

City of Ferndale
Schedule of Transportation Impact Fees - Downtown Service Area
 Cost per PM peak hour trip end = \$2,831

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
RESIDENTIAL							
Detached Housing	3	210	0.99	Dwelling Unit	1.00	0.99	\$2,803
Multifamily Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$1,585
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$849
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$623
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$736
INSTITUTIONAL							
Public Park	1	411	0.11	Acre	1.00	0.11	\$311
Golf Course		430	2.91	Hole	1.00	2.91	\$8,238
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$10,135
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$38,870
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$38,190
Tennis Courts	1	490	4.21	Court	1.00	4.21	\$11,919
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$9,767
Elementary School		520	0.17	Student	1.00	0.17	\$481
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$481
High School		523	0.14	Student	1.00	0.14	\$396
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$1,387
Day Care Center	5	565	11.12	1,000 sf GFA	1.00	11.12	\$31,481
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$23,101
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$2,746
BUSINESS & COMMERCIAL							
Hotel		310	0.60	Room	1.00	0.60	\$1,699
Motel		320	0.38	Room	1.00	0.38	\$1,076
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$5,832
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$9,684
Hardware/Paint Store	3	816	2.68	1,000 sf GFA	0.74	1.98	\$5,614
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$19,647
Shopping Center	6	820	3.81	1,000 sf GFA	0.66	2.51	\$7,119
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$6,483
Supermarket	3	850	9.24	1,000 sf GFA	0.64	5.91	\$16,741
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$18,742
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$7,455
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$3,826
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$7,236
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$14,155
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$11,664
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$11,323
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$14,857
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$692
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$22,321
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$37,631
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$20,904
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$12,366
High Turnover Sit-Down Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$15,766
Fast Food Restaurant w/out Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$40,115
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$46,244
Coffee/Donut Shop with Drive-Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$61,404
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$6,879
Auto Parts Sales	1, 3	843	4.91	1,000 sf GFA	0.57	2.80	\$7,923
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$8,113
Tire Superstore		849	2.11	1,000 sf GFA	1.00	2.11	\$5,973
Convenience Market (24 Hr)	2(e)	851	49.11	1,000 sf GFA	0.49	24.06	\$68,125
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$22,177
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$23,037
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$17,427
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$13,730
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$8,804
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$15,684

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OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$9,286
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$3,256
Small Office Building		712	2.45	1,000 sf GFA	1.00	2.45	\$6,936
Corporate Headquarters	3	714	0.60	1,000 sf GFA	1.00	0.60	\$1,699
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$9,795
U.S. Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$31,736
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$1,387
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$1,189
INDUSTRIAL							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$1,784
Industrial Park		130	0.4	1,000 sf GFA	1.00	0.40	\$1,132
Manufacturing	3	140	0.67	1,000 sf GFA	1.00	0.67	\$1,897
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$538
Mini-Warehouse		151	0.17	1,000 sf GFA	1.00	0.17	\$481
Utilities	1	170	2.27	1,000 sf GFA	1.00	2.27	\$6,426
PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$5,294
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$1,217

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.