

**City of Ferndale**  
**Schedule of Transportation Impact Fees - Downtown Service Area**  
Cost per PM peak hour trip end = \$2,985

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	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
<b>RESIDENTIAL</b>															
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$2,955								
Multifamily Housing (attached and stacked)	3	220	221	Dwelling Unit	1.00	0.56	\$1,672								
Senior Housing	3	251	252	Dwelling Unit	1.00	0.30	\$896								
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$657								
Congregate Care/Ass. Living	3	253	254	Dwelling Unit	1.00	0.26	\$776								
<b>INSTITUTIONAL</b>															
Public Park	1	411	0.11	Acre	1.00	0.11	\$328								
Golf Course		430	2.91	Hole	1.00	2.91	\$8,686								
Mult-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$10,886								
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$40,984								
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$40,268								
Tennis Courts	1	490	4.21	Court	1.00	4.21	\$12,567								
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$10,298								
Elementary School		520	0.17	Student	1.00	0.17	\$507								
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$507								
High School		530	0.14	Student	1.00	0.14	\$418								
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$1,463								
Day Care Center	5	565	11.12	1,000 sf GFA	1.00	11.12	\$33,193								
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$24,358								
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$2,895								
<b>BUSINESS &amp; COMMERCIAL</b>															
Hotel		310	0.60	Room	1.00	0.60	\$1,791								
Motel		320	0.38	Room	1.00	0.38	\$1,134								
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$6,149								
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$10,211								
Hardware/Paint Store	3	819	2.68	1,000 sf GFA	0.74	1.84	\$5,924								
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$20,716								
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$7,506								
Factory Outlet Center	2(b), 3	822	2.29	1,000 sf GFA	1.00	2.29	\$3,938								
Supermarket	5	850	9.24	1,000 sf GFA	0.64	5.91	\$17,652								
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$19,761								
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$7,861								
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$4,034								
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.66	\$7,630								
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$14,925								
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$12,298								
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$11,939								
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$15,665								
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$730								
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$23,535								
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$30,678								
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$22,041								
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$13,038								
High Turnover Sit-Down Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$16,623								
Fast Food Restaurant w/out Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$42,297								
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$48,760								
Coffee/Donut Shop with Drive/Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$64,745								
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$7,254								
Auto Parts Sales	1, 3	843	4.91	1,000 sf GFA	0.57	2.80	\$8,354								
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$8,554								
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	1.00	2.11	\$6,298								
Convenience Market (24 Hr)		851	49.11	1,000 sf GFA	0.49	24.06	\$71,831								
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$23,383								
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$24,290								
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$18,374								
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$14,477								
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$9,283								
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$16,537								

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.