

**City of Lynden**  
**Attachment B1 - Schedule of Transportation Impact Fees - Pepin Creek Service Area**  
 Cost per PM peak hour trip end = \$17,328 (Includes Pepin Creek Only)

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>RESIDENTIAL</b>			
Detached Housing	210	Dwelling Unit	\$17,155
Multifamily Housing (attached and stacked)	220, 221	Dwelling Unit	\$9,704
Senior Housing	251, 252	Dwelling Unit	\$5,198
Nursing Home	620	Bed	\$3,812
Congregate Care/Asst. Living	253, 254	Dwelling Unit	\$4,505

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>INSTITUTIONAL</b>			
Public Park	411	Acre	\$1,906
Golf Course	430	Hole	\$50,424
Multi-Purpose Recreational Facility	435	1,000 sf GFA	\$62,034
Multiplex Movie Theater	445	Movie Screens	\$237,913
Casino/Video Lottery Establishment	473	1,000 sf GFA	\$233,755
Tennis Courts	490	Court	\$72,951
Health/Fitness Club	492	1,000 sf GFA	\$59,782
Elementary School	520	Student	\$2,946
Middle/Junior High School	522	Student	\$2,946
High School	530	Student	\$2,426
Church	560	1,000 sf GFA	\$8,491
Day Care Center	565	1,000 sf GFA	\$192,687
Library	590	1,000 sf GFA	\$141,396
Hospital	610	1,000 sf GFA	\$16,808

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>BUSINESS &amp; COMMERCIAL</b>			
Hotel	310	Room	\$10,397
Motel	320	Room	\$6,585
Building Materials/Lumber	812	1,000 sf GFA	\$35,696
Free-Standing Discount Superstore	813	1,000 sf GFA	\$59,274
Hardware/Paint Store	816	1,000 sf GFA	\$34,365
Nursery-Retail (Garden Center)	817	1,000 sf GFA	\$120,256
Shopping Center	820	1,000 sf GLA	\$43,573
Factory Outlet Center	823	1,000 sf GFA	\$39,681
Supermarket	850	1,000 sf GFA	\$102,471
Discount Supermarket	854	1,000 sf GFA	\$114,715
Discount Club	857	1,000 sf GFA	\$45,632
Home Improvement Superstore	862	1,000 sf GFA	\$23,417
Electronics Superstore	863	1,000 sf GFA	\$44,290
Toy/Children's Superstore	864	1,000 sf GFA	\$86,640
Apparel Store	876	1,000 sf GFA	\$71,391
Pharmacy/Drug Store w/out Drive-Through	880	1,000 sf GFA	\$69,307
Pharmacy/Drug Store w/ Drive-Through	881	1,000 sf GFA	\$90,936
Furniture Store	890	1,000 sf GFA	\$4,235
Bank/Savings: Walk-in	911	1,000 sf GFA	\$136,623
Bank/Savings: Drive-in	912	1,000 sf GFA	\$230,332
Drinking Place	925	1,000 sf GFA	\$127,950
Quality Restaurant	931	1,000 sf GFA	\$75,689
High Turnover Sit-Down Restaurant	932	1,000 sf GFA	\$96,498
Fast Food Restaurant w/out Drive-Through	933	1,000 sf GFA	\$245,538
Fast Food Restaurant w/ Drive-Through	934	1,000 sf GFA	\$283,053
Coffee/Donut Shop with Drive-Through Window	937	1,000 sf GFA	\$375,844
New Car Sales	840	1,000 sf GFA	\$42,107
Auto Parts Sales	843	1,000 sf GFA	\$48,496
Tire Store	848	1,000 sf GFA	\$49,655
Tire Superstore	849	1,000 sf GFA	\$36,562
Convenience Market (24 Hr)	851	1,000 sf GFA	\$416,979
Convenience Market w/ Gas Pump	853	Vehicle Fueling Position	\$135,741
Gasoline/Service Station	944	Vehicle Fueling Position	\$141,005
Gasoline/Service Station w/ Convenience Market	945	Vehicle Fueling Position	\$106,664
Quick Lubrication Vehicle Shop	941	Servicing Position	\$84,041
Auto Care Center	942	1,000 sf GLA	\$53,890
Self-Service Car Wash	947	Wash Stall	\$95,997

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>OFFICE</b>			
Clinic	630	1,000 sf GFA	\$56,836
General Office	710	1,000 sf GFA	\$19,927
Small Office Building	712	1,000 sf GFA	\$42,454
Corporate Headquarters	714	1,000 sf GFA	\$10,397
Medical-Dental Office Building	720	1,000 sf GFA	\$59,955
U.S. Post Office	732	1,000 sf GFA	#####
Research and Development Center	760	1,000 sf GFA	\$8,491
Business Park	770	1,000 sf GFA	\$7,278

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>INDUSTRIAL</b>			
General Light Industrial	110	1,000 sf GFA	\$10,917
Industrial Park	130	1,000 sf GFA	\$6,931
Manufacturing	140	1,000 sf GFA	\$11,610
Warehouse	150	1,000 sf GFA	\$3,292
Mini-Warehouse	151	1,000 sf GFA	\$2,946
Utilities	170	1,000 sf GFA	\$39,335

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>PORT and TERMINAL</b>			
Intermodal Truck Terminal	30	1,000 sf GFA	\$32,403
Park and Ride Lot with Bus Service	90	Parking Space	\$7,451

**NOTES:**

\* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

\* The City of Lynden has established Traffic Impact Fees (TIF) through Lynden Municipal Code 3.46, as authorized by RCW 82.02 and RCW 36.70A. Unless otherwise noted, the City of Lynden 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.

**City of Lynden**  
**Attachment B2 - Schedule of Transportation Impact Fees - Citywide Service Area**  
 Cost per PM peak hour trip end = \$2,168

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>RESIDENTIAL</b>			
Detached Housing	210	Dwelling Unit	\$2,146
Multifamily Housing (attached and stacked)	220, 221	Dwelling Unit	\$1,214
Senior Housing	251, 252	Dwelling Unit	\$650
Nursing Home	620	Bed	\$477
Congregate Care/Asst. Living	253, 254	Dwelling Unit	\$564

<b>INSTITUTIONAL</b>			
Public Park	411	Acre	\$238
Golf Course	430	Hole	\$6,309
Multi-Purpose Recreational Facility	435	1,000 sf GFA	\$7,761
Multiplex Movie Theater	445	Movie Screens	\$29,767
Casino/Video Lottery Establishment	473	1,000 sf GFA	\$29,246
Tennis Courts	490	Court	\$9,127
Health/Fitness Club	492	1,000 sf GFA	\$7,480
Elementary School	520	Student	\$369
Middle/Junior High School	522	Student	\$369
High School	530	Student	\$304
Church	560	1,000 sf GFA	\$1,062
Day Care Center	565	1,000 sf GFA	\$24,108
Library	590	1,000 sf GFA	\$17,691
Hospital	610	1,000 sf GFA	\$2,103

<b>BUSINESS &amp; COMMERCIAL</b>			
Hotel	310	Room	\$1,301
Motel	320	Room	\$824
Building Materials/Lumber	812	1,000 sf GFA	\$4,466
Free-Standing Discount Superstore	813	1,000 sf GFA	\$7,416
Hardware/Paint Store	816	1,000 sf GFA	\$4,300
Nursery-Retail (Garden Center)	817	1,000 sf GFA	\$15,046
Shopping Center	820	1,000 sf GLA	\$5,452
Factory Outlet Center	823	1,000 sf GFA	\$4,965
Supermarket	850	1,000 sf GFA	\$12,821
Discount Supermarket	854	1,000 sf GFA	\$14,353
Discount Club	857	1,000 sf GFA	\$5,709
Home Improvement Superstore	862	1,000 sf GFA	\$2,930
Electronics Superstore	863	1,000 sf GFA	\$5,541
Toy/Children's Superstore	864	1,000 sf GFA	\$10,840
Apparel Store	876	1,000 sf GFA	\$8,932
Pharmacy/Drug Store w/out Drive-Through	880	1,000 sf GFA	\$8,671
Pharmacy/Drug Store w/ Drive-Through	881	1,000 sf GFA	\$11,377
Furniture Store	890	1,000 sf GFA	\$530
Bank/Savings: Walk-in	911	1,000 sf GFA	\$17,094
Bank/Savings: Drive-in	912	1,000 sf GFA	\$28,818
Drinking Place	925	1,000 sf GFA	\$16,009
Quality Restaurant	931	1,000 sf GFA	\$9,470
High Turnover Sit-Down Restaurant	932	1,000 sf GFA	\$12,073
Fast Food Restaurant w/out Drive-Through	933	1,000 sf GFA	\$30,721
Fast Food Restaurant w/ Drive-Through	934	1,000 sf GFA	\$35,414
Coffee/Donut Shop with Drive-Through Window	937	1,000 sf GFA	\$47,024
New Car Sales	840	1,000 sf GFA	\$5,268
Auto Parts Sales	843	1,000 sf GFA	\$6,068
Tire Store	848	1,000 sf GFA	\$6,213
Tire Superstore	849	1,000 sf GFA	\$4,574
Convenience Market (24 Hr)	851	1,000 sf GFA	\$52,171
Convenience Market w/ Gas Pump	853	Vehicle Fueling Position	\$16,983
Gasoline/Service Station	944	Vehicle Fueling Position	\$17,642
Gasoline/Service Station w/ Convenience Market	945	Vehicle Fueling Position	\$13,345
Quick Lubrication Vehicle Shop	941	Servicing Position	\$10,515
Auto Care Center	942	1,000 sf GLA	\$6,742
Self-Service Car Wash	947	Wash Stall	\$12,011

Land Use Category - ITE 10th Edition	ITE Land Use Code	Unit	Impact Fee Per Unit
<b>OFFICE</b>			
Clinic	630	1,000 sf GFA	\$7,111
General Office	710	1,000 sf GFA	\$2,493
Small Office Building	712	1,000 sf GFA	\$5,312
Corporate Headquarters	714	1,000 sf GFA	\$1,301
Medical-Dental Office Building	720	1,000 sf GFA	\$7,501
U.S. Post Office	732	1,000 sf GFA	\$24,303
Research and Development Center	760	1,000 sf GFA	\$1,062
Business Park	770	1,000 sf GFA	\$911

<b>INDUSTRIAL</b>			
General Light Industrial	110	1,000 sf GFA	\$1,366
Industrial Park	130	1,000 sf GFA	\$867
Manufacturing	140	1,000 sf GFA	\$1,453
Warehouse	150	1,000 sf GFA	\$412
Mini-Warehouse	151	1,000 sf GFA	\$369
Utilities	170	1,000 sf GFA	\$4,921

<b>PORT and TERMINAL</b>			
Intermodal Truck Terminal	30	1,000 sf GFA	\$4,054
Park and Ride Lot with Bus Service	90	Parking Space	\$932

**NOTES:**

\* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

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