Growing Water Smart Panel—Implementing Solutions

Rocky Mountain Land Use Institute Annual Conference
Denver, CO
March 17, 2017

Drew Beckwith, Water Policy Manager
drew.beckwith@westernresources.org
(720) 763-3726
@drewbeckwith
## Water Use and Density

<table>
<thead>
<tr>
<th>Density</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>People</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single family</td>
<td>7,000</td>
<td>5,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Small multifamily</td>
<td>2,000</td>
<td>3,000</td>
<td>4,000</td>
</tr>
<tr>
<td>Large multifamily</td>
<td>717</td>
<td>2,124</td>
<td>3,531</td>
</tr>
<tr>
<td>Water Use (AF)</td>
<td>3,141</td>
<td>2,828</td>
<td>2,514</td>
</tr>
<tr>
<td>Difference (AF)</td>
<td>314</td>
<td>627</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>25,000</td>
<td>25,001</td>
<td>25,002</td>
</tr>
</tbody>
</table>

SNWA’s Water Smart Homes

Historical Paradigm
Disconnection in Lakewood, CO

- ADU/“mother-in-law” apartments
  - Accommodate new density and maintain community character
  - Water providers charge tap fee as if ADU was new home
  - City received and approved much fewer ADUs than anticipated 😞
CO Modules & WRA Land Use Manual

• Part I: Background
• Part II: Integrating Water Efficiency into Land Use Docs
  • Comprehensive Master Plan
  • Sustainability Plans & Programs
  • Zoning Code
  • Subdivision Regulations
  • Site Plan Approval
  • Building Code & Plumbing Code
  • Supplemental Regulations

• Part III: Additional Strategies
  • Non-Zoning Incentives
  • Development Agreements
  • Development Moratoria
  • Post-Occupancy Enforcement
Comprehensive Plan

• **Water Element in the Comp Plan**
  • Existing assessment via questions
  • Goals, objectives, strategies, techniques

• **Integrating Water throughout Comp Plan**
  • As an alternative to stand-alone

• **Encouraging Water Efficient Land Use Patterns**
  • It’s all about density, folks!
  • Cluster/Infill Development
  • Multi-Family & Attached Housing
More Planning Examples

• Santa Fe, New Mexico
  • 2008 Sustainable Santa Fe Plan – main chapter on Water Conservation

• Golden, Colorado
  • Sustainability Strategic Plan – main measure on water

• Castle Rock, Colorado
  • Promoting high-density development in “interchange districts”

• Colorado Springs, Colorado
  • “Mature corridors” targeted for significant infill and redevelopment
Zoning

• **Accessory dwelling units**
  • Lakewood, CO + any number of others

• **Conditionally permitted uses**
  • Kiowa, KS

• **Planned Unit Development**
  • Happy negotiations

• **Floating zones**
  • Lawrence, KS
Subdivision Regulations

- Cluster Development Subdivisions
  - Milton, NY

- Documentation of Water Supply Adequacy
  - State dependent

- Pre-Application Conference
  - Broomfield, CO; Aurora, CO

- Refer Application to Other Agencies
  - Tombstone, AZ
Non-Zoning Incentives

• **Financial Incentives for W.E. Development**
  - Fee reduction, grants/loans, tax abatement
  - Catawba County, NC; Wilmington, OH

• **Process Incentives to Encourage W.E.**
  - Fast-track permitting, priority inspections, guaranteed timeline
  - San Mateo, CA; Anchorage, AK

• **Assistance, Education, and Marketing Incentives**
Drew Beckwith, drew.beckwith@westernresources.org
(720) 763-3726
@drewbeckwith

Late Spring/Summer? →

Learn DOZENS of land use techniques to reduce future water demand!

Integrating Water Efficiency Into Land Use: A Reference Manual
Available at www.westernresource.org/landuse