HIGHLANDS RANCH METROPOLITAN DISTRICT
PARKWAY LANDSCAPE CONVERSION ACTION PLAN
WORKSHOP ADDENDUM

June 19, 2019

- Parkway Landscape Conversion Action Plan, Board Workshop June 19, 2019
Parkway Landscape Conversion Action Plan

Board Workshop
June 19, 2019
Re-cap

- Our consultant, DHM, conducted extensive research and created the Parkway Landscape Conversion Action Plan in 2018.

- Findings from the action plan were presented to Metro and CWSD Boards in the fall of 2018.

- A demonstration site along University was identified for an alternative grass conversion.

- The Board determined they wanted a more in depth discussion before moving forward with the demonstration site.
A Deeper Look

- Rising Maintenance Costs
- Rising Water Costs
- Statewide trends, expectations and laws
- The difference between alternative and native
- Demonstration Site
- Next Steps
- Questions and comments
Rising Maintenance Costs

Parkways Maintenance Budget

- 2012 - $591,719
- 2019 - $830,030

Escalating costs resulting in a 40% increase over 7 years despite years of scaled back services.
Rising Water Costs

Parkways Water Budget

- 2012 – $678,000
- 2019 – $931,000

- 37% increase in costs in 7 years. This is the budget, not actual spent.
# Water Budget Busted!

<table>
<thead>
<tr>
<th>YEAR</th>
<th>BUDGET</th>
<th>ACTUAL</th>
<th>Variance</th>
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<tbody>
<tr>
<td>2012</td>
<td>$678,000</td>
<td>$716,513</td>
<td>-$38,513</td>
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<tr>
<td>2013</td>
<td>$709,000</td>
<td>$541,272</td>
<td>$167,728</td>
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<td>2014</td>
<td>$750,000</td>
<td>$748,803</td>
<td>$1,197</td>
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<td>2015</td>
<td>$791,600</td>
<td>$822,462</td>
<td>-$30,862</td>
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<td>2016</td>
<td>$813,000</td>
<td>$975,767</td>
<td>-$162,767</td>
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<td>2017</td>
<td>$860,000</td>
<td>$799,863</td>
<td>$60,137</td>
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<td>2018</td>
<td>$898,000</td>
<td>$946,161</td>
<td>-$48,161</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>-$51,241</td>
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Is this really that big of a deal?

- .....aren’t all costs rising?
  True, but not quite at this rate. Remember that the water tiered rates can be costly.

- .....the manicured grass is one of the reasons that makes this community stand out.
  Agreed... it can still stand out but be more cost effective and sustainable too.

- .....this is a luxury worth keeping!
  Unfortunately, the water is finite... water conservation is a priority in the semi-arid west.
8

Aspen takes on ‘smart’ landscaping

BY ELIZABETH STEWART-SEVERY • JUL 23, 2017

The City of Aspen has a new ordinance regulating how much water can be used for landscaping.

Fort Collins water use keeps dropping, even as population grows

By Pamela Johnson
Reporter-Herald Staff Writer

The City of Aspen has a new ordinance regulating how much water can be used for landscaping.

Greeley to replace turf grass with native seeds in two parks next spring; Longmont could follow

By Sam Louxsenberry
Staff Writer

The City of Aspen has a new ordinance regulating how much water can be used for landscaping.

Westminster piloting native grasses to replace Kentucky bluegrass in some parks

Rusty Caldwell, parks foreman for the city of Westminster, spreads out irrigation lines in Bennington Park on June 19. Westminster is one of the only parks in a pilot program replacing Kentucky bluegrass with a water-saving native mix.

Greeley to host educational public on Bittersweet Park

Ace Delaney
January 6, 2016

Bittersweet Park is getting a face lift of sorts, and the city of Greeley will be future with residents.

The city is planning a $1.5 million upgrade to the irrigation system as well as changing the type of grass in the park to make water and maintenance of the turf more efficient. The $1.5 million includes design and construction.

While work is going on, the appearance of the park might look rough in spots while trees are dug to install pipes for the irrigation system and the turf is ripped out and put down new grass.
New State Law

**BILL SUMMARY**

**Section 1** of the bill augments an existing law that establishes the right of unit owners in common interest communities to use water-efficient landscaping, subject to reasonable aesthetic standards, by specifically extending the same policy to limited common elements, which are owned by the community and available for use by some but not all of the unit owners.

**Sections 2 and 3** extend existing water conservation requirements, currently applicable only to certain public entities that supply water at retail and their customers, to property management districts and other special districts that manage areas of parkland and open space.

(Note: This summary applies to the reengrossed version of this bill as introduced in the second house.)
Native vs. Alternative

- **Native** – consists of xeric grasses most similar to our open space and intended for minimal maintenance and watering.
- **Alternative** – consists of a variety of denser forming, low growing, hardy grasses with decreased maintenance and reduced watering.
Proposed Demonstration Site

University Slope
Demonstration Site
September 2018
Demonstration Site May 2019
Next Steps

- Return to Board for funding of demonstration site (January, 2020)
- Begin converting demonstration site (May, 2020)
- Public information
- Gather public input
- Modify plan if needed
- Boards adopt plan
Time for Questions & Comments