

DOWNTOWN CATALYST INCENTIVE SUBMITTAL REQUIREMENTS

City of Ferndale Community Development Department
2095 Main Street/ PO Box 936
Ferndale, WA 98248 (360) 685-2359
www.cityofferndale.org



Pursuant to FMC Chapter [18.48](#): The purpose of the Downtown Catalyst Incentive is to establish a time-limited incentive for the purpose of promoting the development of significant mixed-use buildings within the downtown core, for the purpose of catalyzing further development and redevelopment in the area.

The following items must be addressed with the Site Plan Review Application along with the required submittals listed in [FMC 14.07.050 Table 1: Land Use Submittal Requirements](#) to be considered a complete application.

- Minimum of three (3) stories
 - Minimum of 15 residential dwelling units
 - Minimum of 5,000 square feet of first floor commercial area
 - New construction (existing buildings are not eligible for the incentive program)
 - All required on-site parking shall be placed within the footprint of the building and/or on private property behind the building, with no off-street parking credits for residential uses. In addition, on-site parking shall be screened or placed within a structure so as to obscure visibility from a public park.
 - Architecture complies with Downtown Architectural and Site Design Standards per FMC Chapter [18.47](#)
 - Project maximizes the following goals as outlined in the FMC [18.48.070](#) **Provide a narrative and/or materials to describe how each of the goals listed above are met within the application:**
 - o Public benefit
 - o Architectural design
 - o Site design
 - o Catalyst effectiveness
- Development must be initiated by May 1, 2020, in order to be eligible, and must demonstrate a plan to complete construction by May 1, 2022. For the purposes of this section, "initiated" shall mean the issuance of either a land disturbance permit for full civil work associated with the project, or, in the absence of a land disturbance permit, the issuance of a building permit representing all or a majority of the total square footage for the proposed development.
 - A maximum of three development projects shall be eligible for this incentive, processed based on the timing of the submittal of complete application and the applicant's ability to demonstrate adequate capital/funding to complete the project. There shall be no penalty against multiple catalyst developments within the same general area, or against multiple projects that are distributed throughout the general area, although no more than one catalyst project may be established west of Fourth Avenue unless there are less than two qualifying projects proposed east of Fourth Avenue, in which case additional qualifying projects west of Fourth Avenue shall be considered.

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- Following designation as a catalyst project, material changes to catalyst projects shall not be allowed without prior review by the Catalyst Review Committee. For the purposes of this section, substantive changes shall mean any of the following:
 - A 10 percent change in the number of residential units or to the gross size of the commercial area
 - Disclosure of a phased development approach not identified in the original application materials
 - A substantive change, in the judgment of the Community Development Director, to elements for which the development was scored pursuant to FMC 18.47.070, Downtown performance standards, or to purpose and intent categories for which points have been awarded, regardless of whether such points would have altered the project's eligibility as a catalyst development; or
 - The increase or decrease of roof height by more than 10 percent.

- The completeness and accuracy of all information submitted is the sole responsibility of the applicant. The City of Ferndale accepts no liability for any legal consequences resulting from incomplete or inaccurate information submitted by the applicant. The City of Ferndale Community Development Department shall have 28 days from the date of submittal to determine if the application is complete.