

1. **Title or Evidence of Title:** The City of Ferndale owns the public right of way within the City limits. Exhibit 14 of the Final Study (Page 25) depicts the conceptual alignment of the proposed sewer extension, which is expected to utilize the public right of way. Should any extensions be required across private property or public property not owned by the City, easements or property acquisition would be required.

**1b. Zoning Restrictions and Setbacks:** Public utilities such as sewer are considered a prerequisite for the majority of development types within the City of Ferndale, and are not subject to zoning restrictions and setbacks.

2. **Access:** The Grandview Sewer Expansion Economic Analysis describes access to the site via roads and rail beginning on Page 21. Primary access to the area will be via Interstate Five. Grandview Road and Portal Way act as the major surface streets serving the area, with a number of private or local access roads in the area as well. Access to the sewer extension itself will be limited in accordance with City of Ferndale, Department of Health, and other laws. The Ferndale Municipal Code and related regulations will govern and ensure that future development in the area meet minimum standards for emergency vehicle access (secondary access routes), parking, ADA accessibility, and permits.

**2e (Permits).** The City and/or its contractors will be required to obtain permits for the sewer extension itself. These permits will likely include but are not limited to Land Disturbance permits, encroachment permits, Burlington Northern Santa Fe Railroad and Federal Highways Administration access permits, and more. Review by the Washington State Department of Ecology and Army Corps of Engineers will also likely be required, as the sewer project is expected to extend through critical areas. As this analysis does not include design of the potential sewer extension, such permitting requirements will likely evolve as design gets underway.

### 3. **Utility Availability:**

**3c: Sanitary or on-site sewage:** The primary focus of the *Grandview Sewer Expansion Economic Analysis* relates to the lack of public sewer services in the Grandview area of the City of Ferndale. City sewer has not been extended north to the area, and all development within the study area relies on private septic systems.

**3e:** Natural gas is available within the study area.

**3f:** Cable, Phone, and Internet are available within the study area.

**3g:** Irrigation is available within the study area.

**4. Environmental Review:**

- a. Cultural review will be triggered when a land use application is submitted.
- d. Geotechnical studies will be performed as part of project design.
- e. Shoreline: no area within the study area is considered Shoreline or subject to the City's Shoreline Master Program.
- f. SEPA/NEPA: As part of the project design, SEPA and potentially NEPA will be required.
- g. Scenic area protection: the project site is not within a Scenic Area Protection area.
- h. Recreational Overlay: there are no recreational overlays within the area.
- i. Noise associated with the development project will be reviewed and conditioned in accordance with SEPA, potentially NEPA, and the City of Ferndale noise ordinance (FMC 8.08.020).
- j. Dust associated with the development project will be reviewed and conditioned in accordance with SEPA, potentially NEPA, and City of Ferndale regulations.
- k. Environmental Justice: advertisements related to the design and subsequent construction of the project will follow state-compliant requirements related to Environmental Justice.
- l. Critical Habitat or species: will be reviewed in accordance with SEPA, potentially NEPA, and City of Ferndale regulations.
- m. No lands of long-term significance exist within the study area.
- n. Environmental Site Assessment: will be reviewed based on applicable laws, depending on the final proposed design and alignment of the extension.

5. **Workforce (c):** Western Washington University, Bellingham Technical College, Northwest Indian College, and Whatcom Community College all exist within Whatcom County and together provide robust workforce training programs.

6. **Housing/Housing Prices:** The City of Ferndale is required to develop a comprehensive analysis of Housing (Housing is a required element of the comprehensive plan) as part of the 2025 Comprehensive Plan Update. As part of the update the City is required to evaluate housing as well as housing supply and demand and housing prices, and to plan for housing across a variety of demographic and cost spectrums. The eventual

development of the Grandview area, specifically the Vista/Brown Center referenced in the analysis, will include housing. The study anticipates that the Vista/Brown Center could support 363 housing units. The City notes that as future zoning of the Vista/Brown area has not yet been established, the housing capacity of the area has not yet been defined.

7. **D:** Identification of the group responsible for implementing the marketing strategy. Describe the group's capacity to complete the responsibility.

The Port of Bellingham, acting as the Associate Development Organization (ADO) for Whatcom County, is responsible for implementing the marketing strategy of the Grandview area. The Port of Bellingham Economic Development Division is also responsible for the Regional Economic Partnership (REP), with the goal of retaining and attracting livable wage jobs. The REP has the capability to assist and expertise in financing, planning, research, real estate, and technology. The Port has the capacity to complete the responsibility and is currently developing a revised Comprehensive Economic Development Strategy, is currently marketing this and other areas, and has developed a companion [Industrial Lands Study](#) for the entirety of Whatcom County.

7f. See [Industrial Lands Study](#). The Port of Bellingham, which partnered with the City of Ferndale in the development of the Grandview Sewer Expansion Economic Analysis, developed the Industrial Lands Study in parallel, with the expectation that the Industrial Lands Study would provide a broad review of industrial lands at a regional scale (including the Grandview area), while the Grandview expansion was designed to analyze the fiscal impact of extending sewer to the area.

**7k. Describe Specific, Quantifiable Measures of the Outcomes that will indicate success.**

*Obligation to provide utility services to its UGA:* the City is obligated to plan for future growth, and the Growth Management Act anticipates that incorporated areas will generally have more intensive development patterns than unincorporated areas. Municipal sewer creates conditions through which additional densities can be realized. Extension of sewer within the incorporated boundaries of the city will provide a quantifiable measurement of success.

*Capacity to meet the City's 20-year growth target for jobs:* The City is projected to grow by 10,961 people 2023-2045, and by 3,337 jobs. While the Grandview area is not

expected to accommodate the entirety of this growth, the area is expected to play a large role, particularly for employment purposes (the Vista/Brown area is expected to play a prominent role for residential growth). The study concludes that up to 1,300 jobs could be created as a result of the sewer expansion. The City will be able to quantify the number of jobs created following extension of sewer, as well as the relative density/intensity of uses both before and after the extension.

*Positive fiscal impact in terms of ongoing revenues and costs, based on an increased level of development than would occur without the sewer expansion:*

As noted, the study has documented existing conditions as well as potential future conditions, including land use intensities. The City will be able to calculate whether the ultimate extension project does in fact pay for itself, whether other funding sources will be realized as funding sources for the project, and whether there is a measurable difference in land use development intensity and absorption both before and after the project is completed.

**7l. Obligation to provide utility services:** The City expects to measure the percentage of land that is currently being served by municipal sewer in the area (0%) with the land that is served or can be served by municipal sewer in the area, following sewer expansion. These calculations can be performed with simple GIS/mapping tools, utilizing City asbuilt drawings.

**Capacity to Meet City 20-year growth target for jobs:** While jobs data is often proprietary, the City will be able to create general job creation estimates by utilizing permit data and application information. For example, development applicants must typically provide traffic generation data as well as shift data in order to estimate traffic impact fees and water/sewer connection fees. In addition, parking lot size and shift data (hours of operation) can also be used to broadly estimate employment. These numbers can then be used to project actual employment estimates against job growth projections.

**Positive Fiscal Impact:** The City cannot expect to profit directly from capital projects. However, the City is able to calculate received water and sewer connection fees and ongoing utility charges within the area over time, and will be able to calculate the direct Return On Investment of the project through those means. As noted in the analysis, the City may also seek to establish a ULID or similar for these purposes.

7n. Estimated median hourly wage of the jobs created when development occurs.

The analysis projects a combination of industrial and retail uses. Based on the Industrial Lands Study, the average Whatcom County hourly rate for all manufacturing subsectors was \$36.38 in 2023, ranging from \$17.66 for beverage and tobacco product manufacturing to \$88.16 for petroleum and coal products manufacturing. Transportation and warehousing wages averaged \$27.56 per hour in 2023. As many retail uses pay minimum wage, average wages were expected to be less.