

**City of Ferndale**  
**Schedule of Transportation Impact Fees - Planned Action Area**  
 Cost per PM peak hour trip end = \$3,865

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>RESIDENTIAL</b>			
Detached Housing	210	Dwelling Unit	\$3,826
Multifamily Housing (attached and stacked)	220, 221	Dwelling Unit	\$2,164
Senior Housing	251, 252	Dwelling Unit	\$1,160
Nursing Home	620	Bed	\$850
Congregate Care/Asst. Living	253, 254	Dwelling Unit	\$1,005

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<b>INSTITUTIONAL</b>			
Public Park	411	Acre	\$425
Golf Course	430	Hole	\$11,247
Multi-Purpose Recreational Facility	435	1,000 sf GFA	\$13,837
Multiplex Movie Theater	445	Movie Screens	\$53,066
Casino/Video Lottery Establishment	473	1,000 sf GFA	\$52,139
Tennis Courts	490	Court	\$16,272
Health/Fitness Club	492	1,000 sf GFA	\$13,334
Elementary School	520	Student	\$657
Middle/Junior High School	522	Student	\$657
High School	530	Student	\$541
Church	560	1,000 sf GFA	\$1,894
Day Care Center	565	1,000 sf GFA	\$42,979
Library	590	1,000 sf GFA	\$31,538
Hospital	610	1,000 sf GFA	\$3,749

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>BUSINESS &amp; COMMERCIAL</b>			
Hotel	310	Room	\$2,319
Motel	320	Room	\$1,469
Building Materials/Lumber	812	1,000 sf GFA	\$7,962
Free-Standing Discount Superstore	813	1,000 sf GFA	\$13,221
Hardware/Paint Store	816	1,000 sf GFA	\$7,665
Nursery-Retail (Garden Center)	817	1,000 sf GFA	\$26,823
Shopping Center	820	1,000 sf GLA	\$9,719
Factory Outlet Center	823	1,000 sf GFA	\$8,851
Supermarket	850	1,000 sf GFA	\$22,856
Discount Supermarket	854	1,000 sf GFA	\$25,587
Discount Club	857	1,000 sf GFA	\$10,178
Home Improvement Superstore	862	1,000 sf GFA	\$5,223
Electronics Superstore	863	1,000 sf GFA	\$9,879
Toy/Children's Superstore	864	1,000 sf GFA	\$19,325
Apparel Store	876	1,000 sf GFA	\$15,924
Pharmacy/Drug Store w/out Drive-Through	880	1,000 sf GFA	\$15,459
Pharmacy/Drug Store w/ Drive-Through	881	1,000 sf GFA	\$20,283
Furniture Store	890	1,000 sf GFA	\$945
Bank/Savings: Walk-in	911	1,000 sf GFA	\$30,474
Bank/Savings: Drive-in	912	1,000 sf GFA	\$51,376
Drinking Place	925	1,000 sf GFA	\$28,539
Quality Restaurant	931	1,000 sf GFA	\$16,882
High Turnover Sit-Down Restaurant	932	1,000 sf GFA	\$21,524
Fast Food Restaurant w/out Drive-Through	933	1,000 sf GFA	\$54,767
Fast Food Restaurant w/ Drive-Through	934	1,000 sf GFA	\$63,135
Coffee/Donut Shop with Drive-Through Window	937	1,000 sf GFA	\$83,832
New Car Sales	840	1,000 sf GFA	\$9,392
Auto Parts Sales	843	1,000 sf GFA	\$10,817
Tire Store	848	1,000 sf GFA	\$11,076
Tire Superstore	849	1,000 sf GFA	\$8,155
Convenience Market (24 Hr)	851	1,000 sf GFA	\$93,007
Convenience Market w/ Gas Pump	853	Vehicle Fueling Position	\$30,277
Gasoline/Service Station	944	Vehicle Fueling Position	\$31,451
Gasoline/Service Station w/ Convenience Market	945	Vehicle Fueling Position	\$23,791
Quick Lubrication Vehicle Shop	941	Service Position	\$18,745
Auto Care Center	942	1,000 sf GLA	\$12,020
Self-Service Car Wash	947	Wash Stall	\$21,412

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<b>OFFICE</b>			
Clinic	630	1,000 sf GFA	\$12,677
General Office	710	1,000 sf GFA	\$4,445
Small Office Building	712	1,000 sf GFA	\$9,469
Corporate Headquarters	714	1,000 sf GFA	\$2,319
Medical-Dental Office Building	720	1,000 sf GFA	\$13,373
U.S. Post Office	732	1,000 sf GFA	\$43,327
Research and Development Center	760	1,000 sf GFA	\$1,894
Business Park	770	1,000 sf GFA	\$1,623

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<b>INDUSTRIAL</b>			
General Light Industrial	110	1,000 sf GFA	\$2,435
Industrial Park	130	1,000 sf GFA	\$1,546
Manufacturing	140	1,000 sf GFA	\$2,590
Warehouse	150	1,000 sf GFA	\$734
Mini-Warehouse	151	1,000 sf GFA	\$657
Utilities	170	1,000 sf GFA	\$8,774

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<b>PORT and TERMINAL</b>			
Intermodal Truck Terminal	30	1,000 sf GFA	\$7,228
Park and Ride Lot with Bus Service	90	Parking Space	\$1,662

**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.