

City of Ferndale
Schedule of Transportation Impact Fees - Planned Action Area
 Cost per PM peak hour trip end = \$4,428

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	\$4,384
Multifamily Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$2,480
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$1,328
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$974
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$1,151
INSTITUTIONAL							
Public Park	1	411	0.11	Acre	1.00	0.11	\$487
Golf Course		430	2.91	Hole	1.00	2.91	\$12,885
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$15,852
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$60,796
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$59,734
Tennis Courts	1	490	4.21	Court	1.00	4.21	\$18,642
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$15,277
Elementary School		520	0.17	Student	1.00	0.17	\$753
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$753
High School		530	0.14	Student	1.00	0.14	\$620
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$2,170
Day Care Center	5	565	11.12	1,000 sf GFA	1.00	11.12	\$49,239
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$36,132
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$4,295
BUSINESS & COMMERCIAL							
Hotel		310	0.60	Room	1.00	0.60	\$2,657
Motel		320	0.38	Room	1.00	0.38	\$1,683
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$9,122
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$15,147
Hardware/Paint Store	3	816	2.68	1,000 sf GFA	0.74	1.98	\$8,782
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$30,730
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$11,135
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$10,140
Supermarket	3	850	9.24	1,000 sf GFA	0.64	5.91	\$26,185
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$29,314
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$11,661
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$5,984
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$11,318
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$22,140
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$18,243
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$17,711
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$23,238
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$1,082
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$34,913
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$58,859
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$32,696
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$19,342
High Turnover Sit-Down Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$24,659
Fast Food Restaurant w/out Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$62,745
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$72,331
Coffee/Donut Shop with Drive-Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$96,043
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$10,760
Auto Parts Sales	1, 3	843	4.91	1,000 sf GFA	0.57	2.80	\$12,393
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$12,689
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	1.00	2.11	\$9,343
Convenience Market (24 Hr)		851	49.11	1,000 sf GFA	0.49	24.06	\$106,555
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$34,687
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$36,032
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$27,257
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$21,476
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$13,771
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$24,531

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OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$14,524
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$5,092
Small Office Building		712	2.45	1,000 sf GFA	1.00	2.45	\$10,849
Corporate Headquarters	3	714	0.60	1,000 sf GFA	1.00	0.60	\$2,657
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$15,321
U.S. Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$49,638
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$2,170
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$1,860
INDUSTRIAL							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$2,790
Industrial Park		130	0.4	1,000 sf GFA	1.00	0.40	\$1,771
Manufacturing	3	140	0.67	1,000 sf GFA	1.00	0.67	\$2,967
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$841
Mini-Warehouse		151	0.17	1,000 sf GFA	1.00	0.17	\$753
Utilities	1	170	2.27	1,000 sf GFA	1.00	2.27	\$10,052
PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$8,280
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$1,904

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.