

**City of Ferndale**  
**Schedule of Transportation Impact Fees - Citywide Service Area**  
 Cost per PM peak hour trip end = \$4,040

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
<b>RESIDENTIAL</b>							
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$4,000
Multi-family Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$2,262
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$1,212
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$889
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$1,050
<b>INSTITUTIONAL</b>							
Public Park	1	411	0.11	Acre	1.00	0.11	\$444
Golf Course		430	2.91	Hole	1.00	2.91	\$11,756
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$14,463
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$55,469
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$54,500
Tennis Courts	1	490	4.21	Court	1.00	4.21	\$17,008
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$13,938
Elementary School		520	0.17	Student	1.00	0.17	\$687
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$687
High School		530	0.14	Student	1.00	0.14	\$566
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$1,980
Day Care Center	5	565	11.12	1,000 sf GFA	1.00	11.12	\$44,925
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$32,966
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$3,919

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<b>BUSINESS &amp; COMMERCIAL</b>							
Hotel		310	0.60	Room	1.00	0.60	\$2,424
Motel		320	0.38	Room	1.00	0.38	\$1,535
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$8,322
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$13,820
Hardware/Paint Store	3	816	2.68	1,000 sf GFA	0.74	1.98	\$8,012
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$28,038
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$10,159
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$9,252
Supermarket	3	850	9.24	1,000 sf GFA	0.64	5.91	\$23,891
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$26,746
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$10,639
Home Improvement Superstore	1	862	2.33	1,000 sf GFA	0.58	1.35	\$5,460
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$10,326
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$20,200
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$16,645
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$16,159
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$21,202
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$987
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$31,853
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$53,702
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$29,831
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$17,647
High Turnover Sit-Down Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$22,498
Fast Food Restaurant w/out Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$57,247
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$65,993
Coffee/Donut Shop with Drive-Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$87,628
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$9,817
Auto Parts Sales	1,3	843	4.91	1,000 sf GFA	0.57	2.80	\$11,307
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$11,577
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	1.00	2.11	\$8,524
Convenience Market (24 Hr)		851	49.11	1,000 sf GFA	0.49	24.06	\$97,218
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$31,648
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$32,875
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	4.00	55.96	\$226,078
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$19,594
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$12,564
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$22,382

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<b>OFFICE</b>							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$13,251
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$4,646
Small Office Building		712	2.45	1,000 sf GFA	1.00	2.45	\$9,898
Corporate Headquarters	3	714	0.60	1,000 sf GFA	1.00	0.60	\$2,424
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$13,978
U.S. Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$45,288
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$1,980
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$1,697
<b>INDUSTRIAL</b>							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$2,545
Industrial Park		130	0.4	1,000 sf GFA	1.00	0.40	\$1,616
Manufacturing	3	140	0.67	1,000 sf GFA	1.00	0.67	\$2,707
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$768
Mini-Warehouse		151	0.17	1,000 sf GFA	1.00	0.17	\$687
Utilities	1	170	2.27	1,000 sf GFA	1.00	2.27	\$9,171
<b>PORT and TERMINAL</b>							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$7,555
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$1,737

**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.