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Christine Maxima  
Mallard County Executive  
3425 Light Street  
Sunrise, OR 99276

Ms. Maxima,

Thank you for the opportunity to apply for your Green County Pilot Program.

Verdanz Partners is a new consortium of experienced architects, environmental engineers, and construction experts who specialize in designing and constructing self-sustaining communities.

The costs referenced in this proposal are good for sixty days. We look forward to working with you to create one of the most environmentally friendly communities in the country.

Sincerely,

Georgia O'Reilly  
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## Green County Pilot Program

Prepared for: Christine Maxima  
Mallard County Executive

Prepared by: Georgia O'Reilly  
Lead Environmental Architect





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# Executive Summary

## The Objective...

Mallard County wants to engage the community in its Green County Pilot Program to show how utility costs can be dramatically lowered through designing for renewable energy use.

- Dramatically lower use of electricity
- Dramatically lower use of water

## The Opportunity...

Coyote Canyon Development, a planned community already under construction in the county, is an ideal candidate for the pilot project. The development has already been permitted by the county and basic infrastructure (streets, sewer system, etc.) have been installed. The developers of Coyote Canyon, Dos Hermanas Corporation, has agreed to team up with Verdanz Partners and 'go green,' revising plans to incorporate Verdanz Partners's ideas for renewable energy sources. The timing is perfect.

- Redesign community buildings—clubhouse, fitness center—as well as the community pool to incorporate renewable energy opportunities
- Redesign all landscaping for minimal maintenance
- Add renewable energy designs to standard home plans already approved for the community

## The Solution...

Verdanz Partners understands energy-efficient design. We plan to take advantage of available technologies to make Coyote Canyon a shining example of renewable energy use for the future.

- Add green roofs to clubhouse and fitness center to drastically cut heating and cooling costs for these common buildings.
- Add energy-efficient skylights to all communal buildings to cut down on lighting costs at all times of year and heating costs in winter.
- Add solar collectors to roofs of all communal buildings to heat water and generate electricity.



- Add solar heat generation system and ultraviolet cleaning system to community pool.
- Replace all lawns (existing or planned) with approved xeriscape plantings to cut down on water usage and maintenance costs.
- Install solar-powered lights in all outdoor fixtures to cut down on electricity usage.
- Install windmill to pump water and ultraviolet treatment panels at sewage treatment plant to reduce electricity and chemical usage. Use resulting 'safe sludge' to fertilize communal landscaping.
- Install two wind generators flanking the cliff at the back of the planned community park to generate electricity for community buildings. This area is consistently windy and the cliff edge is already a safety hazard that must be fenced to keep the community safe. We anticipate that at many times of year, much of the electricity created by these wind generators can be sold back to the utility company for a community profit.
- Add skylights, solar panels, solar water heaters, and solar-powered outdoor lights to all houses planned for the community.





This project has been designed to be sustainable beyond the initial funding period.

Although some features of the pilot project will be expensive to implement, these features will more than pay for themselves in the years to come. While a U.S. community the size of Coyote Canyon typically uses more than 3 million kilowatt hours of electricity a year, we expect the solar energy panels and wind generators at Coyote Canyon to render the community nearly energy neutral, and may even be able to sell electricity back to the utility.

A typical U.S. household uses more than 69 gallons of water per person per day. By converting lawns to xeriscape plantings, using solar water heating systems which eliminate cold water standing in pipes, and using treated 'gray water' on community landscapes, we expect to reduce water usage by at least 65%. Xeriscaping also reduces pollution and fossil-fuel usage in that it eliminates the use of lawnmowers.

Verdanz Partners believes that the Coyote Canyon renewable energy pilot project will demonstrate how energy-efficient neighborhoods can be a boon to local governments by increasing property values and therefore property taxes, while not increasing the burden on local utility systems. Promoting renewable-energy plans like this one will allow local governments like Mallard County to use its monetary resources to improve schools and roads and parks that we can all enjoy.



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