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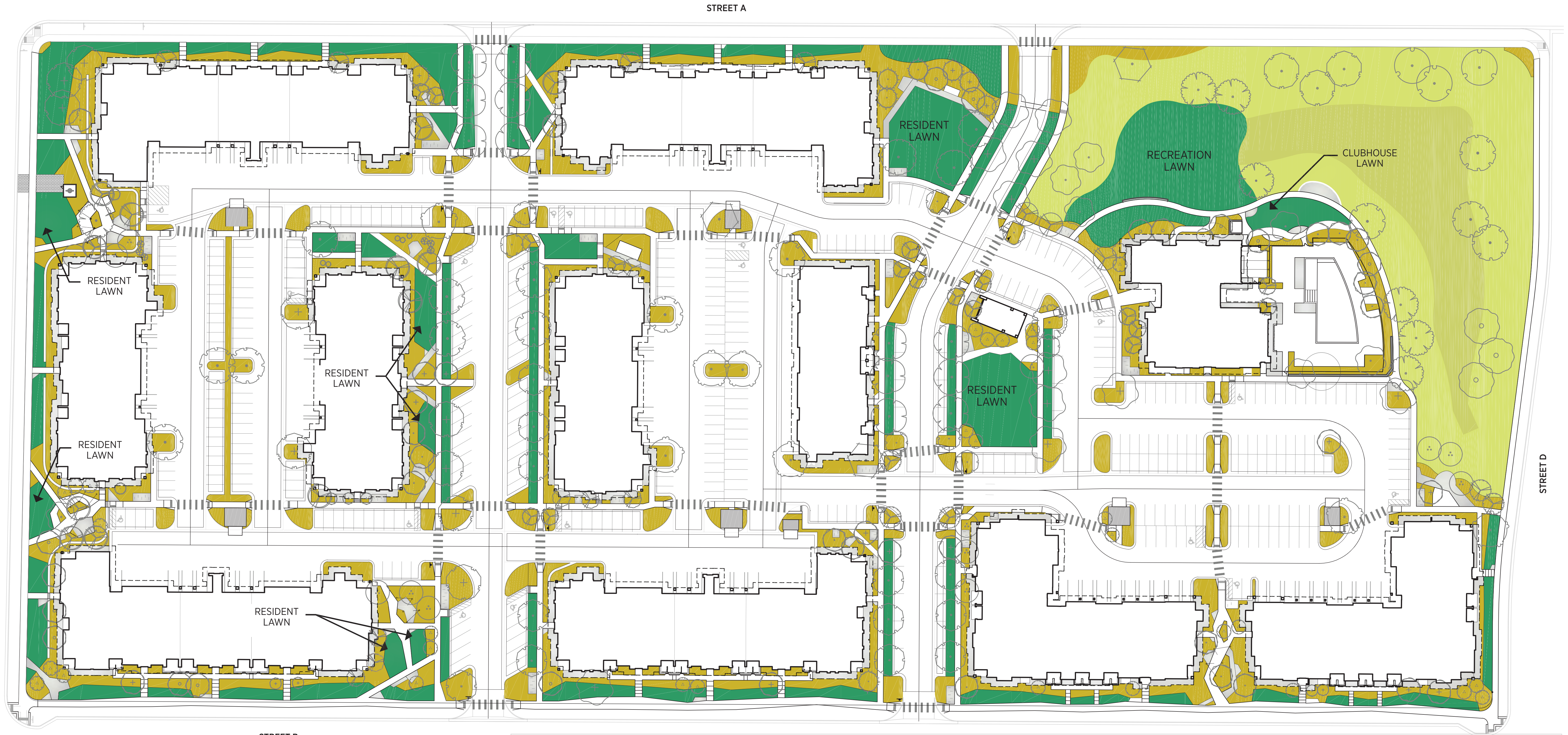
- 01 Baseline Landscape Plan
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FORT COLLINS COMMERCIAL LANDSCAPE DEVELOPMENT STANDARDS

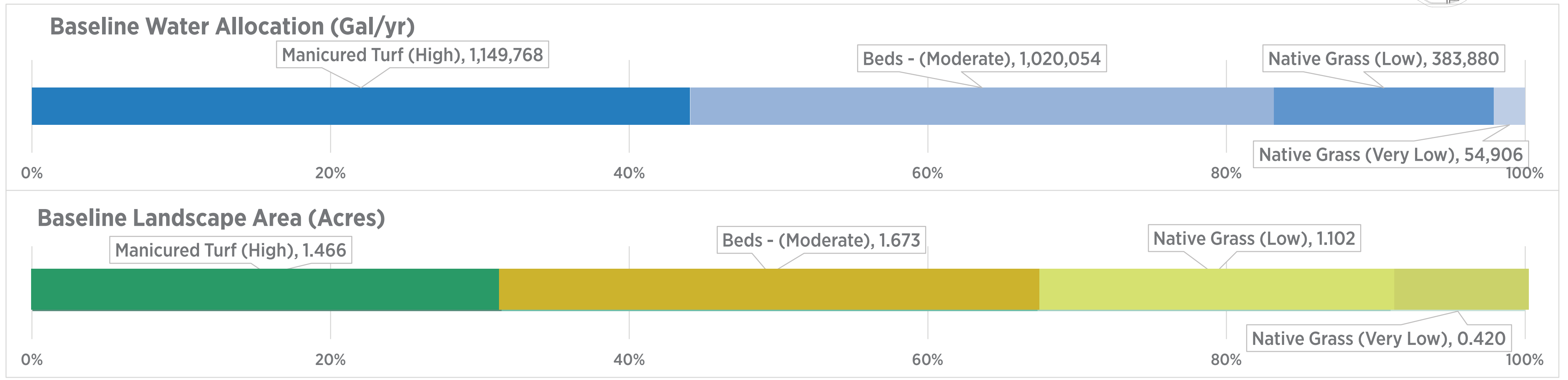
## Multifamily Landscape & Irrigation Analysis

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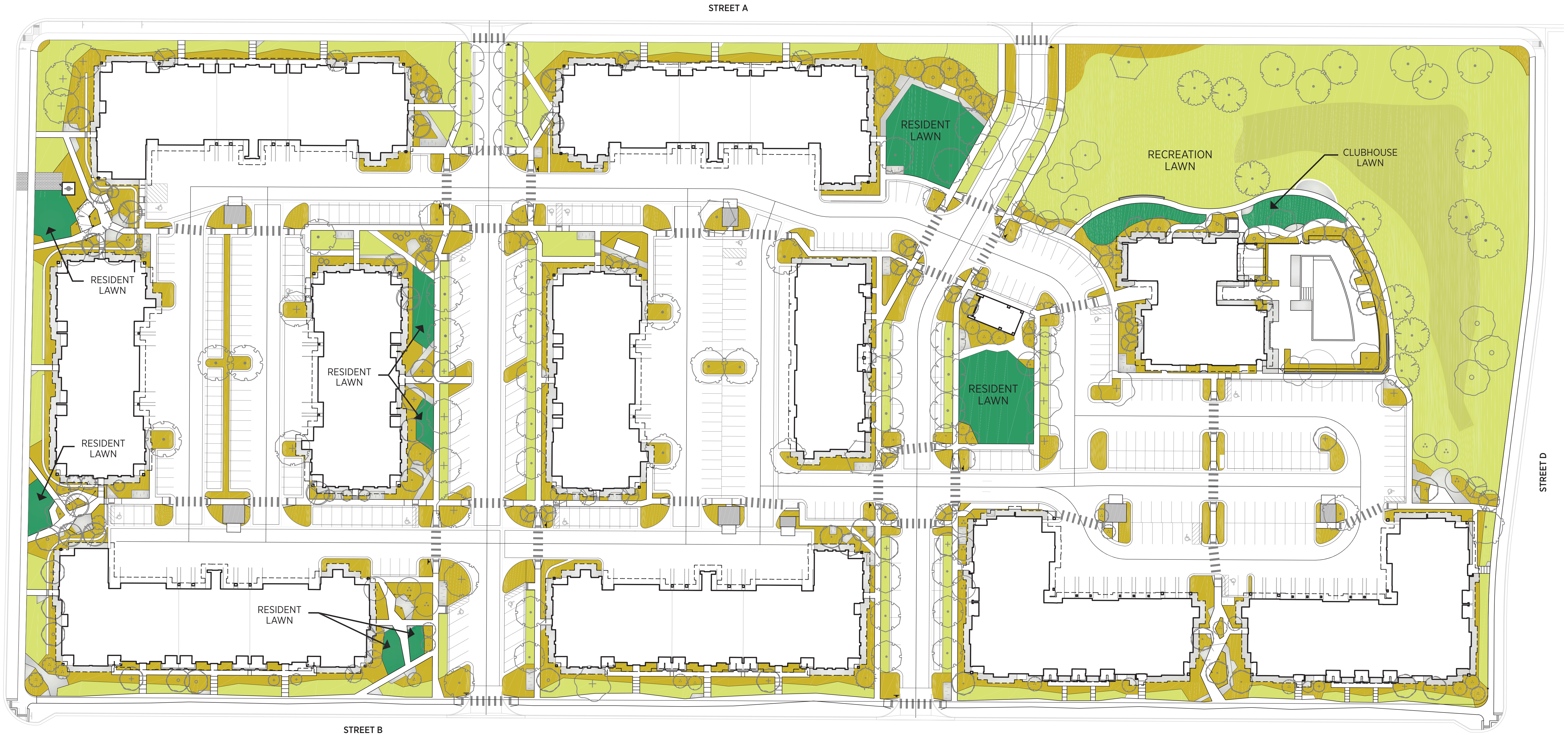
# BASELINE LANDSCAPE PLAN



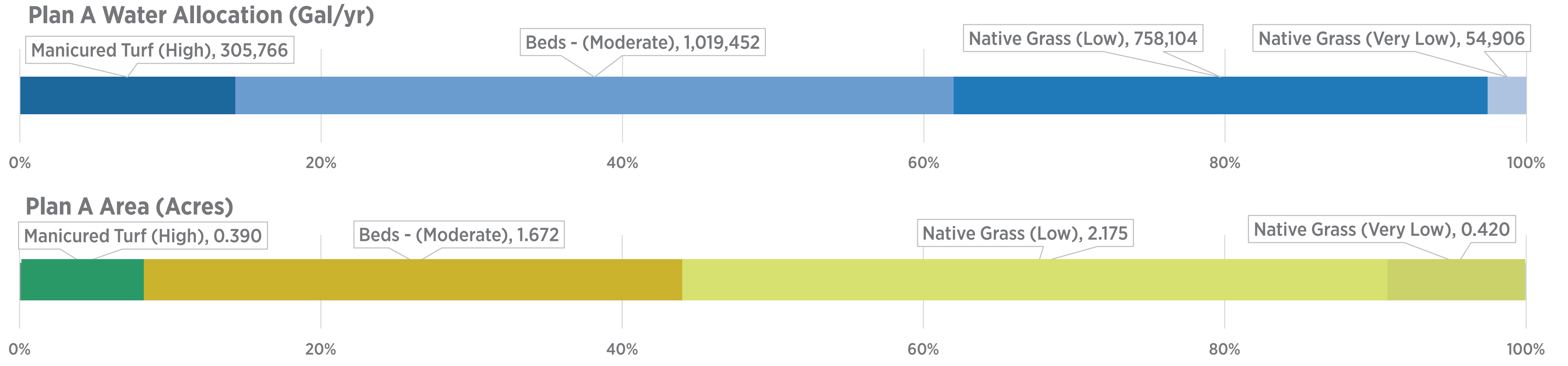
HYDROZONE	DESCRIPTION	AREA (SF)	WATER CONSUMPTION
High Hydrozone	Bluegrass/Tall Fescue Turf	63,876	18 Gal/SF/Yr
Moderate Hydrozone	Moderate Water Planting Beds	72,861	14 Gal/SF/Yr
Low Hydrozone	Low Grow Native Grass	47,895	8 Gal/SF/Yr
Very Low Hydrozone	Detention Basin Native Grass	18,302	3 Gal/SF/Yr
		<b>203,024</b>	<b>12.85</b>



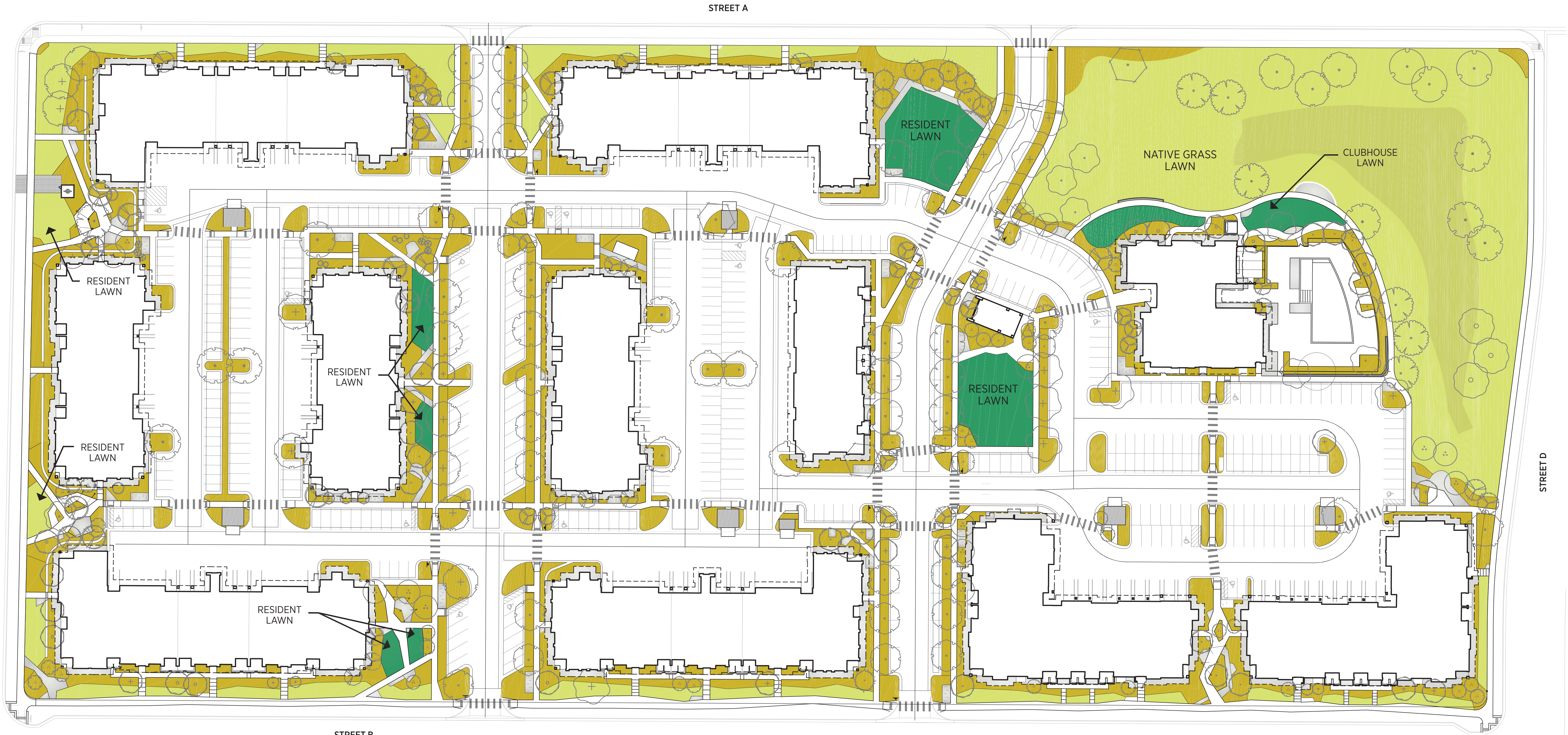
# LOW WATER USE LANDSCAPE PLAN TYPE A



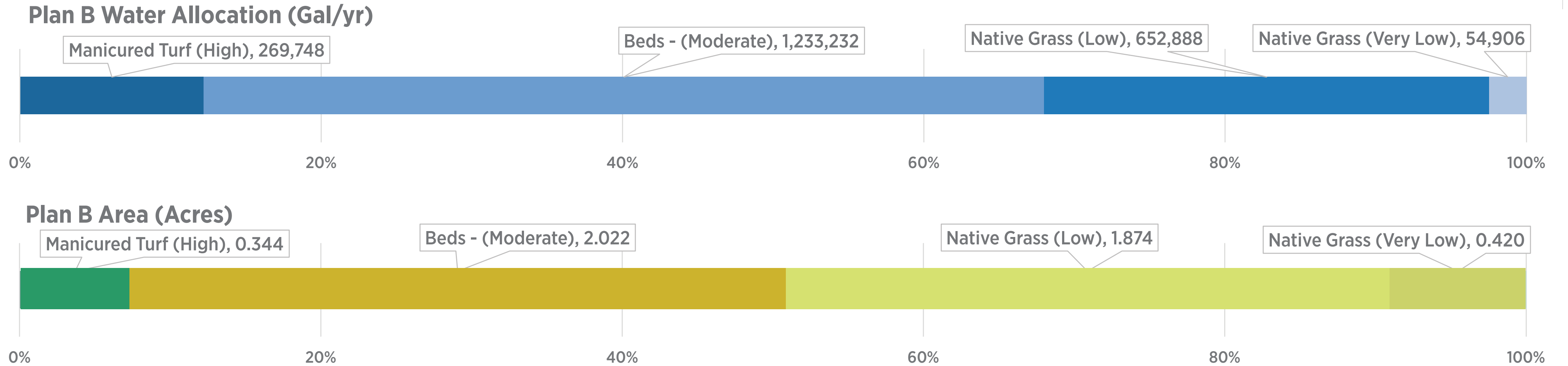
HYDROZONE	DESCRIPTION	AREA (SF)	WATER CONSUMPTION
High Hydrozone	Bluegrass/Tall Fescue Turf	16,897	18 Gal/SF/Yr
Moderate Hydrozone	Moderate Water Planting Beds	72,818	14 Gal/SF/Yr
Low Hydrozone	Low Grow Native Grass	94,763	8 Gal/SF/Yr
Very Low Hydrozone	Detention Basin Native Grass	18,302	3 Gal/SF/Yr
		<b>202,870</b>	<b>10.54</b>



# LOW WATER USE LANDSCAPE PLAN TYPE B



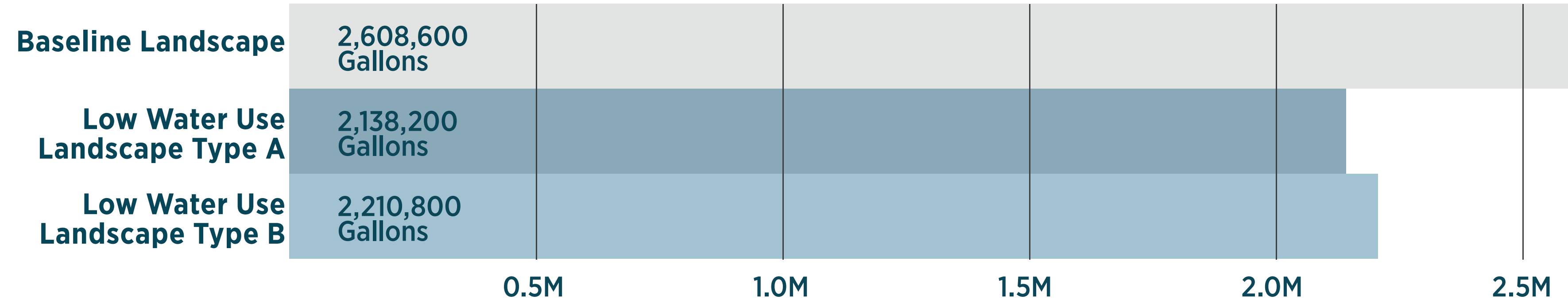
HYDROZONE	DESCRIPTION	AREA (SF)	WATER CONSUMPTION
High Hydrozone	Bluegrass/Tall Fescue Turf	14,986	18 Gal/SF/Yr
Moderate Hydrozone	Moderate Water Planting Beds	88,088	14 Gal/SF/Yr
Low Hydrozone	Low Grow Native Grass	81,611	8 Gal/SF/Yr
Very Low Hydrozone	Detention Basin Native Grass	18,302	3 Gal/SF/Yr
		<b>202,987</b>	<b>10.89</b>



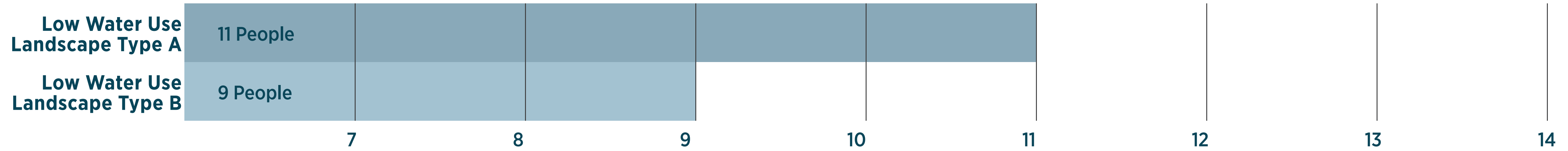
# SUMMARY DATA



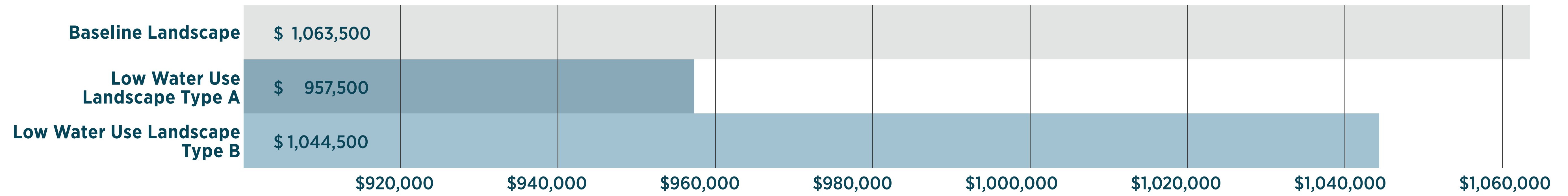
## ANNUAL WATER USE



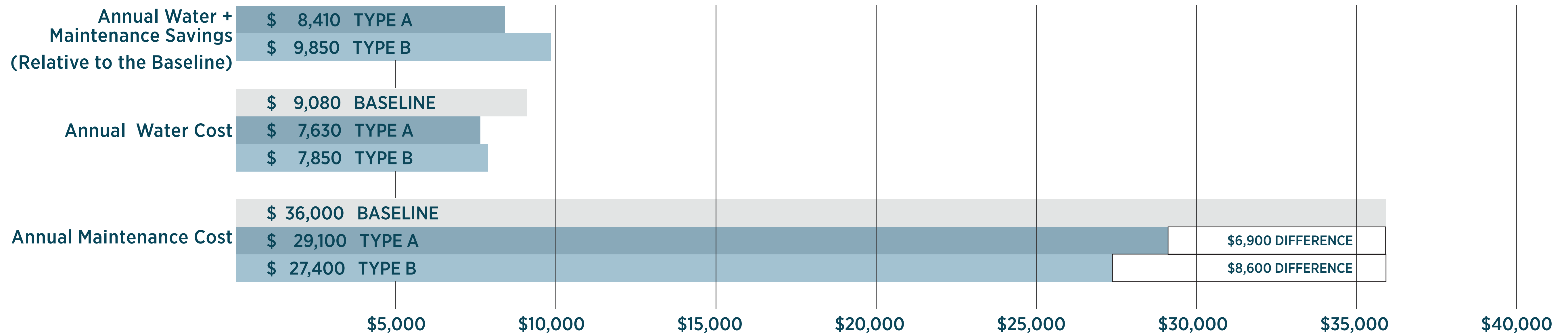
## INCREMENTAL HUMAN IMPACT THE ADDITIONAL NUMBER OF PEOPLE ABLE TO BE SUPPORTED WITH THE ANNUAL WATER USE SAVINGS



## COST OF INSTALLATION - PLANTING AND IRRIGATION



## COST ANALYSIS



**Baseline Plan**

**PLANTING & IRRIGATION**

Item	Quantity	Unit	Unit Cost	Extension
Manicured Turf (bluegrass/fescue blend)	63,876	sf	\$ 4.50	\$ 287,442
Planting Beds (mulch + plants at medium density)	72,861	sf	\$ 8.50	\$ 619,319
Low Grow Native Grass (turf alternative)	47,985	sf	\$ 2.10	\$ 100,769
Native Grass (detention basin area)	18,302	sf	\$ 1.80	\$ 32,944
Irrigation Point of Connection & Controller	1	ls	\$ 20,000.00	\$ 20,000
Specialty Irrigation (tree drip zone)	3	ea	\$ 1,000.00	\$ 3,000
<b>Total SF</b>	<b>203,024</b>		<b>TOTAL</b>	<b>\$ 1,063,473</b>
			<b>Price/SF</b>	<b>\$ 5.24</b>

**Low Water Plan Type A**

**PLANTING & IRRIGATION**

Item	Quantity	Unit	Unit Cost	Extension
Manicured Turf (bluegrass/fescue blend)	16,987	sf	\$ 4.50	\$ 76,442
Planting Beds (mulch + plants at medium density)	72,818	sf	\$ 8.50	\$ 618,953
Low Grow Native Grass (turf alternative)	94,763	sf	\$ 2.10	\$ 199,002
Native Grass (detention basin area)	18,302	sf	\$ 1.80	\$ 32,944
Irrigation Point of Connection & Controller	1	ls	\$ 20,000.00	\$ 20,000
Specialty Irrigation (tree drip zone)	10	ea	\$ 1,000.00	\$ 10,000
<b>Total SF</b>	<b>202,870</b>		<b>TOTAL</b>	<b>\$ 957,340</b>
			<b>Price/SF</b>	<b>\$ 4.72</b>

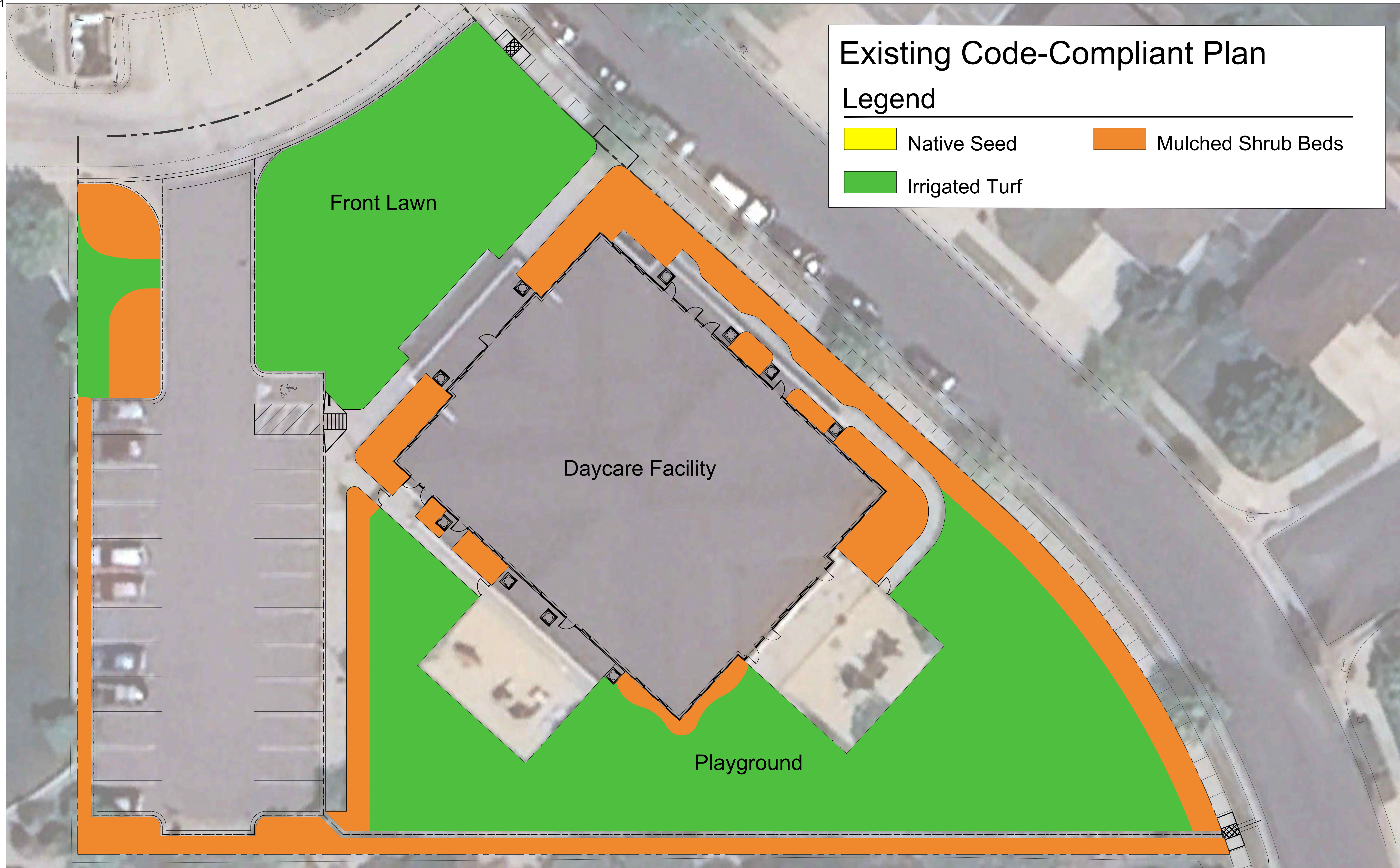
**Low Water Plan Type B**

**PLANTING & IRRIGATION**

Item	Quantity	Unit	Unit Cost	Extension
Manicured Turf (bluegrass/fescue blend)	14,986	sf	\$ 4.50	\$ 67,437
Planting Beds (mulch + plants at medium density)	88,088	sf	\$ 8.50	\$ 748,748
Low Grow Native Grass (turf alternative)	81,611	sf	\$ 2.10	\$ 171,383
Native Grass (detention basin area)	18,302	sf	\$ 1.80	\$ 32,944
Irrigation Point of Connection & Controller	1	ls	\$ 20,000.00	\$ 20,000
Specialty Irrigation (tree drip zone)	4	ea	\$ 1,000.00	\$ 4,000
<b>Total SF</b>	<b>202,987</b>		<b>TOTAL</b>	<b>\$ 1,044,512</b>
			<b>Price/SF</b>	<b>\$ 5.15</b>

**Assumptions**

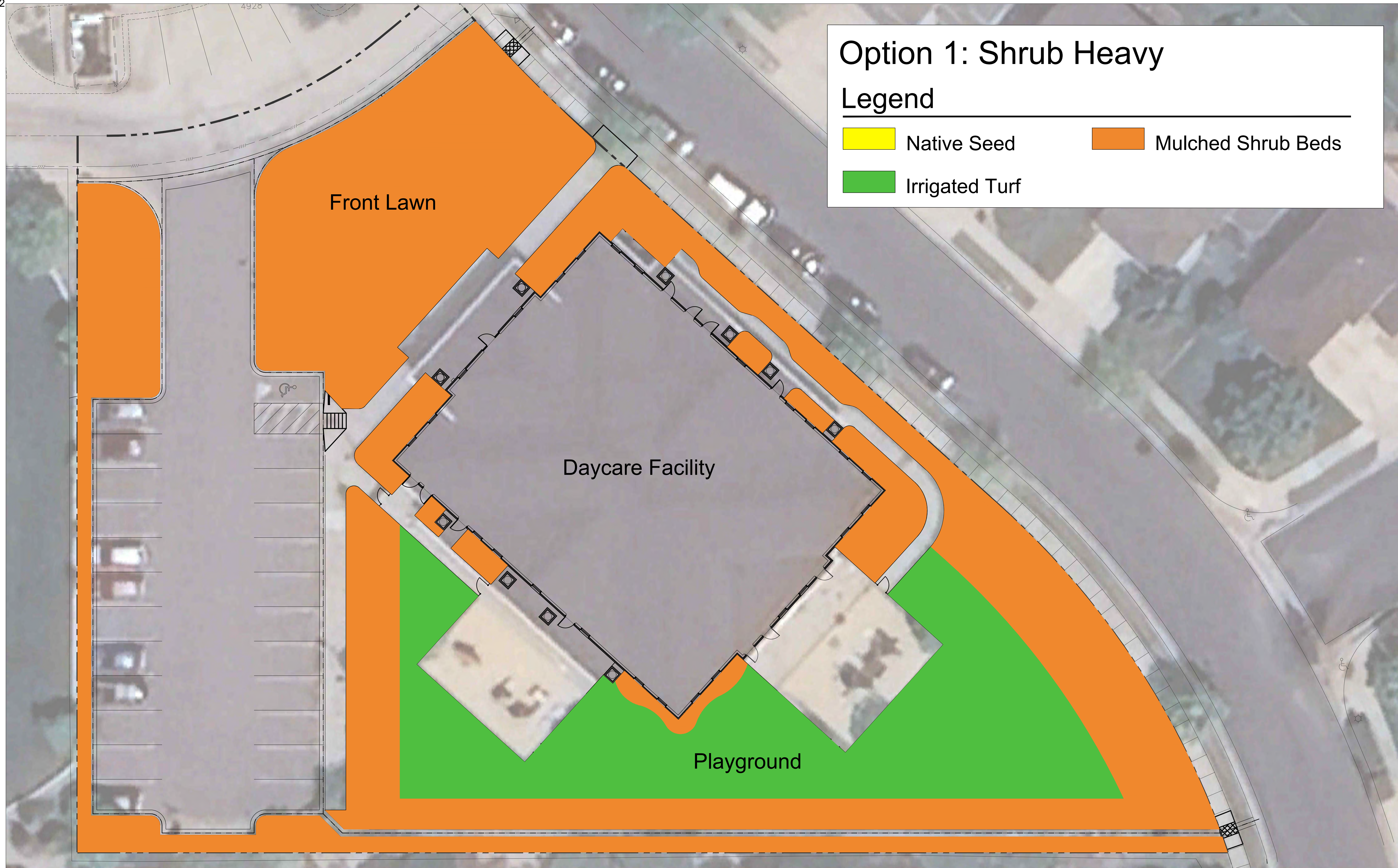
1. Unit costs utilized for estimating are based on Norris Design’s industry knowledge in collaboration with development and construction partners.
2. Ultimate landscape material cost, cost of water, maintenance costs, and landscaping methods are all subject to change.
3. Water consumption per year from Table 5.1.1-(5) - Hydrozones, LUC Article 5 (08/14/24 draft)
4. Water cost rates from 2024 City of Fort Collins Utilities Water, Wastewater & Stormwater Rates chart.
5. Annual maintenance costs estimated including: turf mowing, native grass mowing, turf weed control, over-seeding, aeration, fertilization, and planting bed weed control.
6. Renovations costs estimated including: soil preparation/tilling, irrigation system retrofit, seeding, and erosion control.
7. Demolition costs include herbicide treatment for turf replacement and irrigation inventory.
8. Excluded costs: Tree plantings, design consulting services, material delivery fees, permit fees, lighting and electrical work, utilities, and site furnishings.
9. These estimates represent an opinion of cost at the time of publication.



# Existing Code-Compliant Plan

## Legend

- Native Seed
- Mulched Shrub Beds
- Irrigated Turf

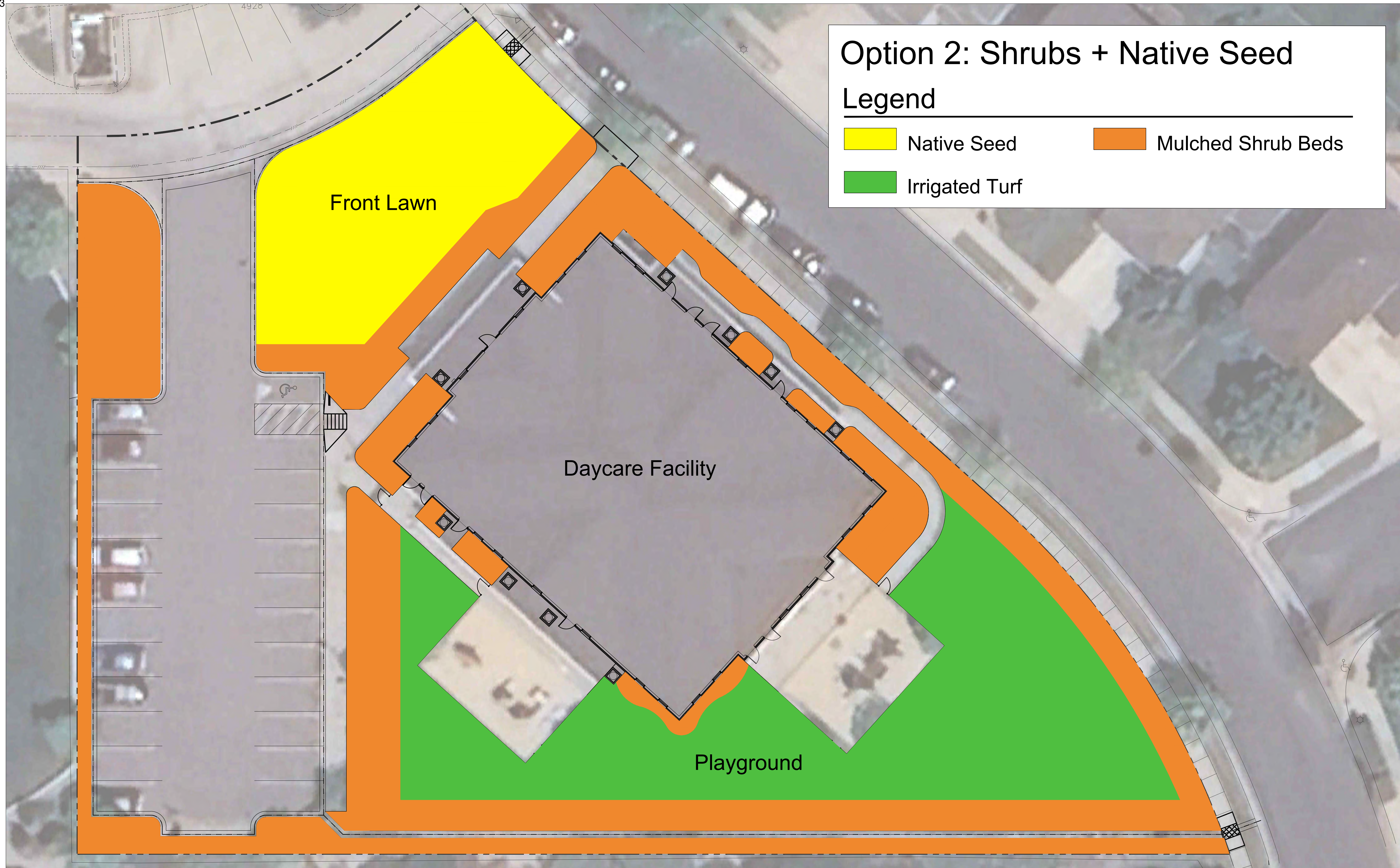


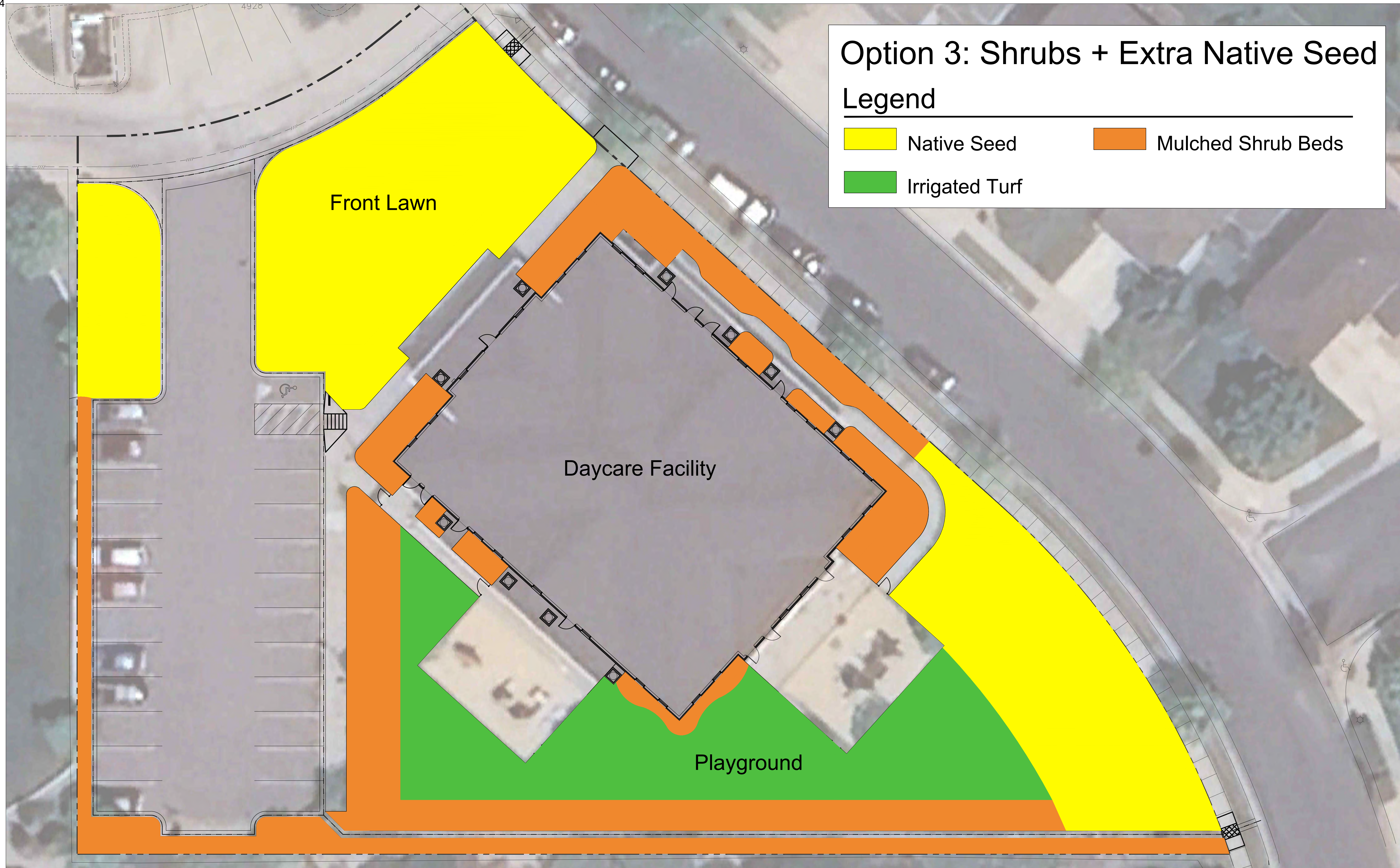
# Option 1: Shrub Heavy

## Legend

- Native Seed
- Mulched Shrub Beds
- Irrigated Turf







**Existing Code-Compliant Plan**

Hydrozone	Rate (gal/sf/yr)	Area (sf)	Water Use (gal)
High	18	14,429	259,722
Medium	14	0	0
Low	8	6,271	50,168
Very Low	3	0	0
<b>Total:</b>			<b>309,890</b>

**Annual Water Use  
15.0 gallons/sf/year**

**Option 1: Shrub Heavy**

Hydrozone	Rate (gal/sf/yr)	Area (sf)	Water Use (gal)
High	18	5,690	102,420
Medium	14	0	0
Low	8	15,010	120,080
Very Low	3	0	0
<b>Total:</b>			<b>222,500</b>

**Annual Water Use  
10.7 gallons/sf/year**

**Option 2: Shrubs + Native Seed**

Hydrozone	Rate (gal/sf/yr)	Area (sf)	Water Use (gal)
High	18	6,877	123,786
Medium	14	0	0
Low	8	9,953	79,624
Very Low	3	3,870	11,610
<b>Total:</b>			<b>215,020</b>

**Annual Water Use  
10.4 gallons/sf/year**

**Option 3: Shrubs + Native Seed**

Hydrozone Table	Rate (gal/sf/yr)	Area (sf)	Water Use (gal)
High	18	4,408	79,344
Medium	14	0	0
Low	8	6,707	53,656
Very Low	3	9,585	28,755
<b>Total:</b>			<b>161,755</b>

**Annual Water Use  
7.8 gallons/sf/year**

Installation Costs	SF Cost	Area (sf)	Total Cost
Irrigated Turf w/ Spray Irrigation	\$ 2.75	14,429	\$39,680
Mulched Shrub Beds w/ Drip Irrigation	\$ 12.67	6,271	\$79,454
Native Seed w/ Spray Irrigation	\$ 1.58	0	\$0
<b>Total:</b>			<b>\$119,133</b>

Installation Costs	SF Cost	Area (sf)	Total Cost
Irrigated Turf w/ Spray Irrigation	\$ 2.75	5,690	\$15,648
Mulched Shrub Beds w/ Drip Irrigation	\$ 12.67	15,010	\$190,177
Native Seed w/ Spray Irrigation	\$ 1.58	0	\$0
<b>Total:</b>			<b>\$205,824</b>

73% higher

Installation Costs	SF Cost	Area (sf)	Total Cost
Irrigated Turf w/ Spray Irrigation	\$ 2.75	6,877	\$18,912
Mulched Shrub Beds w/ Drip Irrigation	\$ 12.67	9,953	\$126,105
Native Seed w/ Spray Irrigation	\$ 1.58	3,870	\$6,115
<b>Total:</b>			<b>\$151,131</b>

27% higher

Installation Costs	SF Cost	Area (sf)	Total Cost
Irrigated Turf w/ Spray Irrigation	\$ 2.75	4,408	\$12,122
Mulched Shrub Beds w/ Drip Irrigation	\$ 12.67	6,707	\$84,978
Native Seed w/ Spray Irrigation	\$ 1.58	9,585	\$15,144
<b>Total:</b>			<b>\$112,244</b>

-6% lower