

City of Ferndale
Schedule of Transportation Impact Fees - Planned Action Area
 Cost per PM peak hour trip end = \$5,053

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	\$5,002
Multifamily Housing (attached and stacked)	3	220, 221	0.56	Dwelling Unit	1.00	0.56	\$2,430
Senior Housing	3	251, 252	0.30	Dwelling Unit	1.00	0.30	\$1,516
Nursing Home	3	620	0.22	Bed	1.00	0.22	\$1,112
Congregate Care/Asst. Living	3	253, 254	0.26	Dwelling Unit	1.00	0.26	\$1,314
INSTITUTIONAL							
Public Park	1	411	0.11	Acre	1.00	0.11	\$56
Golf Course		430	2.91	Hole	1.00	2.91	\$14,704
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$18,090
Multiplex Movie Theater	1	445	13.73	Movie Screens	1.00	13.73	\$69,378
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$68,165
Tennis Courts	1	490	4.21	Court	1.00	4.21	\$21,273
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$17,433
Elementary School		520	0.17	Student	1.00	0.17	\$859
Middle/Junior High School		522	0.17	Student	1.00	0.17	\$859
High School		530	0.14	Student	1.00	0.14	\$707
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$2,476
Day Care Center	5	565	11.12	1,000 sf GFA	1.00	11.12	\$56,189
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$41,232
Hospital	1	610	0.97	1,000 sf GFA	1.00	0.97	\$4,901
BUSINESS & COMMERCIAL							
Hotel		310	0.60	Room	1.00	0.60	\$3,032
Motel		320	0.38	Room	1.00	0.38	\$1,920
Building Materials/Lumber	2(a), 3	812	2.06	1,000 sf GFA	1.00	2.06	\$10,409
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.79	3.42	\$17,285
Hardware/Paint Store	3	816	2.68	1,000 sf GFA	0.74	1.98	\$10,021
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	1.00	6.94	\$35,068
Shopping Center	6	820	3.81	1,000 sf GLA	0.66	2.51	\$12,706
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	1.00	2.29	\$11,571
Supermarket	3	850	9.24	1,000 sf GFA	0.64	5.91	\$29,881
Discount Supermarket	3	854	8.38	1,000 sf GFA	0.79	6.62	\$33,452
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.63	2.63	\$13,307
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$6,829
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$12,915
Toy/Children's Superstore	1, 2(b)	864	5.00	1,000 sf GFA	1.00	5.00	\$25,265
Apparel Store	2(b)	876	4.12	1,000 sf GFA	1.00	4.12	\$20,818
Pharmacy/Drug Store w/out Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$20,210
Pharmacy/Drug Store w/ Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$26,518
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$1,235
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$39,840
Bank/Savings: Drive-in		912	20.45	1,000 sf GFA	0.65	13.29	\$67,167
Drinking Place		925	11.36	1,000 sf GFA	0.65	7.38	\$37,311
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$22,072
High Turnover Sit-Down Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$28,140
Fast Food Restaurant w/out Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$71,601
Fast Food Restaurant w/ Drive-Through		934	32.67	1,000 sf GFA	0.50	16.34	\$82,541
Coffee/Donut Shop with Drive-Through Window		937	43.38	1,000 sf GFA	0.50	21.69	\$109,600
New Car Sales	2(a), 3	840	2.43	1,000 sf GFA	1.00	2.43	\$12,279
Auto Parts Sales	1, 3	843	4.91	1,000 sf GFA	0.57	2.80	\$14,142
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$14,480
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	1.00	2.11	\$10,662
Convenience Market (24 Hr)		851	49.11	1,000 sf GFA	0.49	24.06	\$121,595
Convenience Market w/ Gas Pump		853	23.04	Vehicle Fueling Position	0.34	7.83	\$39,583
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$41,118
Gasoline/Service Station w/ Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$31,104
Quick Lubrication Vehicle Shop	2(c)	941	4.85	Servicing Position	1.00	4.85	\$24,507
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	1.00	3.11	\$15,715
Self-Service Car Wash		947	5.54	Wash Stall	1.00	5.54	\$27,994

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OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$16,574
General Office	3	710	1.15	1,000 sf GFA	1.00	1.15	\$5,811
Small Office Building		712	2.45	1,000 sf GFA	1.00	2.45	\$12,380
Corporate Headquarters	3	714	0.60	1,000 sf GFA	1.00	0.60	\$3,032
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$17,483
U.S. Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$56,644
Research and Development Center	3	760	0.49	1,000 sf GFA	1.00	0.49	\$2,476
Business Park	3	770	0.42	1,000 sf GFA	1.00	0.42	\$2,122
INDUSTRIAL							
General Light Industrial	3	110	0.63	1,000 sf GFA	1.00	0.63	\$3,183
Industrial Park		130	0.4	1,000 sf GFA	1.00	0.40	\$2,021
Manufacturing	3	140	0.67	1,000 sf GFA	1.00	0.67	\$3,386
Warehouse	3	150	0.19	1,000 sf GFA	1.00	0.19	\$960
Mini-Warehouse		151	0.17	1,000 sf GFA	1.00	0.17	\$859
Utilities	1	170	2.27	1,000 sf GFA	1.00	2.27	\$11,470
PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$9,449
Park and Ride Lot with Bus Service	3	90	0.43	Parking Space	1.00	0.43	\$2,173

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.