



# CLARK COUNTY

## Sustainable Communities

### Stakeholder Meeting #2



**CASCADIA**  
REGION GREEN BUILDING COUNCIL

# Project Vision

*Support and encourage sustainable communities in Clark County with emphasis on innovative models of **land use, transportation, and resource-efficient residential/mixed use projects.***



# Meeting Purpose

*Solicit feedback from the building community on the types of tools and resources needed by local builders, developers, and homeowners to incorporate sustainable development practices into their projects.*



# Audience

private sector building +  
development industry

resources will target local  
community



# Recap of Meeting #1

## ***Types of Information Most Needed***

- Technical training for builders/developers and subs/trades
- Database of certified projects
- Consumer cost/benefit analysis
- Homeowners manuals
- List of financial incentives
- Documenting alternative methods
- Analysis of most useful/valuable green strategies
- Dialogue between code officials and dev community



# Recap of Meeting #1

## *Delivery Methods*

- Online
- Workshops
- Demonstration projects
- Targeted tours
- Online video
- School-based programming
- Business involvement
- Planning commission 1st Tues. workshops
- Marketing campaign
- PUD/utility inserts
- Code guidance
- Print materials
- Wiki site



# Recap of Meeting #1

## ***Priorities***

- Training for builders/designers/trades/consumers
- Pilot Projects: hands on learning
- Web-based delivery methods



# Aligning Priorities with Outcomes.....



# Clark County Pilot Project Ordinance

- Allows for demonstration projects
- Paves the way for addressing code and regulatory obstacles comprehensively
- Offers variety of educational opportunities



# Clark County Pilot Project Ordinance

Possible Projects....



**Living Farm House**



# Clark County Pilot Project Ordinance

## “Hybrid House” Ordinance

### *Goals*

- Stimulate the development of residential and mixed use projects that meet advanced levels of sustainability
- Allow for departures from code and regulatory requirements that might otherwise discourage or prevent projects from meeting sustainability goals
- Provide education to designers, builders, developers, homeowners and potential homebuyers



# Clark County Pilot Project Ordinance

## “Hybrid House” Ordinance

### ***Proposed Requirements***

- residential or mixed-use zones
- meets a minimum of 60% of the prerequisites of the LBC in addition to all of the following:
  - Uses min. 75% less energy
  - Uses min. 75% less water
  - Min 50% stormwater captured and used onsite



# Clark County Pilot Project Ordinance

## “Hybrid House” Ordinance

### ***Proposed Possible Code Departures***

Permitted, prohibited or conditional use provisions, but only for accessory uses that would directly address a prerequisite of the Living Building Challenge including but not limited to uses that could re-use existing waste streams or reduce the transportation impacts of people or goods.



# Clark County Pilot Project Ordinance

“Hybrid House” Ordinance

## ***Proposed Possible Code Departures***

Residential density limits

Structure height, except only rooftop features may extend more than 10 feet above the otherwise applicable limit



# Clark County Pilot Project Ordinance

“Hybrid House” Ordinance

## ***Proposed Possible Code Departures***

Quantity of parking required, minimum and maximum parking limits

Alleys and Easements and setbacks requirements



# Clark County Pilot Project Ordinance

## “Hybrid House” Ordinance

### *Possible Incentives (Bainbridge Island Example)*

Density Bonus	3 <sup>rd</sup> Party Certification	Affordability Goals
2.5x base density	LBC	
2.0x base density	LEED Silver or Built Green 4-star	+ affordable housing
1.5x base density	LEED Silver or Built Green 4-star	+ housing diversity



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## “Hybrid House” Ordinance

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# Group Discussion

