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Patent Pending

CITY OF FERNDALE EAGLE Checklist

Purpose of the Checklist:

The City of Ferndale is considering 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.

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 adopt at least one of the indicators in each category, plus two additional indicators from any category or categories, thereby achieving "EAGLE" status. Each indicator has been assigned a point value. Some indicators have a range of point values, depending on various levels of compliance.

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.).

Remember that 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.

Unless specifically allowed, you may not utilize points earned for one indicator as a basis for earning points for another indicator. For example, points earned for use of energy efficient lighting in the Energy Efficient Design Category cannot also be used for Energy Efficient Lighting in the Advanced Technologies Category.

Bronze, Silver, Gold, Platinum EAGLE

All “large” retail development 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. Applicants may also wish to exceed minimum standards in order to receive priority plan review. 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.

For example, an applicant may adopt all of the Advanced Technologies indicators into their project, thereby earning up to X additional points. Another proponent may choose to exceed the minimum standards for pervious surfaces by building a green roof and utilizing pervious pavement for their parking, resulting in a near 100% pervious site and up to X points.

The following table demonstrates the requirements for EAGLE certifications

Table 1

Category	Points Possible	Standard	Bronze	Silver	Gold	Platinum
Energy Efficient	94	8	11	13	17	22
Advanced Technologies	100	11	14	17	21	28
Greater Good	226	18	24	28	35	47
Low Impact	213	17	22	27	33	44
Economic Development	107	10	14	16	20	27
Subtotal	740	63	85	101	127	169
Minimum Additional Points Required from any Category or Categories		8	14	20	32	56
Total Required		71	99	121	159	225

The applicant is invited to propose to the City Council 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.

TO BE COMPLETED BY APPLICANT

A. 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, 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?

B. Energy Efficient Design Total Points Available: 94

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, 16 Points Possible

Points Proposed:

Points Approved: *By:*

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

3. Solar Orientation, 5 Points Possible

Points Proposed:

Points Approved: *By:*

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

4. Passive Solar Design, 7 Points Possible

Points Proposed:

Points Approved: *By:*

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

5. Active Solar Design, 10 Points Possible

Points Proposed:

Points Approved: *By:*

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

6. Low Emissions, 10 Points Possible

Points Proposed:

Points Approved: *By:*

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

7. Water Efficient Plumbing Fixtures, 4 Points Possible

Points Proposed:

Points Approved: *By:*

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

8. Energy Efficient Appliances, 4 Points Possible

Points Proposed:

Points Approved: *By:*

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

9. Drought Tolerant Landscaping, 4 Points Possible

Points Proposed:

Points Approved: *By:*

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

10. Water Conservation, 7 Points Possible

Points Proposed:

Points Approved: *By:*

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

11. Construction Waste Reduction Plan, 7 Points Possible

Points Proposed:

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

12. Decreased Thermal Conductivity, 12 Points Possible

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

Total Points Possible: 94

Total Points Proposed:

Total Points Approved:

C. Advanced Technologies Total Points Available: 100

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. Energy Efficient Lighting, 8 Points Possible

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

2. Green Power, 16 Points Possible

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

3. Alternate Heat Source, 16 Points Possible

Points Proposed:

Points Approved: *By:*

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

4. Recycled Materials, 20 Points Possible

Points Proposed:

Points Approved: *By:*

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

5. Innovative Design, 20 Points Possible

Points Proposed:

Points Approved: *By:*

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

6. Improved Indoor Air Quality, 4 Points Possible

Points Proposed:

Points Approved: *By:*

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

7. Advanced Lighting Controls, 4 Points Possible

Points Proposed:

Points Approved: *By:*

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

8. Design Integrated with Nature, 12 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:

D. Greater Good

Total Points Available: 226

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. Open Space, 16 Points Possible

Points Proposed:

Points Approved: *By:*

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

2. Park, 15 Points Possible

Points Proposed:

Points Approved: *By:*

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

3. Community Foundation, 8 Points Possible

Points Proposed:

Points Approved: *By:*

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

4. Sponsor of City Event, 10 Points Possible

Points Proposed:

Points Approved: *By:*

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

5. Member Ferndale Chamber of Commerce , 3 Points Possible

Points Proposed:

Points Approved: *By:*

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

6. Public Meeting Space, 9 Points Possible

Points Proposed:

Points Approved: *By:*

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

7. Onsite Daycare, 16 Points Possible

Points Proposed:

Points Approved: *By:*

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

8. Living Wage Jobs, 10 Points Possible

Points Proposed:

Points Approved: *By:*

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

9. Health Benefits, 8 Points Possible

Points Proposed:

Points Approved: *By:*

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

10. Evening Activities, 9 Points Possible

Points Proposed:

Points Approved: *By:*

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

11. Equal Access, 2 Points Possible

Points Proposed:

Points Approved: *By:*

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

12. Weekend Activities, 4 Points Possible

Points Proposed:

Points Approved: *By:*

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

13. Development Progress Updates, 5 Points Possible

Points Proposed:

Points Approved: *By:*

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

14. Encourage Mixed Residential Development, 22 Points Possible

Points Proposed:

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

15. Public Gathering Spot, 8 Points Possible

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

16. Promotion of Public Art, 12 Points Possible

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

17. Recreation Opportunities, 6 Points Possible

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

18. Design for Pedestrians, 6 Points Possible

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

19. Public Transportation Facility, 6 Points Possible

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

20. Delivery Service, 2 Points Possible

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

21. Bicycle Storage, 3 Points Possible

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

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

Points Proposed:

Points Approved: *By:*

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

23. Vertical Construction, 20 Points Possible

Points Proposed:

Points Approved: *By:*

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

24. Targeted Offsite Improvements, 16 Points Possible

Points Proposed:

Points Approved: *By:*

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

Total Points Possible: 226

Total Points Proposed:

Total Points Approved:

E. Low Impact

Total Points Available: 213

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. Impervious Surfaces, 16 Points Possible

Points Proposed:

Points Approved: *By:*

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

3. Onsite Stormwater Control, 7 Points Possible

Points Proposed:

Points Approved: *By:*

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

4. Natural Landscaping Maintenance, 4 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____

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

5. Water Conservation, 7 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____

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

6. Open Space, 6 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____

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

7. Use of Recycled Materials, 20 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____

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

8. Reduce Sprawl, 15 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____

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

9. Redevelop Brownfield, 15 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____

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

10. Reduction of Night Sky Illumination, 4 Points Possible

Points Proposed:

Points Approved: _____ *By:* _____

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

11. Habitat Restoration, 6 Points Possible

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

12. Member, Whatcom EnviroStars, 1 Point Possible

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

13. Waste Composting, 12 Points Possible

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

14. Interior Parking, 18 Points Possible

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

15. Vertical Construction, 20 Points Possible

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

16. Permanent Waste Reduction Plan, 10 Points Possible

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

17. Targeted Offsite Improvements, 16 Points Possible

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

18. Preserve or Enhance Natural Vegetation, 12 Points Possible

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

19. Distributed Storm Water Management Systems, 12 Points Possible

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

20. Rain Water Harvesting, 4 Points Possible

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

Total Points Possible: 213

Total Points Proposed:

Total Points Approved:

F. Economic Development Total Points Available: 107

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, 4 Points Possible

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

3. Use of Local 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):

Total Points Possible: 105

Total Points Proposed:

Total Points Approved:

Points:

Energy Efficient Design: _____

Advanced Technologies: _____

Greater Good: _____

Low Impact: _____

Economic Development: _____

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