

City of Ferndale
Schedule of Transportation Impact Fees - Downtown Service Area
 Cost per PM peak hour trip end = \$2701

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 **	Net New Trip Rate (3)	Impact Fee Per Unit
RESIDENTIAL							
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$2,674
Multifamily Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$1,513
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$810
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$594
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$702
INSTITUTIONAL							
Public Park	1	411	0.11	Acre	1.00	0.11	\$297
Golf Course	1	430	2.91	Hole	1.00	2.91	\$7,860
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$9,670
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$37,085
Casino/Video Lottery Establishment	1	473	13.49	1,000 sf GFA	1.00	13.49	\$36,436
Tennis Courts		490	4.21	Court	1.00	4.21	\$11,371
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$9,318
Elementary School		520	0.17	Student	1.00	0.17	\$459
Middle/Junior High School	1	522	0.17	Student	1.00	0.17	\$459
High School		530	0.14	Student	1.00	0.14	\$378
Church	5	560	0.49	1,000 sf GFA	1.00	0.49	\$1,323
Day Care Center		565	11.12	1,000 sf GFA	1.00	11.12	\$30,035
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$22,040
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$2,620
BUSINESS & COMMERCIAL							
Hotel		310	0.60	Room	1.00	0.60	\$1,621
Motel		320	0.38	Room	1.00	0.38	\$1,026
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$5,564
Free-Standing Discount Superstore	3	813	4.33	1,000 sf GFA	0.79	3.42	\$9,239
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.98	\$5,357
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$18,745
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$6,792
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$6,185
Supermarket	3	850	9.24	1,000 sf GFA	0.64	5.91	\$15,973
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$17,881
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$7,113
Home Improvement Superstore	1	862	2.33	1,000 sf GFA	0.58	1.35	\$3,650
Electronics Superstore		863	4.26	1,000 sf GFA	0.60	2.56	\$6,904
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$13,505
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$11,128
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$10,803
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$14,175
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$660
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$21,296
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$35,903
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$19,944
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$11,798
High Turnover Sit-Down Restaurant	1	932	9.77	1,000 sf GFA	0.57	5.57	\$15,042
Fast Food Restaurant w/out Drive-Through		933	28.34	1,000 sf GFA	0.50	14.17	\$38,273
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$44,121
Coffee/Donut Shop with Drive-Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$58,585
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$6,563
Auto Parts Sales	1, 3	843	4.91	1,000 sf GFA	0.57	2.80	\$7,559
Tire Store	2(e)	848	3.98	1,000 sf GFA	0.72	2.87	\$7,740
Tire Superstore		849	2.11	1,000 sf GFA	1.00	2.11	\$5,699
Convenience Market (24 Hr)		851	49.11	1,000 sf GFA	0.49	24.06	\$64,997
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$21,159
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$21,979
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$16,626
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$13,100
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$8,400
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$14,964

Land Use Category - ITE 10th Edition	Notes	ITE Land Use Code	Average PM Peak Hour Trip Rate (1)	Unit	Trip Reduction Factor ** (2)	Net New Trip Rate (3)	Impact Fee Per Unit
OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$8,859
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$3,106
Small Office Building	3	712	2.45	1,000 sf GFA	1.00	2.45	\$6,617
Corporate Headquarters		714	0.60	1,000 sf GFA	1.00	0.60	\$1,621
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$9,345
U.S. Post Office	3	732	11.21	1,000 sf GFA	1.00	11.21	\$30,278
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$1,323
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$1,134
INDUSTRIAL							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$1,702
Industrial Park	3	130	0.4	1,000 sf GFA	1.00	0.40	\$1,080
Manufacturing		140	0.67	1,000 sf GFA	1.00	0.67	\$1,810
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$513
Mini-Warehouse	1	151	0.17	1,000 sf GFA	1.00	0.17	\$459
Utilities		170	2.27	1,000 sf GFA	1.00	2.27	\$6,131
PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$5,051
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$1,161

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.