

THE BENEFITS AND CONSIDERATIONS OF INTEGRATING LAND AND WATER PLANING: PERSPECTIVES FROM THE FIELD

ROCKY MOUNTAIN URBAN LAND INSTITUTE

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CITY OF AURORA, COLORADO



Who is Aurora

Population: 374,154

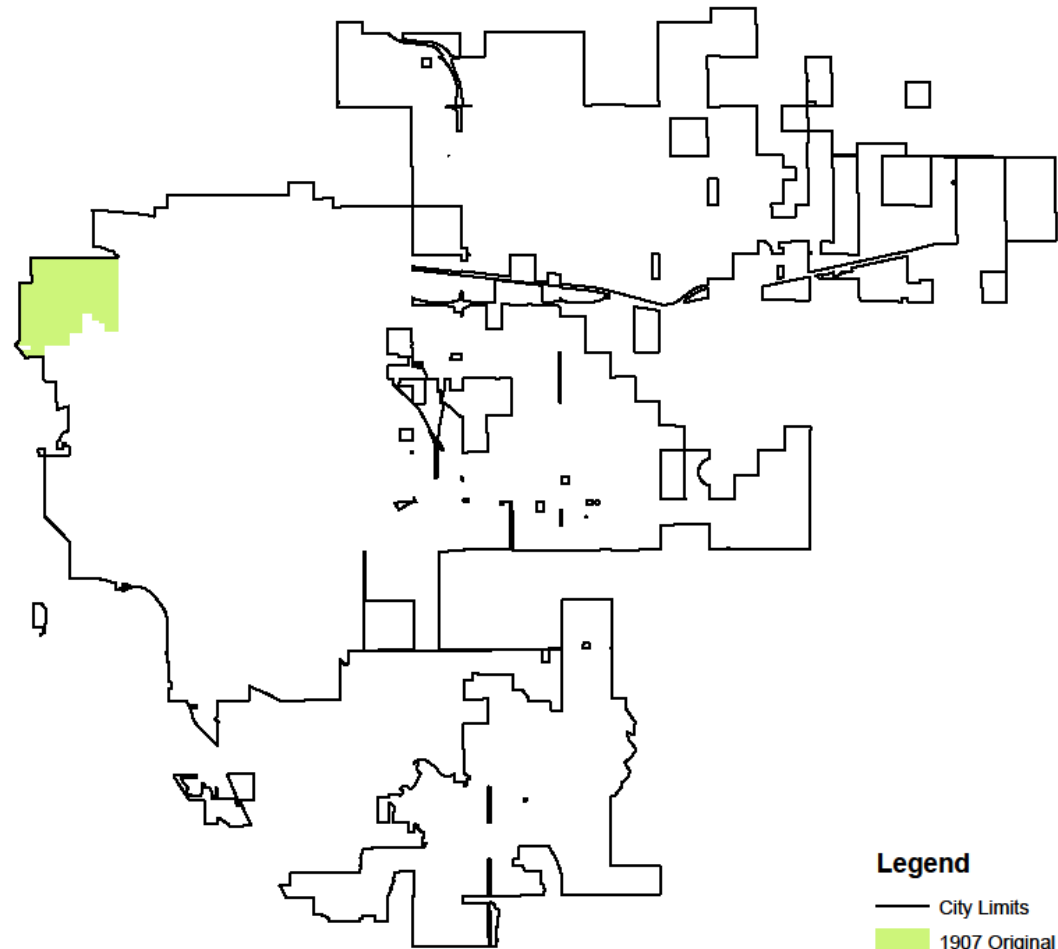
Total Land Area: 160 sq miles

Undeveloped Land Area: 75 sq miles

Water Rights Junior to Denver



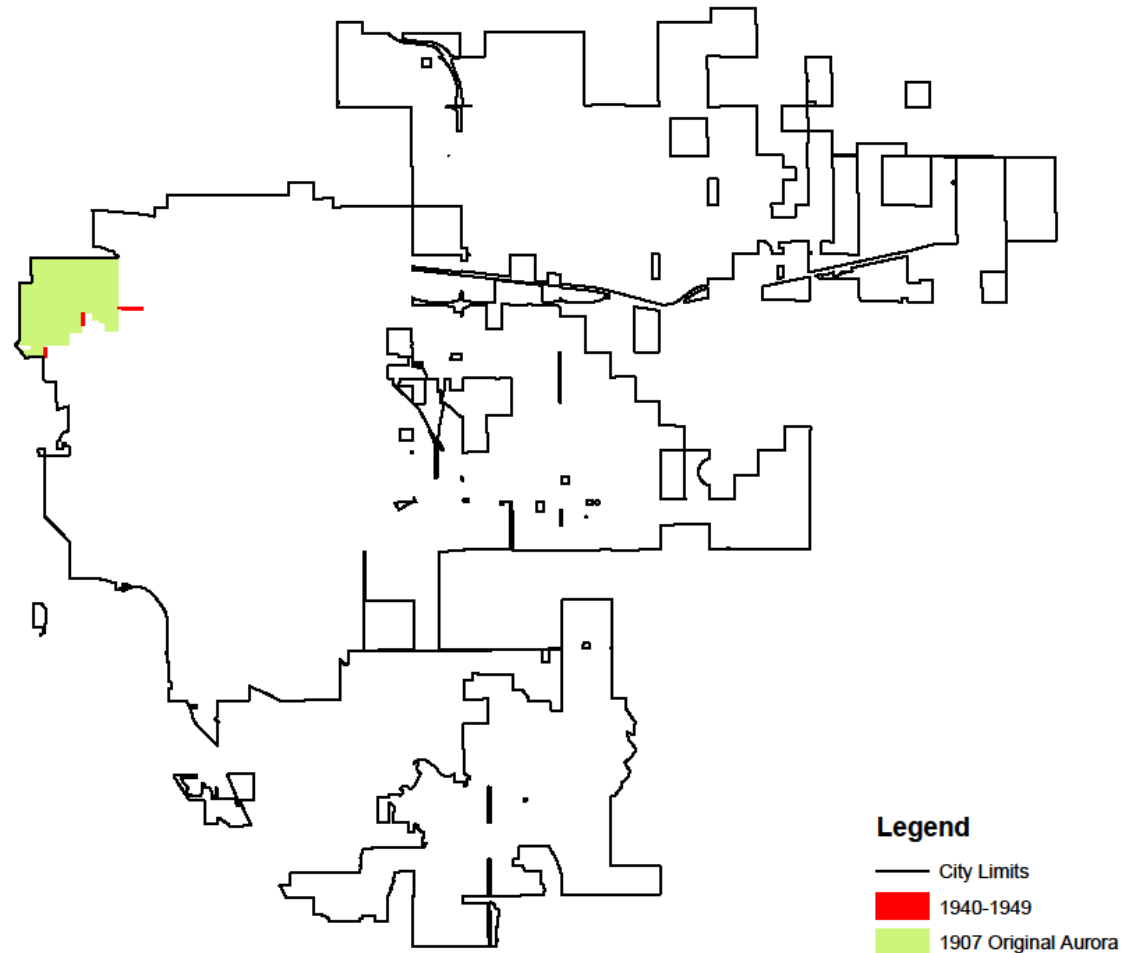
City Limits by Decade



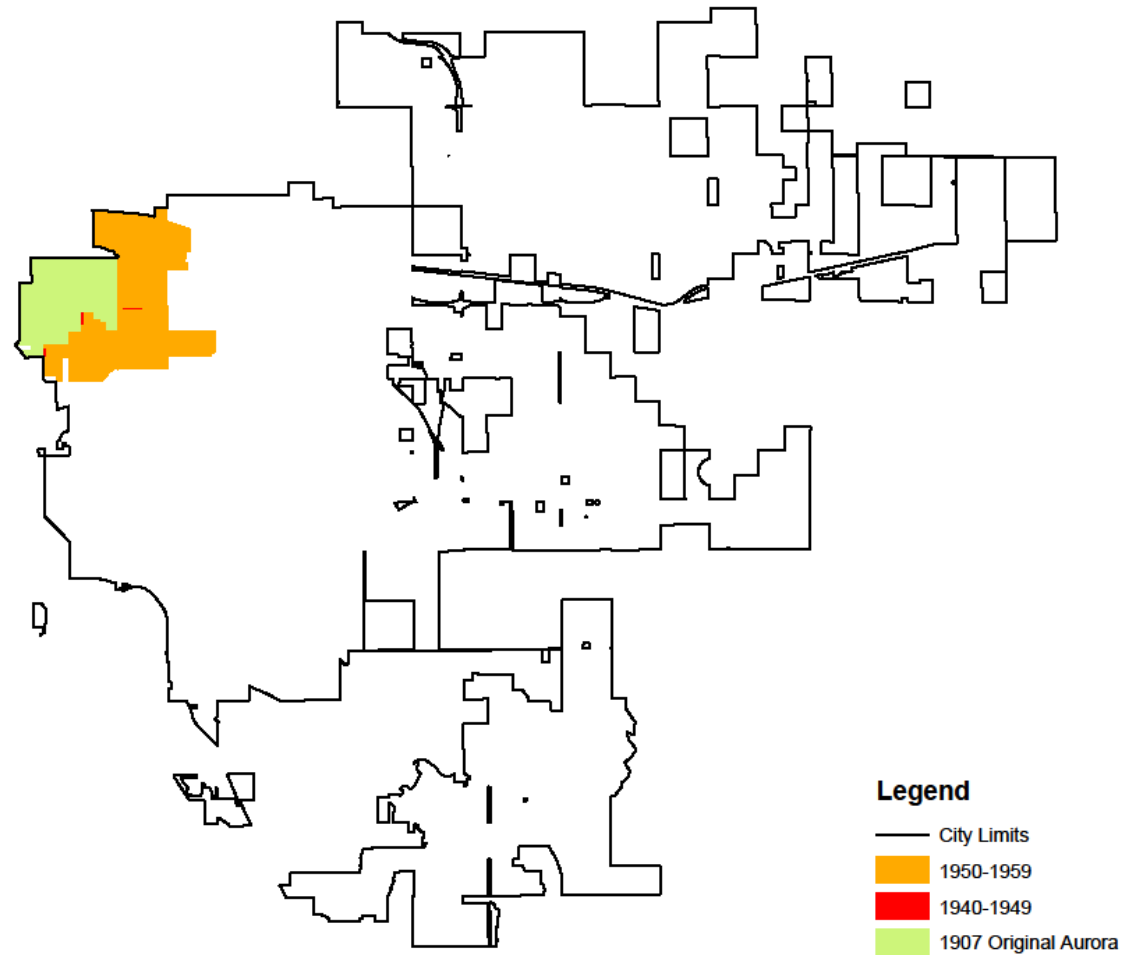
Legend

- City Limits
- 1907 Original Aurora

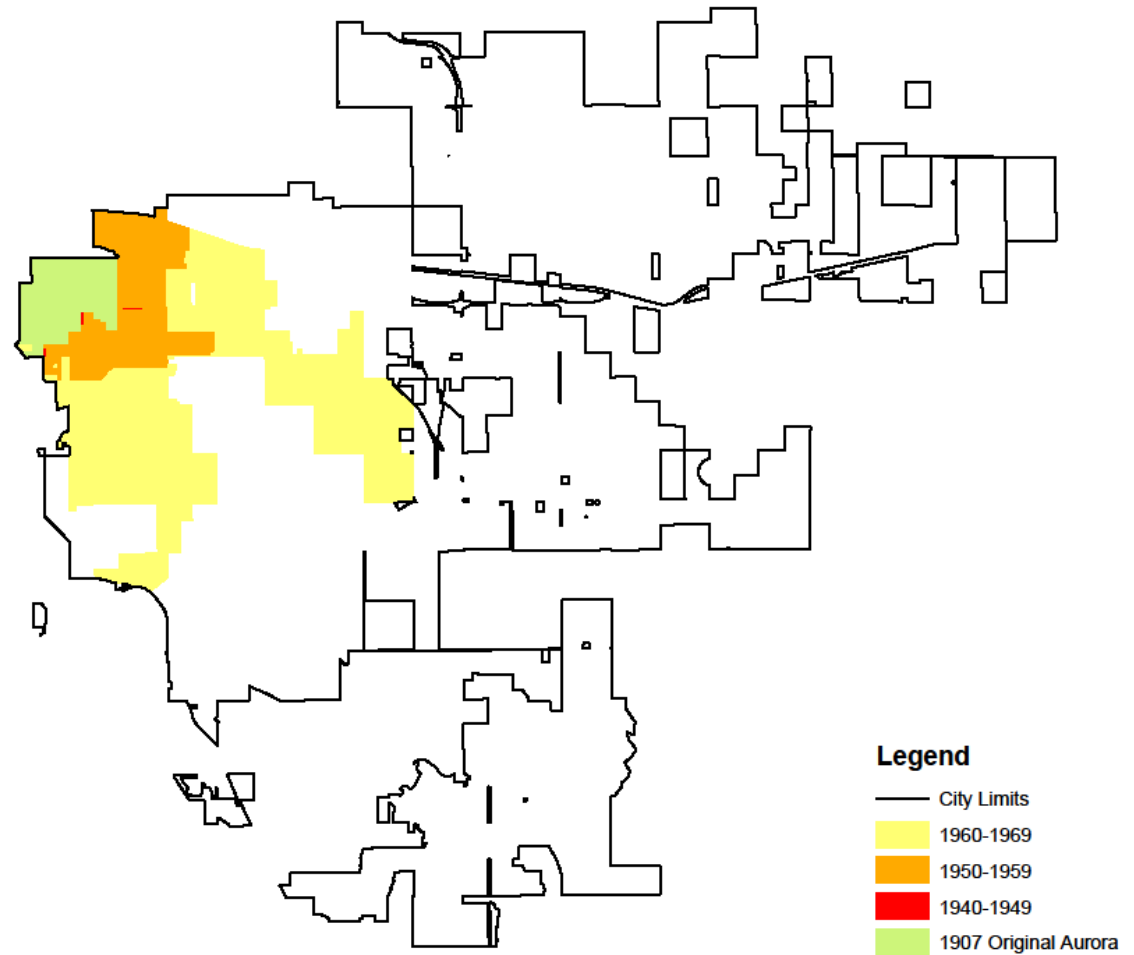
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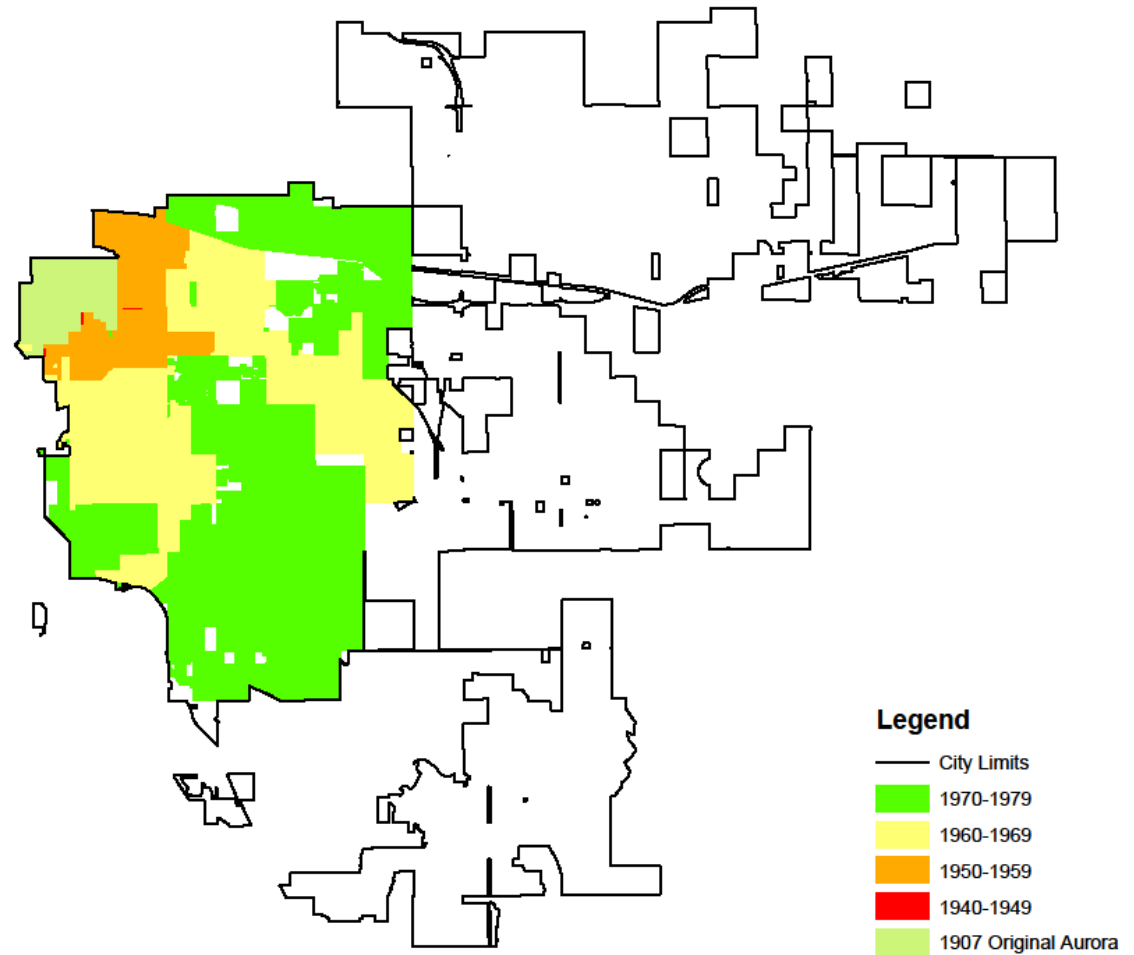
City Limits by Decade



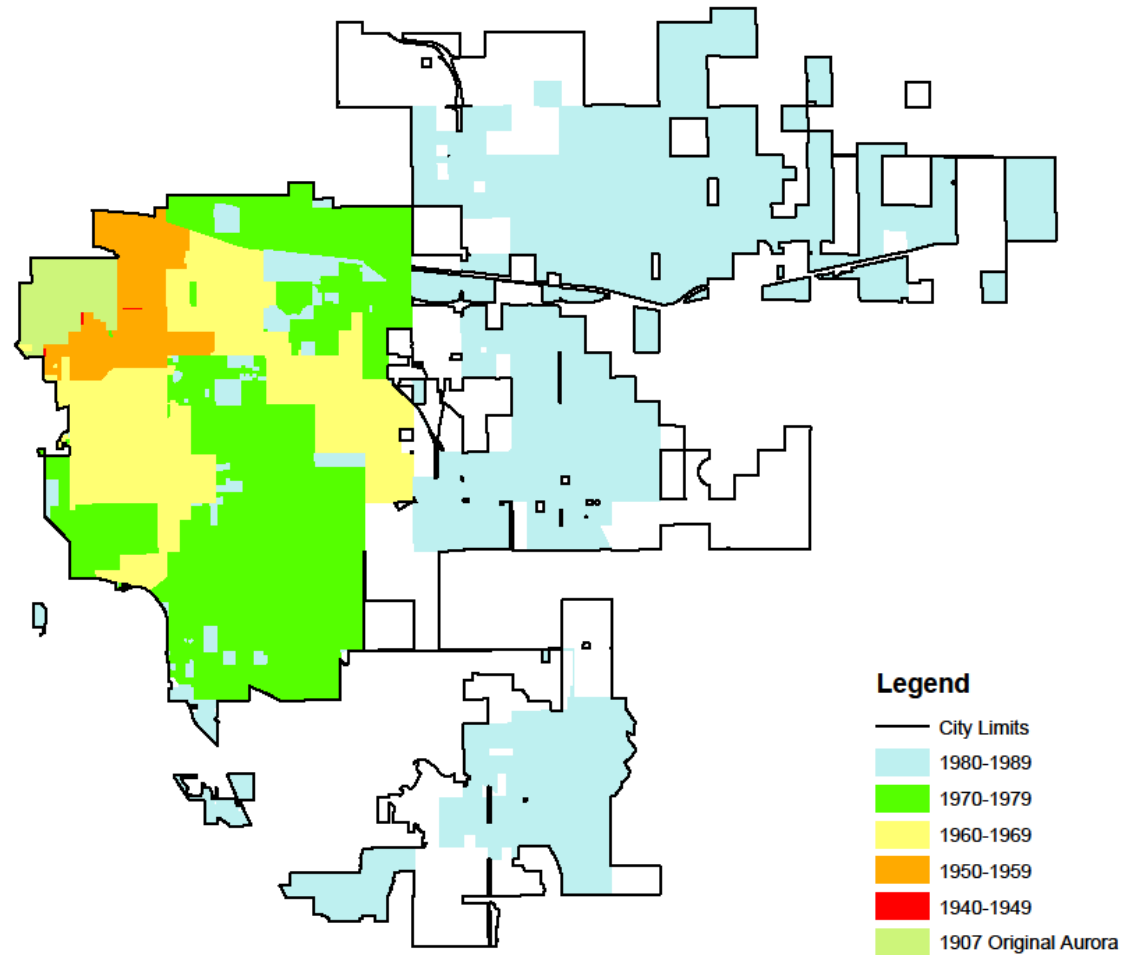
City Limits by Decade



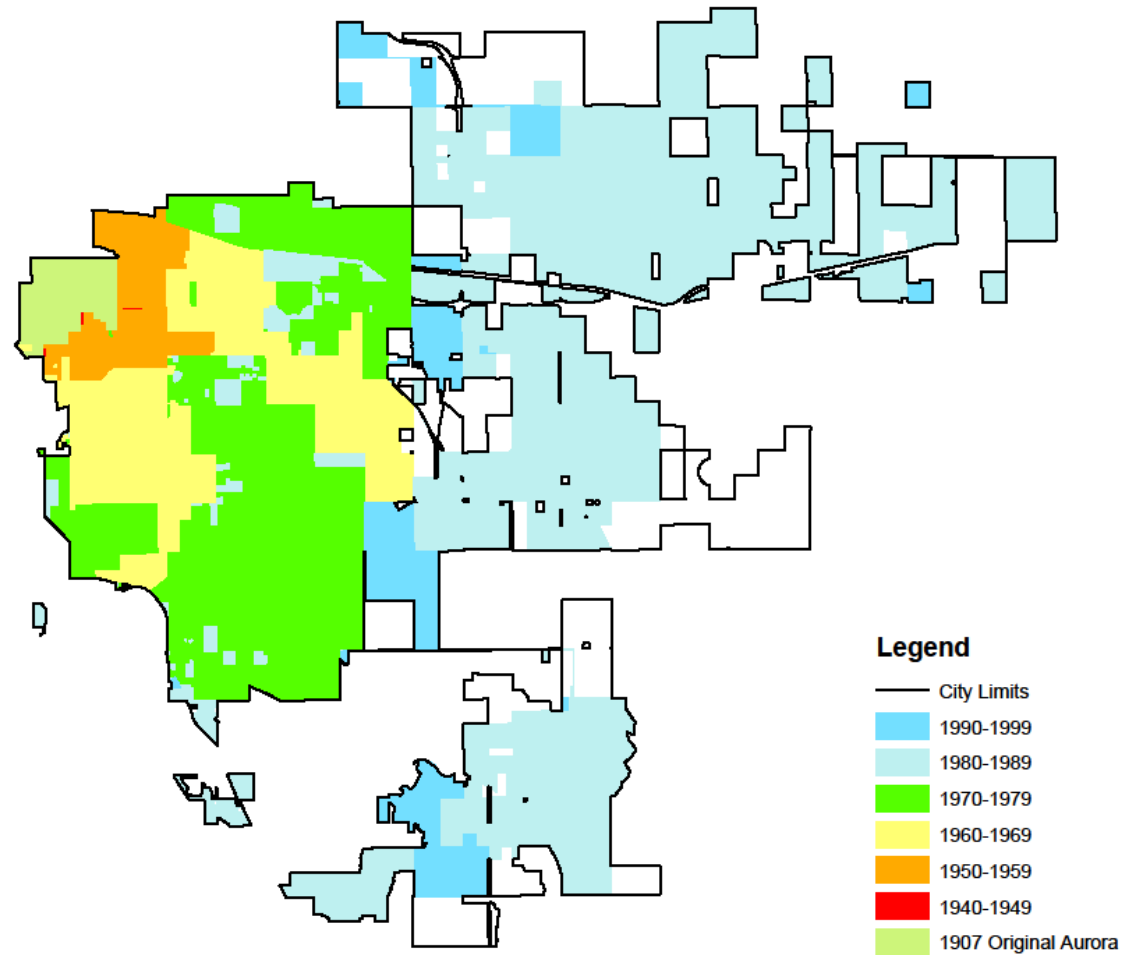
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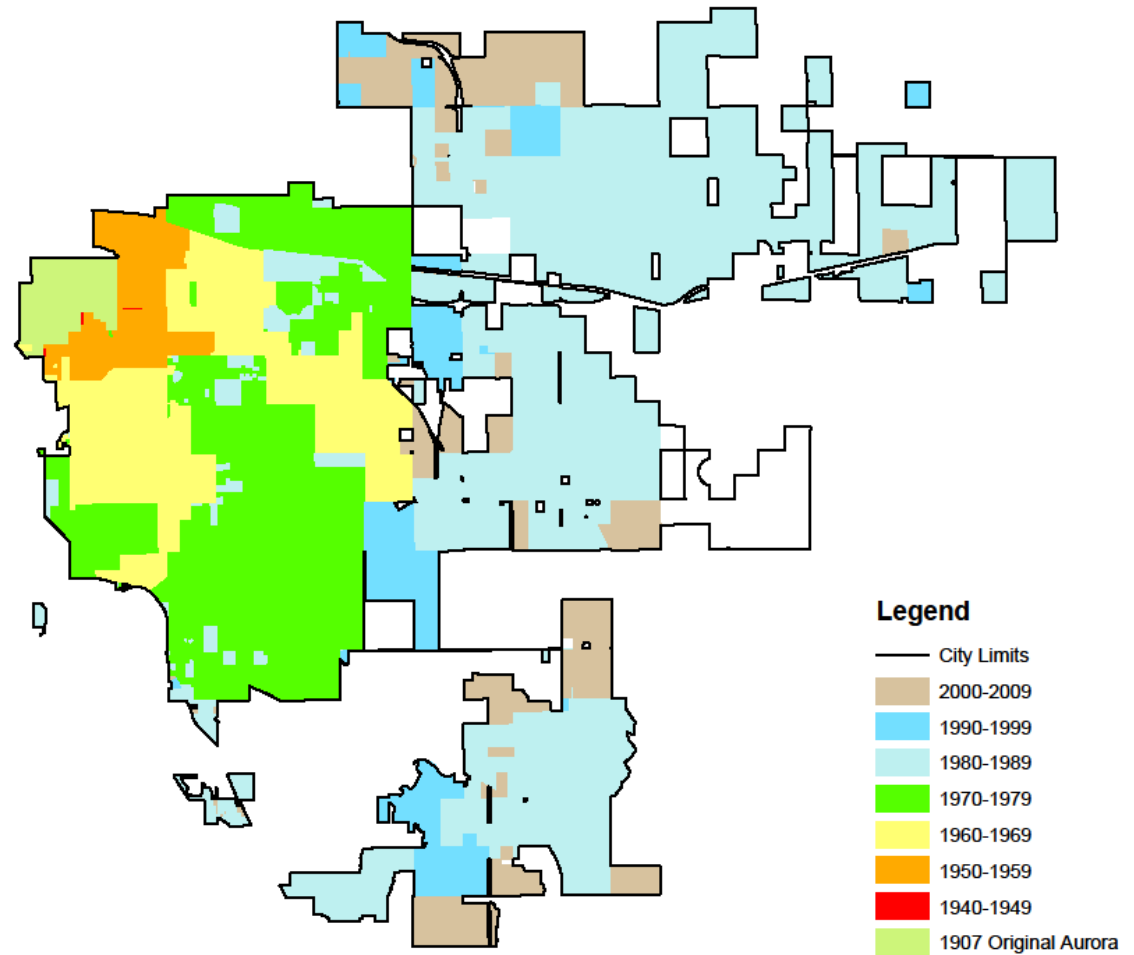
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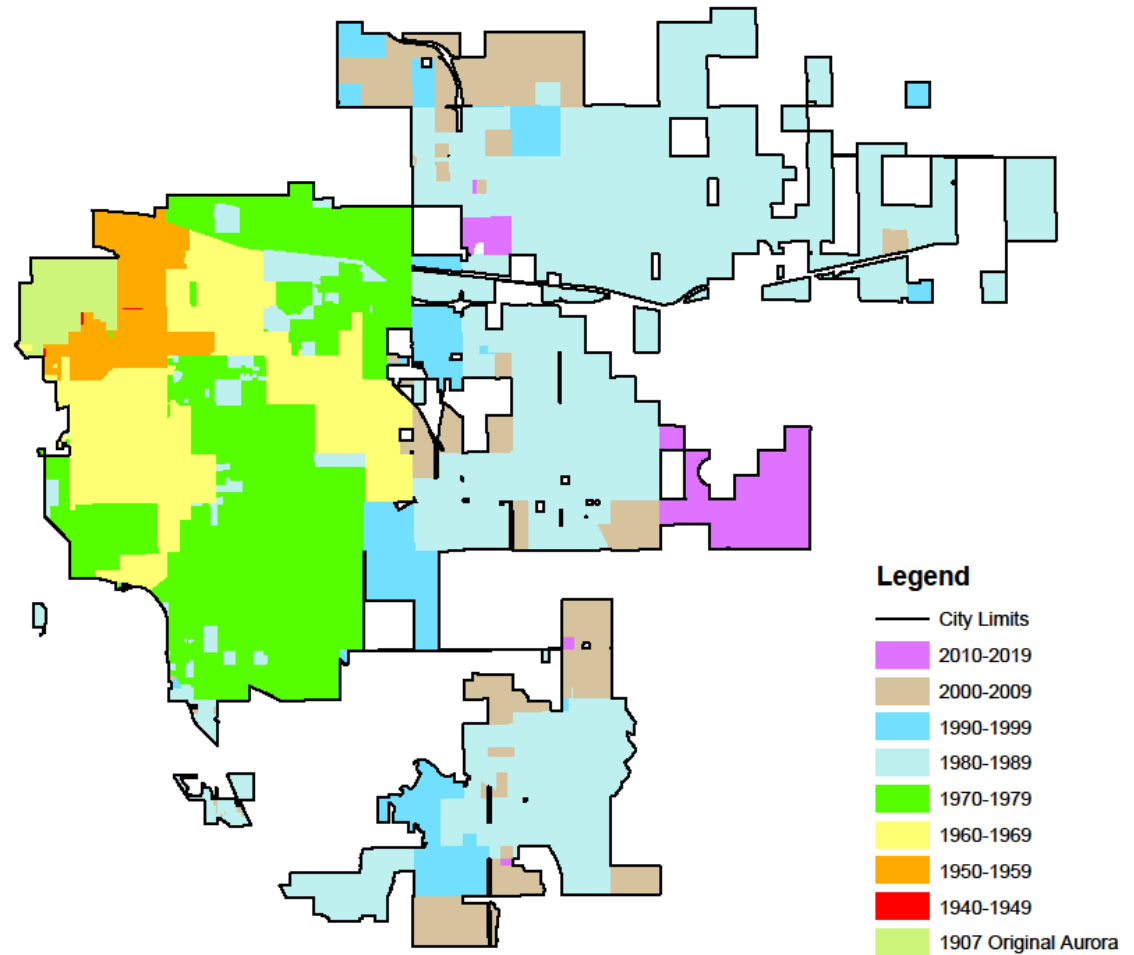
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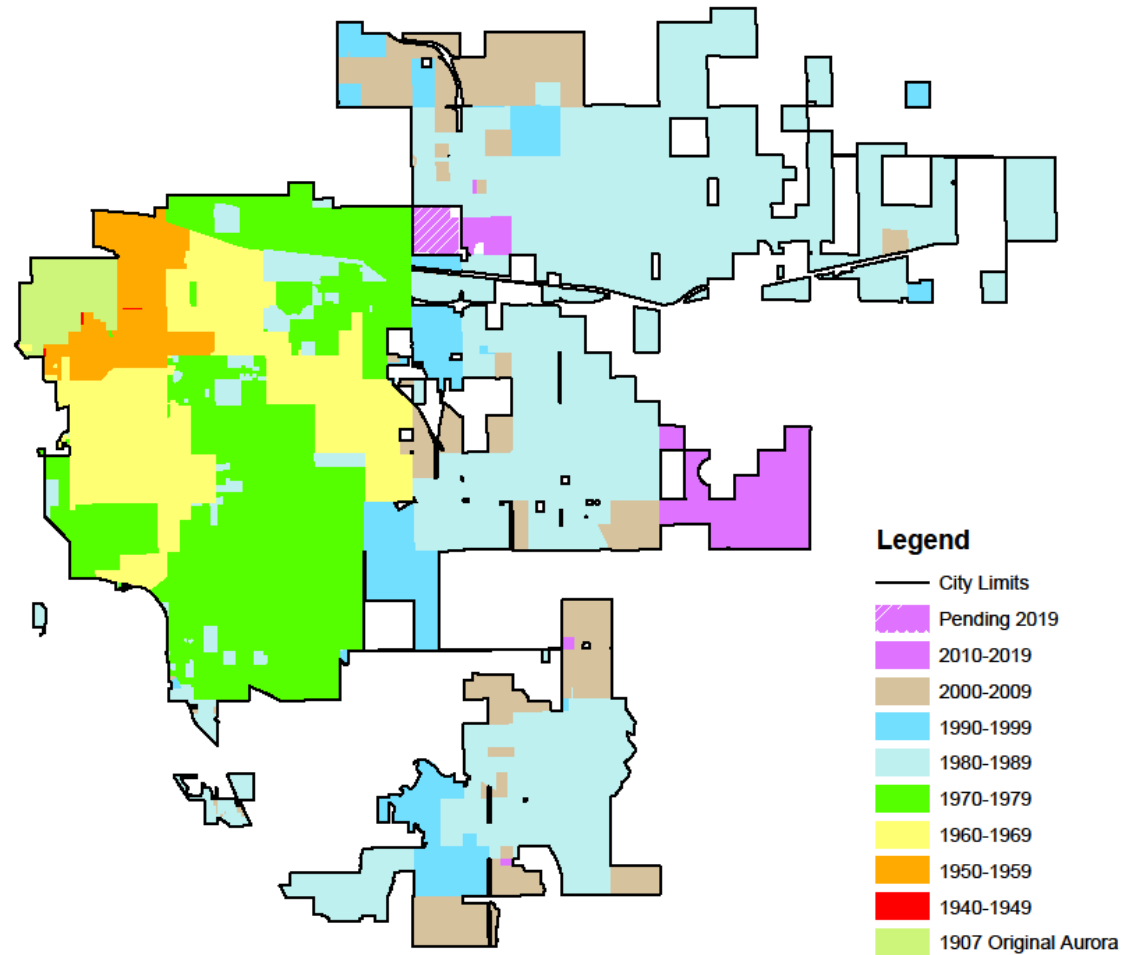
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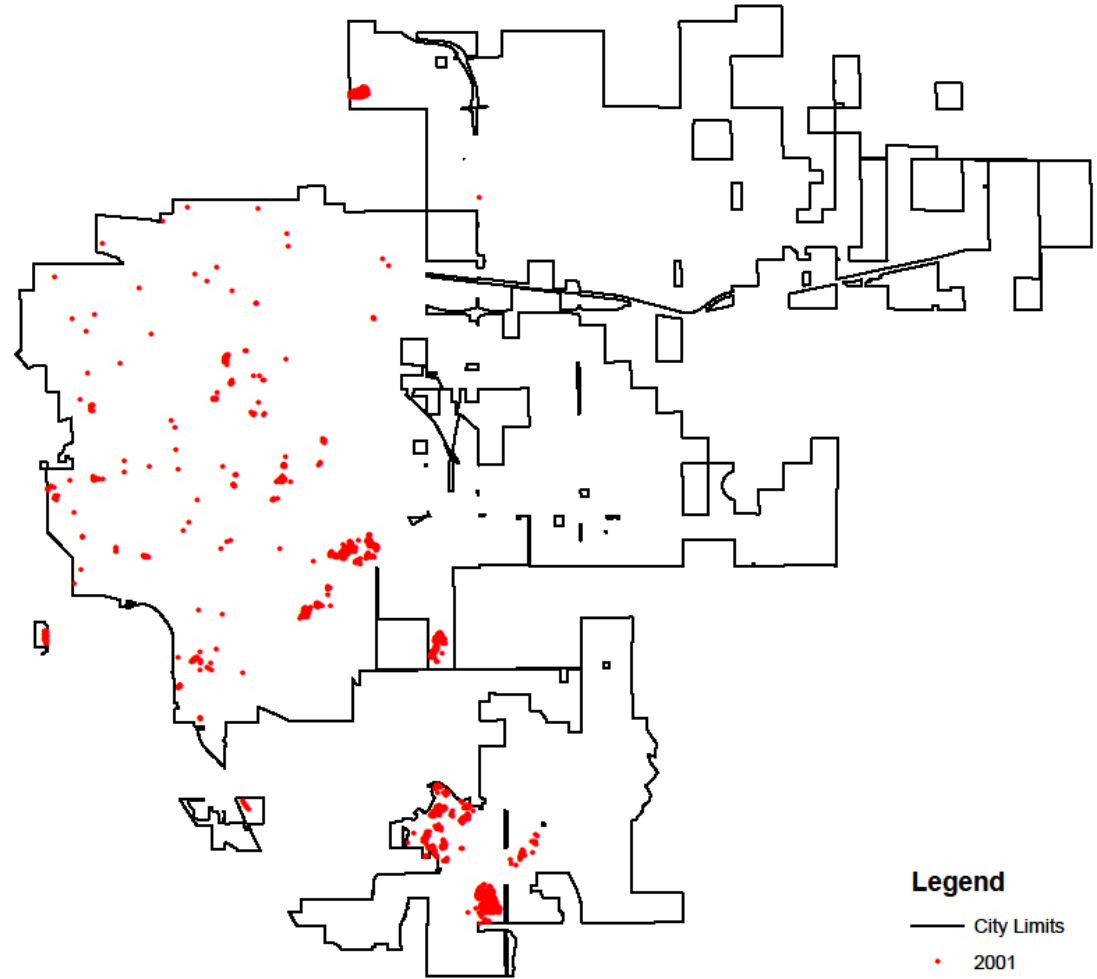
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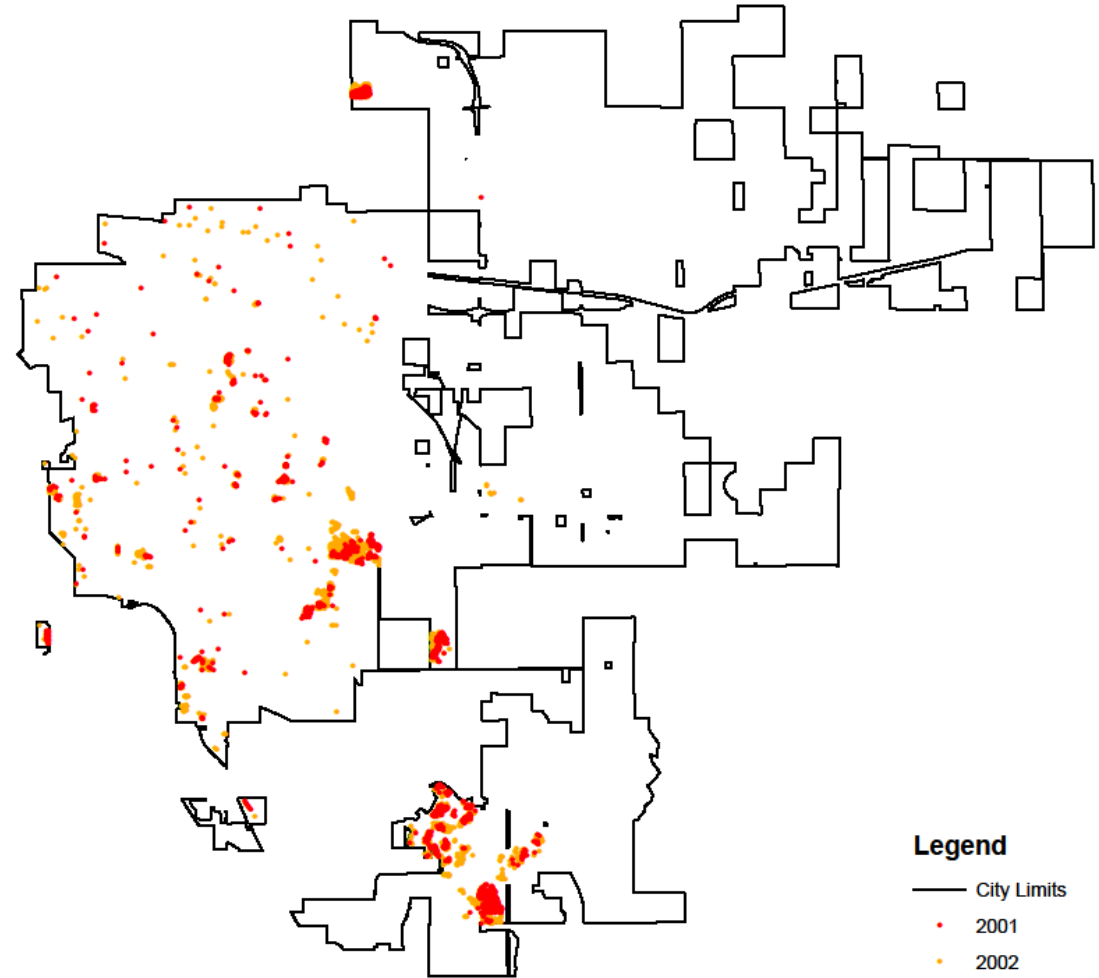
City Limits by Decade



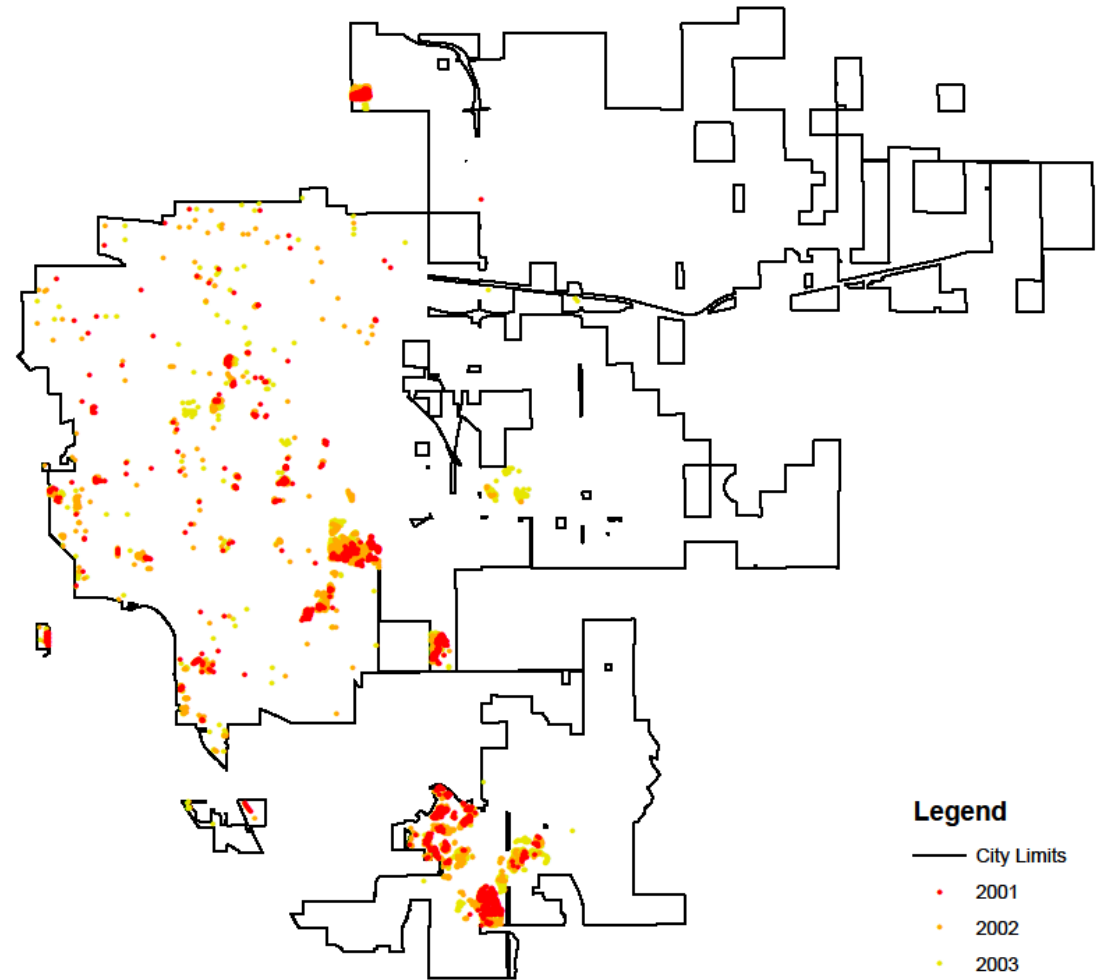
Certificates of Occupancy by Year



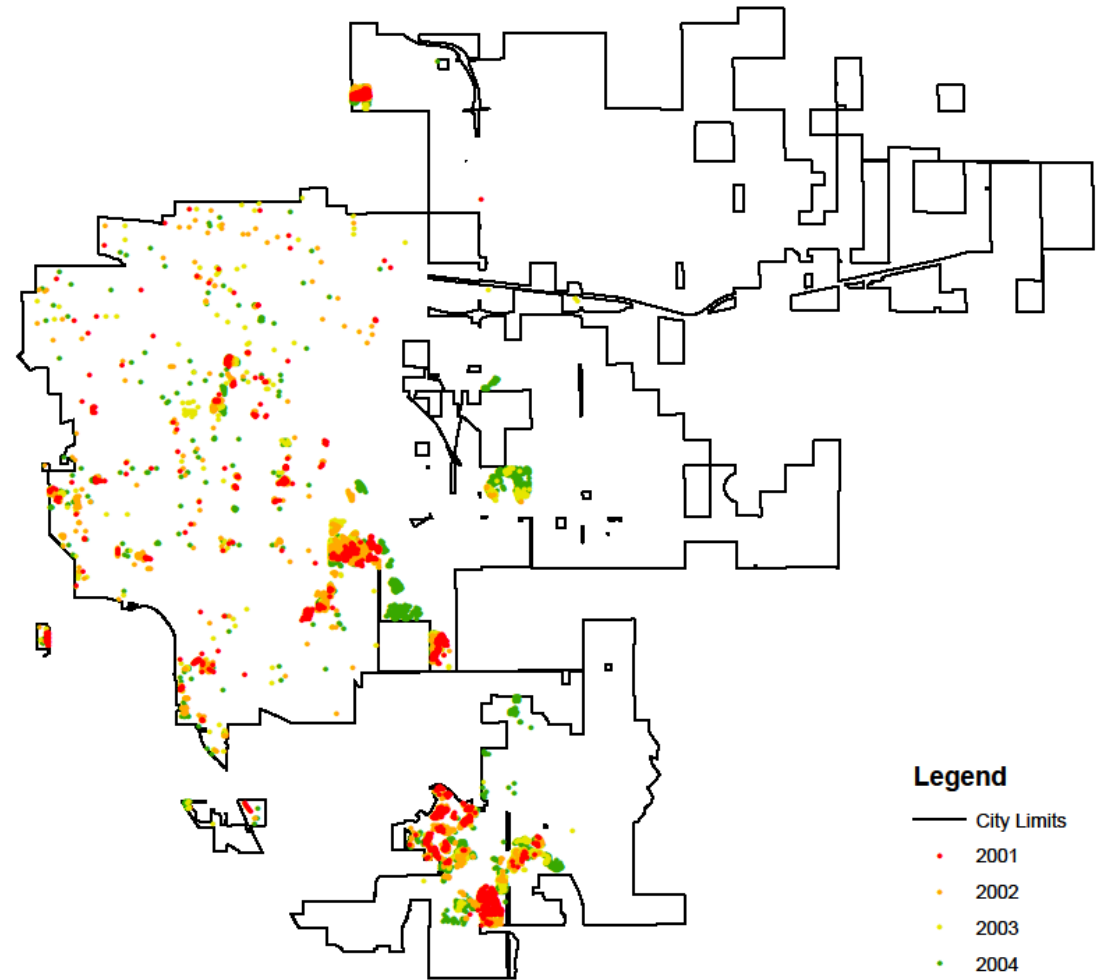
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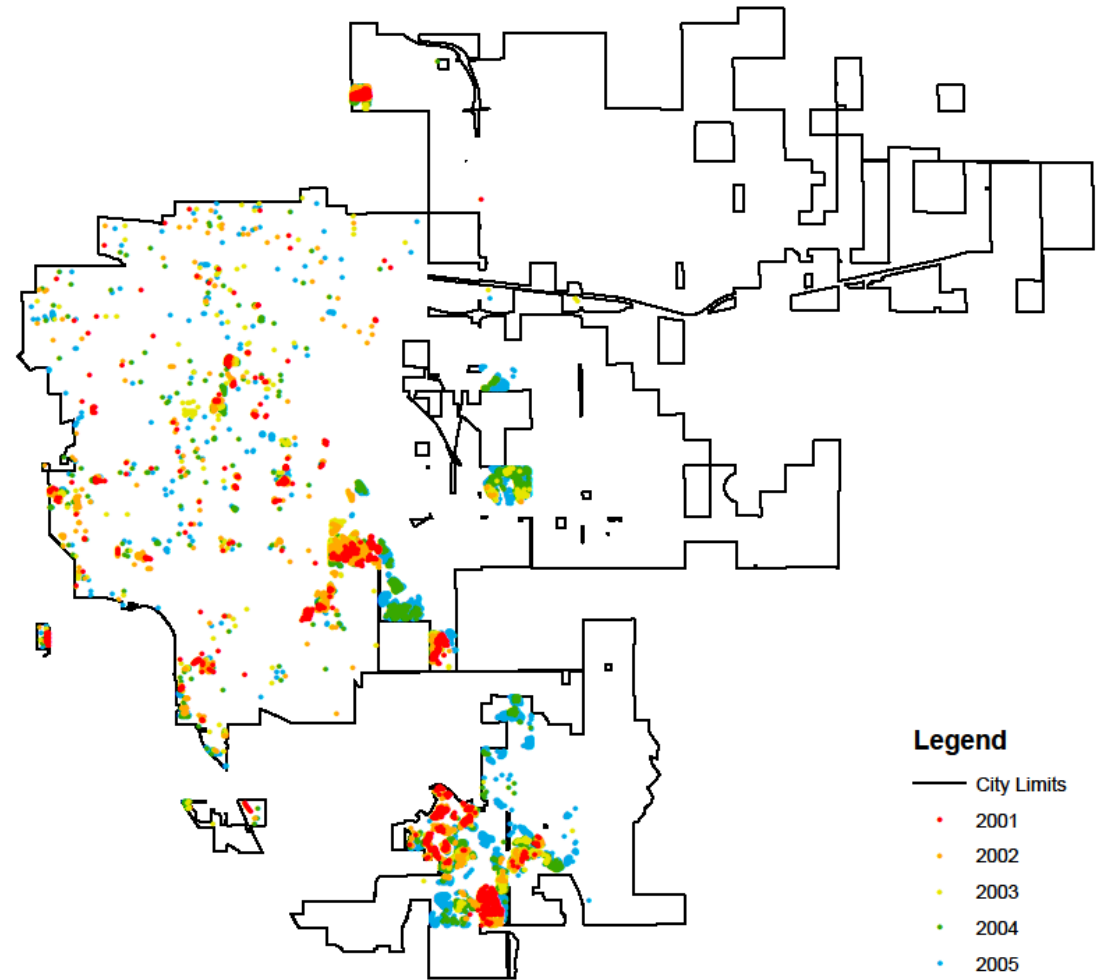
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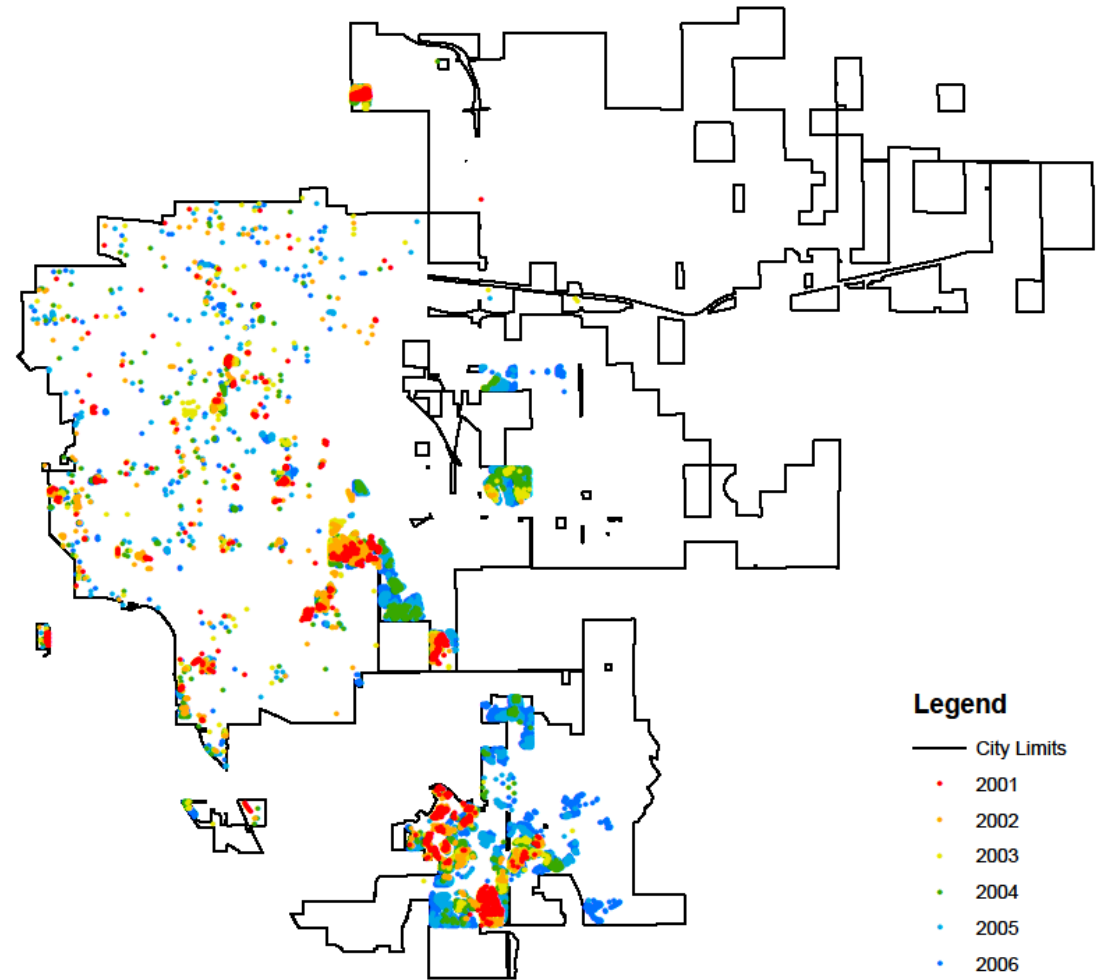
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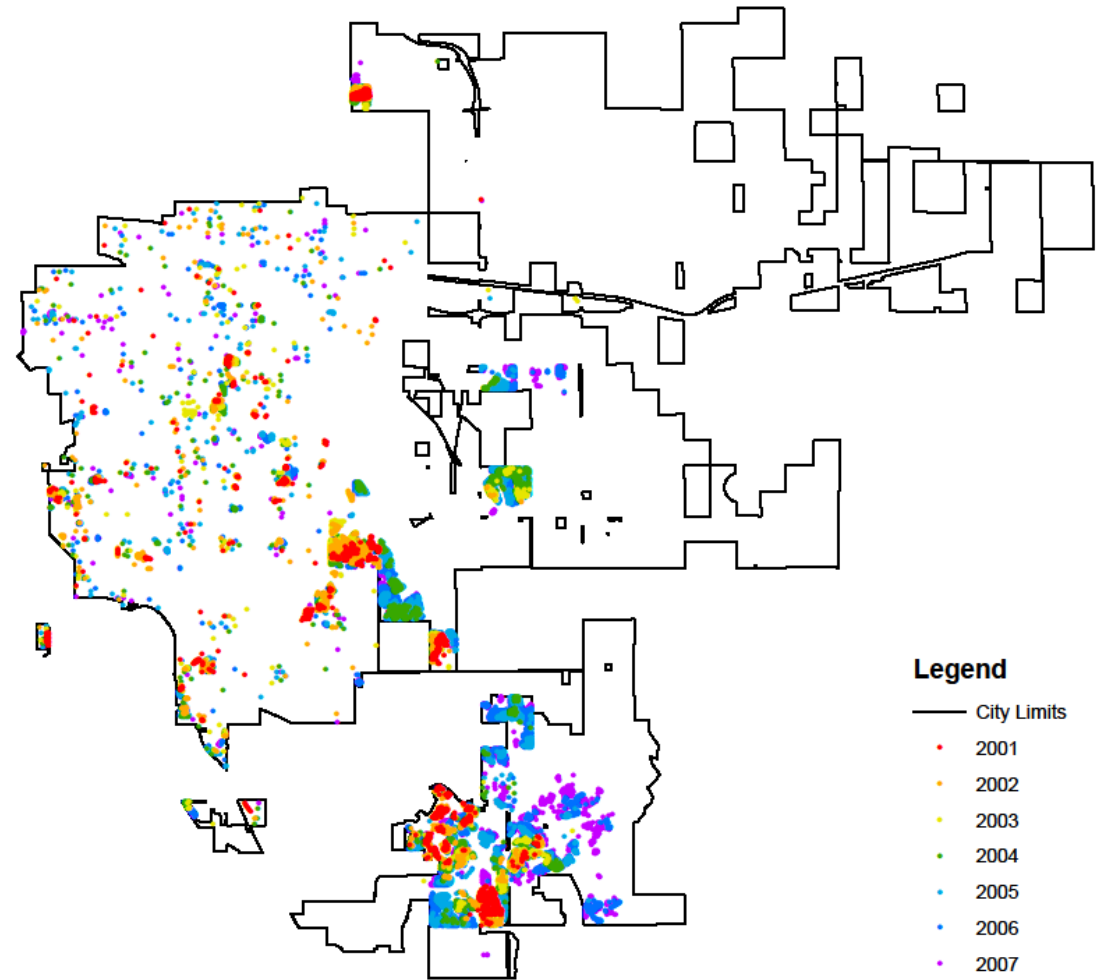
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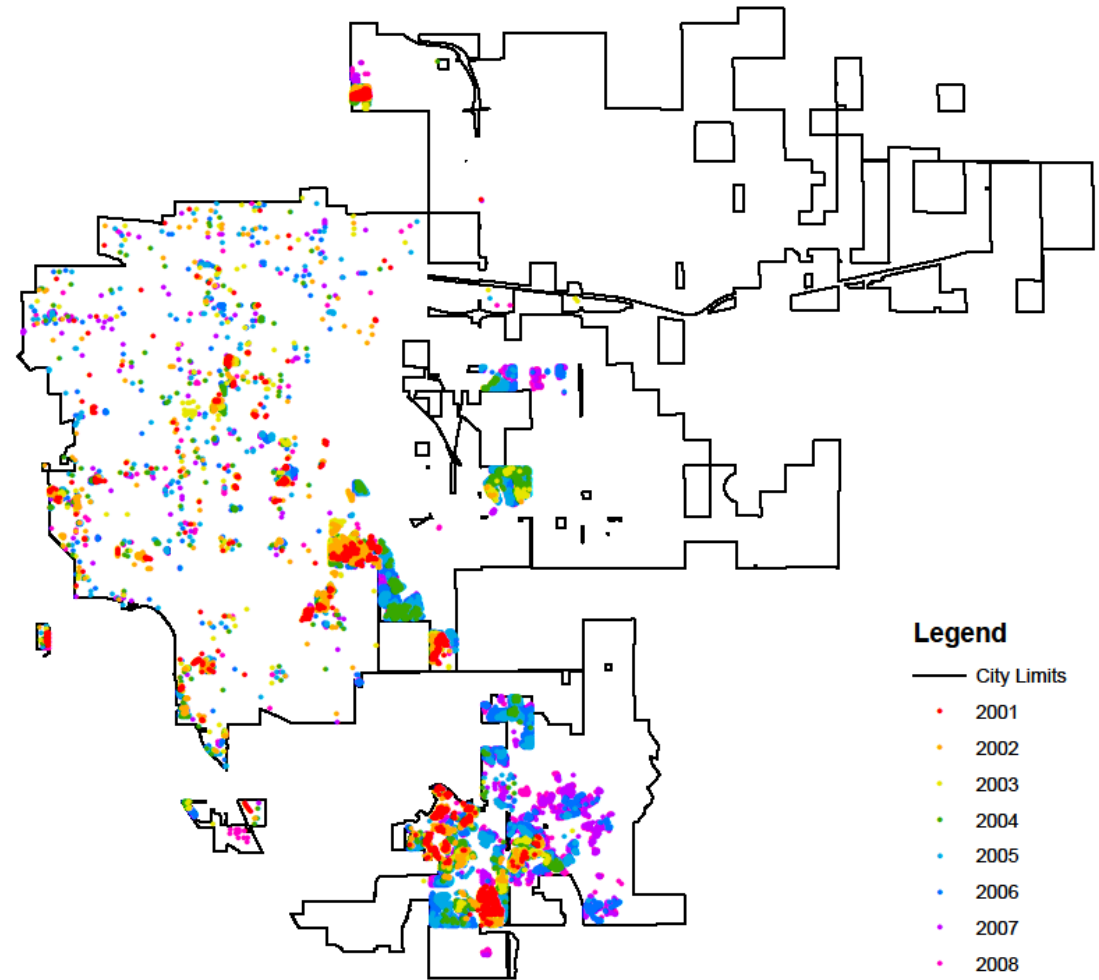
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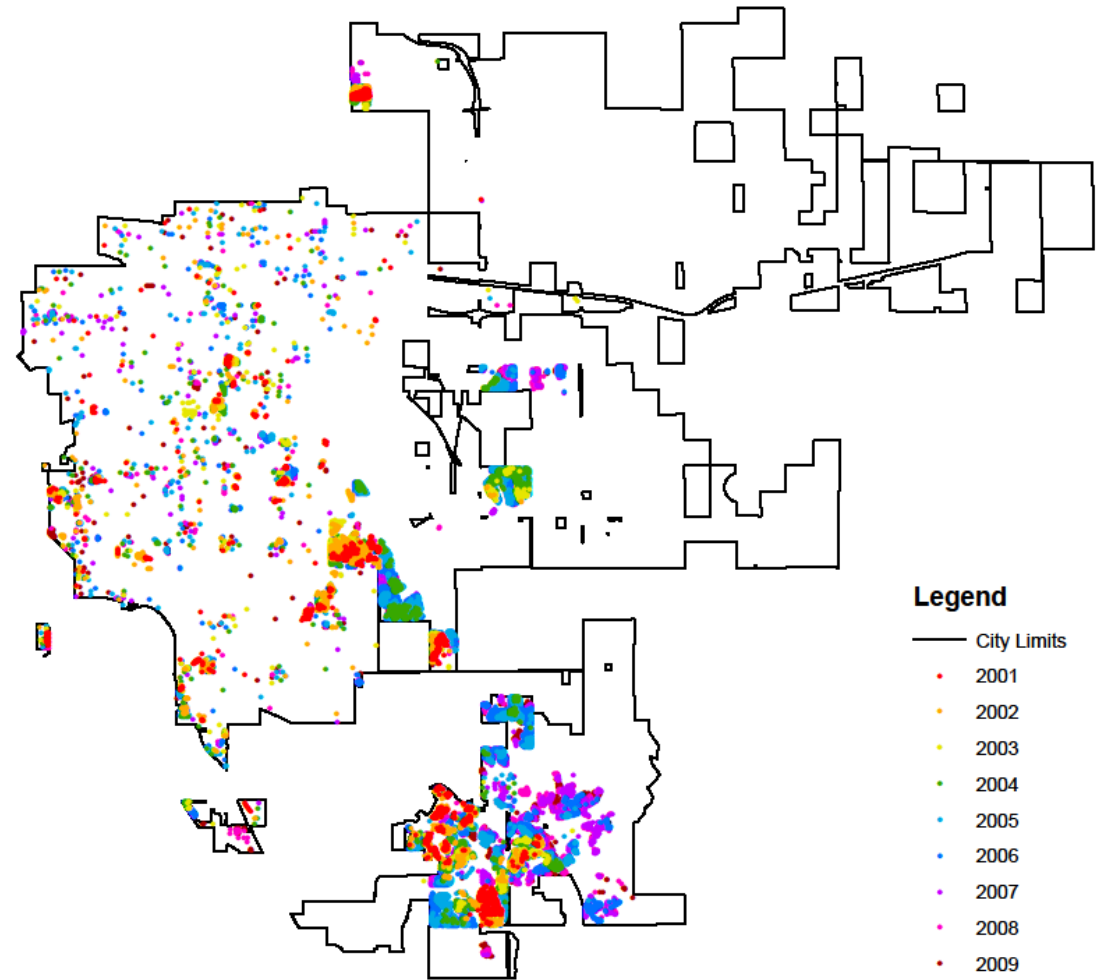
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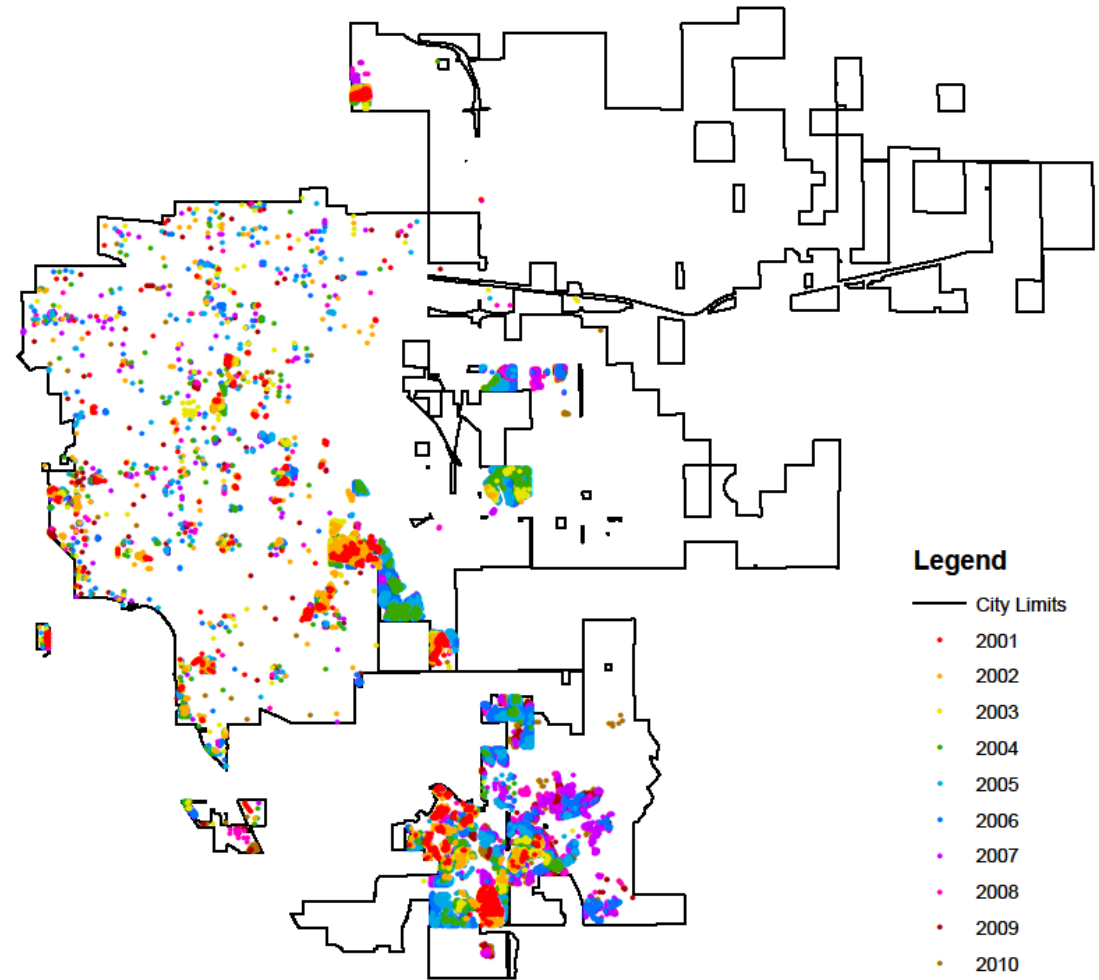
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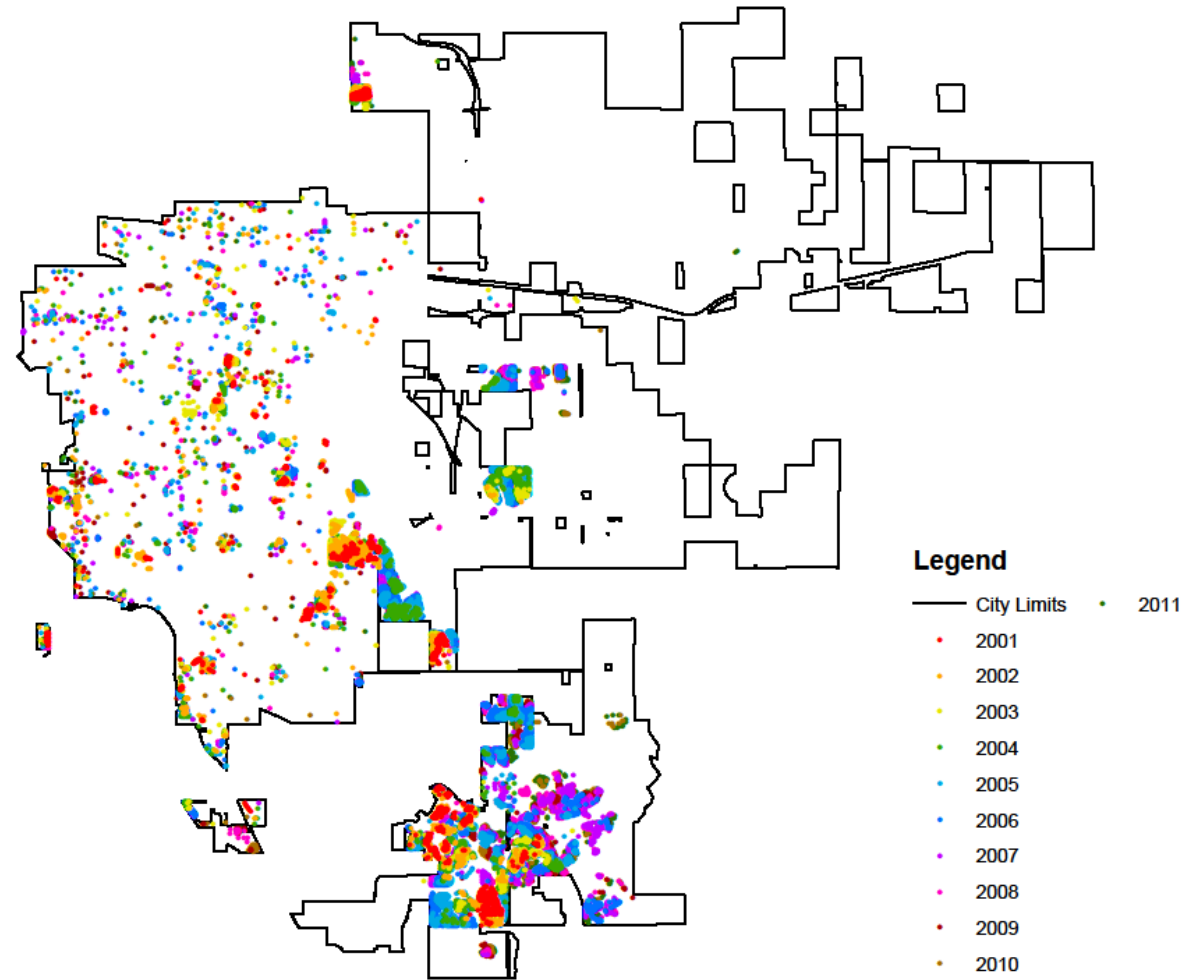
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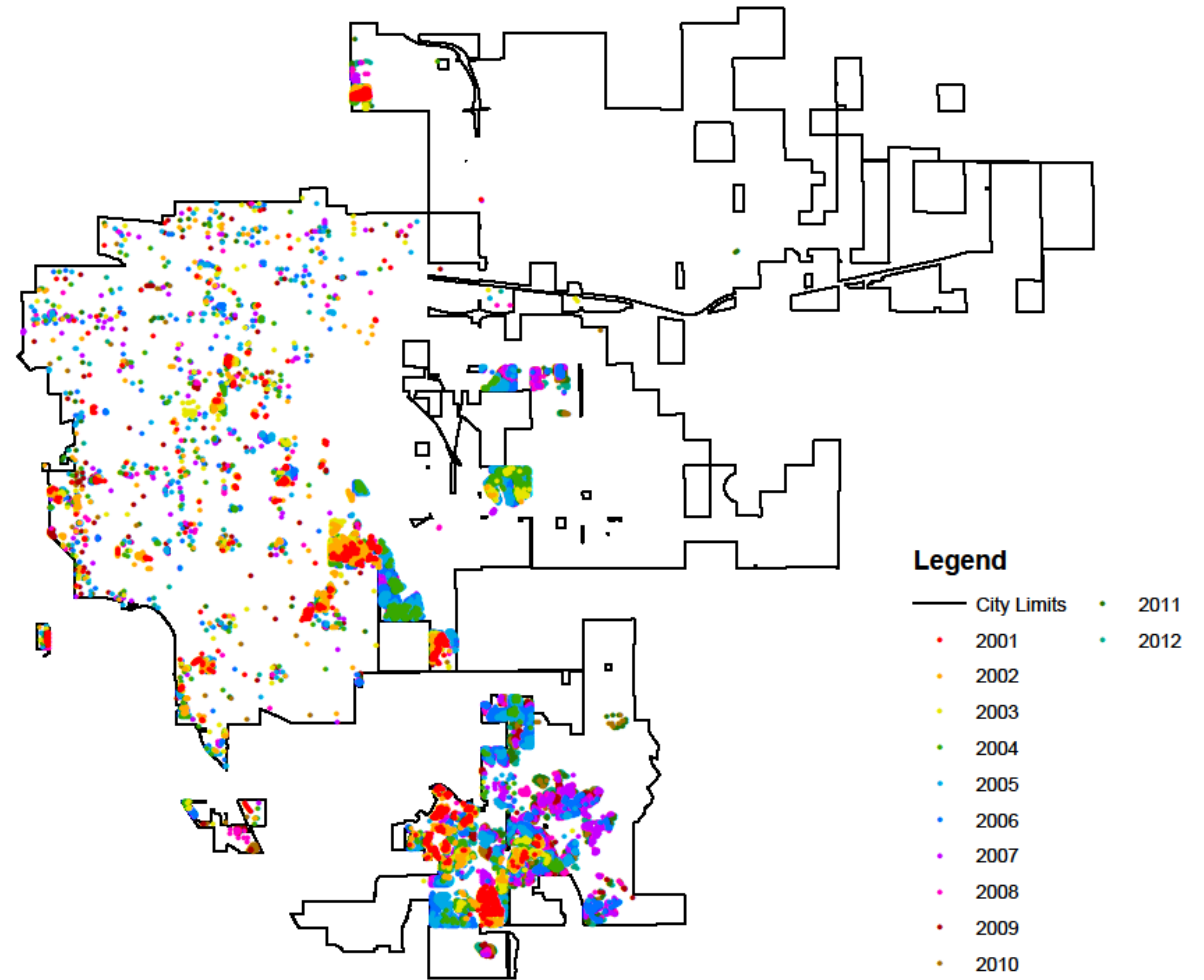
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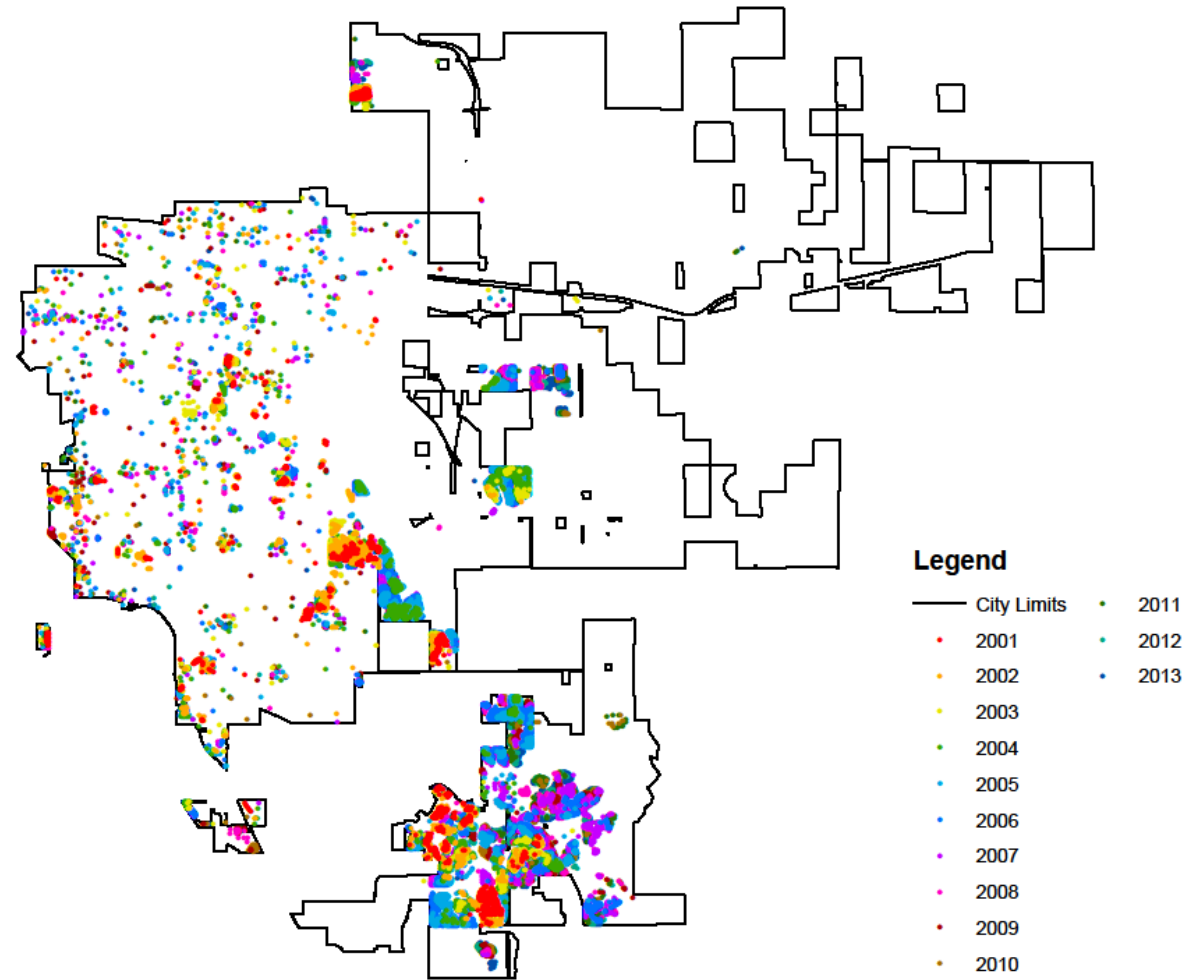
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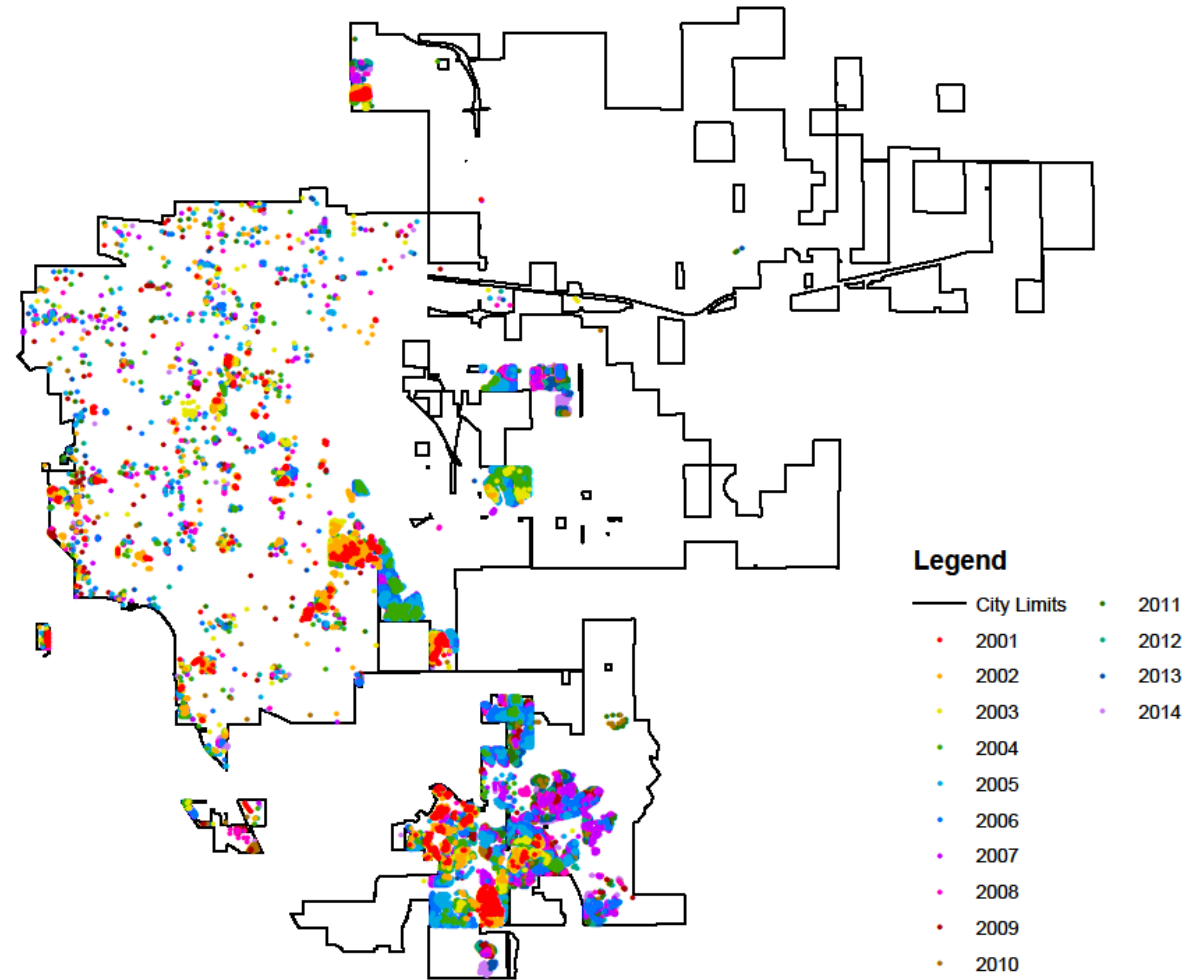
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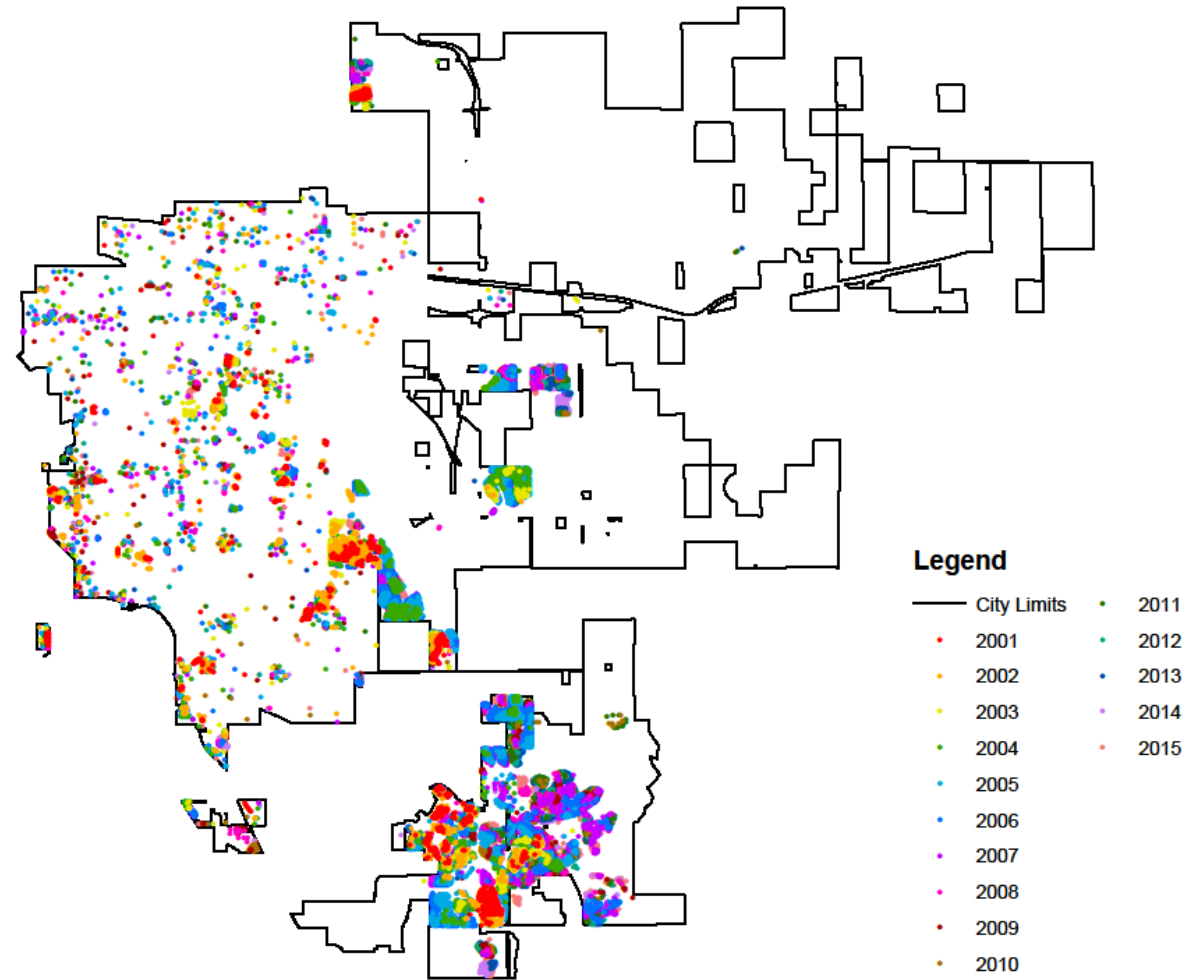
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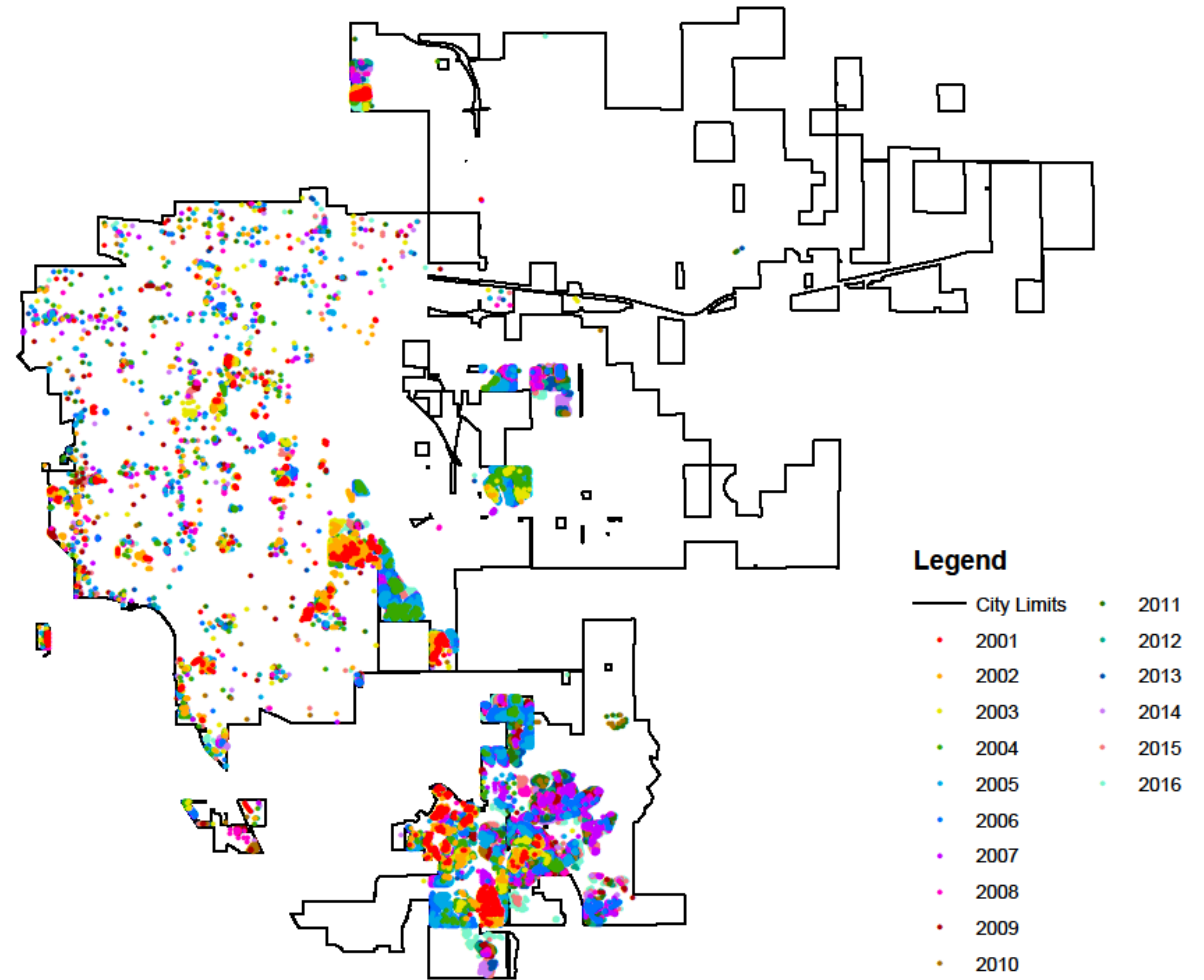
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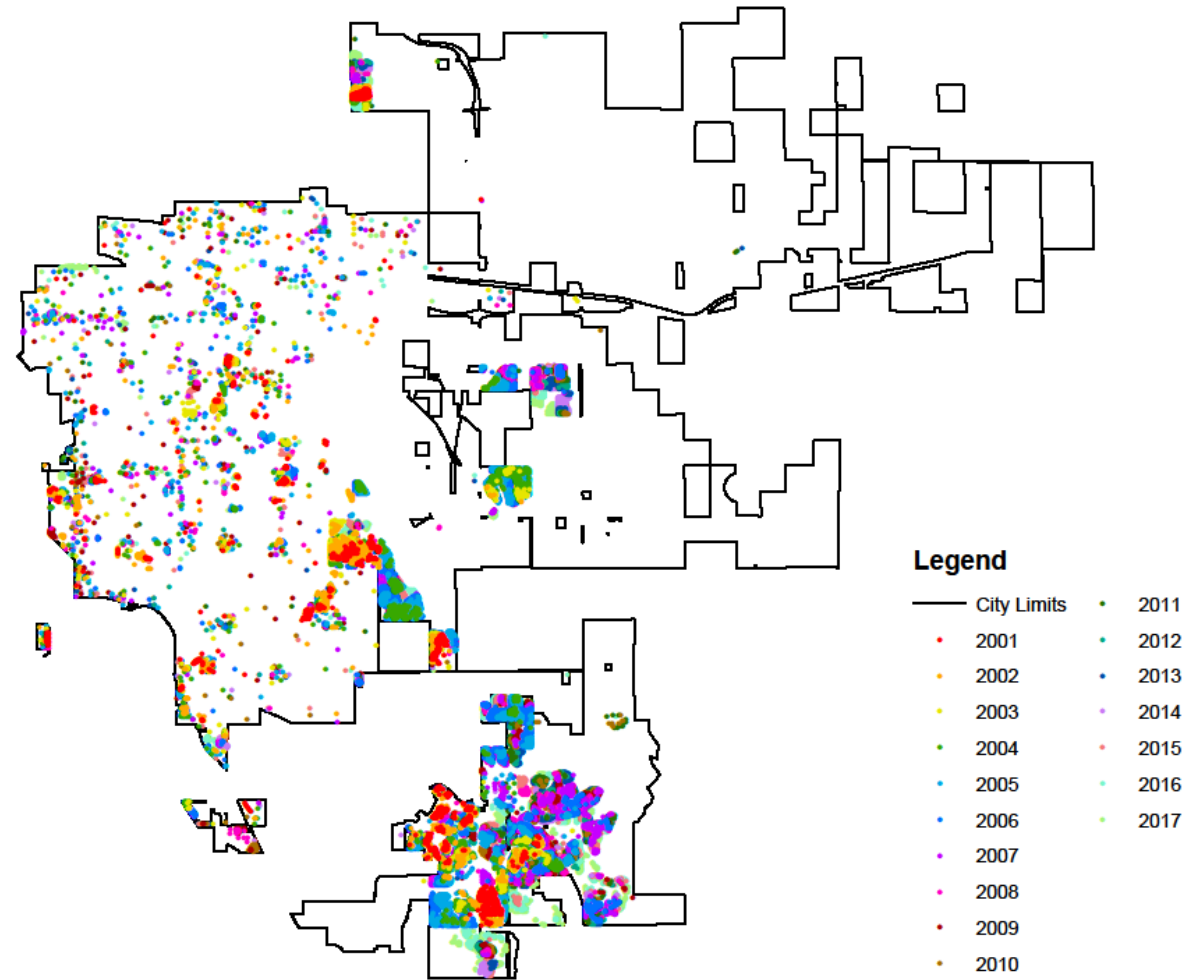
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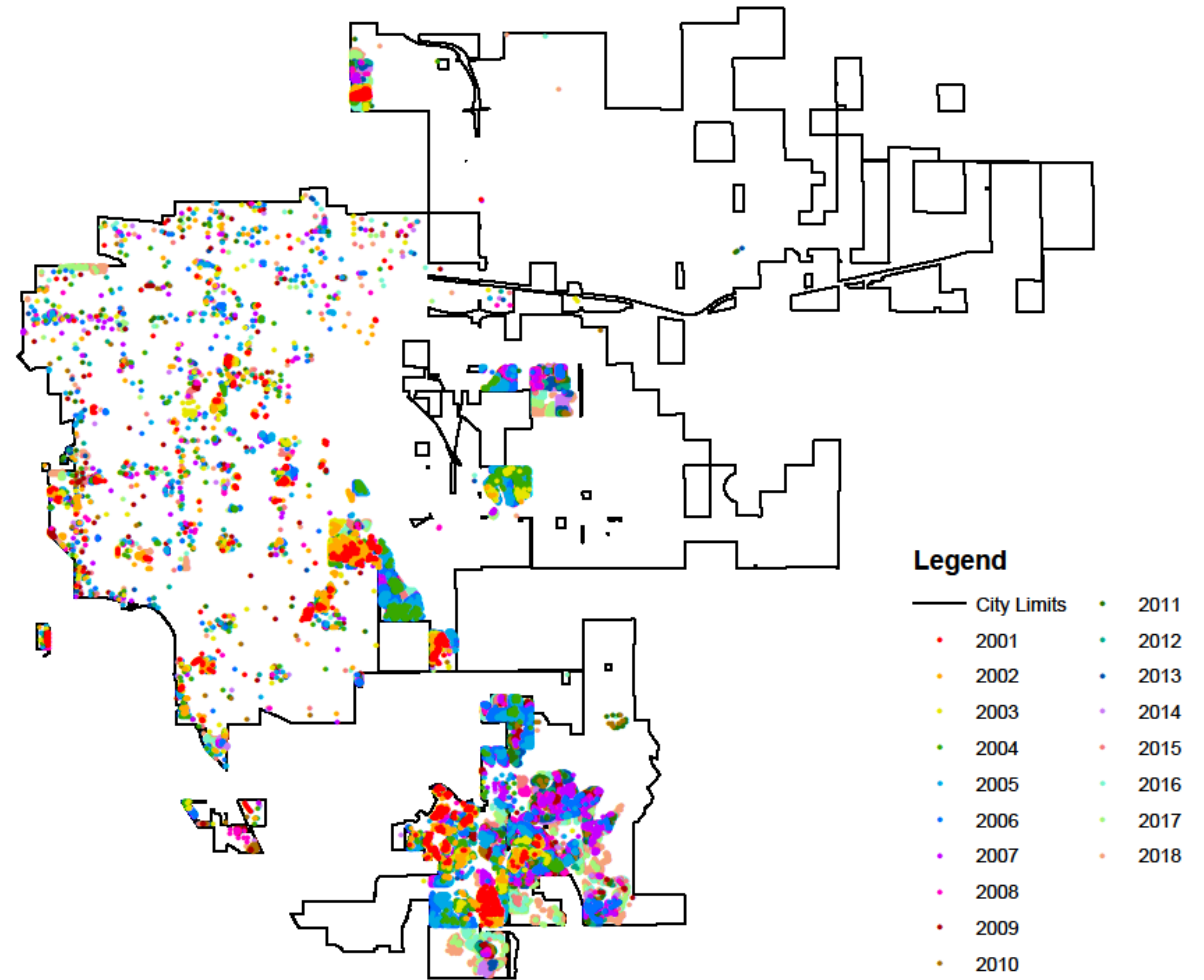
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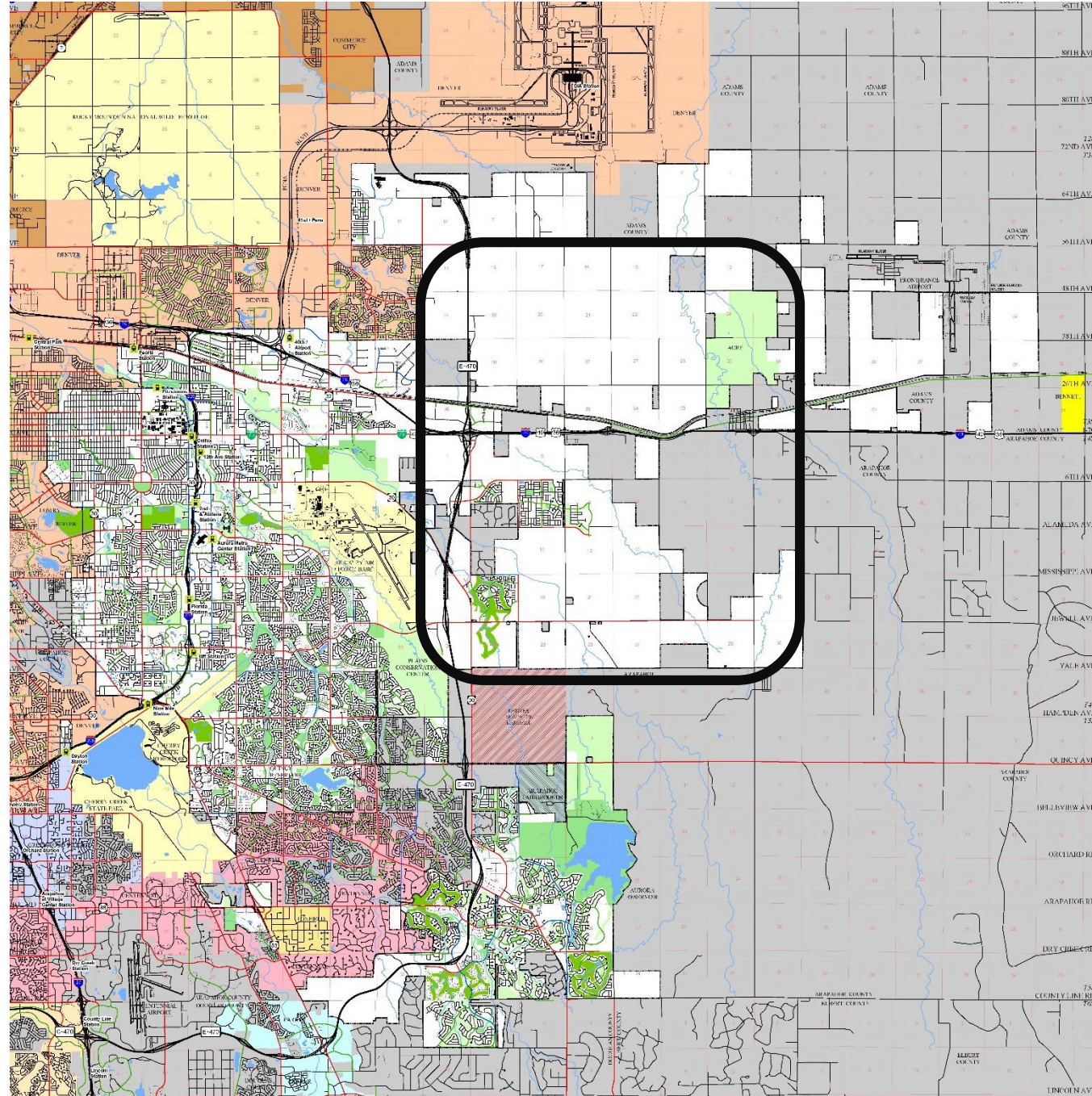


Certificates of Occupancy by Year



Certificates of Occupancy by Year







Water, Wastewater and Stormwater Systems

WATER SUPPLY

Water supply is paramount to the continued prosperity and future growth of Aurora.

Safe, convenient and affordable water and wastewater services are a core public utility for homeowners, businesses, visitors and others in the community. The city's capacity for continued growth and development is tied to its ability to continue to provide high-quality water supply of acquisition, as well as water management

Aurora Water provides full-service water, wastewater and stormwater utility services to the community. The water utility department relies largely on renewable surface water sources to meet needs and continues to identify and acquire new water resources to meet growing demand. The scale of cost and complexity of managing such a system requires planning, budgeting and thoughtful coordination with regional partners. As the city continues to evolve through easterly growth and new urban infill development and redevelopment, Aurora Water is challenged to continue to meet rising demands, retain regionally competitive utility rates and remain a leader in the development of water policy in Colorado.



AURORA PLACES

planning tomorrow's city





Colorado Water Plan

In 2015, the state completed the Colorado Water Plan, a statewide strategy that sets forth measurable goals, objectives and actions to address projected water needs. The plan's objectives include reducing the municipal and industrial water supply-demand gap, initiating conservation measures to supplement supply, supporting local efforts to incorporate water-saving actions into land use planning, adding storage capacity, protecting watersheds, and securing financial resources to support these actions. Collaboration between the state and local jurisdictions is critical to achieving these goals.

The Role of Water Conservation

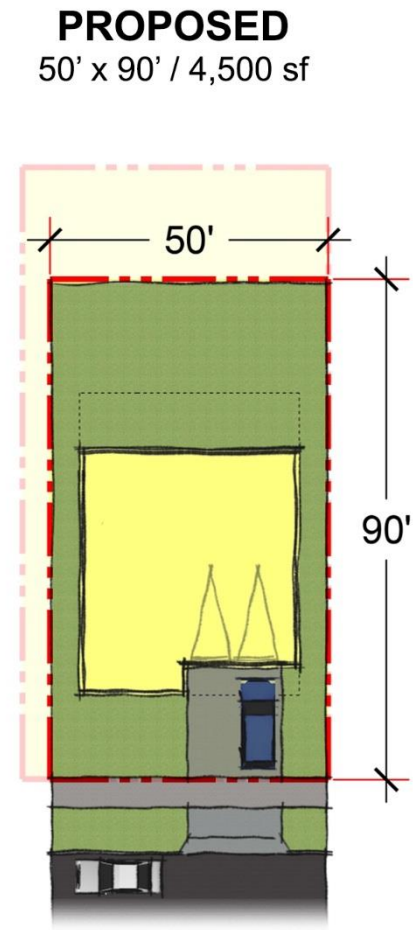
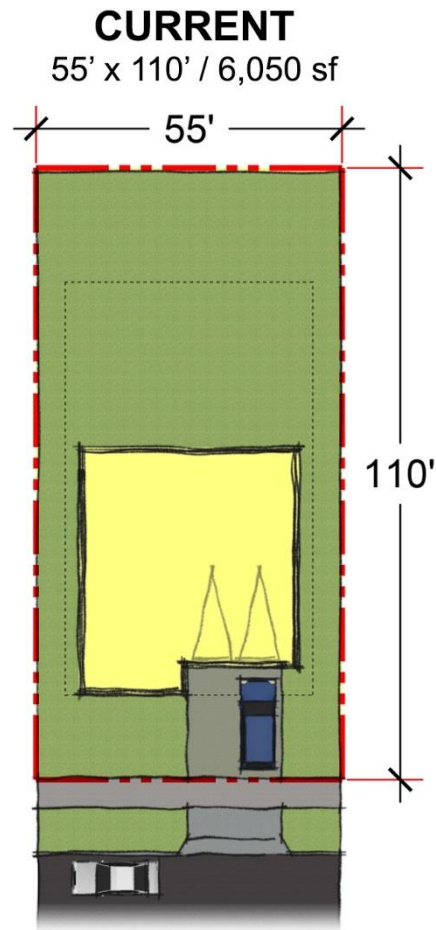
As the costs and complexity of acquiring new water sources continues to grow, stretching existing supply becomes more essential to meeting Aurora's growing demand. Conservation efforts can mitigate the public costs of water and infrastructure, as well as provide homeowners and businesses savings on their water bills.

Aurora Water has adopted a strong water conservation ethic for local water use, which they have supported through a range of planning, programs, and innovative projects. Programs include conservation education and outreach, water-wise demonstration gardens, water budgets and conservation pricing, financial rebates and incentives and collaboration and coordination with peer agencies. The Long Range Conservation Plan provides guidance for future water conservation programs so that as water supply planning progresses, decision-makers can determine the best programs for the community.



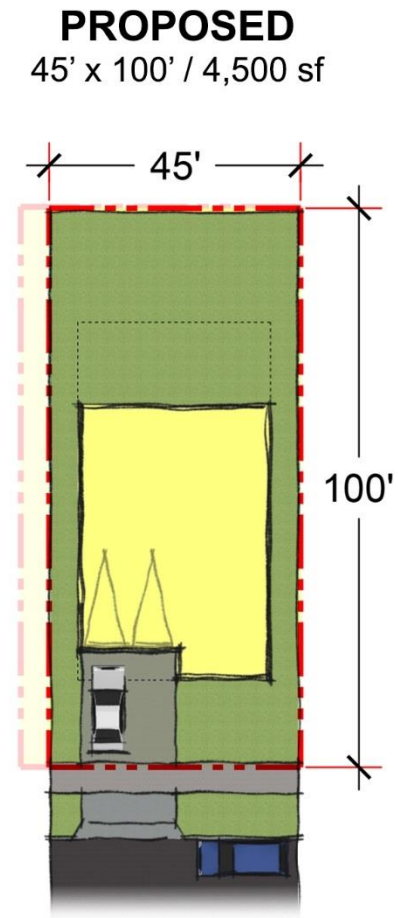
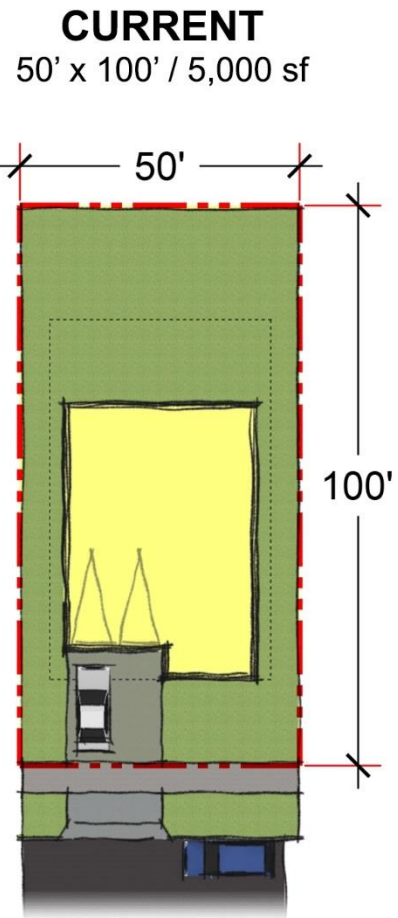
STANDARD LOT SIZES

Code Provision	Current Code	Proposed Code	Comments
Standard Lot Area & Dimensions	6,000 (5,700) sf. 55' x 110'	4,500 sf. 50' x 90'	21-25% reduction in standard lot area. 9% reduction in lot width. Proposed "standard" lot classified as small lot under current code.

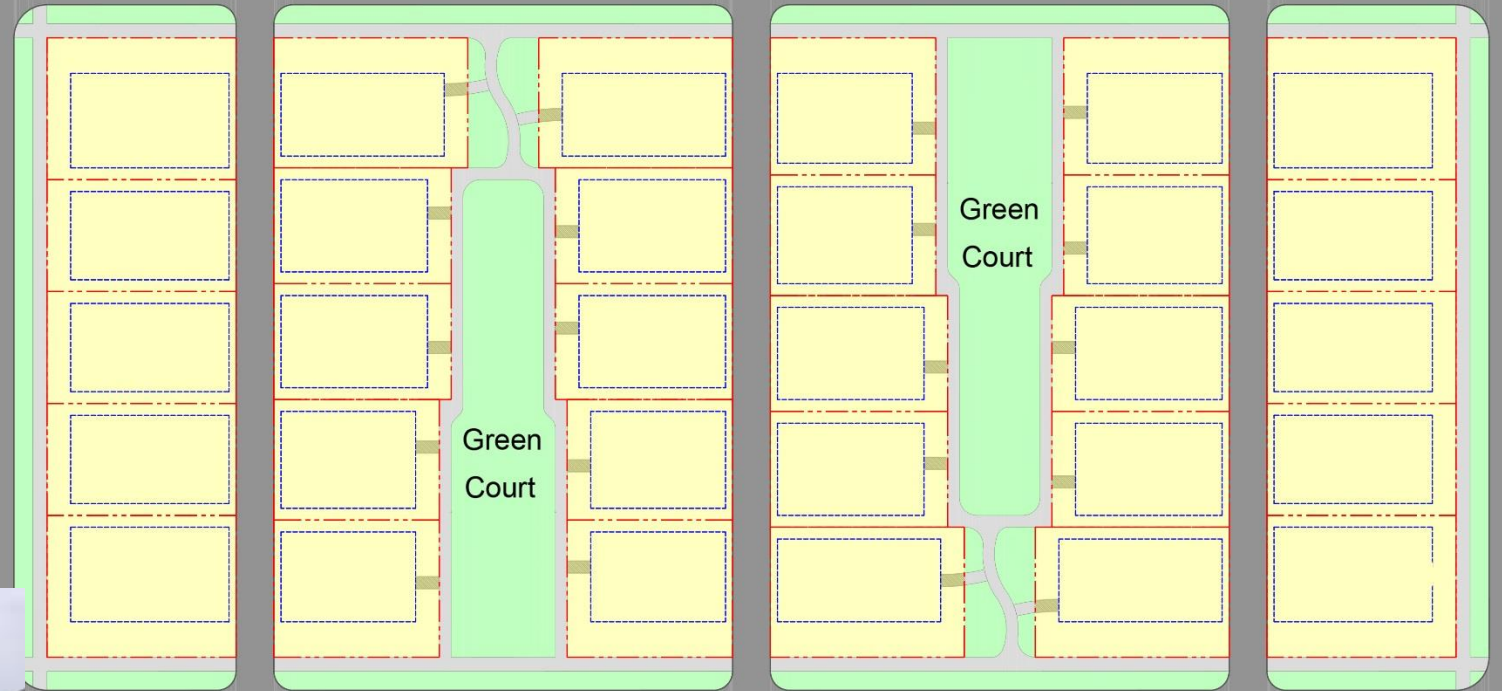


FRONT LOADED SMALL LOTS

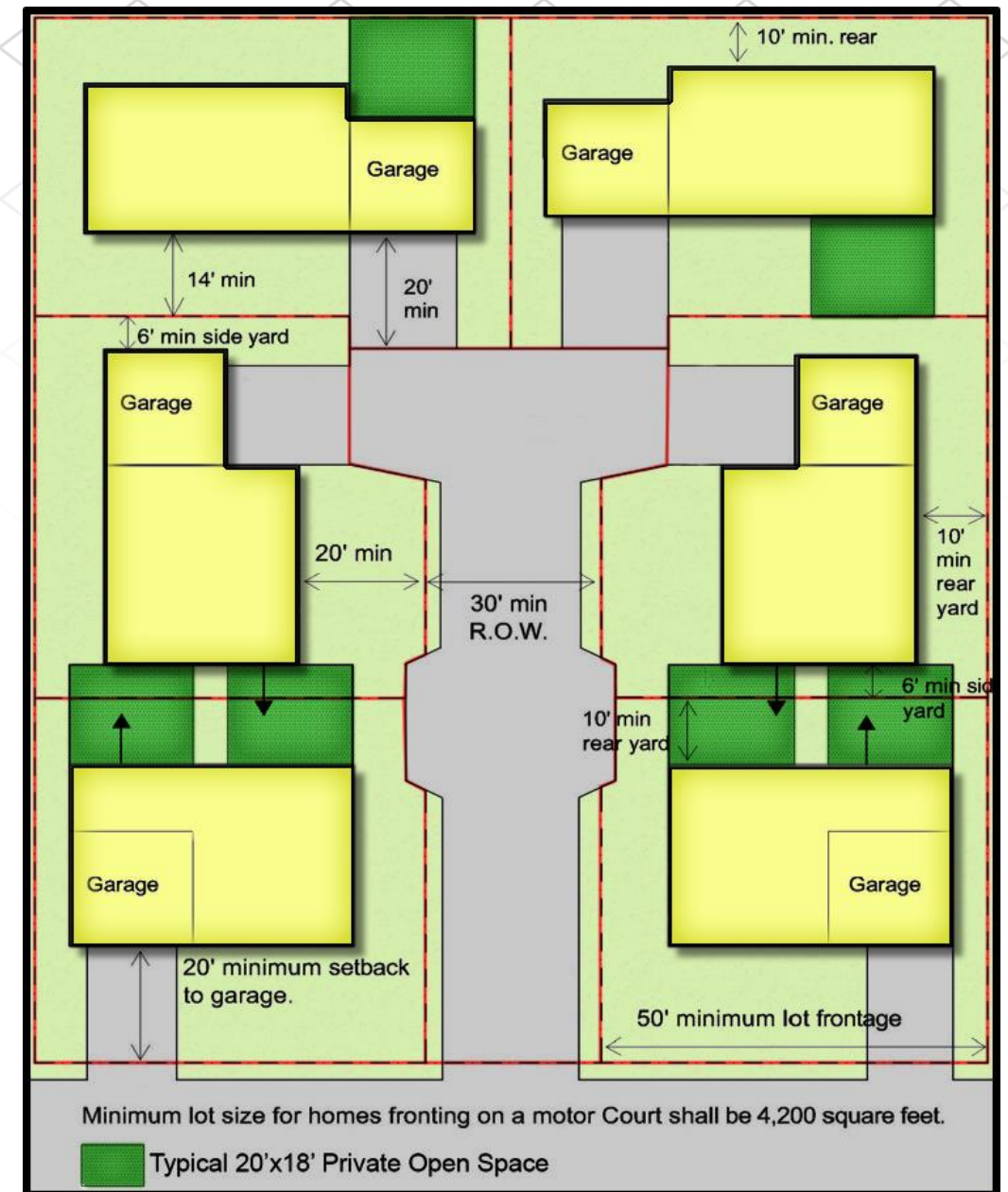
Code Provision	Current Code	Proposed Code	Comments
Small Lot Dimensions	5,000 sf. 50' x 100'	4,500 sf. 45' x 100'	Under proposed code front loaded lot cannot be less than 45' in width



GREEN COURTS



MOTOR COURTS



UNDERSTANDING SMALL LOT CHANGES

Standard Lot Size Reduced

- New “Standard” Lot considered “Small” under the current code

Small Lot Definition Simplified

- Any lot less than 50’ wide or 4,500 sf in area defined as Small

Small Lot Percentage Increased

- Up to 50% of lots permitted to be small. If greater than 35% small lots, additional standards apply



Conservation & Land Use - Aurora

Conservation philosophy embedded in Code

- Residential Turf Limits
 - Small lot — 40% Min. and 50% Max.
 - Standard lot — 30% Min and 40% Max.
 - Large lot — 25% Min. and 40% Max.
 - Estate lot — 25% Min. and 40% Max.
- Other development (non-sports or playfields) — 33% Max
- Development fees (Tap Fees) based on projected water use rather than meter size
- Irrigation taps are based on landscape choices
- Nationally recognized Water Conservation Program



Conservation & Land Use - Aurora

- Nationally recognized Water Conservation program
 - Education based assessments
 - Irrigation system
 - Indoor water use
 - Large property
 - Multiple incentive programs (rebates)
 - Water-wise landscape
 - Irrigation (smart controllers, rains sensor, system part)
 - Ultra high efficiency toilet replacement

Total permanent savings 247 million gallons in 2017





nearmap
current/aerial/change

Image may be subject to copyright. 50 m



10 acres devoted to a Xeriscape Demonstration Garden



SUCCESS STORIES



LANDSCAPE BUFFERS TO REDUCE FENCE CANYONS



