

**City of Ferndale**  
**Schedule of Transportation Impact Fees - Planned Action Area**  
 Cost per PM peak hour trip end = \$4822

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
<b>RESIDENTIAL</b>							
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$4,774
Multifamily Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$2,700
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$1,447
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$1,061
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$1,254
<b>INSTITUTIONAL</b>							
Public Park	1	411	0.11	Acre	1.00	0.11	\$530
Golf Course	1	430	2.91	Hole	1.00	2.91	\$14,032
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$17,263
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$66,206
Casino/Video Lottery Establishment	1	473	13.49	1,000 sf GFA	1.00	13.49	\$65,049
Tennis Courts		490	4.21	Court	1.00	4.21	\$20,301
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$16,636
Elementary School		520	0.17	Student	1.00	0.17	\$820
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$820
High School		530	0.14	Student	1.00	0.14	\$675
Church	5	560	0.49	1,000 sf GFA	1.00	0.49	\$2,363
Day Care Center		565	11.12	1,000 sf GFA	1.00	11.12	\$53,621
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$39,348
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$4,677
<b>BUSINESS &amp; COMMERCIAL</b>							
Hotel		310	0.60	Room	1.00	0.60	\$2,893
Motel		420	0.38	Room	1.00	0.38	\$1,832
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$9,933
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$16,495
Hardware/Paint Store	3	816	2.68	1,000 sf GFA	0.74	1.98	\$9,563
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$33,465
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$12,125
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$11,042
Supermarket		850	9.24	1,000 sf GFA	0.64	5.91	\$28,515
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$31,923
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$12,698
Home Improvement Superstore	1	862	2.33	1,000 sf GFA	0.58	1.35	\$6,516
Electronics Superstore		863	4.26	1,000 sf GFA	0.60	2.56	\$12,325
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$24,110
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$19,867
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$19,287
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$25,305
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$1,178
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$38,019
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$64,096
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$35,606
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$21,062
High Turnover Sit-Down Restaurant	1	932	9.77	1,000 sf GFA	0.57	5.57	\$26,853
Fast Food Restaurant w/out Drive-Through		933	28.34	1,000 sf GFA	0.50	14.17	\$68,328
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$78,767
Coffee/Donut Shop with Drive-Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$104,589
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$11,717
Auto Parts Sales		843	4.91	1,000 sf GFA	0.57	2.80	\$13,495
Tire Store	1, 3	848	3.98	1,000 sf GFA	0.72	2.87	\$13,818
Tire Superstore		849	2.11	1,000 sf GFA	1.00	2.11	\$10,174
Convenience Market (24 Hr)	2(e)	851	49.11	1,000 sf GFA	0.49	24.06	\$116,036
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$37,774
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$39,239
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$29,682
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$23,387
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$14,996
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$26,714

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OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$15,816
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$5,545
Small Office Building	3	712	2.45	1,000 sf GFA	1.00	2.45	\$11,814
Corporate Headquarters		714	0.60	1,000 sf GFA	1.00	0.60	\$2,893
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$16,684
U.S. Post Office	3	732	11.21	1,000 sf GFA	1.00	11.21	\$54,055
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$2,363
Business Park		770	0.42	1,000 sf GFA	1.00	0.42	\$2,025
INDUSTRIAL							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$3,038
Industrial Park	3	130	0.4	1,000 sf GFA	1.00	0.40	\$1,929
Manufacturing		140	0.67	1,000 sf GFA	1.00	0.67	\$3,231
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$916
Mini-Warehouse	1	151	0.17	1,000 sf GFA	1.00	0.17	\$820
Utilities		170	2.27	1,000 sf GFA	1.00	2.27	\$10,946
PORT AND TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$9,017
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$2,073

**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* (ITE *Trip Generation Manual*, 10th Edition (2017)).

\* 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.