



CITY OF FERNDALE EAGLE Checklist

Purpose of the Checklist:

The City of Ferndale has adopted EAGLE, an indicator-based program intended to provide the citizens of Ferndale, the applicant, and the City with an evaluation tool that will assist in determining the manner in which a project will achieve desired outcomes. The purpose of the checklist is to enable the applicant to identify measures that will generate unique, viable development while responding to criteria identified by the citizens of Ferndale. EAGLE Compliance does not in any way represent *project* approval with regard to specific development permits, reviews, or other regulations required by the Ferndale Municipal Code, or other applicable local, State, or Federal codes. For more information, please consult with the City of Ferndale Community Development Director.

Instructions for the Applicant:

An EAGLE Checklist must be prepared for all proposals which exceed 20,000 square feet of retail space, including outlying development associated with the project. There are five broad categories of indicators: Energy Efficient Design, Advanced Technologies, Greater Good, Low Impact, and Economic Development. All development required to complete this checklist must identify measures sufficient to earn a minimum number of points in each category, as well as additional points from any categories, based on the size of the development (see Table 1, below). Each indicator has been assigned a point value. Some indicators have a range of point values, depending on various levels of compliance. The City of Ferndale requires that at least two indicators in each category are selected, regardless of the number of points earned for any one indicator. No indicators are mandatory: the City will not in any way penalize an applicant if specific indicator(s) are not selected, although the EAGLE Board may encourage the adoption of certain indicators that may be of particular benefit to a specific site or project.

Please include brief, but specific answers to the questions contained in the EAGLE checklist. Depending on the project, you may choose to answer “not applicable” or “will not apply” as a response to various indicators. For those indicators that the project will comply, you may attach additional information, including visual depictions of the proposal, manufacturers’

specifications, photographs of a similar proposal, professional analysis', or any additional information that will assist the City in evaluating the proposal. If there are a series of attachments for one or multiple indicators, refer to the attachments as exhibits (Exhibit A, Exhibit B, etc.).

The City will utilize this checklist in order to determine your projects' compliance with standards and outcomes identified by the citizens of Ferndale. Although revisions to the checklist are allowed, you will be responsible for identifying similar measures in order to maintain the levels of service proposed in this document. This document will remain on file with the City for the life of the structure. In order to maintain compliance, the City conducts periodic audits of EAGLE-compliant development. Development which fails an audit will be required to pay a fine.

The EAGLE program has been designed to avoid redundant indicators. However, applicants are encouraged to develop coordinated systems that may achieve compliance in multiple indicators. For example, Active Solar Design may result in the opportunity for a project to earn EAGLE points in the Green Power indicator. The EAGLE Board may determine that additional points may be awarded for designs which integrate multiple indicators into a functional system.

Process

1. Pre-Application Meeting:

All proposals require a pre-application meeting with City Staff and the EAGLE Board. The pre-application meeting is intended to provide a general scope of the proposal, as well as identify potential opportunities for compliance with EAGLE indicators. Applicants must submit a completed EAGLE Checklist no less than two weeks prior to the pre-application meeting. Though encouraged, the pre-application meeting does not require that the applicant supplement the EAGLE Checklist with additional information such as visual depictions of the proposal, manufacturers' specifications, photographs of a similar proposal, professional analysis, or any additional information that will assist the City in evaluating the proposal. City staff will prepare a preliminary staff report based on the pre-application EAGLE Checklist, including an overview of the proposal, recommendations to approve or deny specific indicators or points totals, recommendations for additional indicators, and site-specific development opportunities for which the applicant may be able to take advantage, or for which the EAGLE Board may consider flexibility in awarding EAGLE points.

The EAGLE Board shall consider this staff report and the pre-application document, and will discuss their perspective of the documents in an informal setting with both the applicant and City staff in attendance. Where applicable, particularly when land or materials are to be dedicated to the City for the purpose of satisfying EAGLE requirements, the EAGLE Board shall consult with appropriate City boards and commissions to develop a recommendation on potential EAGLE points for specific indicators. The EAGLE Boards' initial response to the pre-application submittal will be made in writing to the applicant, and may be used by the applicant to revise the EAGLE checklist and develop supporting documentation. In order to ensure that preliminary EAGLE Board findings are a basis for the final EAGLE Board decision,

a formal application that is substantially similar to the pre-application must be made no more than one year following the pre-application meeting.

2. Formal Application

Following the pre-application meeting, the applicant will incorporate the direction provided by Staff and the EAGLE Board into a revised EAGLE Checklist. The revised checklist, to be submitted at the time of formal application for a development project, shall include any and all information necessary for the EAGLE Board to make an informed decision on the checklist. The EAGLE Board, if a clear need exists for additional information, may request it as necessary.

The applicant must complete the attached checklist prior to submitting formal development applications to the City. City staff, after reviewing the checklist and comparing it to the pre-application decision of the EAGLE Board, will develop a second staff report and associated recommendations for distribution to the applicant and the EAGLE Board. The EAGLE Board, staff, and the applicant shall schedule one or more EAGLE Board meetings to discuss the project and its compliance with EAGLE. Following the EAGLE Board meeting(s), the Board shall release a decision, which may include approval or a denial identifying the specific reasons for that denial. In all cases, the applicant may revise their proposal in order to correct or amend deficiencies identified by the EAGLE Board.

Once the EAGLE Board has approved an EAGLE proposal, compliance with specific indicators, and associated points, the applicant, the EAGLE Board Chairperson, and the Community Development Director shall sign an agreement to satisfy the requirements of the EAGLE approval. Following the completion of this step, the appropriate development permits may continue to be reviewed or issued following normal City permitting and inspection procedures as provided for in the Ferndale Municipal Code.

Bronze, Silver, Gold, Platinum EAGLE

All retail development over 20,000 square feet must comply with minimum EAGLE standards, shown in Table 1, below. Certain projects may be required to exceed these standards in order to achieve the applicants' goals for development. Bronze, Silver, Gold and Platinum EAGLE status may be achieved by integrating additional indicators into the projects' design, and/or by exceeding the minimum thresholds for each indicator.

The following table demonstrates the requirements for EAGLE certifications

Table 1

Category	Points Possible	Standard	Bronze	Silver	Gold	Platinum
Energy Efficient	100	8	11	13	17	22
Advanced Technologies	90	10	12	15	19	25
Greater Good	252	18	24	28	35	47
Low Impact	256	17	22	27	33	44
Economic Development	111	10	14	16	20	27
Subtotal	809	63	83	99	124	165
Minimum Additional Points Required from any Category or Categories		8	14	20	31	55
Total Required		71	97	119	155	220

The applicant is invited to propose to the City Council (through staff and the EAGLE Board) additional indicators, or to request flexibility from the EAGLE Board for existing indicators, in order to reflect site-specific and project-specific conditions. Regardless of the total number of points earned, developments may be awarded up to 10 points total for permanent educational exhibits and/or demonstrations which explain the projects' compliance with specific indicators or EAGLE standards. The total number of points that will be awarded shall depend on the exhibit, and will be determined by the EAGLE Board.

LEED

Leadership in Energy and Environmental Design (LEED) is an internationally recognized system which is used to evaluate environmentally-friendly building design. Structures that have been LEED Silver Certified (or higher) reflect green standards that exceed traditional building techniques. The City of Ferndale will waive EAGLE point requirements in the Energy Efficient Design and Low Impact categories for developments built to LEED Silver standards. Such developments will still be required to meet point requirements for remaining EAGLE categories.

EAGLE Board

The EAGLE Board has been established in order to approve project-specific point flexibility, consideration and subsequent recommendation to the Hearing Examiner or Council of new indicators, and to consider updates to the EAGLE Program in general. The EAGLE Board may authorize additional points for indicators on a project by project basis, provided that this flexibility is no more than 20% of the original points for the indicator, and that points available for specific categories cannot be changed by more than 10%. The EAGLE Board is

not vested with the authority to approve or deny projects in their entirety, and must defer to the respective City departments when there is a conflict.

Additional Points from Any Category

Depending upon the size of the proposed development, the applicant is required to earn additional points from any of the five EAGLE categories. In order to earn sufficient points, the applicant may also incorporate one or more specific guidelines contained within Ferndale Municipal Code 18.58 (Retail Design Guidelines and Standards). As these guidelines are intended to address certain required standards of the Ferndale Municipal Code, each guideline shall be worth one EAGLE point, unless it can be demonstrated to the satisfaction of the EAGLE Board that a guideline is sufficiently unique or unusual, in which case up to three points may be awarded. No more than ten points total may be awarded for inclusion of such guideline elements, and any points awarded may be used only in the Additional Points from Any Category section - unless the specific guideline element is included elsewhere as an EAGLE indicator.

Requirement for Recorded Documents

Certain indicators may require the establishment of legal documents such as easements, covenants, bonds, etc. in order to guarantee the continued compliance with the EAGLE indicator, regardless of property ownership or control. The need for such documents will be considered on a case by case basis.

TO BE COMPLETED BY APPLICANT

I. Project Information

1. Name of proposed project, if applicable:

2. Location of proposal. Give sufficient information for a person to understand the location of the proposal.

3. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site:

4. Name of applicant:

5. Address, email, and phone number of applicant and contact person:

6. Date checklist prepared

7. Proposed timing or schedule

8. What, if any elements of the project are not expected to be completed prior to occupancy?

9. Do you have any plans for future additions, expansion, phasing, or further activity related to or connected with this proposal? If yes, explain. If yes, please include ways in which the future expansion could increase or expand on the indicators proposed in this checklist.

10. Are there any reasonable mitigating or unusual circumstances that you feel will prevent the development from meeting minimum EAGLE standards?

11. Do you intend to attain Leadership in Energy and Environmental Design (LEED)TM Silver Certification? If yes, will you request that the City of Ferndale waive point requirements in Energy Efficient Design and Low Impact categories?

A. Energy Efficient Design

Total Points Available: 100

This category includes indicators of design that are less wasteful of energy and fuel than other development. Also known as Reduced Carbon Footprint. See Appendix A for specific requirements of each indicator.

1. Energy Efficient Lighting, 8 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

2. Green Power Purchase, 8 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

3. Passive Solar Design, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

4. Active Solar Design, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

5. Low Emissions, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

6. Water Efficient Plumbing Fixtures, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

7. Energy Efficient Appliances, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

8. Drought Tolerant Landscaping, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

9. Water Conservation, 7 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

10. Construction Waste Reduction Plan, 7 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

11. Increased Insulation Values, 14 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

Total Points Possible: 100

Total Points Proposed:

Total Points Approved:

B. Advanced Technologies Total Points Available: 90

This category includes indicators of design that utilizes new and emerging technologies to meet EAGLE goals. Although many of the indicators are utilized in other categories, the Advanced Technology category permits the applicant to propose new technologies that have not been included. See Appendix B for specific requirements of each indicator.

1. Green Power Generation, 16 Points Possible

Points Proposed:
Points Approved: *By:*
Description of Project Compliance (attach additional pages if necessary):

2. Alternate Heat Source, 16 Points Possible

Points Proposed:
Points Approved: *By:*
Description of Project Compliance (attach additional pages if necessary):

3. Improved Indoor Air Quality, 4 Points Possible

Points Proposed:
Points Approved: *By:*
Description of Project Compliance (attach additional pages if necessary):

4. Advanced Lighting Controls, 4 Points Possible

Points Proposed:
Points Approved: *By:*
Description of Project Compliance (attach additional pages if necessary):

5. Advanced HVAC Systems Controls, 15 Points Possible

Points Proposed:
Points Approved: *By:*
Description of Project Compliance (attach additional pages if necessary):

6. Building Envelope Performance, 15 Points Possible

Points Proposed:
Points Approved: *By:*
Description of Project Compliance (attach additional pages if necessary):

7. Innovative Design and Construction, 20 Points Possible

Points Proposed:
Points Approved: *By:*
Description of Project Compliance (attach additional pages if necessary):

Total Points Possible: 90

Total Points Proposed:

Total Points Approved:

C. Greater Good

Total Points Available: 252

This category includes indicators of design that will support the social stability of the broader community. These indicators relate to community health and well-being, and are also known as indicators of “social capital” or “social sustainability.” See Appendix C for specific requirements of each indicator.

1. Active Open Space/ Park, 21 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

2. Community Foundation, 8 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

3. Sponsor of City Event, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

4. Member Ferndale Chamber of Commerce, 3 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

5. Public Meeting Space, 9 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

6. Onsite Daycare, 16 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

7. Living Wage Jobs, 20 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

8. Health Benefits, 8 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

9. Evening Activities, 9 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

10. Equal Access, 2 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

11. Weekend Activities, 4 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

12. Development Progress Updates, 8 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

13. Encourage Mixed Residential Development, 22 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

14. Public Gathering Spot, 8 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

15. Promotion of Public Art, 14 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

16. Recreation Opportunities, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

17. Design for Pedestrians, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

18. Public Transportation Facility, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

19. Delivery Service, 2 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

20. Bicycle Storage, 3 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

21. Smart Trips/ Commute Trip Reduction Participant, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

22. Targeted Offsite Improvements, 16 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

23. Shuttle Bus, 18 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

24. Made in USA, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

25. Ferndale Food Bank Donation, 15 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

Total Points Possible: 252

Total Points Proposed:

Total Points Approved:

D. Low Impact

Total Points Available: 256

This category includes indicators of design that reduce the impact of the development on the environment and surrounding land uses. See Appendix D for specific requirements of each indicator.

1. Additional Wetland Mitigation, 8 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

2. Reduction of Impervious Surfaces, 16 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

3. Onsite Stormwater Control, 16 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

4. Natural Landscaping Maintenance, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

5. Passive Open Space, 16 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

6. Use of Recycled Materials, 20 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

7. Reduce Sprawl, 15 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

8. Redevelop Brownfield, 15 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

9. Reduction of Night Sky Illumination, 4 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

10. Habitat Restoration, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

11. Member, Whatcom EnviroStars, 1 Point Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

12. Permanent Waste Reduction Plan, 12 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

13. Interior Parking, 20 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

14. Vertical Construction, 20 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

15. Targeted Offsite Improvements, 16 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

16. Preserve or Enhance Natural Vegetation, 12 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

17. Distributed Storm Water Management Systems, 15 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

18. Rain Water Harvesting, 4 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

19. Noise Abatement, 8 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

20. Shopping Bag Reduction. 14 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

21. Design Integrated with Nature, 12 Points Possible

Points Proposed: _____
Points Approved: _____ *By:* _____
Description of Project Compliance (attach additional pages if necessary):

Total Points Possible: 256
Total Points Proposed:
Total Points Approved:

E. Economic Development **Total Points Available: 111**

This category includes indicators of design that encourage economic development both within the development and the larger Ferndale community. See Appendix E for specific requirements of each indicator.

1. Whatcom County or Skagit County-based Business, 4 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

2. Local Development, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

3. Use of Regional Materials, 8 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

4. Adaptive Reuse, 15 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

5. Information Kiosk for Downtown, 4 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

6. Diversity of Use, 22 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

7. Year Round Use, 2 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

8. Contributes to the Success of Downtown, 6 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

9. Small Retail Establishments, 12 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

10. Maintain and Enhance Natural Resource Industries, 1 Point Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

11. Anchor Effectiveness, 5 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

12. Sale of Local Materials, 2 Points Per Business Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

13. Restoration/ Reuse of Historical Buildings, 10 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

14. Revolving Loan Fund, 12 Points Possible

Points Proposed:

Points Approved: *By:*

Description of Project Compliance (attach additional pages if necessary):

15. No-Fee ATM, 2 Points Possible

Points Proposed:

Points Approved: _____ *By:*

Description of Project Compliance (attach additional pages if necessary):

Total Points Possible: 111

Total Points Proposed:

Total Points Approved:

Points:

Energy Efficient Design: _____

Advanced Technologies: _____

Greater Good: _____

Low Impact: _____

Economic Development: _____

Additional Points From Any Category: _____

TOTAL _____

I am a representative of the project described above, and have provided the City of Ferndale with documentation that supports this fact and demonstrates my ability to act as the owner or the owner's representative. By signing this document, I agree that the project will meet or exceed the scope of work described in this document or any supporting documents, including technical studies and designs. Failure to adequately complete or maintain all elements of this proposal may result in denial of Certificate(s) of Occupancy, revocation of Certificates of Occupancy, fines, or all of the above. I further realize that I may appeal any decision of the City of Ferndale to the Ferndale Hearing Examiner.

OWNER OR OWNER'S REPRESENTATIVE

DATE

OWNER OR OWNER'S REPRESENTATIVE

DATE

FERNDAL COMMUNITY DEVELOPMENT DIRECTOR

DATE

EAGLE BOARD CHAIRPERSON

DATE