18,697
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$11,989
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$21,357

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OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$12,644
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$4,433
Small Office Building		712	2.45	1,000 sf GFA	1.00	2.45	\$9,445
Corporate Headquarters	3	714	0.60	1,000 sf GFA	1.00	0.60	\$2,313
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$13,338
U.S. Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$43,215
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$1,889
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$1,619
INDUSTRIAL							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$2,429
Industrial Park		130	0.4	1,000 sf GFA	1.00	0.40	\$1,542
Manufacturing	3	140	0.67	1,000 sf GFA	1.00	0.67	\$2,583
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$732
Mini-Warehouse		151	0.17	1,000 sf GFA	1.00	0.17	\$655
Utilities	1	170	2.27	1,000 sf GFA	1.00	2.27	\$8,751
PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$7,209
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$1,658

NOTES:

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

* The City of Ferndale has established Traffic Impact Fees (TIF) through Ferndale Municipal Code 15.44, as authorized by RCW 82.02 and RCW 36.70A. Unless otherwise noted, the City of Ferndale utilizes the weekday PM peak hour trip as the base measurement of trip generation. The City utilizes trip generation methodologies as identified in the most recent edition of the Institute of Traffic Engineers Trip Generation Manual.

* No reduction in the City's base cost per trip may be considered at any time, although the City may consider variations to trip reduction rates for non-single family development when documented by the applicant utilizing methodologies accepted by the City.