

Landscape Standards – Soil, Xeriscape

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- **Background**
- **Approach to Compliance**
 - Timeline
 - Proposal
 - Engagement
- **Trends**
- **Cost Impacts**



“Landscaping that adheres to water-wise landscaping principles without adversely impacting quality of life or landscape functionality.”

– Legislative declaration, CO Senate Bill 24-005

2021-2023 City Council Priorities

- #14 Effective soil amendment policies and compliance
- #19 Xeriscape – less grass in new development
- #28 Improving Tree Policy

- Project launched early 2022

Colorado Senate Bill 24-005

- Prohibitions on commercial development
 - nonfunctional turf
 - artificial turf
 - invasive species

- Signed into law March 2024
- Align by Jan. 1, 2026

Goal: Build climate resilient landscapes in Fort Collins

Objectives

- Reduce impacts of our built environment
- Maintain Fort Collins' unique sense of character and place
- Consider community needs now and into the future

Alignment

- City Plan
- Our Climate Future
- Water Efficiency Plan

Outcome

- Code
- Education and outreach
- Compliance



Principle LIV 9: Encourage development that reduces impacts on natural ecosystems and promotes sustainability and resilience.



Principle ENV 6: Manage water resources in a manner that enhances and protects water quality, supply and reliability.

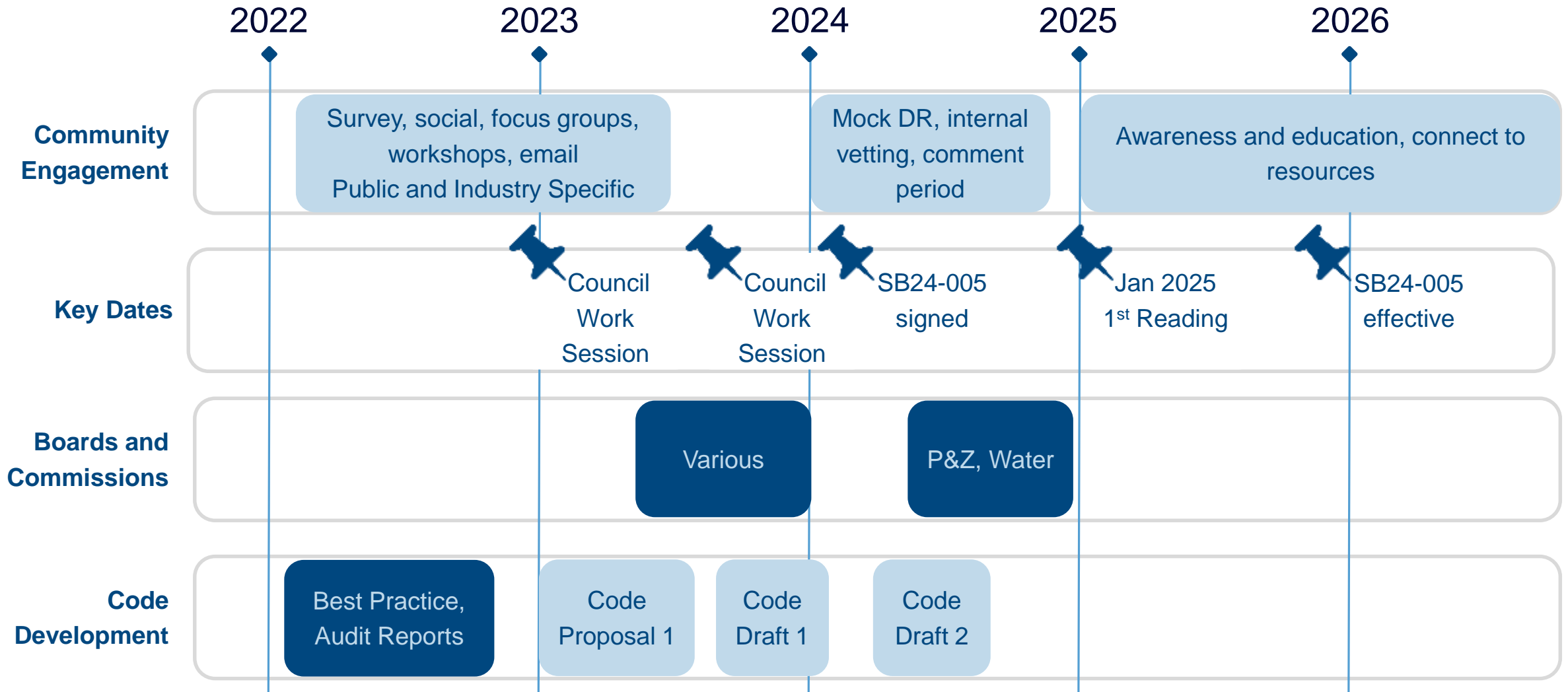
Principle ENV 8: Create and maintain a safe, healthy and resilient urban forest.



BIG MOVE 3

CLIMATE RESILIENT COMMUNITY

Timeline



| State Requirement | City Compliance (proposed) |
|---|---|
| No artificial turf (except for athletic fields) | Prohibit artificial turf (except for athletic fields) |
| No invasive plant species | Existing standard |
| High-water grass only allowed in functional areas | <ul style="list-style-type: none">• Definition of functional areas• Limit high-water grass to functional areas• Update Streetscape Standards (2025) |

Additional Fort Collins Specific Code Amendments (proposed)

General

- Code cleanup and reorganization

Landscape

- 50% living landscape coverage
- 11 gallon/sq.ft. annual water budget
- Limit high- and moderate-water grass to functional areas
- No restriction on low-water grass
- No irrigated grass < 75 sq.ft.

Trees

- Dedicated tree irrigation
- Limit consecutive trees

Soils

- Soil standards applicability
- Site specific soil amendment
- Soil loosening around trees



1,500+ “touch points” (how many people we heard from)

6,000+ comments

Public, developers, landscape and real estate professionals, property managers, nurseries and wholesalers, sod growers

Support:

Commercial landscape regulations

Grass with a purpose

Education and incentives

Concerns:

Residential landscape regulations

Limitation of turf area by percentage

Prohibiting artificial turf

Cost and maintenance of dedicated tree irrigation



Fictional designs for two property types: small commercial and multi-family

- Baseline - compliant with current code
(i.e. 15 gallon/sq.ft., no grass limitation)
- Alternative - compliant with amended code
(i.e. 11 gallon/sq.ft., grass limitations, irrig. to trees)

Applied upfront and ongoing costs to each scenario

- Installation
- Development fees for water
- Annual maintenance
- Annual water cost





Legend

| | |
|--|---|
| Native Seed | Mulched Shrub Beds |
| Irrigated Turf | |

Baseline Design



"Shrub Heavy"



"Native Grass Heavy"



Cost Compared to Baseline Landscape (2024 Rates & Fees)

| <u>Landscape Design</u> | Avg. GPSF | <u>Installation & Water Fees</u> | | | <u>Maintenance & Annual Water Cost</u> | | |
|-----------------------------------|--------------|--------------------------------------|---------------|---------------|--|----------------|----------------|
| | | <u>FoCo</u> | <u>ELCO</u> | <u>FCLWD</u> | <u>FoCo</u> | <u>ELCO</u> | <u>FCLWD</u> |
| Baseline | 15 | \$195K | \$224K | \$211K | \$3,900 | \$5,000 | \$4,200 |
| Alt. 1 Shrub Heavy | 10.7 | + \$39K | + \$30K | + \$57K | (\$270) | (\$600) | (\$370) |
| Alt. 2 Shrubs and Native Grass | 10.4 | (\$2K) | (\$10K) | + \$18K | (\$290) | (\$650) | (\$400) |
| Alt. 3 Native Grass Heavy | 7.8 | (\$43K) | (\$53K) | (\$12K) | (\$460) | (\$1,000) | (\$630) |

Water Budgets – 15 GPSF vs 11 GPSF

Water Budget Chart – LUC 5.10.1

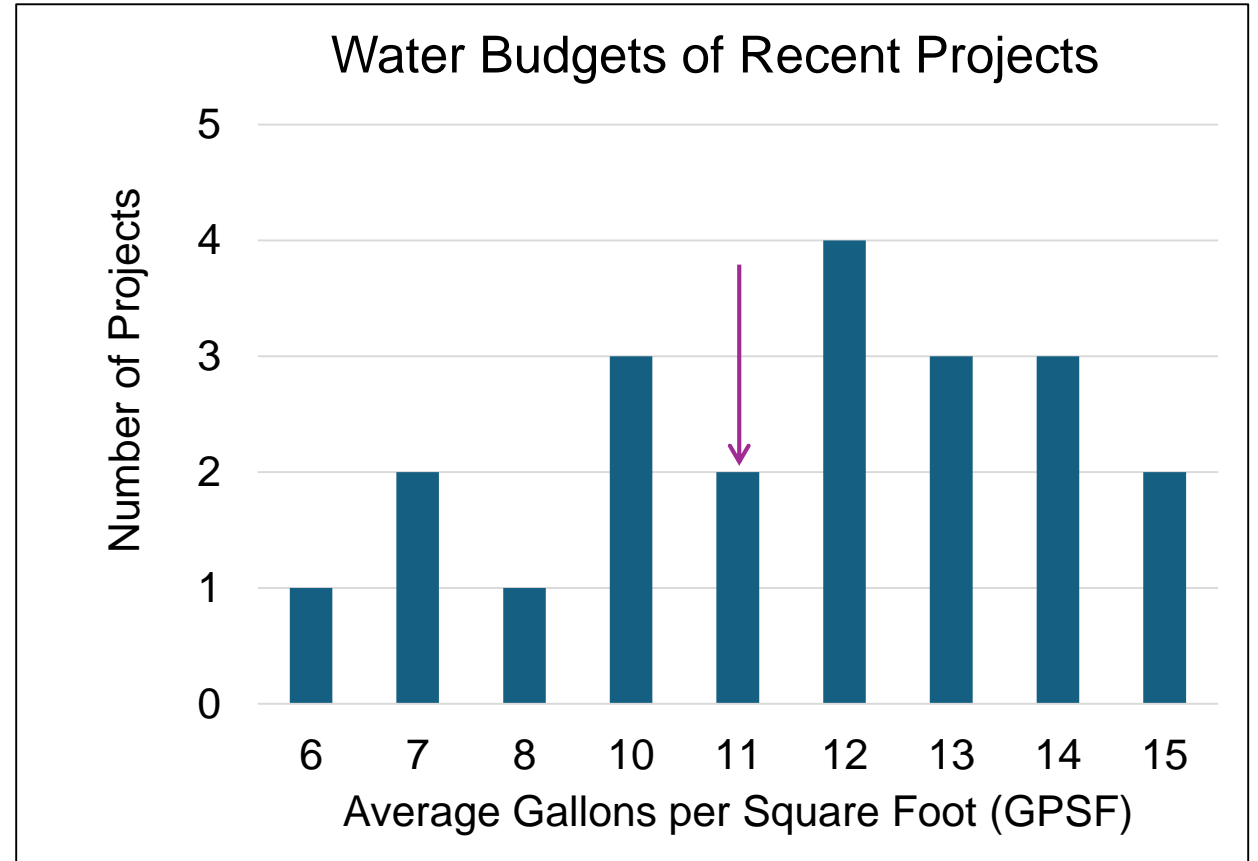
| Hydrozone | Annual Water Need (GPSF) |
|-----------|--------------------------|
| High | 18 |
| Moderate | 14 |
| Low | 8 |
| Very low | 3 |

21 Recent Development Projects

12 projects > 11 GPSF

Annual outdoor demand: 31.1M gal (95 AF)

Adjusted outdoor demand: 29.4M gal (90 AF)





Thank you!