



EAGLE APPENDICES

APPENDIX A: ENERGY EFFICIENT DESIGN

The Energy Efficient Design category is intended to include those indicators that either reduce consumption of energy and other natural resources and/or utilize those natural resources in a more efficient manner than would otherwise be expected, using current Best Available Science and Best Management Practices. While many of the indicators include specific technologies, the category is designed to be broad enough to include energy reduction measures that are based on site and building design, and that take advantage of a projects' location and orientation to natural resources.

- 1. Energy Efficient Lighting:** Lighting which either reduces the energy required per watt, reduces the number of lights required per building square foot, or which lasts longer than Edison-type lightbulbs. Approved lighting includes LED lightbulbs, florescent lights, etc. Points are awarded based on the percentage of energy-efficient lighting (lighting which exceeds the current Washington Non-Residential Energy Code (NREC), expressed as a ratio of total lighting in a facility, up to eight points possible.

Percent of Total Lighting - Energy Efficient Lighting	Points
25%	2
50%	3-4
75%	5-6

100%*	7-8
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2. Green Power: Developments which *purchase* green power shall be awarded up to 8 points for 100% green power purchase, 4 points for 50%, and 2 points for 25%. A minimum two-year commitment is required following an occupancy permit issued by the City. The applicant must demonstrate this commitment through a power purchase agreement or a similar legal instrument.

Percent of Total Power – Green Power Purchase	Points
25%	2
50%	4
100%	8

3. Passive Solar Design: Passive Solar Design is structural or site design characteristics which take advantage of direct sunlight in winter (for heat) and provide shading in summer (for cooling). Examples of such passive solar design buildings with substantial windows/glazing oriented to the east to capture morning sun, limited windows/glazing to the west to reduce afternoon heat, and reduced windows/glazing to the north. Additional features, such as seasonal overhangs, thermal mass technology, skylights, and more may be used. Note that features such as photovoltaic cells, solar panels, and similar features are considered active solar design. As this indicator relates to project design, the applicant is required to propose either a design or an energy reduction goal, and submit evidence that these goals are practical and realistic. A maximum of ten points may be awarded for passive solar design.

4. Active Solar Design: Active Solar design includes elements of passive solar design, but also features systems that transfer heat (or cooling) from one location to another, or that store heat from one season to another, or convert solar energy to useable energy. Examples of active solar design may include photovoltaic cells, solar panels, hydronic water tubes, and more. As this indicator relates to project design, the applicant is required to propose either a design or an energy reduction goal, and submit evidence that these goals are practical and realistic. A maximum of ten points may be awarded for active solar design (in addition to those awarded for passive solar design).

5. Low Emissions: A variety of chemicals are released in the day to day operation of a retail center, much of which is generated by vehicles that travel to and from the facility, or by interior processes or materials. Emissions may include noise, smoke, and odor. Emissions may be reduced in a variety of ways, including posting (and enforcing) “no idling” signs for customers and delivery vehicles, establishing ventilation systems in parking garages that treat air before releasing it to the outdoors, and by orienting the site to promote pedestrian access, thereby reducing the need for customers to park and re-park their vehicles in order to access different elements of the development. A final alternative is the establishment of systems (either natural or mechanical) that offset emissions created or generated by the facility, including customer vehicle-trips. As this indicator relates to project design, the applicant is required to propose either a design or an energy reduction goal, and submit evidence that these goals are practical and realistic. A maximum of five points may be awarded for design that reduces emissions, although technologies which offset emissions may be awarded up to ten points.

6. Water Efficient Plumbing Fixtures: This category includes low-flow toilets, showers, sinks, dishwashers, clothes washers, etc. which exceed the 1992 Energy Policy Act or amending acts. Developments in which at least fifty percent of plumbing fixtures exceed the 1992 Energy Policy Act or amending acts shall receive up to four points. Developments which exceed these standards may be eligible for up to an additional six points (maximum ten points total), based on the percentage of water efficient fixtures expressed as a ratio of all water fixtures.

Water Efficient Plumbing Fixtures % of total plumbing fixtures)	Points
50% of fixtures exceed 1992 Energy Policy Act standards by up to 20%	1-2
50% of fixtures exceed 1992 Energy Policy Act standards by 21-50%	3-4

7. Energy Efficient Appliances: This category includes appliances other than plumbing fixtures: refrigerators, stoves, kitchen appliances, HVAC equipment, etc. which meet or exceed IECC 2006 (ENERGY STAR™ equivalent) standards. A maximum of ten points are available, based on the percentage of energy efficient fixtures expressed as a ratio of all fixtures.

Energy Efficient Fixtures (% of total fixtures)	Points
50-75% of fixtures meet IECC 2006	1-2

standards	
76-100% of fixtures meet IECC 2006 standards	3-4
50% of fixtures exceed IECC 2006 standards by up to 20%	5-7
50% of fixtures exceed IECC 2006 standards by 21-50%	8-10

8. Drought Tolerant Landscaping: Landscaping, including vegetation or natural alternatives to vegetation, which does not require irrigation after one year shall be eligible for points. An approved landscape plan with plant materials and a landscape replanting bond are required. A maximum of six points are available. The applicant shall provide an estimate of the time period needed for vegetation to establish itself under optimum conditions, and the irrigation reduction requirements may be waived for up to twelve months for this purpose.

Irrigation Requirements	Points
10-24% of all landscaping is drought-tolerant	1-2
25%-49% of all landscaping is drought tolerant	2-3
50%-100% of all landscaping is drought tolerant	4-6

9. Water Conservation: Projects may propose design elements, systems, or procedures that will reduce water consumption (or promote water reuse) throughout the development, for a maximum of seven points. The applicant shall present a proposal which demonstrates an innovative approach to water reductions and reuse. As this indicator relates to project design, the applicant is required to propose either a design or a water-use reduction goal, and submit evidence that these goals are practical and realistic.

Water Reduction	Points
Reduce water consumption by 25%	2
Reduce water consumption by 50%	4
Reduce water consumption by more than 50%	5-7

10. Construction Waste Reduction Plan: Construction wastes are one of the single largest contributors to landfill sites across the nation. The applicant shall propose a waste reduction plan and/or recycling plan which identifies the manner in which wastes will be reduced, either through the reuse of materials within the project, recycling of materials not used during construction, or reduction of wastes generated by construction and development. Maximum points: seven.

Construction Waste Reduction	Points
Reduce construction waste by 25%	2
Reduce construction waste by 50%	4
Reduce construction waste by 75% or more	5-7

11. Increased Insulation Values: Developments that can demonstrate that structures within the project exceed insulation values above those required by the most current Non-Residential Energy Code will be eligible for EAGLE points. A maximum of fourteen points may be awarded.

Increased Insulation Values above most current NREC	Points
Insulation Values meet NREC standards	2
Insulation values exceed NREC standards by 10-24%	3-4
Insulation values exceed NREC standards by 25-49%	5-8
Insulation values exceed NREC standards by 50% or more	9-14

APPENDIX B: ADVANCED TECHNOLOGIES

As its name suggests, the Advanced Technologies category includes those indicators that utilize new and emerging products or knowledge to address and resolve impacts normally associated with retail development. Although many of the indicators will reflect technologies developed through the “green building” movement, the category is not intended to focus entirely on the environment. Indicators within the category will be updated on an as-needed basis to reflect current Best Available Science and Best Management Practices.

1. **Green Power:** Green power, or renewable energy, refers to energy sources that replenish themselves over short periods of time. These sources may include, but are not limited to, solar power, wind power, wave power, geothermal energy, and biomass. Points are awarded based on the percentage of green power utilized by the development, expressed as a ratio of total energy used in a facility. Additional points may be awarded (up to a maximum of five points) if the project can demonstrate that it creates an energy surplus that is fed into the system.

Percent of Total Power – Green Power	Points
5%	1
10%	2-3
25%	4-7
50%	8-11
75%	12-13
100%	14-16

2. **Alternate Heat Source:** Alternate heat sources are not limited to green energy and in the context of advanced technologies may include hybrid systems, re-use of waste heat, advanced radiant flooring systems, and more. As this indicator relates to project design, the applicant is required to submit evidence that these goals are practical and realistic. A maximum of 16 points may be awarded, and are based on percent of total heat generated by the alternate heat source. Note: points awarded for green power may not also be used for alternate heat sources unless the proponent can demonstrate that the alternate heat source is distinct and separate from the green power source.

Percent of Total Heat – Alternate Heat	Points
10%-24%	2-7
25%-49%	8-11
Over 50%	12-16

3. Improved Indoor Air Quality: The use of advanced technologies to improve air quality and air ventilation throughout developments, while also reducing levels on dirty air emitted into the atmosphere. The applicant will propose design materials, standards, and equipment that will reduce particulate matter in the indoor air, will not generate additional particulate matter, will maintain mild temperatures indoors, will reduce ambient noise, including noise generated by large groups of people, and will designate (and enforce) smoking areas a sufficient distance from access points and pedestrian walkways to avoid non-intentional intake of smoke. As this indicator relates to project design, the applicant is required to propose either a design or a particulate matter reduction goal (expressed, where applicable, as a normal vs. proposed parts per million – ppm ratio) and submit evidence that these goals are practical and realistic. Maximum points: four.

4. Advanced Lighting Controls: The applicant shall develop a lighting control system which allows for manual or automatic control of lighting systems associated with a development. These lighting systems may include, but are not limited to: manual ability to adjust or dim lights, automatic lighting control, including occupancy sensors, adaptive lighting controls for multiple use, seasonal lighting controls which automatically adjust according to available natural light, split-zone lighting controls, which enable the user to adjust or utilize lighting in specific areas only, and non-business lighting, which provides sufficient, but reduced, security lighting during non-business hours. Maximum points: four.

Advanced Lighting Controls	Points
Automatic Lighting Controls	1
Split-Zone Lighting Controls	1
Light-sensitive lighting, including dimmers	1
Strategic security lighting	1

5. Advanced HVAC Systems Controls: Developments which employ advanced heating, air conditioning, and ventilation (HVAC) systems that will result in increased efficiency and utilize advanced or innovative technologies shall be eligible for EAGLE points. An example of an advanced HVAC system may include controls which trigger heating and cooling systems based on existing outdoor conditions. These controls may be used to reduce the energy required to heat or cool the interior environment. EAGLE points shall be awarded based upon the anticipated reduction of energy used in the development. As this indicator relates to project design, the applicant is required to demonstrate that the proposal is feasible and realistic. Up to

fifteen points may be awarded, based on the percentage decrease in energy use for heating, cooling, and ventilation.

Anticipated Decrease in Energy Use	Points
10%-15%	1-2
16%-25%	3-4
26%-35%	5-6
46%-50%	7-8
51%-65%	9-10
66% and over	11-15

6. Building Envelope Performance: Developments which can demonstrate that the building envelope performance exceeds those standards described in ASHRAE/IESNA Standard 90.1-2004, using the Standard Building Performance Method contained in Appendix G will be eligible for EAGLE points. As this indicator relates to project design, the applicant is required to propose either a design or a whole-building simulation to demonstrate that the proposal is feasible and realistic. Up to fifteen points may be awarded, based on the percentage increase in the buildings' performance.

Performance Increase	Points
10%-15%	1-2
16%-25%	3-4
26%-35%	5-6
46%-50%	7-8
51%-65%	9-10
66% and over	11-15

8. Innovative Design and Construction: Allows the applicant to propose innovative designs which integrate a variety of technologies together in order to reduce waste, energy, costs, and impact to the environment. This design may also more effectively utilize the land, support habitat, reduce travel, or mix a variety of uses. As this indicator relies on the applicant to propose alternatives which may be unique to the development, points awarded for the design shall be proposed by the applicant and determined by the EAGLE Board (up to a maximum of twenty points).

APPENDIX C: GREATER GOOD

Retail developments are some of the most visible elements of a community, and can have significant impacts on the community, its people, and its sense of place. The Greater Good category has been designed to identify indicators that will enable retail development to preserve and enhance the unique sense of place of Ferndale for the citizens of Ferndale. Although many of the indicators do not reference specific areas of the City, the majority of the mitigation measures associated with the indicators will not take place at the retail projects' location. Instead, the majority of indicators will take place in those areas of the City that are shared by the citizens of Ferndale – in the City's parks, along the City's streets, and in the heart of the City – Ferndale's Downtown. The Greater Good category has the largest number of points associated with it, which indicates the distinctive value the City of Ferndale has placed in this area.

1. Active Open Space/ Park: Active Open Spaces and parks are areas either within a development or which are on a separate parcel from the development, whether contiguous or not, that are open to natural light and air, and which are intended to be used by visitors and employees. These spaces shall be considered separately from a public gathering spot, and may be utilized for picnics, walking or jogging, dog walks, and recreational sports, which shall be installed by the applicant. This indicator should generally include ground vegetation, although impervious surfaces such as walkways, structures, picnic tables, etc. may be included. Canopy trees shall be encouraged along pathways and in picnic areas. Developments which integrate a trail system around a landscaped onsite storm water pond greater than 5,000 square feet will also be eligible for maximum points. A maximum of sixteen points are possible. Active Open Space/ Parks must be at least 5,000 square feet of contiguous or connected space, and points shall be awarded based on the equivalent percentage of the gross area of the developed parcel(s) which are dedicated to parks/ active open space. Amenities such as playgrounds, picnic tables, fountains, stages, dog parks, etc. shall be eligible for additional points. Each amenity (as approved by the EAGLE Board with consultation from the Parks, Recreation, and Trails Advisory Board) may count as an additional point, up to five points total.

Active Open Space/Parks (Percentage of developed parcels)	Points
0-5%	1-3
6-10%	4-5
11-20%	6-9

21-50%	10-13
51% and over	14-16

- 2. Community Foundation:** Applicants who wish to establish a non-profit community foundation that will support non-political causes such as local businesses, individuals, groups, or interests through the donation of funds, time, or products, may submit a copy of their 501 (c) 3 application (or similar, including a narrative of the foundations’ goals and funding levels) and a proposed point total. The EAGLE Board shall determine the appropriate point total, up to a maximum of eight points.
- 3. Sponsor of City Event:** Applicants are encouraged to sponsor a City or community event on an annual basis. A maximum of ten points shall be available, and will be assigned by the EAGLE Board based on the duration of the sponsorship commitment, the scale of the commitment, and the relative size of the event.

Minimum Two Year Commitment: 2 Points

Scale of Commitment (Monetary Contribution, including in-kind donations and volunteer time valued at \$19.51/ hour – minimum \$3,000):

- \$3,000 – \$5,000:** 1 Point **\$5,001 - \$10,000:** 2 Points
\$10,001 - \$20,000: 4 Points **Over \$20,000:** To Be Determined By
EAGLE Board

- Scale of Event:** Less than Five Hours or Less than Fifty Participants: 1 Point
All day Event or 51-100 Participants: 2 Points
Three-day Event or 101-500 Participants: 4 Points
Longer than three-day event or greater than 501 Participants:
To Be Determined by EAGLE Board
(up to ten points)

4. Member, Ferndale Chamber of Commerce: The development, or a majority of tenants within a development, shall be members of the Ferndale Chamber of Commerce for the duration of the business. Three points possible.

5. Public Meeting Space: The development will make meeting space available to the public at no charge or for a nominal fee (nominal fee shall not exceed the cost of utilities of the meeting space, per hour). Meeting spaces shall

include convenient access to restroom facilities and a refrigerator. Large meeting spaces may include access to kitchen facilities. Points shall be awarded based on the following table, up to a maximum of nine points.

Meeting Space (minimum 500 square feet)	Points
501-1000 square feet	1-3
1001-2500 square feet (or two spaces)	4-6
2501 square feet or more (or three spaces)	7-9

6. Onsite Daycare: Developments that feature onsite daycare during normal business hours, either for employees or customers or both. The applicant is not required to run the daycare, but may rent or lease the daycare space to tenants. Daycare facilities must be licensed by the State of Washington and meet applicable standards. The developer will receive additional points for subsidizing employee daycare, up to sixteen points total.

Daycare	Points
Daycare Facility within Development	4
5-9% Subsidized Daycare	1-2
10-24% Subsidized Daycare	3-4
25-50% Subsidized Daycare (on or off-site)	5-8
51-100% Subsidized Daycare (on or off-site)	9-16

7. Living Wage Jobs: Living wages are wages required for a worker or employee to subsist comfortably without paying over 35% of their income for housing and health care costs. In Ferndale, the living wage shall be \$11.65 per hour if health care benefits are paid and \$12.22 per hour if health care benefits are not paid, regardless of the number of hours worked per week, for in-store employees only. The living wage shall be adjusted periodically, or as new data is received, based on the Washington CPI for small cities. Up to 20 points may be awarded for eligible developments.

Living Wage Jobs	Points
5-10% of employees	3-4
11-20% of employees	5-7
21-50% of employees	8-12

51% or more of employees	13-20
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8. Health Benefits: Regardless of salary, developments that can demonstrate that over 75% of employees are eligible to purchase health care and insurance as part of their compensation package will receive four points. Developments that can demonstrate that 75% of employees are provided with comprehensive health care (medical, dental, vision) will receive eight points.

9. Evening Activities: Development with hours of operation extending to 9 pm or beyond, and projects with regularly scheduled activities or events later than 8 pm are encouraged. Activities that are free or cost a nominal fee (cost of maintenance and utilities) are encouraged. Family-based activities are also encouraged. A maximum of nine points may be awarded.

Evening Activities	Points
Once a month	2
Twice a month	4
Weekly	6
Nightly	8
Entrance fee less than \$10/person	1

10. Equal Access: Access to the facility or businesses within the facility is not restricted to club membership or age restrictions. A development will receive two points if no tenants require membership or have age restrictions barring entrance.

11. Weekend Activities: Development with hours of operation on both Saturday and Sunday are encouraged. A maximum of four points may be awarded.

Weekend Activities	Points
Saturday	1
Sunday	1
Both days	2
Both days, no reduction of hours	4

12. Development Progress Updates: Development shall maintain public awareness during permit review and project construction by including the following elements, worth five points (additional elements may be awarded one point each, up to three additional points possible):

- Bi-monthly public meeting

- Dedicated webpage with progress reports updated at least once a month and a link to the City of Ferndale website
- Provide the City with CPM (Critical Path Method) Schedule, with updates as needed
- Post regular updates onsite

13. Mixed Residential Development: Developments which integrate residential development into their complex shall be awarded six points. Development which integrates at least 20% affordable housing into the complex shall receive an additional eight points, up to a maximum of twenty points total for 50% affordable (mixed-income) housing.

- Developments may create mixed-income housing off-site within the City of Ferndale for an equal number of points.
- Developments which provide their employees right of first refusal for housing shall earn an additional two points.

14. Public Gathering Spot: Applicants may create public spaces with one or more focal points in order to establish a public gathering spot that will draw citizens for events, celebrations, or “people watching.” Up to a maximum of eight points will be awarded by the EAGLE Board, based on designs submitted by the applicant. In certain instances, courtyards, outdoor dining/ sitting, and entertainment areas such as stages may be considered a public gathering spot.

15. Promotion of Public Art: Developments shall include public art in their design, valued at a minimum of one tenth of one percent of the total project cost (minimum value: \$5,000). Proposed public art shall be reviewed and approved by the EAGLE Board, and may also include architectural elements, unique landscaping features, or water features. A maximum of twelve points per piece may be awarded. An additional two points shall be awarded for local artwork.

Public Art (Percent of Total Value)	Points
1/10 th < 1/4 th of One Percent	4-5
1/4 th < 1/2 of One Percent	6-7
1/2 < One Percent	8-9
One Percent or Greater	10-12

16. Recreation Opportunities: Developments which include onsite recreation

opportunities such as identified distance markers for walking or jogging tracks, basketball courts, baseball or soccer fields, tennis courts, barbeque and picnic facilities, and similar amenities are encouraged. Up to a maximum of six points may be awarded based on the type and size of the facility, as determined by the EAGLE Board.

17. Design for Pedestrians: Project design which promotes pedestrian connectivity within and between developments, including bicycle access, is encouraged. Projects which incorporate nature trails, flower gardens, outdoor art, or similar features are also encouraged. Additional points may be awarded for outstanding pedestrian/ automobile interfaces, such as textured concrete crosswalks, pedestrian rest islands, and traffic calming elements. A maximum of six points may be awarded.

18. Public Transportation Facility: Developments which include a public transportation facility with covered/ heated waiting areas and restrooms are encouraged. The applicant shall incorporate Whatcom Transportation Authority requirements into the design, and wherever possible shall include bus routes connecting to Downtown Ferndale and Bellingham. Two points shall be awarded for such a covered transportation facility, additional points may be provided based on the following, up to six points total:

Public Transportation Facility Amenities	Points
Heated Facility	2
Restrooms	2

19. Delivery Service: Developments which feature home delivery and internet-based ordering of products are encouraged. One point shall be awarded for home delivery, and an additional point shall be awarded for internet-based sales.

20. Bicycle Parking: Developments which feature bicycle storage are encouraged and will receive one point for storage which exceeds the minimum number of spaces required by FMC § 18.76 of the Ferndale Municipal Code by a factor of at least 1.5:1. Covered storage shall receive an additional two points.

21. Smart Trips/ Commute Trip Reduction Participant: The project shall participate in the Whatcom County Smart Trip program (or another program with comparable objectives) by providing incentives to employees who seek alternative forms of transportation. Two points for holding an all-staff seminar on the program and providing information/ participation sheets to

employees on an ongoing basis. Up to five points for establishing a commute trip reduction program through the establishment of non-peak hour trips, ride-share incentives, and public transportation vouchers or incentives. Developments which include lockers and shower facilities for employees shall receive an additional three points.

22. Targeted Off-Site Improvements: The City of Ferndale shall establish an Improvement Catalog. The Improvement Catalog shall feature a variety of specific needed City improvements and an associated point total for each improvement. Improvements may include additional street trees, contribution to the public library fund, benches within City Parks, and more. Points shall be assigned based on the specific improvement, and development may select as many improvements as they wish. However, no more than sixteen EAGLE points total may be awarded.

23. Shuttle Bus: Developments which contract through the Whatcom Transit Authority (WTA) to establish, operate, and maintain a free dedicated shuttle with at least nine seats shall be awarded eight EAGLE Points. Shuttle bus service will be limited to the City of Ferndale and its environs, and must feature either continuous service or regularly scheduled service. At a minimum, the shuttle bus must include a stop in one or more Downtown locations, and shall also serve the residential areas in Northwest Ferndale, the Ferndale Public Library, the Ferndale Boys and Girls Club/ Pioneer Park, Ferndale High School, and the Northwest Soccer Complex during tournaments. Shuttle bus service must be available at least hourly during normal operating hours of the development (or more frequently, if more than one vehicle is used), and a dedicated website or page on the developments' website shall be maintained in order to provide schedules and/or changes to schedules in the event of inclement weather or reduced hours.

Multiple businesses and developments may participate in the program upon inception for full EAGLE Points. Developments that join an existing system shall be awarded half-points. Three additional EAGLE points will be awarded for each vehicle in service (up to six points total). Four additional points shall be awarded if all shuttle vehicles are hybrid or electric.

24. Made in USA: Developments which, for construction purposes, use a majority of components that are Made in the USA pursuant to Federal Trade Commission standards, or businesses which offer for sale a majority of products which are Made in the USA pursuant to Federal Trade Commission standards, are entitled to EAGLE points. "Majority," in this context, shall " mean a majority of the total retail value of all components utilized in the

construction of the facility or products offered for sale at one time. The applicant shall be required to demonstrate the total value of all such components, expressed as a ratio of all components or in-store product inventory, as appropriate. Up to six points may be awarded.

Products Made in USA (Minimum 50%)	Points
50-65%	1-2
66-80%	3-4
81-100%	5-6

25. Ferndale Food Bank Donation: Monetary and/or in-kind donations to the Ferndale Community Food Bank are eligible for EAGLE points. For in-kind donations, the applicant should consult with the Director of the Ferndale Food Bank to determine the current need of specific products or types of products. A maximum of fifteen EAGLE points may be awarded, based on monetary or in-kind donations valued at \$3,000 per EAGLE point. Applicants who wish to participate in a multi-year or sustained giving program shall be required to sign an agreement with the Ferndale Food Bank signifying a minimum annual donation over a specific time period. The EAGLE Board shall assign points based upon this agreement. The EAGLE Board may also consider equivalent (but non-duplicative) points for retail facilities that propose customer-based food drives, provided that the retail facility commits to a minimum combined donation if customer donation do not achieve stated goals.

APPENDIX D: LOW IMPACT

The Low Impact category consists of indicators that will diminish the negative effects a development may have on the environment, either on the local or global scale. Although there are a variety of emerging technologies that will contribute to a reduction in impact, or that will mitigate for impacts, indicators that place an emphasis on avoiding impacts shall be encouraged and prioritized. Indicators should reflect Best Available Science and Best Management Practices.

1. Additional Wetland Mitigation: Projects which conduct wetland mitigation, including wetland creation either on or off site, at levels which exceed the standards contained in the Ferndale Municipal Code are encouraged. Wetland mitigation of areas determined by the City of Ferndale to require

immediate mitigation are prioritized. Points shall be awarded based on the area of wetland restored or created expressed as a percentage of the area otherwise required by code, and shall be awarded up to eight points. For example, if the FMC would require 10,000 square feet of mitigation, an applicant who creates or restores 12,500 square feet (125% of the required mitigation) would receive four points.

Excess Wetland Mitigation	Points
101-110% of wetland mitigation	1-2
111-125% of wetland mitigation	3-4
126-150% of wetland mitigation	5-6
Over 150% of wetland mitigation	7-8

2. Reduction of Impervious Surfaces: Projects which minimize impervious surfaces through the use of pervious pavement or other means, are encouraged. Calculations shall be based on developed space only (open or undeveloped areas are not included). A maximum of sixteen points shall be awarded.

Pervious Surfaces	Points
25% of total site	4
50% of total site	8
50% of total site	12
100% of total site	16

3. Onsite Stormwater Control: If regional storm water facilities are unavailable, onsite detention and treatment facilities are required. Developments which minimize the appearance of integrated onsite stormwater control systems shall be eligible for EAGLE points. Detention ponds which do not limit the amount of useable area on the site are encouraged. Raingardens, belowground detention, or other designs may be proposed and may be awarded a maximum of sixteen points, based on the following table.

Onsite Stormwater Controls	Points
Storm water system contains no impervious surfaces	4
All storm water detention facilities are below-ground	4
Raingardens are utilized to detain or treat all storm water runoff	4
Storm water control does not reduce	4

buildable area of the site	
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4. Natural Landscaping Maintenance: Projects which avoid the use of chemical pesticides, chemical fertilizers, and natural pest controls shall be awarded up to four points. A natural landscaping maintenance plan or a signed agreement to use only natural landscaping maintenance shall be required, and shall designate the period in which natural landscaping maintenance will occur, not less than ten years. Organic certification may be provided by a qualified third party for an additional two points.

5. Passive Open Space: Areas within a development open to natural light and air, which are protected from public or private use and are intended to protect or preserve sensitive or natural areas. Points awarded for passive open space shall generally be reserved for developments which establish onsite open spaces beyond the basic requirements of the Ferndale Municipal Code and the Critical Areas Ordinance. However, this indicator is intended to promote the retention of existing onsite critical areas, rather than encourage mitigation measures which would establish such areas offsite. To that end, developments which retain onsite critical areas without offsite mitigation, in accordance with the Critical Areas Ordinance shall be credited with up to one-half the points in this category, even if no additional passive open space is created.

As applicants may not receive points in multiple indicators for one feature, an applicant cannot receive points for both Additional Wetland Mitigation and Passive (or Active) Open Space for the same portion of land. However, an applicant may present the City with a comprehensive Open Space Plan identifying not only wetland mitigation, but proposing Passive and Active Open Space buffers surrounding the mitigation, for additional points in each indicator.

Passive open space may only be established on the development parcel, and is intended to act as an incentive to the applicant to either purchase properties with critical areas, or to preserve open spaces and critical areas on properties that they already own, rather than propose offsite mitigation. For the purpose of this indicator, large contiguous areas (over 20,000 square feet) beneath the Base Flood Elevation of a floodplain shall be specifically eligible for points, and may be awarded up to sixteen points, depending on the location and scope of a development proposal. Passive open space shall be a minimum of 5,000 square feet of contiguous or connected open space, and points shall be awarded based on the equivalent percentage of the gross area of the

developed parcel(s) which are dedicated to passive open space.

Passive Open Space (Percentage of developed parcels)	Points
0-5%	1-3
6-10%	4-5
11-20%	6-9
21-50%	10-13
51% and over	14-16

6. Recycled Materials: Recycled materials are those materials which are either reused in their existing form, or altered from their original form to satisfy a different objective. Examples may include recycled steel for structural supports, recycled wood products, recycled asphalt or pavement for walls or parking surfaces, etc. A maximum of twenty points may be awarded for this indicator, based on percentage of recycled materials utilized in each element of the site and building design.

Percent of Recycled Materials (minimum: 5%)	Points
Building Exterior (non-window)	6
Building Interior	4
Building Framing Materials	4
Site Development – parking and landscaping (minimum: 25%)	6

7. Reduce Sprawl: Development which adopts vertical design is encouraged. Floor Area Ratios exceeding .5:1 (floor area to total area) are encouraged. A maximum of fifteen points shall be awarded.

Floor Area Ratio	Points
.5:1 < .75:1	1-3
.75:1 < 1:1	4-6
1:1 < 1.25:1	7-9
1.25:1 < 1.5:1	10-12
1.5:1 and over	13-15

- 8. Redevelop Brownfield:** Development of brownfields or other sites which have been abandoned or are contaminated in some way is encouraged. Depending on the nature of the redevelopment and/or existing contamination, a maximum of fifteen points shall be awarded. As this indicator relates to project design and technical studies, the applicant is required to propose either a design by a qualified professional, including (if necessary) soil or water samples and proposed mitigation measures, as well as restoration performance goals and timelines. For contaminated sites, the City Council shall determine the number of points to be awarded. For uncontaminated sites, the EAGLE Board will assign point totals.
- 9. Reduction of Night Sky Illumination:** Large developments often include lighting which brightens the night sky. Development which minimizes this effect is encouraged. A maximum of four points may be assigned, depending on the applicants' proposal.

Brightness Reduction	Points
50%	2
100%	4

10. Habitat Restoration: Development which promotes habitat restoration or enhancement is encouraged. A maximum of six points shall be awarded. The applicant must demonstrate that a sensitive habitat currently exists or could be created as a result of this proposal. As this indicator relates to project design and technical studies, the applicant is required to include a design by a qualified professional, including restoration performance goals and timelines.

11. Member, Whatcom EnviroStars. One Point

12. Permanent Waste Reduction Plan: The project shall develop and follow a waste reduction plan over the life of the development. The waste reduction plan is intended to establish clear goals and policies that will encourage businesses and employees to reduce waste resulting from daily operations. The project may demonstrate compliance, in all or part, by participating in the Sanitary Service Company's (SSC) Food Plus! or Lunchroom Composting programs, or through planned in-kind donation of used materials to local non-profit, agricultural, or recycling interests.

Although specific measures will differ from project to project, the reduction plan shall include the following:

1. Policy Statement (commitment to reducing waste)
2. Goals*
 - Percentage of Waste Disposal Cost Reduction
 - Purchase/ Sale of Recycled Products and Materials
 - Percentage of Reduction in Packaging
 - Litter Reduction Plan
 - Use of biodegradable packaging, materials, maintenance supplies
 - Annual Reassessment
 - Recycling of Non-Food Materials
 - Recycling of Food Materials
 - Recycling of used appliances, fixtures, and other materials

*(Initially, the reduction plan may not anticipate specific tenants, and may be based on development-wide measures. Tenant-specific waste reduction plans will result once tenants are known)

3. Framework for Developing, Evaluating, and Updating the Program
4. Provisions for Communicating and Training

As this indicator relates to project design, the applicant is required to propose either a design or a waste reduction goal, and submit evidence that these goals are practical and realistic. A maximum of twelve points may be awarded, as follows:

Permanent Waste Reduction Plan	Points
Anticipated Waste Reduction 0-10%	1-3
Anticipated Waste Reduction 11-30%	5-7
Anticipated Waste Reduction 31% or more	8-12

13. Interior Parking: Development which integrates required parking into the footprint of structures is encouraged. The applicant may propose parking beneath the structure, above the structure, or within the structure. The intent of the indicator is to consolidate the development and encourage vertical construction, not necessarily to provide “covered” parking.

Development which integrates loading and waste disposal into the footprint will also receive points, up to a maximum of 20 points.

Interior Parking (Percentage of Parking within footprint)	Points
10 - 25%	1-7
26% - 50%	8-10
51 - 100%	11-18
Loading and waste disposal integrated into building footprint	2

14. Vertical Construction: Retail development shall receive points by consolidating the square footage into multiple floors. Vertical Construction shall be expressed as the square footage above the first story divided by the total square footage of a development (including parking areas integrated into the structure). For example, a retail development with a ground floor area of 100,000 square feet and 50,000 square feet of floor area above the first story (150,000 square of gross floor area) would have 33% Vertical Construction (50,000/150,000). A maximum of 20 points may be awarded.

Percentage of Vertical Construction	Points
10 - 25%	1-5
26 - 50%	6-10
51 - 75%	11-15
Over 75%	16-20

15. Targeted Off-Site Improvements: The City of Ferndale shall establish an Improvement Catalog. The Improvement Catalog shall feature a variety of specific needed City improvements and an associated point total for each improvement. Improvements may include additional street trees, contribution to the public library fund, benches within City Parks, and more. Points shall be assigned based on the specific improvement, and development may select as many improvements as they wish. However, no more than sixteen EAGLE points total may be awarded.

16. Preserve or Enhance Native Vegetation: Development properties with mature native vegetation prior to development may be granted points for preservation or enhancement of native vegetation. Vegetated areas associated with wetlands or wetland mitigation shall not be eligible for these

points. Points shall be awarded based on the percentage of vegetation retained, and where applicable, enhancement or enlargement of native vegetation areas. A maximum of twelve points shall be awarded.

Native Vegetation	Points
Retain at least 50% in existing location	4
Retain at least 75% in existing location	6
Increase native vegetation area by 25% - 49%	1-3
Increase native vegetation area by over 50%	4-6

17. Distributed Storm Water Management Systems: Developments which distribute, rather than centralize storm water management systems are encouraged. Distribution of systems will allow conveyance, infiltration, and treatment close to the source. Examples of distributed storm water management systems are bioswales, rain gardens, infiltration trenches, and more. At least four onsite storm water systems/ locations are required in order to be eligible for points. The systems do not need to be unique – development may utilize one storm water management technique (e.g., rain gardens) at four locations throughout the site. Up to fifteen points may be awarded, based on the percentage of total runoff channeled through these systems, rather than “end of pipe” treatment and conveyance to a decentralized storm water pond. As this indicator relates to project design, the applicant is required to propose a design with anticipated distribution percentages, and submit evidence that these goals are practical and realistic.

Distributed Storm Water Management	Points
10- 25% of all runoff to decentralized systems	1-3
26 -50% of all runoff to decentralized systems	4-6
51- 75% of all runoff to decentralized systems	7-9
76 - 100% of all runoff to decentralized systems (centralized facility only for large storm events)	10-15

18. Rainwater Harvesting: Developments which retain rainwater for future use may be awarded points. Rainwater retention may be through the use of cisterns, ponds, or other systems. Retained water may be used for landscape irrigation, fire suppression, and other activities, if properly treated. Rainwater storage facilities must include a collection area, filtering system, storage device, and outflow device. As this indicator relates to project design, the applicant is required to propose a design and harvesting/ rainwater re-use goal, and submit evidence that these goals are practical and realistic. Up to four points shall be awarded for rainwater harvesting and re-use, and shall be based on a rainwater harvesting plan submitted to the City which includes proposed reuse(s) of rainwater.

19. Noise Abatement: Developments situated adjacent to residential units or residentially zoned property will receive additional points for noise abatement measures that result in reduced average db levels at the property lines of the residential area. The average db level at the residential property line shall be compared to the average (real or estimated) db levels on the adjacent public street(s), and in at least two areas within the development where substantial noise (traffic or other) is expected to be generated. Points shall be awarded based on the percentage reduction of noise from these onsite areas. In no case shall noise audible at residential units be permitted to exceed State-mandated maximum noise levels for residential areas. Noise abatement techniques may include but are not limited to attractive sound berms or walls, the use of sound-dampening materials on structures, configuration of the development, and utilization of a sound buffer to minimize offsite noise. This indicator is not intended to preserve the existing noise levels within residential developments prior to retail development. As this indicator relies on noise modeling prior to construction, the applicant will be required to provide a noise modeling study prepared by a professional third party sound consultant prior to receiving project approval. The applicant shall also be required to provide an as-built noise study following completion of the project, in order to verify compliance with the proposal. The applicant may receive additional points by demonstrating to the City that noise-reduction techniques have been utilized which result in a project-wide reduction of noise from what would normally be expected of a similarly-sized development.

Points shall be awarded based on a reduction in noise levels from the interior of the project as follows:

Noise Reduction at Residential Boundary Lines (compared to interior of project)	Points

3-6 db	2-3
7-10 db	4-6
11 db or more	7-8

20. Shopping Bag Reduction: The United States uses an estimated one hundred billion single-use plastic shopping bags per year. Developments which provide incentives for the use of re-usable shopping bags and eliminate polyethylene plastic bags and paper bags shall receive EAGLE points. Incentives may include, but are not limited to, a \$.05 or \$.10 credit per purchase per bag, discounts taken at purchase, free re-usable bags, etc. Alternatives, such as biodegradable plastics and bio-based polymers shall be encouraged. Developments which develop programs that promote the consolidation of bags between businesses shall also receive points, based on the following scale:

Shopping Bag Reduction	Points
Immediate elimination polyethylene plastic bags and paper bags	4
Elimination of polyethylene plastic bags and paper bags within two years of opening	2
Re-Usable Bag Incentives	3
Use of biodegradable bags	3
Bag Reduction/ Consolidation Program	Up to 4 Points

21. Design Integrated with Nature: Building or site design which integrates natural features into the development shall be eligible for EAGLE points. Natural design may include skylights or natural lighting, indoor water features, “green walls,” natural materials, atriums, and more. Points shall be awarded on a per-feature basis, with three points per feature, up to a maximum of twelve points.

APPENDIX E: ECONOMIC DEVELOPMENT

The Economic Development category is intended to benefit the local economy in general, and Downtown Ferndale and local businesses in particular. Although in

some scenarios new retail development will compete with existing local retailers, in the majority of cases new development can benefit existing businesses, and vice versa. Therefore, indicators in this category support and describe mutually beneficial relationships between new and existing retail developments, with a special focus on Downtown Ferndale. Indicators also favor the integration of locally-based businesses, knowledge, labor, and products. Although short-term economic development is welcomed, indicators that provide long-term, sustainable economic development are favored.

- 1. Whatcom County or Skagit County-based Business:** Development with tenants that are based (incorporated) in Whatcom or Skagit County are encouraged. Each business shall receive one point, up to a maximum of four points per business.

Local Businesses	Points
Each business	1
Each business between 20,000 and 50,000 square feet	2
Each business over 50,000 square feet	4

- 2. Local Development:** Development which utilizes local contracting and design professionals are encouraged. Up to four points may be awarded.

Local Development	Points
25 - 49% of all workers based in Whatcom or Skagit Counties	1-2
50-75% of all workers based in Whatcom or Skagit Counties	3-4
76-100% of all workers based in Whatcom or Skagit Counties	5-6

- 3. Use of Regional Materials:** Development which utilizes regional materials (as defined as materials produced within 300 miles of the project site) supports the local economy and utilizes resources available within the local environment. Projects which utilize regional materials, including finished and manufactured products, are encouraged. The applicant shall submit reports documenting the origin of materials, expressed as a ratio of total cost. Up to eight points may be awarded.

Regional Materials	Points
10-25% of all materials from produced within 300 miles of project site	1-2
26-50% of all materials produced within	3-4

300 miles of project site	
51-100% of all materials produced within 300 miles of project site	5-8

4. Adaptive Reuse: Developments shall be built for adaptive reuse. A reuse plan shall be submitted for each structure over 10,000 square feet which shows interior partitioning, provisions for additional doors or windows, the ability for the structure to support additional floors within or above the structure, site design which promotes adaptive reuse or multiple users, and/or other reuse strategies. Up to fifteen points may be awarded for adaptive reuse plans.

5. Information Kiosk for Downtown: The development shall be awarded one point for each information kiosk which promotes activities or businesses Downtown. An additional point may be awarded for an interactive display. An additional two points shall be added if the kiosk is staffed.

6. Diversity of Use: Development which includes a mix of three or more of the following uses shall be awarded points, based on the table below, up to a maximum of twelve points

- Retail
- Service
- Dining
- Entertainment
- Professional Offices
- Residential

Retail Mix	Points
Three Uses	3
Four Uses	6
Five Uses	9
Six Uses	12

In addition, uses or businesses that are unique to the City of Ferndale and Whatcom County are encouraged. One point shall be awarded for each tenant (up to ten points) that can demonstrate to the EAGLE Board that the use is unique.

7. Year Round Use: Development which experiences minimal seasonal fluctuations in business is encouraged. The applicant shall submit a business plan documenting the manner in which the proposal is resistant to seasonal fluctuations. Two points.

- 8. Contributes to the Success of Downtown:** Development which supports new and existing businesses Downtown is encouraged. The applicant is invited to submit a proposal identifying the manner in which their development will contribute to the success of Downtown. The applicant shall also coordinate with the Chamber of Commerce in developing the proposal. Examples include shuttle buses between Downtown and the development, shared sales between businesses Downtown and the development, etc. A maximum of six points shall be awarded, as determined by the Chamber of Commerce and Ferndale Downtown Development Association.
- 9. Small Retail Establishments:** Development which includes small retail establishments of less than 5,000 square feet is encouraged. One point shall be earned per business, up to a maximum of twelve points.
- 10. Maintain and Enhance Natural Resource Industries:** Development which maintains, enhances, or pays tribute to natural resource industries such as fishing, agriculture, and forestry shall be awarded one point.
- 11. Anchor Effectiveness:** Development with a significant anchor store to lure and retain ancillary businesses is encouraged. Anchor effectiveness must be demonstrated by the applicant, either through previous developments of the same type, or by other means. Anchor effectiveness will also be evaluated based on the average length of stay for the anchor store (a minimum average of fifteen years in one location is required for consideration). A maximum of five points may be awarded.
- 12. Sale of Local Materials:** Development which includes the sale of materials produced or manufactured in Whatcom/ Skagit Counties are encouraged. A maximum of one point per business shall be awarded, and shall be based on proposals submitted by the applicant identifying local producers. Membership in the Sustainable Connections “Buy Local!” program will result in an additional point.
- 13. Restoration/ Reuse of Historical Buildings:** Development which includes the reuse or restoration of historical local buildings is encouraged. Development may occupy the buildings, or may “adopt” buildings for restoration (with consent of the building owner). A reuse or restoration proposal is required. Up to ten points may be assigned by the EAGLE Board.
- 14. Revolving Loan Fund:** Development may make monetary contributions to a Downtown Revolving Loan Fund, a program administered by staff and the Economic Development Committee (EDC). The fund would loan money to

private businesses in order to rehabilitate facades and buildings, start new businesses, and more. Points shall be awarded based on the monetary contribution, up to a maximum of twelve points.

Monetary Contribution	Points
\$5,000 - \$10,000	1-4
\$10,001- \$20,000	5-8
Over \$20,001	9-12

15. No-Fee ATM: Developments which include a publicly-accessible Automatic Teller Machine (ATM) which does not include a mandatory surcharge for transactions shall receive two EAGLE points.