

City of Ferndale
Schedule of Transportation Impact Fees - Downtown Service Area
 Cost per PM peak hour trip end = \$2,630

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
RESIDENTIAL			
Detached Housing	210	Dwelling Unit	\$2,604
Multifamily Housing (attached and stacked)	220, 221	Dwelling Unit	\$1,473
Senior Housing	251, 252	Dwelling Unit	\$789
Nursing Home	620	Bed	\$579
Congregate Care/Asst. Living	253, 254	Dwelling Unit	\$684
INSTITUTIONAL			
Public Park	411	Acre	\$289
Golf Course	430	Hole	\$7,653
Multi-Purpose Recreational Facility	435	1,000 sf GFA	\$9,415
Multiplex Movie Theater	445	Movie Screens	\$36,110
Casino/Video Lottery Establishment	473	1,000 sf GFA	\$35,479
Tennis Courts	490	Court	\$11,072
Health/Fitness Club	492	1,000 sf GFA	\$9,074
Elementary School	520	Student	\$447
Middle/Junior High School	522	Student	\$447
High School	530	Student	\$368
Church	560	1,000 sf GFA	\$1,289
Day Care Center	565	1,000 sf GFA	\$29,246
Library	590	1,000 sf GFA	\$21,461
Hospital	610	1,000 sf GFA	\$2,551

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
BUSINESS & COMMERCIAL			
Hotel	310	Room	\$1,578
Motel	320	Room	\$999
Building Materials/Lumber	812	1,000 sf GFA	\$5,418
Free-Standing Discount Superstore	813	1,000 sf GFA	\$8,996
Hardware/Paint Store	816	1,000 sf GFA	\$5,216
Nursery-Retail (Garden Center)	817	1,000 sf GFA	\$18,252
Shopping Center	820	1,000 sf GLA	\$6,613
Factory Outlet Center	823	1,000 sf GFA	\$6,023
Supermarket	850	1,000 sf GFA	\$15,553
Discount Supermarket	854	1,000 sf GFA	\$17,411
Discount Club	857	1,000 sf GFA	\$6,926
Home Improvement Superstore	862	1,000 sf GFA	\$3,554
Electronics Superstore	863	1,000 sf GFA	\$6,722
Toy/Children's Superstore	864	1,000 sf GFA	\$13,150
Apparel Store	876	1,000 sf GFA	\$10,836
Pharmacy/Drug Store w/out Drive-Through	880	1,000 sf GFA	\$10,519
Pharmacy/Drug Store w/ Drive-Through	881	1,000 sf GFA	\$13,802
Furniture Store	890	1,000 sf GFA	\$643
Bank/Savings: Walk-in	911	1,000 sf GFA	\$20,736
Bank/Savings: Drive-in	912	1,000 sf GFA	\$34,959
Drinking Place	925	1,000 sf GFA	\$19,420
Quality Restaurant	931	1,000 sf GFA	\$11,488
High Turnover Sit-Down Restaurant	932	1,000 sf GFA	\$14,646
Fast Food Restaurant w/out Drive-Through	933	1,000 sf GFA	\$37,267
Fast Food Restaurant w/ Drive-Through	934	1,000 sf GFA	\$42,961
Coffee/Donut Shop with Drive-Through Window	937	1,000 sf GFA	\$57,045
New Car Sales	840	1,000 sf GFA	\$6,391
Auto Parts Sales	843	1,000 sf GFA	\$7,361
Tire Store	848	1,000 sf GFA	\$7,537
Tire Superstore	849	1,000 sf GFA	\$5,549
Convenience Market (24 Hr)	851	1,000 sf GFA	\$63,288
Convenience Market w/ Gas Pump	853	Vehicle Fueling Position	\$20,602
Gasoline/Service Station	944	Vehicle Fueling Position	\$21,401
Gasoline/Service Station w/ Convenience Market	945	Vehicle Fueling Position	\$16,189
Quick Lubrication Vehicle Shop	941	Servicing Position	\$12,756
Auto Care Center	942	1,000 sf GLA	\$8,179
Self-Service Car Wash	947	Wash Stall	\$14,570

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
OFFICE			
Clinic	630	1,000 sf GFA	\$8,626
General Office	710	1,000 sf GFA	\$3,025
Small Office Building	712	1,000 sf GFA	\$6,444
Corporate Headquarters	714	1,000 sf GFA	\$1,578
Medical-Dental Office Building	720	1,000 sf GFA	\$9,100
U.S. Post Office	732	1,000 sf GFA	\$29,482
Research and Development Center	760	1,000 sf GFA	\$1,289
Business Park	770	1,000 sf GFA	\$1,105
INDUSTRIAL			
General Light Industrial	110	1,000 sf GFA	\$1,657
Industrial Park	130	1,000 sf GFA	\$1,052
Manufacturing	140	1,000 sf GFA	\$1,762
Warehouse	150	1,000 sf GFA	\$500
Mini-Warehouse	151	1,000 sf GFA	\$447
Utilities	170	1,000 sf GFA	\$5,970
PORT and TERMINAL			
Intermodal Truck Terminal	30	1,000 sf GFA	\$4,918
Park and Ride Lot with Bus Service	90	Parking Space	\$1,131

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.