

**City of Ferndale**  
**Schedule of Transportation Impact Fees - Citywide Service Area**  
 Cost per PM peak hour trip end = \$4261

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
<b>RESIDENTIAL</b>							
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$4,218
Multifamily Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$2,386
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$1,278
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$937
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$1,108
<b>INSTITUTIONAL</b>							
Public Park	1	411	0.11	Acre	1.00	0.11	\$469
Golf Course		430	2.91	Hole	1.00	2.91	\$12,400
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$15,254
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$58,504
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$57,481
Tennis Courts	1	490	4.21	Court	1.00	4.21	\$17,939
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$14,700
Elementary School		520	0.17	Student	1.00	0.17	\$724
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$724
High School		530	0.14	Student	1.00	0.14	\$597
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$2,088
Day Care Center	5	565	11.12	1,000 sf GFA	1.00	11.12	\$47,362
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$34,770
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$4,133

<b>BUSINESS &amp; COMMERCIAL</b>							
Hotel		310	0.60	Room	1.00	0.60	\$2,557
Motel		320	0.38	Room	1.00	0.38	\$1,619
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$8,776
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$14,576
Hardware/Paint Store	3	816	2.68	1,000 sf GFA	0.74	1.98	\$8,450
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$29,571
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$10,715
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$9,758
Supermarket	3	850	9.24	1,000 sf GFA	0.64	5.91	\$25,198
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$28,209
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$11,221
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$5,758
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$10,891
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$21,305
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$17,555
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$17,043
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$22,361
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$1,041
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$33,596
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$56,639
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$31,463
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$18,612
High Turnover Sit-Down Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$23,729
Fast Food Restaurant w/out Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$60,378
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$69,603
Coffee/Donut Shop with DriveThrough Window		937	43.38	1,000 sf GFA	0.50	21.69	\$92,421
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$10,354
Auto Parts Sales	1,3	843	4.91	1,000 sf GFA	0.57	2.80	\$11,925
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$12,210
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	1.00	2.11	\$8,991
Convenience Market (24 Hr)		851	49.11	1,000 sf GFA	0.49	24.06	\$102,536
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$33,379
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$34,673
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	4.00	55.96	\$238,446
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$20,666
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$13,252
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$23,606

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
<b>OFFICE</b>							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$13,976
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$4,900
Small Office Building		712	2.45	1,000 sf GFA	1.00	2.45	\$10,439
Corporate Headquarters	3	714	0.60	1,000 sf GFA	1.00	0.60	\$2,557
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$14,743
U.S. Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$47,766
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$2,088
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$1,790
<b>INDUSTRIAL</b>							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$2,684
Industrial Park		130	0.4	1,000 sf GFA	1.00	0.40	\$1,704
Manufacturing	3	140	0.67	1,000 sf GFA	1.00	0.67	\$2,855
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$810
Mini-Warehouse		151	0.17	1,000 sf GFA	1.00	0.17	\$724
Utilities	1	170	2.27	1,000 sf GFA	1.00	2.27	\$9,672
<b>PORT and TERMINAL</b>							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$7,968
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$1,832

**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.