

Birch Bay Watershed Action Plan



Incentives to facilitate community supported development while improving water quality and habitat

Building Industry Association
April 14, 2011

Topics for Discussion

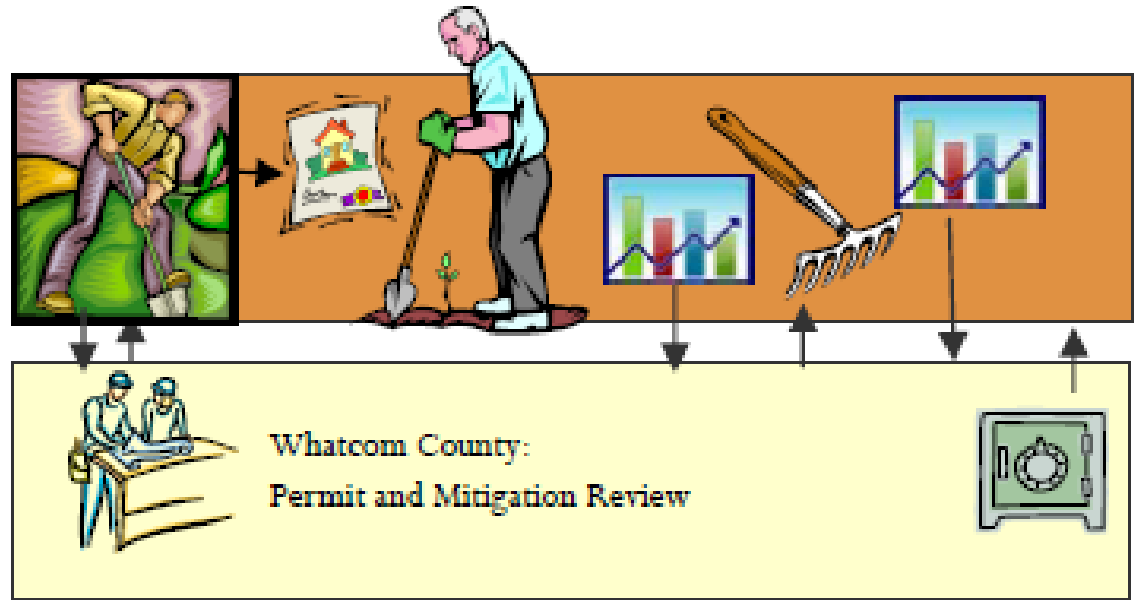
Habitat Mitigation Fund

Low Impact Development Manual

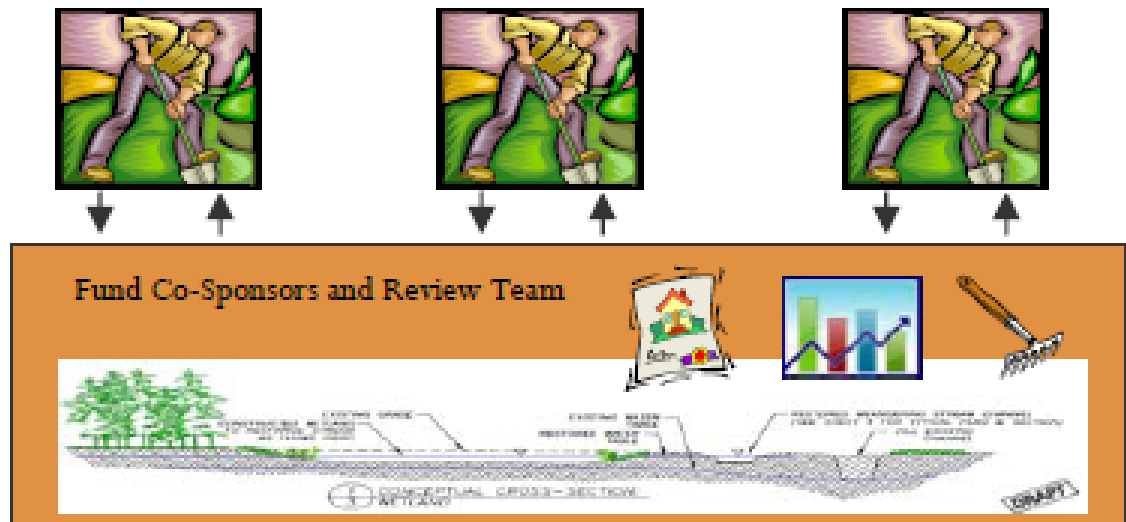
Benefits of Program

Process

Existing Mitigation Process



Proposed Mitigation Process



Operating Roles

Whatcom County

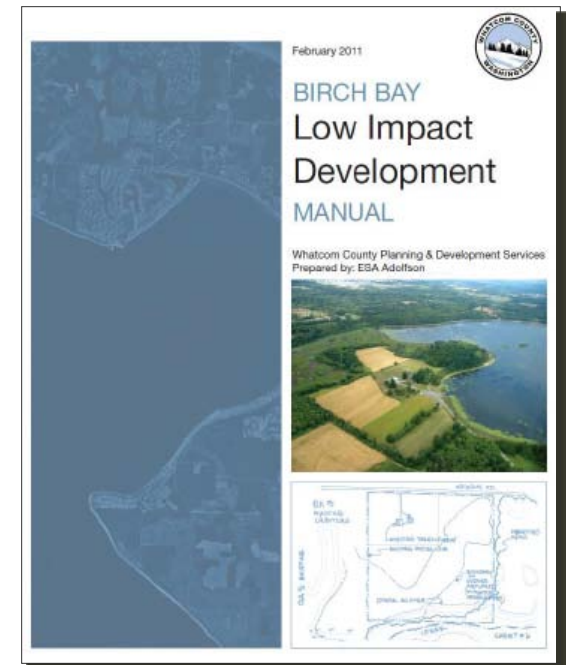
- Determining the eligibility of an applicant to use the Fund for buffer mitigation

Conservation District

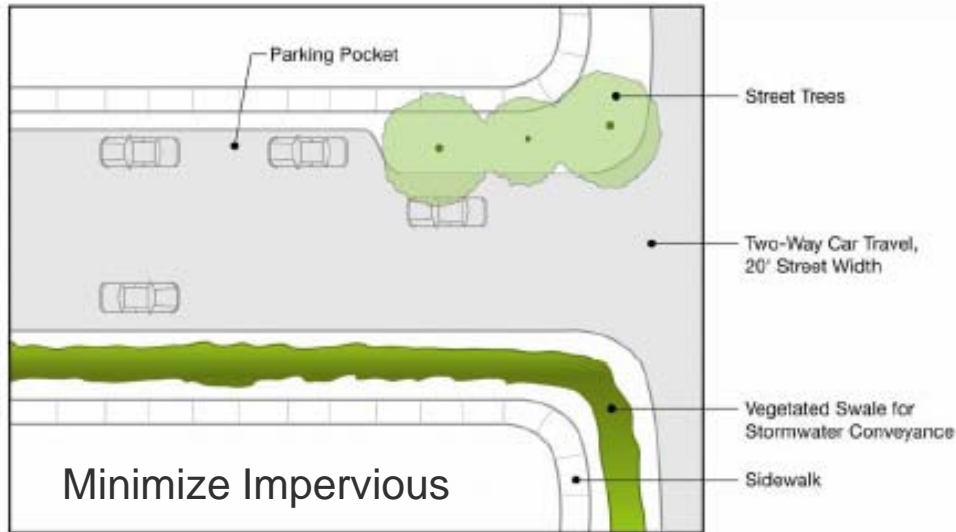
- Planning, constructing, monitoring, and maintaining the mitigation projects

Low Impact Development Manual

- Incentive program for habitat protection & stormwater management
- Scoring System for determining benefits
- “Canned” solutions for stormwater Management



Low Impact Development Practices



Rain water cistern



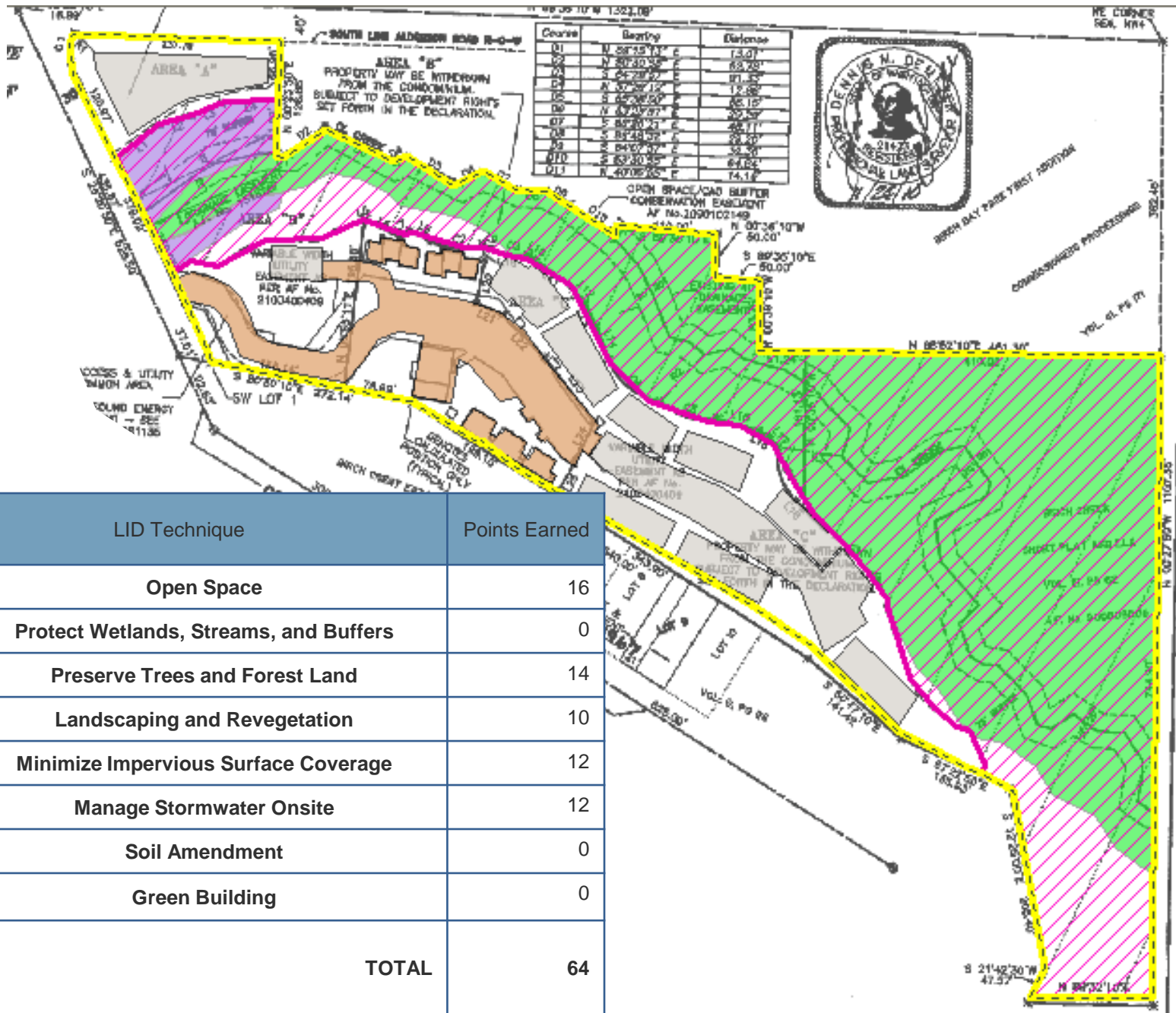
Cottage Housing to Max Open Space



Rain Garden

Application of the Benefit Score





LID Technique		Points Earned
1	Open Space	16
2	Protect Wetlands, Streams, and Buffers	0
3	Preserve Trees and Forest Land	14
4	Landscaping and Revegetation	10
5	Minimize Impervious Surface Coverage	12
6	Manage Stormwater Onsite	12
7	Soil Amendment	0
8	Green Building	0
TOTAL		64

Tides at Birch Bay

- High Score = 64 Points

What Incentives would encourage greater use of these methods?

The Tides at Birch Bay

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Incentives for participation

- Free Screening w/ LID Coordinator
- Access to Habitat Mitigation Fund
- Dedicated point of contact
- Flexibility in lot width/building height
- Reduced stormwater fee
- Buffer reduction up to 50%

Process and Review

- Public Meetings
- Planning Commission work sessions
- Draft Code (April 15)
- Planning Commission (May 12)
- Council Review

Questions

