

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 **	Net New Trip Rate (3)	Impact Fee Per Unit
RESIDENTIAL							
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$2,955
Multifamily Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$1,672
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$895
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$657
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$776
INSTITUTIONAL							
Public Park	1	411	0.11	Acre	1.00	0.11	\$328
Golf Course	1	430	2.91	Hole	1.00	2.91	\$8,686
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$10,686
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	\$419
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
BUSINESS & COMMERCIAL							
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	816	2.68	1,000 sf GFA	0.74	1.98	\$5,920
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	823	2.29	1,000 sf GFA	1.00	2.29	\$6,836
Supermarket	3	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	2.56	\$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	\$39,678
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

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OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$9,791
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$3,433
Small Office Building		712	2.45	1,000 sf GFA	1.00	2.45	\$7,313
Corporate Headquarters	3	714	0.60	1,000 sf GFA	1.00	0.60	\$1,791
Medical-Dental Office Building		720	3.46	1,000 sf GFA	1.00	3.46	\$10,328
U.S. Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$33,462
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$1,463
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$1,254
INDUSTRIAL							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$1,881
Industrial Park		130	0.4	1,000 sf GFA	1.00	0.40	\$1,194
Manufacturing	3	140	0.67	1,000 sf GFA	1.00	0.67	\$2,000
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$567
Mini-Warehouse		151	0.17	1,000 sf GFA	1.00	0.17	\$507
Utilities	1	170	2.27	1,000 sf GFA	1.00	2.27	\$6,776
PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$5,582
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$1,284

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.