

City of Ferndale: Main/Labounty Storm Drain Assessment

Stormwater
North Gateway¹
\$841,087.89

Notes	Parcel Info				Contribution							
	Map ID ²	Parcel ID ³	Address ⁴	Area ⁵	Parcel Contribution ⁶	Contribution ⁷	Developable Area ⁸	Contribution ⁹	Total Parcel Contribution ¹⁰	North Gateway Contribution ¹¹	Reimbursement ¹²	Modeled Post Impervious ¹³
		Geocode/ID		(ac)	(ac)	%	(ac)	%	%	\$\$\$	Type	(ac)
	1	390220425020	RIVERSIDE DR	3.54	3.54	100.00%	3.18	89.93%	3.55%	\$ 29,835.07	Private	3.02
17	2	390220999901	0	1.03	1.03	100.00%	1.03	100.00%	1.15%	\$ 9,652.90	City	0.98
18	3	390228030280	5525 LABOUNTY DR	4.50	4.38	97.33%	4.38	97.33%	4.88%	\$ 41,048.27	Private	4.16
17	4	390228999901	0	2.04	2.04	100.00%	2.04	100.00%	2.27%	\$ 19,118.37	City	1.94
	5	390229235466	1920 MAIN ST	5.90	0.86	14.58%	0.86	14.58%	0.96%	\$ 8,059.71	Private	0.82
16	6	390229311479	1904 MAIN ST	6.47	6.09	94.13%	6.09	94.13%	6.79%	\$ 57,073.97	Private	5.79
14	7	390229322448	1894 MAIN ST	1.05	0.98	93.33%	0.98	93.33%	1.09%	\$ 9,184.32	Private	0.93
	8	390229339445	1874 MAIN ST	0.30	0.06	20.00%	0.06	20.00%	0.07%	\$ 562.31	Private	0.06
	9	390229349445	1860 MAIN ST	0.27	0.05	18.52%	0.05	18.52%	0.06%	\$ 468.59	Private	0.05
15, 19	10	390229359478	5627 RIVERSIDE DR	5.04	5.04	100.00%	5.04	100.00%	5.62%	\$ 47,233.63	Private	4.79
	11	390229360445	1850 MAIN ST	0.18	0.02	11.11%	0.02	11.11%	0.02%	\$ 187.44	Private	0.02
16, 19	12	390229365535	100 RIVERSIDE DR	61.68	0.93	1.51%	0.93	1.51%	1.04%	\$ 8,715.73	Private	0.88
	13	390229367448	1846 MAIN ST	0.32	0.04	12.50%	0.04	12.50%	0.04%	\$ 374.87	Private	0.04
	14	390229380460	5623 RIVERSIDE DR	0.67	0.67	100.00%	0.67	100.00%	0.75%	\$ 6,279.07	Private	0.64
19	15	390229380510	RIVERSIDE DR	3.46	0.73	21.10%	0.73	21.10%	0.81%	\$ 6,841.38	Private	0.69
	16	390229382449	1820 MAIN ST	0.07	0.06	85.71%	0.06	85.71%	0.07%	\$ 562.31	Private	0.06
	17	390229394424	1825 MAIN ST	0.73	0.02	2.74%	0.02	2.74%	0.02%	\$ 187.44	Private	0.02
	18	390229403389	1815 MAIN ST	8.94	0.42	4.70%	0.42	4.70%	0.47%	\$ 3,936.14	Private	0.40
	19	390229405473	5631 RIVERSIDE	0.92	0.92	100.00%	0.92	100.00%	1.03%	\$ 8,622.01	Private	0.87
	20	390229418424	1819 MAIN ST	0.73	0.10	13.70%	0.10	13.70%	0.11%	\$ 937.18	Private	0.10
	21	390229428445	1811 MAIN ST	0.69	0.69	100.00%	0.69	100.00%	0.77%	\$ 6,466.51	Private	0.66
	22	390229429486	RIVERSIDE DR	0.57	0.57	100.00%	0.55	96.45%	0.61%	\$ 5,152.20	Private	0.52
	23	390229437484	5657 RIVERSIDE DR	0.38	0.38	100.00%	0.37	98.39%	0.42%	\$ 3,503.81	Private	0.36
	24	390229441416	LABOUNTY DR	1.04	1.04	100.00%	1.04	100.00%	1.16%	\$ 9,746.62	Private	0.99
	25	390229441446	1795 MAIN ST	0.44	0.44	100.00%	0.44	100.00%	0.49%	\$ 4,123.57	Private	0.42
	26	390229441459	1760 MAIN ST	0.10	0.10	100.00%	0.10	100.00%	0.11%	\$ 937.18	Private	0.10
	27	390229442501	RIVERSIDE DR	0.82	0.82	100.00%	0.82	100.00%	0.91%	\$ 7,684.84	Private	0.78
	28	390229443522	5671 RIVERSIDE DR	2.28	2.28	100.00%	2.28	100.00%	2.54%	\$ 21,367.59	Private	2.17
	29	390229455444	1788 LABOUNTY DR	0.68	0.68	100.00%	0.68	100.00%	0.76%	\$ 6,372.79	Private	0.65
	30	390229455461	1781 MAIN ST	0.83	0.83	100.00%	0.83	100.00%	0.92%	\$ 7,778.55	Private	0.79
	31	390229456416	LABOUNTY DR	1.04	1.04	100.00%	1.04	100.00%	1.16%	\$ 9,746.62	Private	0.99
	32	390229457545	5669 RED TOP RD	1.07	1.07	100.00%	1.07	100.00%	1.19%	\$ 10,027.77	State of Washington	1.02
	33	390229458350	5575 NORDIC WAY	11.45	11.04	96.42%	11.04	96.42%	12.30%	\$ 103,464.14	Private	10.49
	34	390229474416	LABOUNTY DR	1.43	1.43	100.00%	1.43	100.00%	1.59%	\$ 13,401.60	Private	1.36
	35	390229480456	1750 LABOUNTY RD #101	3.32	3.32	100.00%	3.32	100.00%	3.70%	\$ 31,114.22	Private	3.15
	36	390229500310	NORDIC WAY	1.14	1.14	100.00%	1.14	100.00%	1.27%	\$ 10,683.80	Private	1.08
	37	390229500328	NORDIC WAY	1.14	1.14	100.00%	1.14	100.00%	1.27%	\$ 10,683.80	Private	1.08
	38	390229502400	5580 NORDIC WAY	1.31	1.31	100.00%	1.31	100.00%	1.46%	\$ 12,276.99	Private	1.24
	39	390229502421	1739 LABOUNTY DR	1.10	1.10	100.00%	1.10	100.00%	1.23%	\$ 10,308.93	Private	1.05
	40	390229509450	1730 LABOUNTY DR	1.74	1.74	100.00%	1.74	100.00%	1.94%	\$ 16,306.85	Private	1.65
16	41	390229525451	1724 LABOUNTY DR	0.45	0.45	100.00%	0.45	100.00%	0.50%	\$ 4,217.29	Private	0.43
	42	390229531343	5530 NORDIC WAY	10.21	10.21	100.00%	10.21	100.00%	11.38%	\$ 95,685.58	Private	9.70
	43	390229538368	NORDIC WAY	2.42	2.42	100.00%	2.42	100.00%	2.70%	\$ 22,679.64	Private	2.30
	44	390229538444	1720 LABOUNTY DR	1.03	1.03	100.00%	1.03	100.00%	1.15%	\$ 9,652.90	Private	0.98
	45	390229560406	5585 LABOUNTY DR	0.52	0.52	100.00%	0.52	100.00%	0.58%	\$ 4,873.31	Private	0.49
	46	390229560414	1731 LABOUNTY DR	2.15	2.15	100.00%	2.15	100.00%	2.40%	\$ 20,149.27	Private	2.04
	47	390229564395	5575 LABOUNTY DR	0.80	0.80	100.00%	0.80	100.00%	0.89%	\$ 7,497.40	Private	0.76
18	48	390229570378	5545 LABOUNTY DR	3.33	3.33	100.00%	3.33	100.00%	3.71%	\$ 31,207.93	Private	3.16
16, 17	49	390229999901	0	9.08	9.08	100.00%	9.08	100.00%	10.12%	\$ 85,095.50	City	8.63
49 Total			Total:	170.40	90.13	52.89%	89.75	52.67%	100.00%	\$ 841,087.89		85.26

Notes

- ¹ Price shown based on the City's actual cost for the North Gateway Project
- ² Map ID used to identify parcels in the accompanying Gateway Assessment Exhibit
- ³ "Geocode" per City GIS. Parcels were divided into City and WSDOT owned parcels when turnback line was provided by Surveyor.
- ⁴ Address of parcel per City GIS
- ⁵ Area of each lot per the Assessor's GIS Data ("Legal Acres" data), actual measured area may vary. Lot areas may be adjusted based on assumed basin delineation and turnback lines.
- ⁶ Area of the lot who's drainage contributes to the Stormwater Improvements that lay within the Stormwater Drainage Basin as it was determined in the Ferndale Gateway Stormwater Study dated 11-02-15.
- ⁷ Areas were determined using the TaxParcel180531.dwg dated 05-31-18 obtained from Whatcom County Assessor
- ⁸ Percentage of the lot area that contributes of which utilizes the Stormwater Improvement infrastructure.
- ⁹ Area of the lot within the tributary drainage area that is considered easily developable. The portion of the contributing area that is not wetland using the City's GIS or site specific wetland studies. The assessment considered site specific wetland information to be most accurate. The Assessment used available wetland information in a few locations instead of City GIS. A wetland assessment was performed by Aqua-Terr Systems, Inc. in the Riverside Golf North, Riverside Golf South, and Riverview West basins. See wetland study dated July 2011.
- ¹⁰ Percentage of the developable lot area that contributes the Stormwater Improvements.
- ¹¹ Percentage of total developable area that contributes to the Stormwater Improvements
- ¹² Per Parcel Costs for the stormwater improvements
- ¹³ Indicates the public or private entity that will provide reimbursement for stormwater improvements.
- ¹⁴ Assumed 95% Impervious Coverage Based on the Ferndale Gateway Stormwater Study dated 11-02-15
- ¹⁵ Parcel not shown in CAD, Contributing Area was assumed using measuring tool from Ferndale GIS
- ¹⁶ Ferndale GIS lists Total Area as 4.91 ac, Assessor's lists area as 5.04 ac, Assessor's area was used.
- ¹⁷ Ferndale GIS depicts more than one distinct boundary having the same Parcel ID, contributing area was assumed by adding all boundaries with the same Parcel ID together
- ¹⁸ Parcel ID not found on Assessor or Ferndale GIS, Parcel ID obtained from WC_AR_TaxParcel.shx dated 05-31-18. Assumed Area Owned by the City Within Basin
- ¹⁹ Parcel Area was obtained from CAD drawing "2019046_LLA to COB_200205.dwg" provided by the City
- ²⁰ Contributing Area was assumed using the "Riverplace Arch 7-24-19.dwg" provided by Freeland and Associates, Inc.

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Project Funding Summary		
Reimbursement ¹¹	Developable Area ⁸	Parcel Contribution ¹⁰
Type	(ac)	\$\$\$
State of Washington	1.07	\$ 10,027.77
City	12.15	\$ 113,866.78
Private	76.53	\$ 717,193.33
Total	89.75	\$ 841,087.89

Project Funding Summary	
North Gateway ¹	\$\$\$
	841,087.89