

Webinar

Water Wise Development Coalition Meeting - 5

Date: March 27, 2024

00:00:05 --> 00:00:06: Hi, everybody.

00:00:06 --> 00:00:07: Thank you for joining us.

00:00:08 --> 00:00:11: This is the Water Wise Development Coalition meeting.

00:00:11 --> 00:00:15: I'm Marianne Epig, Senior Director of Resilience for the Urban

00:00:15 --> 00:00:19: Land Institute, and we are excited today to talk to

00:00:19 --> 00:00:23: you about some important issues related to water wise strategies.

00:00:24 --> 00:00:27: Just a quick intro for some newbies.

00:00:27 --> 00:00:31: The Water Wise Development Coalition is a partnership between ULI,

00:00:31 --> 00:00:35: the Alliance for Water Efficiency, the Sonoran Institute, and the

00:00:35 --> 00:00:38: Water Now Alliance, and we convene land use and real

00:00:39 --> 00:00:43: estate professionals with public sector decision makers with the primary

00:00:43 --> 00:00:47: goal of advancing water smart real estate development and supportive

00:00:47 --> 00:00:48: policies.

00:00:48 --> 00:00:51: We meet quarterly, virtually, and it's free to join.

00:00:52 --> 00:00:54: And if you can help us spread the word about

00:00:54 --> 00:00:55: this, that would be wonderful.

00:00:56 --> 00:00:59: And as you'll see at the end, we'll have time

00:00:59 --> 00:01:02: to discuss upcoming meeting topics, speakers and efforts.

00:01:03 --> 00:01:05: And you guys all have a say and what that

00:01:05 --> 00:01:05: turns out to be.

00:01:08 --> 00:01:11: We have a a jam packed agenda for you today.

00:01:12 --> 00:01:16: The topic for today's meeting is water wise policies, regulations

00:01:16 --> 00:01:19: and incentives related to land use.

00:01:19 --> 00:01:24: In particular, we have 3, excuse me, 4 presenters today.

00:01:24 --> 00:01:28: Andrew Morris with the Alliance for Water Efficiency will be
00:01:28 --> 00:01:31: discussing state level policies and resources.
00:01:31 --> 00:01:36: Waverly Claw will be talking about local policies and
resources
00:01:36 --> 00:01:40: and then Morgan Hester and her colleague Scott Winter will
00:01:40 --> 00:01:44: be discussing how Colorado Springs has update updated its
land
00:01:45 --> 00:01:49: use and landscape codes in alignment with its water
efficiency
00:01:49 --> 00:01:50: plan and goals.
00:01:51 --> 00:01:54: And then we'll conclude with some group updates and
discussion.
00:01:55 --> 00:01:57: So we're excited to get started.
00:01:57 --> 00:01:59: I'm going to turn it over to our first speaker,
00:01:59 --> 00:02:00: Andrew.
00:02:03 --> 00:02:04: Thanks so much.
00:02:04 --> 00:02:07: Let me get my presentation pulled up here.
00:02:08 --> 00:02:09: Thank you for the invitation.
00:02:09 --> 00:02:12: I'm Andrew Morris from the Alliance for Water Efficiency.
00:02:12 --> 00:02:15: I'm the senior manager for policy and programs.
00:02:16 --> 00:02:19: I'll do a brief introduction of AW Looking at who's
00:02:19 --> 00:02:21: on the call, it seems like most of you all
00:02:21 --> 00:02:24: are familiar, but just kind of a high level to
00:02:24 --> 00:02:26: give a sense of who we are as a national
00:02:26 --> 00:02:27: non profit.
00:02:27 --> 00:02:29: We really work to bring people together.
00:02:29 --> 00:02:32: I think that's how I've gotten to know many of
00:02:32 --> 00:02:35: you and we want to connect people across states, you
00:02:35 --> 00:02:39: know, in into Canada, really connect people to build
knowledge,
00:02:39 --> 00:02:42: to collaborate and then focus on policy advocacy.
00:02:42 --> 00:02:44: So a lot of work at really the federal and
00:02:44 --> 00:02:48: the state levels and connecting people and just thinking
about
00:02:48 --> 00:02:50: who we are as an organization, that Big Blue block
00:02:50 --> 00:02:53: there at 328, those are water utilities essentially.
00:02:53 --> 00:02:57: So we are mostly water utilities, but also a good
00:02:57 --> 00:03:02: number of businesses, manufacturers, trade associations
and folks that work
00:03:02 --> 00:03:06: with and serve water utilities that are all focused on
00:03:06 --> 00:03:08: water efficiency.
00:03:08 --> 00:03:10: So it's a good mix of members, but we do
00:03:10 --> 00:03:13: tend to have kind of the bulk of our membership
00:03:13 --> 00:03:14: in water utilities.

00:03:14 --> 00:03:17: Those are both, you know, kind of municipal and governmental utilities.

00:03:17 --> 00:03:17: We have some investor owned utilities and a couple other different flavors of utility types mixed in there.

00:03:17 --> 00:03:20: So with that as background, I think it's helpful to look at States and their water efficiency and that's been a focus of ours over the past ten years or so.

00:03:20 --> 00:03:23: And we recently released our 2022 state policy scorecard. A number of you have probably seen it or you've seen presentations.

00:03:23 --> 00:03:24: So I'm going to dig into a couple elements here that are really focused on things that integrate land use and water and then also might affect development.

00:03:24 --> 00:03:28: But it's something we do every five years.

00:03:28 --> 00:03:32: And what we do is we evaluate state policy and we don't look at local policy.

00:03:32 --> 00:03:35: I know there's tons of great things happening in states that may not score as high as a state scorecard just looks at the state policies and not the local work.

00:03:35 --> 00:03:35: And we also don't look at, you know, water usage or water availability.

00:03:35 --> 00:03:40: Obviously that gets very complex.

00:03:40 --> 00:03:43: So we're really focused on the policy side at the state level and the efficiency and sustainability policies there.

00:03:43 --> 00:03:44: And it's not AG.

00:03:44 --> 00:03:46: So AG's important.

00:03:46 --> 00:03:49: Totally agree that our membership, we're more of a urban water users, if you will.

00:03:49 --> 00:03:52: So this is not an AG related report.

00:03:52 --> 00:03:53: And the purpose of it is to encourage states to adopt laws and policies that promote conservation efficiency.

00:03:53 --> 00:03:55: We highlight exemplary laws and regulations and plans and policies from different states.

00:03:55 --> 00:03:58: And we end with recommendations for each state.

00:03:58 --> 00:04:00: So if you're curious about your state, you can pull it up.

00:04:00 --> 00:04:03: It's on our website, it's available for everyone.

00:04:03 --> 00:04:05: You can check that out.

00:04:56 --> 00:04:58: Like I said, we do a wide range of policy
00:04:58 --> 00:04:58: areas.
00:04:58 --> 00:05:00: So I'm not going to try to talk about all
00:05:00 --> 00:05:02: of these and I don't think all of them would
00:05:02 --> 00:05:03: even be relevant to today's conversation.
00:05:03 --> 00:05:05: So I'm going to focus in on a few here.
00:05:08 --> 00:05:10: I did put the rankings and you have to that's
00:05:10 --> 00:05:11: kind of the purpose of the scorecard.
00:05:12 --> 00:05:15: But those are the overall rankings, not not just the
00:05:15 --> 00:05:16: the policies we'll talk about today.
00:05:19 --> 00:05:22: So this is new in our 2022 scorecard and it
00:05:22 --> 00:05:26: was looking at and asking several questions around water
and
00:05:26 --> 00:05:28: land use integration planning.
00:05:29 --> 00:05:31: And you know, we can see here that the the
00:05:31 --> 00:05:34: States and it looks like a lot of the East
00:05:34 --> 00:05:36: and a lot of the West and then a few
00:05:36 --> 00:05:40: places in between have some state level policy to integrate
00:05:40 --> 00:05:41: water and land use planning.
00:05:44 --> 00:05:46: To dig a little deeper here, we asked, we, we
00:05:46 --> 00:05:51: prepared the scorecard by asking questions normally of state
agencies
00:05:51 --> 00:05:54: or regulators and sometimes other folks in the states with
00:05:54 --> 00:05:55: knowledge here.
00:05:56 --> 00:05:59: And we, we asked three questions about the water use
00:05:59 --> 00:06:01: and land use planning.
00:06:01 --> 00:06:04: And I think something that was interesting that we saw
00:06:04 --> 00:06:06: this time around, this is a new question for us
00:06:06 --> 00:06:08: in 2022, is really the wide range of how people
00:06:08 --> 00:06:09: do this.
00:06:09 --> 00:06:12: You know, our questions are kind of general, so there's
00:06:12 --> 00:06:15: lots of different ways people accomplish this goal.
00:06:16 --> 00:06:19: Some are more or less binding, some are more or
00:06:19 --> 00:06:20: less effective.
00:06:20 --> 00:06:23: If we had to guess, sometimes it's really like, do
00:06:23 --> 00:06:26: you have plans that mention water and land use?
00:06:26 --> 00:06:26: OK.
00:06:27 --> 00:06:30: You know, that's the limit of some plans where as
00:06:30 --> 00:06:34: other states have requirements that things be more
meaningfully integrated,
00:06:34 --> 00:06:38: whether that's a comprehensive plan for local government,
including water,
00:06:39 --> 00:06:43: whether that's incorporating regional planning, demand

forecast, future land use

00:06:43 --> 00:06:46: plans and how that connects to future water use.

00:06:46 --> 00:06:47: So there's a pretty wide range.

00:06:48 --> 00:06:51: So I think in the future, our hope would probably

00:06:51 --> 00:06:54: be to refine these a bit and highlight the ones

00:06:54 --> 00:06:56: that seem like they, they could do a better job

00:06:56 --> 00:06:58: of getting into the details.

00:06:59 --> 00:07:00: But we kept it kind of high level.

00:07:01 --> 00:07:04: I think one benefit of this time around was one,

00:07:04 --> 00:07:07: we started talking about this and the importance of the

00:07:07 --> 00:07:09: connection between land use and water use.

00:07:09 --> 00:07:11: And then I think the second thing is we we

00:07:11 --> 00:07:12: gathered all sorts of information.

00:07:12 --> 00:07:15: So for each question, we end up with all the

00:07:15 --> 00:07:19: examples from the state agency of their laws, of their

00:07:19 --> 00:07:22: regulations, of their plans, of how it works.

00:07:22 --> 00:07:25: So that helps us think through things better.

00:07:25 --> 00:07:27: And also we are happy to connect our members or

00:07:27 --> 00:07:29: other interested folks If you want to reach out.

00:07:30 --> 00:07:32: And going back to the map for a second, if

00:07:32 --> 00:07:35: you're wondering what your state said that gave them some

00:07:35 --> 00:07:38: credit or what they're doing, if you don't already know,

00:07:38 --> 00:07:40: we'd be happy to share that with you about your

00:07:40 --> 00:07:40: state.

00:07:41 --> 00:07:45: Or if you're curious about a neighbor upstream, downstream,

different

00:07:45 --> 00:07:48: part of the country, this report also enables us to

00:07:48 --> 00:07:51: share what other people are doing and act as a

00:07:51 --> 00:07:52: resource for everyone.

00:07:52 --> 00:07:55: So I think the big picture observations and takeaways from

00:07:55 --> 00:07:58: us was really there's a wide range of approaches.

00:07:58 --> 00:08:02: And the 50 states survey approach this time around wasn't

00:08:02 --> 00:08:06: really in depth enough to fully evaluate how well these

00:08:06 --> 00:08:07: performed.

00:08:08 --> 00:08:11: But certainly there's a wide range in terms of the

00:08:11 --> 00:08:14: detail, the specificity, how water and land use are

coordinated.

00:08:15 --> 00:08:17: So that's that's a new element here.

00:08:18 --> 00:08:22: A classic is fixture standards and building codes for water

00:08:22 --> 00:08:24: efficient fixtures.

00:08:24 --> 00:08:26: It's not directly related to land use, but it is

00:08:26 --> 00:08:26: to development.

00:08:27 --> 00:08:30: So we've asked that again, this is a growing area

00:08:30 --> 00:08:34: still where different states are adopting requirements for water efficient

00:08:34 --> 00:08:36: fixtures, appliances and so on.

00:08:36 --> 00:08:39: So we also have some information on there and we

00:08:39 --> 00:08:42: also track this regularly and have it on our website.

00:08:44 --> 00:08:47: So I wanted to talk a little bit about things

00:08:47 --> 00:08:49: that were not in the state scorecard, but that have

00:08:49 --> 00:08:52: really been becoming hotter and hotter topics.

00:08:52 --> 00:08:54: They've been around for, you know, a while now.

00:08:54 --> 00:08:57: But nonetheless, they weren't in our last scorecard, but they

00:08:57 --> 00:08:59: are things we've been focusing on lately.

00:09:00 --> 00:09:05: We recently reduced this resource on NFT in 2023.

00:09:06 --> 00:09:10: It's a Western focused resource and it's not specific to

00:09:10 --> 00:09:14: just state policy, but it does include a healthy amount

00:09:14 --> 00:09:19: of state policy, state law, state incentive programs, all related

00:09:19 --> 00:09:20: to NFT.

00:09:20 --> 00:09:23: And if you find this, it's available on our website

00:09:23 --> 00:09:24: or our LinkedIn.

00:09:24 --> 00:09:27: You can go to the state you're interested in and

00:09:27 --> 00:09:31: we'll have examples and bullets and links to the relevant

00:09:31 --> 00:09:34: resources or examples or kind of current events from these

00:09:35 --> 00:09:35: states.

00:09:36 --> 00:09:39: A fair amount of it is limited to new non

00:09:39 --> 00:09:41: residential development.

00:09:42 --> 00:09:46: There's, you know, tons of programs for existing landscapes

00:09:46 --> 00:09:49: as

00:09:49 --> 00:09:53: well, but a lot of activity related to new non

00:09:53 --> 00:09:56: residential development that's going to affect how people,

00:09:56 --> 00:09:59: you know,

00:09:59 --> 00:10:01: develop and use water and and as they build out.

00:10:01 --> 00:10:04: And again, this is not news to many people on

00:10:04 --> 00:10:08: the call, but just another example of that was in

00:10:08 --> 00:10:09: Colorado recently and the law was passed and signed

00:10:09 --> 00:10:13: related

00:10:13 --> 00:10:16: to NFT in future development.

00:10:16 --> 00:10:19: So it's a hot area continues to see a lot

00:10:19 --> 00:10:23: of activity in a in a wide range of states

00:10:23 --> 00:10:26: in the West.

00:10:26 --> 00:10:30: I did want to flag something that we're starting to

00:10:30 --> 00:10:33: see and that AW has been focusing on and that

00:10:33 --> 00:10:36: is the Watersense Homes program that was revamped a

00:10:36 --> 00:10:39: couple

00:10:39 --> 00:10:42: years back.

00:10:31 --> 00:10:33: It's starting to gain a lot of traction in the Southwest especially.

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00:10:35 --> 00:10:38: And one of the things we're looking at our state level programs to incentivize water sense new homes.

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00:10:42 --> 00:10:46: We're also seeing in areas that are water stressed or areas where it's hard to get water entitlements, builders are increasingly looking at programs like this one as a way

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00:10:50 --> 00:10:54: to make the case to the state or to the local community that they are going to be wise users

00:10:54 --> 00:10:56:

00:10:56 --> 00:11:00: of water, have the water they need.

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00:11:03 --> 00:11:06: So I think there's a lot of interesting activity going on in this program at the state level, potentially a lot at the local level.

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00:11:11 --> 00:11:13: And this is an article from a couple years back talking about the program and I thought was pretty interesting from the journal AWWA.

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00:11:20 --> 00:11:24: Lastly, for something pretty different, I just wanted to flag up there, we are seeing some trends related to it's called the water demand calculator and premise plumbing design and

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00:11:27 --> 00:11:31: building design.

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00:11:32 --> 00:11:35: And really I think this is, you can put in the category of now that we're seeing a lot of improvements in efficiency, how do we adapt our buildings or our landscapes or our plans to lower water use on a per person or building basis.

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00:11:53 --> 00:11:57: And more and more States and regions are adopting this. It's part of the plumbing code and it allows building owners or designers really to design the premise plumbing system

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00:12:01 --> 00:12:05: in a way that accounts for efficiency.

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00:12:35 --> 00:12:38: that's relevant for thinking about the big picture all the way down to the building level on how you think about efficiency and water use.

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00:12:41 --> 00:12:42:

00:12:43 --> 00:12:45: So try to hit a quick survey there of some of the things that are top of mind for us,

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00:12:48 --> 00:12:52: but I'm happy to answer questions on any of those topics or any other state policy issues that are top of mind.

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00:13:00 --> 00:13:02: Thank you so much, Andrew.

00:13:03 --> 00:13:05: So we have time for questions for Andrew.

00:13:05 --> 00:13:07: You all are welcome to unmute.

00:13:07 --> 00:13:10: Andrew, maybe you want to stop sharing your screen and then we can see hopes when they ask questions.

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00:13:13 --> 00:13:16: I encourage people to to unmute and show your screen if you ask a question, but you're also welcome to use the chat box.

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00:13:25 --> 00:13:29: Danielle asked if you can drop links to resources you highlighted into the chat box.

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00:13:31 --> 00:13:32: Andrew.

00:13:32 --> 00:13:34: Certainly I will put several links in the chat box for everyone.

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00:13:37 --> 00:13:39: You can do that after, after your Q&A, Andrew, if you want.

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00:13:40 --> 00:13:40: You don't do that.

00:13:41 --> 00:13:43: Sometimes I know I forget things, you know I got, I got to know.

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00:13:45 --> 00:13:48: Yeah, Jenna, your hand is raised.

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00:13:49 --> 00:13:52: Yeah, I just wanted to.

00:13:52 --> 00:13:52: Add to the the last little bit about the Wattersons EPA rated homes.

00:13:53 --> 00:13:56: So I work with the Eastern Municipal Water District in Paris, California and they just did a big thing at a community, you know, like 3, maybe 5 miles from our main campus.

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00:14:04 --> 00:14:05: It's a brand new community.

00:14:05 --> 00:14:07: There's 2-3 developments within it.

00:14:07 --> 00:14:09: 2 are Watersense EPA rated homes.

00:14:09 --> 00:14:10: So they did a little EPA.

00:14:10 --> 00:14:14: Watersense just released a study on that reviewing how that went.

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00:14:14 --> 00:14:17: And then we're also looking to maybe work with them in the future to install potentially like some flume devices

00:14:17 --> 00:14:20:

00:14:20 --> 00:14:22: or something similar to try and see if like on

00:14:22 --> 00:14:23: a per device level.

00:14:23 --> 00:14:25: If the homes are are, I don't know if you

00:14:25 --> 00:14:29: say operating, but operating as the Watersense EPA study thinks

00:14:29 --> 00:14:30: that they should be.

00:14:30 --> 00:14:32: And just kind of to find out how that's going.

00:14:32 --> 00:14:34: And also just, you know, some end user information for

00:14:35 --> 00:14:36: us as well as a water agency.

00:14:37 --> 00:14:39: But I know that they, I think two weeks ago

00:14:39 --> 00:14:42: released the findings of their initial part of that and

00:14:42 --> 00:14:45: then I just started talking with Jonah about the next

00:14:45 --> 00:14:46: steps for that.

00:14:48 --> 00:14:50: Do do you have the link to that, Jenna, is

00:14:50 --> 00:14:51: that out or where?

00:14:51 --> 00:14:51: Where can I?

00:14:51 --> 00:14:54: Find he sent me APDF because we're listed on there

00:14:54 --> 00:14:56: but I I'm sure I can find something for.

00:14:57 --> 00:14:58: Let me look it through my emails and see.

00:15:00 --> 00:15:00: That's great.

00:15:01 --> 00:15:04: And yeah, I think we're we're hearing some things from

00:15:04 --> 00:15:07: our members happening at the local level which are pretty

00:15:07 --> 00:15:08: exciting around that program.

00:15:08 --> 00:15:12: And then the other thing I've heard some rumblings of

00:15:12 --> 00:15:17: is on the energy side, sometimes performance based energy programs

00:15:17 --> 00:15:20: like Energy Star Homes or others are used in building

00:15:20 --> 00:15:25: codes as you know, either alternative pathways for meeting energy

00:15:25 --> 00:15:28: efficiency, whereas in some cases required.

00:15:28 --> 00:15:31: So I wouldn't be surprised if we see more instead

00:15:31 --> 00:15:35: of focusing on just the toilet or just this piece,

00:15:35 --> 00:15:38: you know, more holistic look at that new development and

00:15:38 --> 00:15:42: how it uses water, which would give the the developer

00:15:42 --> 00:15:44: choices as to how to achieve water savings.

00:15:44 --> 00:15:47: So I think that's the trend we're maybe a little

00:15:47 --> 00:15:51: behind energy on, but there's some interesting conversations going on

00:15:51 --> 00:15:51: on there.

00:15:54 --> 00:15:56: We have a question from Hope in the in the

00:15:56 --> 00:15:58: chat Hope, do you mind unmuting and just asking?

00:16:01 --> 00:16:02: Sure.

00:16:02 --> 00:16:03: I'm sorry, I'm eating lunch.

00:16:04 --> 00:16:05: No problem.

00:16:05 --> 00:16:09: Yeah, I'm just curious about how we can ensure enforcement

00:16:09 --> 00:16:10: on the state policies.

00:16:10 --> 00:16:14: Like for example, Colorado just passed the non functional turf

00:16:14 --> 00:16:17: ban on non residential spaces and we were talking about

00:16:18 --> 00:16:21: it this morning in our staff meeting just about like.

00:16:22 --> 00:16:23: We think it's great, but how are we going to?

00:16:23 --> 00:16:27: Ensure that that it's actually happening.

00:16:28 --> 00:16:29: Right, right.

00:16:30 --> 00:16:33: I think two things I'd share that might be helpful.

00:16:34 --> 00:16:40: One is the AWWATEC committee has a project that's just

00:16:40 --> 00:16:47: kicking off on enforcement mechanisms for water conservation policies.

00:16:47 --> 00:16:49: And it really gets that.

00:16:49 --> 00:16:53: Situations where a utility serves an area that maybe like

00:16:53 --> 00:16:56: say you're a city, but you serve unincorporated areas or

00:16:56 --> 00:17:00: say you're a water authority or a special district that

00:17:00 --> 00:17:02: doesn't have any land use control.

00:17:04 --> 00:17:07: There's a lot of different flavors where the utility might

00:17:07 --> 00:17:10: not have the type of direct planning, zoning, building code

00:17:10 --> 00:17:13: inspection that a city would have, or they don't have

00:17:13 --> 00:17:14: it for their full service area.

00:17:14 --> 00:17:19: So some of those enforcement questions are a function of

00:17:19 --> 00:17:22: that and I do think this study is going to

00:17:22 --> 00:17:28: highlight ways different utilities have tackled that issue of where

00:17:28 --> 00:17:33: their ability to enforce lines up unevenly with their service

00:17:33 --> 00:17:33: area.

00:17:34 --> 00:17:37: Second, secondly, I like at the state level, one thing

00:17:37 --> 00:17:40: I observed in the scorecard process and then also in

00:17:40 --> 00:17:42: my old job I worked in, in Georgia a lot

00:17:42 --> 00:17:43: on water planning.

00:17:44 --> 00:17:49: And sometimes there are structural problems or challenges, let's say

00:17:49 --> 00:17:54: with state laws where there are requirements but no clear

00:17:54 --> 00:17:55: responsibility.

00:17:55 --> 00:17:58: The responsibility on state agencies or on locals is unclear

00:17:58 --> 00:18:00: in the underlying laws or plans.

00:18:02 --> 00:18:04: And sometimes that's really not a fix you can fix

00:18:04 --> 00:18:04: locally.

00:18:05 --> 00:18:06: It's got to be fixed at the state level.

00:18:07 --> 00:18:09: But that's a challenge when or sometimes there's just requirements

00:18:09 --> 00:18:11: in law and that doesn't really say who does what.

00:18:12 --> 00:18:15: So some of those are are problems that are really

00:18:15 --> 00:18:19: probably state legislature problems or sometimes the agency is responsible

00:18:19 --> 00:18:22: for the requirements can help fill some gaps with rule

00:18:22 --> 00:18:23: making.

00:18:23 --> 00:18:24: But that is a common problem.

00:18:24 --> 00:18:25: Great.

00:18:29 --> 00:18:31: Questions I have AI have a quick question.

00:18:31 --> 00:18:37: Andrew, are you seeing pushback on right sizing tap, tap

00:18:37 --> 00:18:37: sizes?

00:18:39 --> 00:18:41: Maybe that's a local question for Waverly, but I'm I'm

00:18:41 --> 00:18:43: really interested in that.

00:18:44 --> 00:18:44: Yeah.

00:18:44 --> 00:18:48: So I can, I can defer to Waverly.

00:18:48 --> 00:18:50: I don't know if you have any specific examples or

00:18:50 --> 00:18:51: if you'll cover any.

00:18:54 --> 00:19:00: Well, I'm not covering any in this particular presentation, but

00:19:00 --> 00:19:04: I mean, I do know that there's a lot of

00:19:04 --> 00:19:08: research going on out there and a lot of communities

00:19:08 --> 00:19:13: trying to better align their tap fees and tap sizes

00:19:13 --> 00:19:15: with the water budget.

00:19:16 --> 00:19:21: The estimated amount of water that the the new development

00:19:21 --> 00:19:25: will use and kind of weaving in incentives for more

00:19:26 --> 00:19:31: water efficient development in the form of kind of reduced

00:19:31 --> 00:19:32: tap fees.

00:19:33 --> 00:19:38: You know, and so we're seeing that in different communities

00:19:38 --> 00:19:39: in Colorado.

00:19:40 --> 00:19:47: Little Thompson Water Conservation District is utilizing an

00:19:47 --> 00:19:53: urban tap

00:19:54 --> 00:20:00: fee structure where they are charging a smaller amount for

00:20:00 --> 00:20:05: taps that are intended to be serving infill development that

00:20:05 --> 00:20:09: have smaller lot sizes and there is a a penalty

00:20:09 --> 00:20:09: if you exceed your allotted water budget.

00:20:10 --> 00:20:14: The City of Fountain was working for a while on

00:20:14 --> 00:20:15: linking their.

00:20:16 --> 00:20:23: Tap fees with the amount of low water use landscaping

00:20:23 --> 00:20:26: installed on the site.

00:20:26 --> 00:20:30: So there are a few initiatives at the local level

00:20:30 --> 00:20:32: where that's where that's concerned.

00:20:34 --> 00:20:37: And I think on the state level, I would just

00:20:37 --> 00:20:40: add, depending on the state you're in, sometimes the ability

00:20:40 --> 00:20:44: in the methodology to charge impact fees, development charges, capacity

00:20:44 --> 00:20:48: fees, they're called different things, different states.

00:20:48 --> 00:20:50: But your ability to charge those and how you charge

00:20:50 --> 00:20:54: those is determined by state statute or rules in some cases.

00:20:54 --> 00:20:54: cases.

00:20:54 --> 00:20:58: So at the state level, there are sometimes, like if

00:20:58 --> 00:21:01: a developer is frustrated with a city or a county

00:21:01 --> 00:21:05: and how they're being assessed, fees or meter sizes, they

00:21:05 --> 00:21:06: complain to the state.

00:21:07 --> 00:21:11: Sometimes those statutes have causes of action in them, private

00:21:11 --> 00:21:15: causes of action where developers can bring lawsuits against utilities.

00:21:15 --> 00:21:18: So I've seen limited activities in some of those areas.

00:21:23 --> 00:21:23: Great.

00:21:23 --> 00:21:24: Thank you, both.

00:21:25 --> 00:21:28: And then Andrew, seems like the most action is happening

00:21:28 --> 00:21:31: in the landscaping arena right now at the state level.

00:21:31 --> 00:21:32: Is that true?

00:21:32 --> 00:21:35: I'm just wondering because you have a better overall sense

00:21:35 --> 00:21:38: of this than I do, like percentage wise, what, how

00:21:38 --> 00:21:42: many, how many of these policies are really landscape versus

00:21:42 --> 00:21:43: building oriented?

00:21:44 --> 00:21:46: Yeah, there's still a fair amount of building.

00:21:46 --> 00:21:47: It just is not.

00:21:47 --> 00:21:50: It's more things like the water domain calculator, for example,

00:21:50 --> 00:21:52: is kind of just a follow on to the work

00:21:52 --> 00:21:54: that's already been done.

00:21:54 --> 00:21:58: So it's a little quieter, the less controversial, probably a

00:21:58 --> 00:22:02: little less impactful the outdoors, I think the greater focus

00:22:02 --> 00:22:04: for more of our members.

00:22:05 --> 00:22:07: There's some other things that are again, a little distant

00:22:07 --> 00:22:11: from this conversation like water utility, water loss, some other

00:22:11 --> 00:22:13: things that there's a fair amount of activity on.

00:22:13 --> 00:22:16: But in the built environment and in, you know, kind

00:22:16 --> 00:22:18: of the land use context, I would say it's it's

00:22:18 --> 00:22:20: much more outdoor focused.

00:22:24 --> 00:22:24: Excellent.

00:22:24 --> 00:22:24: Thank you.

00:22:25 --> 00:22:27: Any other final questions for Andrew?

00:22:30 --> 00:22:31: OK, I'm not seeing any.

00:22:31 --> 00:22:33: If you do, if you think of something later, please

00:22:33 --> 00:22:36: put it in the chat box and Andrew can respond.

00:22:39 --> 00:22:39: Sorry.

00:22:39 --> 00:22:40: Go ahead, Andrew.

00:22:40 --> 00:22:40: I'll.

00:22:40 --> 00:22:41: Just say I'll drop my e-mail in there too if

00:22:41 --> 00:22:42: you ever want to chat.

00:22:43 --> 00:22:44: I'd love to learn from you too, so reach out

00:22:44 --> 00:22:45: anytime.

00:22:45 --> 00:22:46: Thank you, Andrew.

00:22:47 --> 00:22:47: All right.

00:22:47 --> 00:22:50: Our next speaker is Waverly Klaw with the Sonoran Institute.

00:22:54 --> 00:22:54: Great.

00:22:55 --> 00:22:56: Hello again, everyone.

00:22:56 --> 00:23:00: Nice to see you today and thanks for joining us

00:23:00 --> 00:23:02: for this topic today.

00:23:02 --> 00:23:04: So I'm going to.

00:23:05 --> 00:23:05: Talk.

00:23:05 --> 00:23:11: About the kind of local level land use policies or

00:23:11 --> 00:23:17: regulations that can be adopted and implemented to support

00:23:17 --> 00:23:21: water

00:23:17 --> 00:23:21: wise development and redevelopment.

00:23:21 --> 00:23:23: So just a little bit about me.

00:23:23 --> 00:23:26: I'm the director of the Growing Water Smart program for

00:23:26 --> 00:23:27: the Sonoran Institute.

00:23:27 --> 00:23:31: The Sonoran Institute's mission is to connect people and

00:23:31 --> 00:23:34: communities

00:23:31 --> 00:23:34: with the natural resources that nourish and sustain them.

00:23:35 --> 00:23:39: And I run the Growing Water Smart program, which focuses

00:23:39 --> 00:23:44: on training and supporting local government leaders and their

00:23:45 --> 00:23:50: water

00:23:45 --> 00:23:50: providers in implementing plans and policies to support

00:23:50 --> 00:23:52: community and

00:23:50 --> 00:23:52: Regional Water resilience.

00:23:52 --> 00:23:56: And we do that primarily through our 2 1/2 day

00:23:56 --> 00:24:01: Growing Water Smart workshop and follow up technical

00:24:02 --> 00:24:06: assistance grants

00:24:02 --> 00:24:06: that we provide to communities to better align their water

00:24:06 --> 00:24:09: and land use planning approaches.

00:24:09 --> 00:24:13: And at this point, since we started in 2017, we

00:24:14 --> 00:24:18: have trained over 100 cities and counties and towns in

00:24:18 --> 00:24:23: kind of integrating water and land use together through a

00:24:24 --> 00:24:26: series of 19 workshops.

00:24:26 --> 00:24:31: And I believe we're at about 42 projects that we

00:24:31 --> 00:24:37: have funded across California, Colorado, Arizona to to take action

00:24:37 --> 00:24:42: and actually implement some of the steps identified in the

00:24:42 --> 00:24:46: communities action plans from the workshop.

00:24:46 --> 00:24:49: So I'll talk a little bit more about that later.

00:24:49 --> 00:24:52: But you know, really I want to dive into this

00:24:52 --> 00:24:53: topic at the local level.

00:24:54 --> 00:24:58: You know, what are land use plans and policies?

00:24:58 --> 00:25:03: They are the governmental power to regulate what is built

00:25:03 --> 00:25:03: and where.

00:25:04 --> 00:25:08: And you know, of course they're they shape what our

00:25:08 --> 00:25:14: buildings and our transportation modes look like and how efficiently

00:25:14 --> 00:25:17: they can use natural resources.

00:25:18 --> 00:25:23: And we have existing development in our communities that may

00:25:23 --> 00:25:27: not be using water as efficiently as it could be

00:25:27 --> 00:25:31: because of outdated fixtures and appliances indoors.

00:25:32 --> 00:25:37: And of course the development pattern of our existing develop

00:25:37 --> 00:25:40: existing buildings has been determined.

00:25:40 --> 00:25:42: So that's kind of what we're working with already in

00:25:43 --> 00:25:44: the built environment.

00:25:44 --> 00:25:49: But we also know that new development has the potential

00:25:49 --> 00:25:54: to increase in our total water demand and, you know,

00:25:54 --> 00:26:00: disturbing green fields and and natural spaces creates impervious surfaces

00:26:00 --> 00:26:05: and impacts the ability to infiltrate rain and storm water

00:26:05 --> 00:26:06: into the ground.

00:26:06 --> 00:26:10: So the point here really is that through land use

00:26:10 --> 00:26:16: planning and policy making, we have the opportunity to really

00:26:16 --> 00:26:20: build and redevelop in our communities in such a way

00:26:20 --> 00:26:25: that makes them resilient and sustainable and equitable in the

00:26:25 --> 00:26:30: ways that we want to really utilize our scarce water

00:26:30 --> 00:26:31: resources.

00:26:34 --> 00:26:35: And so how do we achieve that?

00:26:36 --> 00:26:41: We really want to in the Growing Water Smart program

00:26:41 --> 00:26:46: and when thinking about water and land use integration, focus

00:26:46 --> 00:26:53: on maximizing approaches to conserving water, using it as efficiently

00:26:53 --> 00:26:59: as possible, using all forms of water strategically, including reuse,

00:26:59 --> 00:27:04: rather than focusing on on acquiring more water, storing it.

00:27:06 --> 00:27:10: And and also really looking at the ways that we

00:27:10 --> 00:27:15: can manage our rain and storm water in ways that

00:27:15 --> 00:27:21: use nature based approaches through low impact development on site

00:27:21 --> 00:27:27: or green infrastructure rather than kind of our traditional approaches

00:27:27 --> 00:27:32: of of piping water away from where it falls in.

00:27:32 --> 00:27:35: In order to achieve that, we really have to work

00:27:35 --> 00:27:36: collaboratively.

00:27:36 --> 00:27:40: We have to break down some of the traditional silos

00:27:40 --> 00:27:46: that we see between land use planners, water resource managers,

00:27:46 --> 00:27:50: elected officials so that we can come up with the

00:27:50 --> 00:27:56: most strategic opportunities and develop strategies that make sense for

00:27:56 --> 00:27:58: the communities in which we live.

00:27:58 --> 00:28:02: And I'm really looking forward to hearing more from Colorado

00:28:02 --> 00:28:06: Springs today about how they were able to break down

00:28:06 --> 00:28:10: those silos and really achieve that integration on water and

00:28:10 --> 00:28:11: land use planning.

00:28:16 --> 00:28:22: So I want to make the point that water wise

00:28:22 --> 00:28:28: policies can actually achieve many different benefits.

00:28:28 --> 00:28:33: And sometimes I think we get pretty siloed in our

00:28:33 --> 00:28:37: own thinking about, you know, what is the water savings

00:28:38 --> 00:28:40: of this land use policy.

00:28:40 --> 00:28:45: But we can think about how to make our communities

00:28:45 --> 00:28:51: sustainable and resilient in many different facets, such as keeping

00:28:52 --> 00:28:57: the cost of water manageable so that residents don't get

00:28:57 --> 00:29:02: hit so hard in their pocketbooks or their wallets for

00:29:02 --> 00:29:02: water.

00:29:03 --> 00:29:06: They're paying less because they're using less.

00:29:06 --> 00:29:08: And we also are able to keep the cost of

00:29:08 --> 00:29:13: water more manageable for new development projects, especially affordable housing,

00:29:13 --> 00:29:16: which I'll talk about a little bit later.

00:29:18 --> 00:29:21: Some of these policies also help us build resilience to

00:29:21 --> 00:29:22: natural hazards.

00:29:22 --> 00:29:25: It keeps development out of floodplains.

00:29:26 --> 00:29:32: It allows us to integrate Firewise standards into our landscaping

00:29:32 --> 00:29:33: practices.

00:29:34 --> 00:29:39: And some of these policies also help us protect ecosystem

00:29:39 --> 00:29:43: services, support our economic goals as well.

00:29:43 --> 00:29:46: So I think more and more we're really looking at

00:29:47 --> 00:29:49: these multi benefit solutions.

00:29:51 --> 00:29:56: So the way that we really breakdown the opportunities for

00:29:56 --> 00:30:01: integrating water and land use into one another is by

00:30:01 --> 00:30:05: focusing on five different tool boxes.

00:30:06 --> 00:30:11: And they they include long range planning, which is ensuring

00:30:11 --> 00:30:18: that a community's comprehensive or general plan

adequately addresses water,

00:30:18 --> 00:30:23: especially regarding the planned growth for the community.

00:30:23 --> 00:30:28: And that those comprehensive plans or general plans are in

00:30:29 --> 00:30:33: line with the water providers water supply plans on or

00:30:33 --> 00:30:36: their water efficiency plans.

00:30:37 --> 00:30:41: So that everyone's on the same page in terms of

00:30:41 --> 00:30:45: the the water needs for the community as well as

00:30:45 --> 00:30:50: the the development and growth projections for the

community as

00:30:50 --> 00:30:51: well.

00:30:52 --> 00:30:57: Then we have water adequacy and alternative supplies.

00:30:58 --> 00:31:03: This toolbox is really about policies that help us ensure

00:31:03 --> 00:31:08: that sufficient water is available for new development and

also

00:31:08 --> 00:31:13: that alternative sources of water are being maximized to

really

00:31:13 --> 00:31:18: reduce any projected gap between water supply and

demand.

00:31:19 --> 00:31:27: And some of those policies include policies around water

allocation.

00:31:27 --> 00:31:28: I'll talk a little bit more about that.

00:31:29 --> 00:31:37: Conservation, tap fees, grey water use where potable water

is

00:31:37 --> 00:31:40: or isn't acceptable to use.

00:31:40 --> 00:31:43: We're seeing more policies around that these days as well.

00:31:45 --> 00:31:50: The next toolbox is around the urban form and the

00:31:51 --> 00:31:53: built environment.

00:31:53 --> 00:31:59: This really includes policies that promote A compact urban

form,

00:31:59 --> 00:32:05: policies that promote efficient buildings and low water use,

landscapes

00:32:05 --> 00:32:08: and reducing outdoor water use.

00:32:09 --> 00:32:15: And many of those policies really are implemented through

zoning

00:32:15 --> 00:32:19: or building landscape or subdivision codes.

00:32:20 --> 00:32:23: The 4th toolbox is around watershed health.

00:32:23 --> 00:32:29: It's focused on those policies that protect sensitive ecosystems and

00:32:29 --> 00:32:34: buffer the built environment from areas, you know, ensuring that

00:32:34 --> 00:32:39: areas remain undeveloped or are developed in a certain way

00:32:39 --> 00:32:46: to promote things like stormwater infiltration, floodplain management, water quality

00:32:46 --> 00:32:47: protection, etcetera.

00:32:49 --> 00:32:55: And then the last toolbox is really about policies that

00:32:55 --> 00:33:01: can influence existing development and water users.

00:33:01 --> 00:33:07: So that includes conservation based water rates and strategies like

00:33:07 --> 00:33:12: retrofitting on resale, which I'll talk about in a moment

00:33:12 --> 00:33:13: as well.

00:33:17 --> 00:33:20: So I have just a couple of examples actually, let

00:33:20 --> 00:33:21: me go back for a moment.

00:33:22 --> 00:33:27: I'm highlighting one example from each of these last four

00:33:27 --> 00:33:31: tool boxes to just give a better sense of what

00:33:31 --> 00:33:35: can be achieved at the local level in terms of

00:33:35 --> 00:33:40: better integrating water into land use policies.

00:33:41 --> 00:33:47: So this first example is around water allocation policies.

00:33:47 --> 00:33:53: This is an example from the city of Chandler, AZ.

00:33:53 --> 00:33:59: In 2015, they adopted a water allocation policy because they

00:33:59 --> 00:34:04: recognized that they did not have infinite water supply and

00:34:04 --> 00:34:09: they wanted to ensure that the water that they had

00:34:09 --> 00:34:15: in their portfolio was being directed towards uses that supported

00:34:15 --> 00:34:17: their community values.

00:34:17 --> 00:34:23: And so they developed a three tier allocation policy where

00:34:24 --> 00:34:29: utilizing kind of a base allocation, you know of a

00:34:29 --> 00:34:33: certain amount of projected water use.

00:34:33 --> 00:34:37: If a new development fell into that tier, then you

00:34:38 --> 00:34:42: know they would provide the water to that new development.

00:34:44 --> 00:34:47: If the the water use of a new development was

00:34:48 --> 00:34:53: going to exceed that base allocation, they would fall into

00:34:53 --> 00:34:53: Tier 2.

00:34:53 --> 00:34:59: Which if it is determined by the water resource management

00:35:00 --> 00:35:05: strategy that the use of that water was in line

00:35:05 --> 00:35:11: with the values and priorities of the community, then that

00:35:11 --> 00:35:17: additional water would be provided as a quality of life

00:35:17 --> 00:35:18: allocation.

00:35:19 --> 00:35:26: And then the third tier is essentially, if that additional
00:35:26 --> 00:35:31: needed water was not deemed to be in line with
00:35:31 --> 00:35:37: the priorities of the community, then the the developer or
00:35:37 --> 00:35:42: new user needs to purchase and bring water to the
00:35:42 --> 00:35:46: city above that Tier 1 allocation.
00:35:47 --> 00:35:51: And I think this is a really timely discussion because
00:35:52 --> 00:35:56: just today there was or yesterday, I think it was
00:35:56 --> 00:36:01: sometime this week, the the Colorado Sun published a really
00:36:01 --> 00:36:05: great and in depth article about data centers.
00:36:05 --> 00:36:09: And, you know, what they highlighted was not only do
00:36:10 --> 00:36:13: they use a lot of energy, but they also use
00:36:13 --> 00:36:15: a lot of water.
00:36:15 --> 00:36:20: And so with the increase in the use of AI,
00:36:20 --> 00:36:26: data centers are, you know, being built all over the
00:36:27 --> 00:36:27: place.
00:36:27 --> 00:36:32: And I think it's an important discussion that communities
00:36:32 --> 00:36:36: need
00:36:36 --> 00:36:40: to have about whether they have any policies in place
00:36:43 --> 00:36:47: about how they're allocating their water resources.
00:36:48 --> 00:36:51: So then the next strategy that I want to highlight
00:36:52 --> 00:36:58: is zoning for density and infill.
00:36:58 --> 00:37:03: We know that multi family housing, you know, uses less
00:37:04 --> 00:37:10: water kind of per capita than single family housing does.
00:37:10 --> 00:37:14: We know that infill development it typically uses less water
00:37:14 --> 00:37:19: because the the space was already irrigated.
00:37:19 --> 00:37:24: If they're you're talking about adding an accessory dwelling
00:37:24 --> 00:37:29: unit
00:37:30 --> 00:37:33: or converting something that was single family to duplex,
00:37:34 --> 00:37:35: you're
00:37:36 --> 00:37:42: not adding a whole new water footprint in your community.
00:37:42 --> 00:37:50: And so I wanted to share this example from the
00:37:50 --> 00:37:54: San Francisco Bay Area.
00:37:54 --> 00:38:01: They developed a a plan that highlighted the ways in
00:38:01 --> 00:38:07: which the region can grow without increasing water demand.
00:38:07 --> 00:38:13: And one of the main tenets of that study and
00:38:13 --> 00:38:18: that plan was that they identified that through more compact
00:38:18 --> 00:38:25: land use and some other improvements in water efficiency,
00:38:26 --> 00:38:31: the
00:38:31 --> 00:38:38: Bay Area could add 2.1 million jobs, have 6.8 million
00:38:38 --> 00:38:44: people and 2.2 million new homes by 2070 and still
00:38:44 --> 00:38:50: offset all water use from that growth through those strategies.
00:38:50 --> 00:38:56: And so I think it's important for local governments to
00:38:56 --> 00:39:02: look at whether their zoning is overly restrictive and whether,

00:38:38 --> 00:38:43: you know, single family zoned areas should be revised in
00:38:43 --> 00:38:49: order to allow, you know, by right accessory dwelling units,
00:38:50 --> 00:38:55: you know, increases in density to, you know, duplex or
00:38:55 --> 00:38:57: multi family homes.
00:38:58 --> 00:39:03: And that's increasingly relevant when we're looking at the
affordable
00:39:04 --> 00:39:05: housing prices.
00:39:05 --> 00:39:09: This was in the New York Times this morning and
00:39:09 --> 00:39:14: it really highlights the ways in which States and local
00:39:14 --> 00:39:20: governments are trying to increase density and focus on infill
00:39:20 --> 00:39:21: development.
00:39:24 --> 00:39:29: Then I want to briefly mention a strategy that supports
00:39:29 --> 00:39:35: watershed health and ecosystem services and this is a
subdivision
00:39:35 --> 00:39:39: strategy called cluster or conservation subdivision.
00:39:40 --> 00:39:46: And enabling this in your subdivision code allows developers
who
00:39:46 --> 00:39:52: are building new subdivisions to reduce the lot sizes of
00:39:52 --> 00:39:59: the residential development and cluster them in particular
areas of
00:39:59 --> 00:40:04: the site rather than spreading them out evenly.
00:40:04 --> 00:40:08: And what that does is it allows areas to be
00:40:08 --> 00:40:12: undisturbed and preserved as open space.
00:40:13 --> 00:40:15: And I think one of the, you know.
00:40:16 --> 00:40:20: Big benefits there is you know, not only are you
00:40:20 --> 00:40:25: ending up with smaller lot sizes, which then you know
00:40:25 --> 00:40:31: require less landscaping, which reduces outdoor water use,
but you're
00:40:31 --> 00:40:38: also preserving the outdoor space and enabling traditional
drainage ways
00:40:38 --> 00:40:39: to still exist.
00:40:40 --> 00:40:44: And here's an example of Highlands Ranch Co where they
00:40:44 --> 00:40:49: clustered their development in such a way that it preserved
00:40:49 --> 00:40:54: the drainage ways, which has the added benefit of also
00:40:54 --> 00:41:00: providing recreational opportunities for the residents to kind
of use
00:41:00 --> 00:41:04: paths and natural areas throughout the community.
00:41:06 --> 00:41:10: The last one that I will mention here is a
00:41:10 --> 00:41:17: policy that requires existing development to retrofit their
fixtures and
00:41:17 --> 00:41:22: appliances when the when the property is sold.
00:41:22 --> 00:41:27: And so this is something that the city of San
00:41:27 --> 00:41:32: Diego enacted quite a long time ago in 1997 before
00:41:32 --> 00:41:39: the passage of California legislation, SB407 that really

kicked in
00:41:39 --> 00:41:41: starting in 2014.
00:41:41 --> 00:41:47: And it essentially just requires that, you know, toilets, shower
00:41:47 --> 00:41:54: heads, faucets, etcetera, be replaced with water efficient
00:41:54 --> 00:41:56: fixtures before
00:41:56 --> 00:42:01: a change of ownership.
00:42:01 --> 00:42:07: And so that is something that you know, communities can
00:42:07 --> 00:42:08: consider enacting and it really addresses that existing
00:42:08 --> 00:42:13: development.
00:42:13 --> 00:42:18: I think by some accounts, the San Diego ordinance has
00:42:18 --> 00:42:23: resulted in over 300,000 retrofits of older toilets and urinals
00:42:23 --> 00:42:24: and has resulted in savings of over 10 million gallons
00:42:24 --> 00:42:29: of water per day.
00:42:29 --> 00:42:33: So can be an effective way of tackling the existing
00:42:33 --> 00:42:39: development and it also saves new homeowners money.
00:42:39 --> 00:42:45: And Andrew was mentioning the the water demand
00:42:45 --> 00:42:49: calculator.
00:42:49 --> 00:42:51: This was something, you know, pulled from epa.gov water
00:42:51 --> 00:42:53: sense
00:42:53 --> 00:42:55: that it can really save hundreds of dollars in in
00:42:55 --> 00:43:01: reduced water.
00:43:01 --> 00:43:07: Costs.
00:43:07 --> 00:43:09: So just a couple of other quick things.
00:43:09 --> 00:43:13: If you are more interested in learning about local policies
00:43:13 --> 00:43:18: for integrating water and land use planning, I have 3
00:43:18 --> 00:43:23: publications for you.
00:43:23 --> 00:43:29: One is ours, it's our Water and land use Nexus
00:43:29 --> 00:43:34: guidebook, and the other is the Urban Land Institute Water
00:43:34 --> 00:43:39: wise publication at Marianne, authored a couple of years
00:43:39 --> 00:43:44: ago.
00:43:44 --> 00:43:45: And the third is a pretty detailed guidebook for local
00:43:45 --> 00:43:49: planners that really dives into some of the strategies that
00:43:49 --> 00:43:55: I briefly highlighted today and that was put out by
00:43:55 --> 00:44:00: Western resource advocates and the Land Use Law Center
00:44:00 --> 00:44:06: at
00:44:06 --> 00:44:11: Pace Law School.
00:44:11 --> 00:44:16: So I'll pop those into the chat.
00:44:16 --> 00:44:21: If you are interested in exploring local policies around water
00:44:21 --> 00:44:26: wise development and you are affiliated with a community in
00:44:26 --> 00:44:31: Colorado, Arizona, California or along the US Mexico border,
00:44:31 --> 00:44:36: I
00:44:36 --> 00:44:41: would encourage you to get in touch with us because
00:44:41 --> 00:44:46: we do offer these Growing Water Smart workshops and will
00:44:46 --> 00:44:51: be in the coming months in several different states.

00:44:21 --> 00:44:25: It is no cost to participating teams.

00:44:25 --> 00:44:29: You just need to apply and put together a team

00:44:29 --> 00:44:33: of planners and water providers and elected officials to come

00:44:34 --> 00:44:37: and talk for several days around what what are the

00:44:38 --> 00:44:42: best strategies at the local level to address your water

00:44:42 --> 00:44:43: challenges.

00:44:45 --> 00:44:49: And I also encourage folks on the call who maybe

00:44:49 --> 00:44:55: have had some successes in integrating water into various

land

00:44:56 --> 00:44:59: use policies to showcase your successes.

00:45:00 --> 00:45:03: And if you happen to be in Colorado, you can

00:45:03 --> 00:45:08: nominate your community for an American Planning

Association Colorado Award

00:45:08 --> 00:45:10: for Growing Water Smart.

00:45:12 --> 00:45:17: And it's exciting that Colorado Springs is here because they

00:45:17 --> 00:45:21: were a recipient of this award last year.

00:45:21 --> 00:45:24: So they'll be sharing what it is that they did

00:45:24 --> 00:45:26: in their community.

00:45:26 --> 00:45:28: And I will leave it at that so that we

00:45:28 --> 00:45:30: can get to their presentation.

00:45:30 --> 00:45:31: So thank you.

00:45:33 --> 00:45:35: Thank you so much, Waverly.

00:45:35 --> 00:45:36: Excellent presentation.

00:45:37 --> 00:45:40: We have time for maybe a couple questions before we

00:45:40 --> 00:45:42: go on to our Colorado Springs presenters.

00:45:42 --> 00:45:45: Does anyone want to unmute and ask a quick question?

00:45:51 --> 00:45:54: And if I don't see any now, please put them

00:45:54 --> 00:45:56: in the chat as you think about them and we

00:45:56 --> 00:45:57: really can respond.

00:46:01 --> 00:46:02: All right, I'm not seeing any right now.

00:46:02 --> 00:46:05: So we're going to move on to our Colorado Springs

00:46:05 --> 00:46:10: award winners, Morgan Hester and Scott Winter with

Colorado Springs.

00:46:16 --> 00:46:18: I could not find the unmute button.

00:46:18 --> 00:46:21: Hello everyone, can y'all see my screen before I start

00:46:21 --> 00:46:23: going through the presentation?

00:46:24 --> 00:46:27: Yeah, you, Morgan, can you go into full screen mode?

00:46:28 --> 00:46:29: Yes, yeah.

00:46:29 --> 00:46:31: But I just want to make sure that y'all could

00:46:31 --> 00:46:32: see it and then looking good.

00:46:32 --> 00:46:33: OK, great.

00:46:33 --> 00:46:34: Thank you.

00:46:35 --> 00:46:38: So loved Waverly's presentation.

00:46:39 --> 00:46:40: We do work together.

00:46:40 --> 00:46:42: So disclaimer on that.

00:46:42 --> 00:46:45: And as she mentioned, we did win an award last

00:46:45 --> 00:46:50: year for our approach to water conservation and landscaping, which

00:46:50 --> 00:46:53: Scott and I will go over today.

00:46:53 --> 00:46:56: So he and I will be using the same presentation

00:46:56 --> 00:46:57: together.

00:46:57 --> 00:47:00: We've split it in half and hopefully, no, I'm just

00:47:00 --> 00:47:01: kidding.

00:47:01 --> 00:47:03: I, I will be very mindful of how long I

00:47:03 --> 00:47:06: talked about this because I could go on for forever,

00:47:06 --> 00:47:09: But just to introduce myself, my name is Morgan Hester.

00:47:09 --> 00:47:12: I am the Long range planning Division manager for the

00:47:12 --> 00:47:16: City of Colorado Springs and I was the project manager

00:47:16 --> 00:47:20: for the Retool Cos project, which resulted in our now

00:47:20 --> 00:47:24: adopted Unified Development Code or the UDC, which has some

00:47:24 --> 00:47:27: measures in place that we will go over in our

00:47:27 --> 00:47:28: presentation today.

00:47:29 --> 00:47:34: So an introduction for what Colorado Springs is, recognizing that

00:47:34 --> 00:47:37: maybe not everyone is familiar with our jurisdiction.

00:47:38 --> 00:47:41: We are larger than 200 square miles.

00:47:42 --> 00:47:45: We're also nestled next to a mountain range.

00:47:45 --> 00:47:49: So Pikes Peak is located within the Springs area, high

00:47:49 --> 00:47:54: elevation semi area, arid Prairie and foothills, which read that

00:47:55 --> 00:47:57: to say, doesn't rain here much.

00:47:57 --> 00:48:02: Last summer it was pretty wet, but it's not typical

00:48:02 --> 00:48:05: for us to have super rainy seasons.

00:48:06 --> 00:48:09: Water is a finite resource, and that's something that we've

00:48:10 --> 00:48:13: been extremely mindful of and also whenever we were working

00:48:13 --> 00:48:17: through our code rewrite, over half a million residents and

00:48:17 --> 00:48:21: for where they live, a little over 200,000 us within

00:48:21 --> 00:48:22: our jurisdiction.

00:48:22 --> 00:48:26: We do have 5 military installations, so a lot of

00:48:26 --> 00:48:28: our population is somewhat transient.

00:48:28 --> 00:48:31: Whenever orders come up, then they have to move.

00:48:31 --> 00:48:34: But that is a crucial part of our economy and

00:48:35 --> 00:48:36: the makeup of our region.

00:48:38 --> 00:48:43: Within the city limits, we have about 125,000 acres and

00:48:44 --> 00:48:48: to 27,000 of the acres of that are undeveloped.

00:48:48 --> 00:48:52: So we do have some potential for infill within our

00:48:52 --> 00:48:56: city limits and we've had significant population growth in the

00:48:57 --> 00:49:00: past and we're also looking to that in the future.

00:49:00 --> 00:49:04: So that did also play a huge part in our

00:49:04 --> 00:49:06: process of updating our code.

00:49:07 --> 00:49:10: And so with me saying that, what does that really

00:49:10 --> 00:49:10: mean?

00:49:11 --> 00:49:14: So the Retool Cos project was the rewrite of our

00:49:14 --> 00:49:19: now former zoning and subdivision ordinance plants US is

00:49:19 --> 00:49:23: our

00:49:19 --> 00:49:23: comprehensive plan, which I say is kind of the umbrella.

00:49:23 --> 00:49:25: It guides what we do within the city.

00:49:25 --> 00:49:29: So not just a planning document, but there are other

00:49:29 --> 00:49:31: plans that are reliant on that.

00:49:31 --> 00:49:35: So Connect Cos is the transportation plans, that's public

00:49:35 --> 00:49:40: works

00:49:35 --> 00:49:40: Home Cos, that's housing attainability and affordability, which

00:49:40 --> 00:49:43: was adopted

00:49:40 --> 00:49:43: by our community development group.

00:49:43 --> 00:49:47: Smart Cos is smart cities, that's through innovation Retool,

00:49:43 --> 00:49:47: that's

00:49:47 --> 00:49:49: the code rewrite project.

00:49:49 --> 00:49:52: We have Annex Cos, which is currently in the works

00:49:52 --> 00:49:57: and our neighborhood planning program, but today's

00:49:52 --> 00:49:57: presentation is focused

00:49:57 --> 00:49:58: on the retool project.

00:49:58 --> 00:50:01: But just wanted to mention that why we did it.

00:50:02 --> 00:50:05: Essentially our comprehensive plan gave the direction for

00:50:02 --> 00:50:05: these six

00:50:05 --> 00:50:08: projects that are on the screen of recognizing that there

00:50:08 --> 00:50:11: was a need for a total overhaul of our zoning

00:50:11 --> 00:50:11: code.

00:50:12 --> 00:50:13: It was extremely outdated.

00:50:13 --> 00:50:17: We had gone through a process for several decades of

00:50:17 --> 00:50:20: amending our codes and recognizing a huge factor of water

00:50:20 --> 00:50:22: being a finite resource.

00:50:22 --> 00:50:26: We saw as an opportunity to incorporate some really

00:50:22 --> 00:50:26: significant

00:50:26 --> 00:50:27: and positive change.

00:50:28 --> 00:50:32: Our code was adopted last year Valentine's Day and it

00:50:32 --> 00:50:34: went into effect in June.

00:50:34 --> 00:50:37: So we've been using the code since then.

00:50:37 --> 00:50:40: And Scott and I will talk more about what that

00:50:40 --> 00:50:41: looks like.

00:50:41 --> 00:50:44: So the focus of the rewrite, I'm not going to

00:50:44 --> 00:50:48: go into all of the details today, will largely focus

00:50:48 --> 00:50:53: on the landscape component as well as new zone districts.

00:50:53 --> 00:50:56: So I'll focus more on the land use and zoning

00:50:56 --> 00:50:59: side and Scott will address the landscape changes.

00:51:00 --> 00:51:05: We, we really made a huge effort to make significant

00:51:05 --> 00:51:09: change with our existing residential zone districts.

00:51:10 --> 00:51:14: And with that, we've really touched on this in her

00:51:14 --> 00:51:20: presentation of the need for including more permitted uses

00:51:20 --> 00:51:21: within

00:51:21 --> 00:51:26: residential.

00:51:26 --> 00:51:31: So from a density standpoint, infrastructure, being mindful of

00:51:31 --> 00:51:35: how

00:51:35 --> 00:51:38: developments are occurring and what the character of them

00:51:38 --> 00:51:41: are,

00:51:41 --> 00:51:44: I'm hesitating before I go to this next slide 'cause

00:51:44 --> 00:51:47: I kind of want to build this up a little

00:51:47 --> 00:51:50: more, but we made the attempt to include more uses

00:51:50 --> 00:51:53: within what was currently in existence.

00:51:53 --> 00:51:56: And when I say currently, I mean three years ago,

00:51:56 --> 00:51:59: two years ago, one year ago when this was still

00:51:59 --> 00:52:00: in the works, direction from our City Council was to

00:52:00 --> 00:52:03: not make any changes to the existing residential districts.

00:52:03 --> 00:52:07: So what was the result on the left side of

00:52:07 --> 00:52:08: the screen?

00:52:08 --> 00:52:12: That was all of the districts that were in place

00:52:12 --> 00:52:14: and we essentially carried them all forward, but we created

00:52:14 --> 00:52:16: 3 new zone districts.

00:52:16 --> 00:52:19: And that is a significant change which I'll go over

00:52:19 --> 00:52:23: a little more later in this presentation.

00:52:23 --> 00:52:27: But what we have in place are essentially retired districts

00:52:27 --> 00:52:32: that are still functioning as they were whenever they were

00:52:32 --> 00:52:35: initially adopted, primarily one or two permitted uses.

00:52:35 --> 00:52:39: So it's maybe you know, single family allows single family.

00:52:39 --> 00:52:42: And then as you go up in density, it might

00:52:42 --> 00:52:45: be single family and duplex or single family duplex

00:52:45 --> 00:52:47: multifamily.

00:52:47 --> 00:52:50: And that just is something that we've recognized was not

00:52:50 --> 00:52:53: working with our commercial districts.

00:52:53 --> 00:52:56: We made a huge change.

00:52:56 --> 00:52:59: The commercial districts were all converted to mixed-use

00:52:59 --> 00:53:02: districts.

00:52:51 --> 00:52:54: So now they all permit residential as a component.

00:52:54 --> 00:52:57: There's not a requirement for a certain percentage.

00:52:58 --> 00:53:00: If someone wants to do residential, they can or they

00:53:00 --> 00:53:02: can do all commercial.

00:53:02 --> 00:53:03: It's completely up to the developer.

00:53:03 --> 00:53:08: But wanting to provide additional options for more housing and

00:53:08 --> 00:53:12: you know, an opportunity for additional density.

00:53:13 --> 00:53:17: So with the new zone districts I mentioned, we created

00:53:17 --> 00:53:19: the flex districts.

00:53:19 --> 00:53:25: So having the three different districts, I'll go over what

00:53:25 --> 00:53:27: the difference for them all is.

00:53:27 --> 00:53:31: But we wanted to have an opportunity for applicants or

00:53:31 --> 00:53:32: developers.

00:53:33 --> 00:53:36: They wanted to do a residential development as long as

00:53:36 --> 00:53:39: the density requirement is met, they could do whatever mix

00:53:40 --> 00:53:40: made sense.

00:53:40 --> 00:53:44: So if it's something that maybe one block face has

00:53:44 --> 00:53:47: all single family, the end cap is duplex or maybe

00:53:47 --> 00:53:51: a low density multifamily, they could do that again as

00:53:51 --> 00:53:53: long as the density is met.

00:53:53 --> 00:53:56: So there wasn't a limitation to the permitted uses.

00:53:56 --> 00:54:01: This also reduced the lot size.

00:54:01 --> 00:54:06: So with our former residential zone districts, which again

00:54:06 --> 00:54:10: mentioned

00:54:06 --> 00:54:10: that they were carried over the quote highest density single

00:54:11 --> 00:54:13: family district was 6000 square feet.

00:54:14 --> 00:54:17: We had a lot of planned unit developments popping up

00:54:17 --> 00:54:21: because it was something that the market was just people

00:54:21 --> 00:54:24: wanted smaller lots and there was a desire to have

00:54:24 --> 00:54:25: more dense development.

00:54:26 --> 00:54:30: So we essentially established within a hard zone district the

00:54:30 --> 00:54:33: lower lot size requirements.

00:54:33 --> 00:54:37: So with those flex districts, one of the districts I

00:54:37 --> 00:54:40: know is, you know, the, the minimum is like 2000

00:54:40 --> 00:54:41: square feet.

00:54:41 --> 00:54:47: So encouraging more density, but recognizing the amount of

00:54:47 --> 00:54:50: infrastructure

00:54:47 --> 00:54:50: that it requires for new developments.

00:54:50 --> 00:54:54: And then I mentioned with the mixed-use districts, the

00:54:54 --> 00:54:57: conversion

00:54:54 --> 00:54:57: of commercial districts to mixed-use so that there could be

00:54:57 --> 00:54:58: a housing component.

00:54:59 --> 00:55:03: This is something that City Council was in support of

00:55:03 --> 00:55:07: recognizing that if a use is permitted, the amount of

00:55:07 --> 00:55:11: time and financial commitment of an applicant to rezone a

00:55:11 --> 00:55:15: property or convert it in some way would be reduced

00:55:15 --> 00:55:18: by just including it as a permitted use.

00:55:19 --> 00:55:22: So expanding a little more on the flex districts, this

00:55:22 --> 00:55:25: graphic is just a general representation of what a flex

00:55:25 --> 00:55:27: district could look like.

00:55:28 --> 00:55:33: Wanting to move away from the more Euclidean type zoning,

00:55:33 --> 00:55:38: so the separation of specific use types and encouraging more

00:55:38 --> 00:55:40: creative development.

00:55:40 --> 00:55:44: There's a less lesser requirement for new infrastructure.

00:55:44 --> 00:55:47: This is something that can be utilized for infill projects.

00:55:48 --> 00:55:51: Really wanting to encourage this type of development.

00:55:51 --> 00:55:54: I continue to use the word opportunity and that's extremely

00:55:54 --> 00:55:57: intentional because this is not a mandate for anybody.

00:55:57 --> 00:55:58: It's it's an option.

00:55:58 --> 00:56:02: So we've had many of our larger developers worked with

00:56:02 --> 00:56:05: us on the zoning code rewrite and we're in huge

00:56:05 --> 00:56:08: support of this because they were having to go through

00:56:08 --> 00:56:12: and doing the PUD, which is now PDZ planned development

00:56:12 --> 00:56:12: zone.

00:56:13 --> 00:56:15: I like to call the create your own zone district.

00:56:15 --> 00:56:19: So having to go through rezone properties because they

00:56:19 --> 00:56:23: needed

00:56:23 --> 00:56:25: something that was a smaller lot more housing types and

00:56:25 --> 00:56:27: a mix of what that looked like.

00:56:28 --> 00:56:30: So this is now something that they don't have to

00:56:30 --> 00:56:33: go through rezoning request and they can come in and

00:56:33 --> 00:56:36: just say I'm going to do the zoning and everything

00:56:36 --> 00:56:36: meets the dimensional standards and they should be good to

00:56:39 --> 00:56:42: go.

00:56:42 --> 00:56:46: Again mentioned with the mixed-use districts that conversion.

00:56:46 --> 00:56:51: This also is focused on the need for less infrastructure.

00:56:51 --> 00:56:56: We have some properties, vacant commercial properties,

00:56:56 --> 00:57:00: where there have

00:57:00 --> 00:57:01: been many requests that have come in, ideas of wanting

00:57:01 --> 00:57:07: to use, let's say a former Sam's Club and converting

00:57:07 --> 00:57:12: that to housing.

00:57:12 --> 00:57:12: Recognizing that the infrastructure is already in existence,

00:57:12 --> 00:57:12: wanting to

00:57:12 --> 00:57:12: essentially retrofit a property to include additional housing,

but knowing
00:57:12 --> 00:57:16: that there is this need for housing, wanting to be
00:57:16 --> 00:57:18: more creative, utilizing properties.
00:57:18 --> 00:57:23: There's not an additional pressure on our systems that we
00:57:23 --> 00:57:24: already have.
00:57:26 --> 00:57:28: Again, just as an opportunity.
00:57:28 --> 00:57:31: But this is something that has been met with a
00:57:31 --> 00:57:36: lot of excitement and has encouraged more creative
developments within
00:57:36 --> 00:57:41: Colorado Springs and we have some additional housing
options.
00:57:41 --> 00:57:45: So still looking at it from the perspective of different
00:57:45 --> 00:57:51: housing types, smaller lots opportunities for infill, we have
added
00:57:51 --> 00:57:53: in additional use types.
00:57:53 --> 00:57:57: So Tiny Homes is a new addition with our code.
00:57:58 --> 00:58:00: We do have some developments in place.
00:58:00 --> 00:58:02: Of course, there was nothing in the code before.
00:58:02 --> 00:58:05: So it was my favorite create your own zone district.
00:58:05 --> 00:58:08: They were approved, but this is something that now it
00:58:08 --> 00:58:11: is found in our use table as a permitted use,
00:58:11 --> 00:58:15: which is extremely beneficial again from the time and
financial
00:58:15 --> 00:58:19: commitment standpoint for an applicant and have that
defined in
00:58:19 --> 00:58:22: certain zone districts of where it would be permitted to
00:58:22 --> 00:58:26: meet with the character of what that development type would
00:58:26 --> 00:58:27: look like.
00:58:27 --> 00:58:33: We've also included or expanded upon campgrounds and RV
usage.
00:58:33 --> 00:58:37: So what we had before was, I don't want to
00:58:37 --> 00:58:41: say like an outright exclusion of that use, but it
00:58:41 --> 00:58:46: was more we have pockets within the springs, enclaves of
00:58:46 --> 00:58:50: county property within the city that have not yet been
00:58:51 --> 00:58:51: annexed.
00:58:52 --> 00:58:56: And it being something that needing to provide an additional
00:58:56 --> 00:59:00: use for various housing types that are not quote UN
00:59:00 --> 00:59:04: quote traditional as one may think, but wanting to have
00:59:05 --> 00:59:09: that inclusion because it's still an opportunity for housing AD
00:59:09 --> 00:59:10: us.
00:59:10 --> 00:59:11: We've really brought this up.
00:59:11 --> 00:59:14: This is something that was adopted prior to the new
00:59:14 --> 00:59:14: code.

00:59:15 --> 00:59:18: So the inclusion and allowance for AD us within various
00:59:18 --> 00:59:20: residential zone districts.
00:59:21 --> 00:59:23: So that is the end of me and Scott also
00:59:23 --> 00:59:27: clicked through the slides for you, but I'm going to
00:59:27 --> 00:59:28: mute myself now.
00:59:29 --> 00:59:29: Great.
00:59:29 --> 00:59:29: Thank you.
00:59:30 --> 00:59:34: So I'm gonna talk about the utilities perspective on this
00:59:34 --> 00:59:35: issue.
00:59:36 --> 00:59:40: To clarify, the city of Colorado Springs and Colorado Springs
00:59:40 --> 00:59:44: utilities are two separate organizations, which it historically
00:59:45 --> 00:59:48: has led
00:59:48 --> 00:59:51: to a lot of siloing and some disconnects between, you
00:59:51 --> 00:59:52: know, what we do on the utility side and what
00:59:54 --> 00:59:56: the city is doing.
00:59:56 --> 00:59:58: So we've done a lot of work in the last
00:59:59 --> 01:00:01: couple of years to make sure that we're meeting on
01:00:01 --> 01:00:02: a consistent basis and and working together on all these
01:00:03 --> 01:00:04: issues.
01:00:04 --> 01:00:06: So we are a Forest Service utility.
01:00:06 --> 01:00:10: We do still answer to our City Council.
01:00:10 --> 01:00:11: So we have kind of the same, the same leadership
01:00:12 --> 01:00:15: but separate organization.
01:00:15 --> 01:00:19: We do provide water, wastewater, electric and natural gas
01:00:20 --> 01:00:22: service.
01:00:23 --> 01:00:24: So we provide all the utilities for the city.
01:00:24 --> 01:00:28: We get most of our water, about 70% actually from
01:00:28 --> 01:00:32: the Colorado River.
01:00:32 --> 01:00:37: So we we recognize that the primary source of our
01:00:37 --> 01:00:40: supplies is, you know, under threat in many ways from
01:00:40 --> 01:00:43: growth and changing climate and that sort of thing.
01:00:43 --> 01:00:47: So, so we've been doing a lot of conservation over
01:00:47 --> 01:00:51: the last, you know, 25 years or so and we've
01:00:51 --> 01:00:55: made a lot of progress, but we're still serving about
01:00:55 --> 01:00:55: 24 billion gallons of water a year on the potable
01:00:56 --> 01:00:59: side, about 10% more than that on the reclaimed water
01:00:59 --> 01:01:03: side.
01:01:03 --> 01:01:04: So we've got a lot of demand, but you can
01:01:06 --> 01:01:06: go ahead and go to the next slide, Morgan, if
01:01:06 --> 01:01:09: we can do that.
01:01:06 --> 01:01:06: All right.
01:01:06 --> 01:01:09: So we we've still got a lot of water demand,

01:01:09 --> 01:01:12: but we we have conserved A tremendous amount.

01:01:12 --> 01:01:16: So our population has doubled since about 1985, but our

01:01:16 --> 01:01:21: demands overall, our overall sales have not changed since 1985.

01:01:21 --> 01:01:23: And I think that's a a similar story can be

01:01:23 --> 01:01:26: told in many cities, particularly in the West.

01:01:26 --> 01:01:30: But you know that's the the current state of things

01:01:30 --> 01:01:34: here is a tremendous increase in efficiency over the last

01:01:34 --> 01:01:35: 25 years or so.

01:01:36 --> 01:01:40: Residential sales per customer are down about 40% since 2000

01:01:40 --> 01:01:43: and non residential is down about 35%.

01:01:43 --> 01:01:46: So we, we have done a lot of conservation both

01:01:46 --> 01:01:47: indoor and outdoor.

01:01:47 --> 01:01:54: So landscape irrigation is is down nearly 50% essentially since

01:01:54 --> 01:01:54: 2000.

01:01:54 --> 01:01:57: So most of the conservation or the majority of the

01:01:58 --> 01:02:01: conservation has been done in the landscape, but we've also

01:02:02 --> 01:02:05: really seen big changes in in indoor uses as well.

01:02:06 --> 01:02:09: So conservation, we, we like to take a lot of

01:02:09 --> 01:02:12: credit for that when we're talking to groups like this.

01:02:12 --> 01:02:15: But when our revenue folks come calling, we we don't

01:02:15 --> 01:02:15: answer.

01:02:16 --> 01:02:21: So you know, this is multifaceted.

01:02:22 --> 01:02:25: We've done a lot of conservation, but we've had multiple

01:02:25 --> 01:02:28: droughts and water shortages since 2000.

01:02:28 --> 01:02:31: And those biggest drops you see on the chart on

01:02:31 --> 01:02:36: the right there, especially that blue line which represents our

01:02:36 --> 01:02:41: residential use per customer, those two steepest drops coincide with

01:02:41 --> 01:02:44: the water shortages that we've had.

01:02:44 --> 01:02:48: And with each of those we did not see any

01:02:48 --> 01:02:52: bounce back at all to previous usage rates.

01:02:52 --> 01:02:56: So the droughts are a big, big factor and increasing

01:02:56 --> 01:02:57: prices as well.

01:02:57 --> 01:03:02: We've we've built one large water project which led to

01:03:03 --> 01:03:08: a lot of increases in pricing along that, you know

01:03:08 --> 01:03:10: the last 1520 years.

01:03:10 --> 01:03:14: And so we are seeing big impacts from that as

01:03:14 --> 01:03:14: well.

01:03:15 --> 01:03:16: So go ahead and go to the next one, Morgan.

01:03:19 --> 01:03:24: Counter to that, we are seeing significant increases in use

01:03:24 --> 01:03:26: in new construction.

01:03:26 --> 01:03:30: So sort of counterintuitive considering a lot of the efficiency standards and things we've seen addressing indoor use.

01:03:30 --> 01:03:33: But the outdoor use component, because of the ubiquity of irrigation systems now since about the early 80s, irrigation rates

01:03:39 --> 01:03:46: and outdoor use generally has been increasing in new construction.

01:03:46 --> 01:03:52: So homes built in 2020 in general are using quite a bit more than homes built in 1970.

01:03:52 --> 01:03:57: And so that trend has continued.

01:03:57 --> 01:04:00: And that's really one of the reasons why we wanted to address the new construction side of things.

01:04:01 --> 01:04:04: Most of our conservation has been related to existing construction

01:04:04 --> 01:04:08: and we needed to do more to address the new construction side of things and and this is indicative of that need.

01:04:08 --> 01:04:12: Go ahead.

01:04:12 --> 01:04:16: So our 2022 water efficiency plan in the state of Colorado, we've we've got to update our water efficiency plans every seven years.

01:04:16 --> 01:04:19: And so this most recent plan set a target that has been even modified since it was published because of Colorado River issues.

01:04:19 --> 01:04:23: We're looking at about 1.9 billion gallons of savings that we're looking to achieve by 2050.

01:04:23 --> 01:04:23: And a portion of that has to come from, from landscaping in new construction.

01:04:24 --> 01:04:24: The, the pie chart on the right shows retool, which is the, the project that led to the, the new UDC Uniform Unified Development Code.

01:04:27 --> 01:04:30: And that portion, that's the portion that we're gonna, is gonna contribute to the new construction side of things.

01:04:30 --> 01:04:34: So about 300 million gallons from new construction codes, ordinances and incentives.

01:04:34 --> 01:04:35: So the, the UDC is really the the code side of it.

01:04:35 --> 01:04:40: And ordinance, there's a landscape ordinance portion both addressing residential and commercial development.

01:04:40 --> 01:04:45: in new construction.

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01:05:40 --> 01:05:41: And ordinance, there's a landscape ordinance portion both addressing residential and commercial development.

01:05:40 --> 01:05:45: And with some of the information we're collecting in this

01:05:45 --> 01:05:50: process, we're going to feed that in to increase our

01:05:50 --> 01:05:55: our ability to incentivize changes in addition to what the

01:05:56 --> 01:05:57: code provides.

01:05:57 --> 01:06:02: So you know, things like development, what we call

01:06:02 --> 01:06:06: development

01:06:06 --> 01:06:08: charges, those are, are tap fee incentives.

01:06:09 --> 01:06:13: We don't currently have incentives for tap fees.

01:06:13 --> 01:06:16: Some of the data we're collecting in this process associated

01:06:17 --> 01:06:22: with the the new code will allow us to better

01:06:22 --> 01:06:23: incentivize those tap fees and provide some additional

01:06:24 --> 01:06:29: incentives and

01:06:29 --> 01:06:34: savings for us.

01:06:34 --> 01:06:35: About 200 of the 300 million gallons of savings we

01:06:35 --> 01:06:39: anticipate from new construction will be associated with the

01:06:40 --> 01:06:42: the

01:06:42 --> 01:06:44: UDC though.

01:06:46 --> 01:06:46: So, so some of the things that we're doing are

01:06:46 --> 01:06:52: are going to be yet to come.

01:06:52 --> 01:06:56: So go ahead to the next slide.

01:06:56 --> 01:07:03: All right.

01:07:03 --> 01:07:09: So the data collection portion of this, so in order

01:07:09 --> 01:07:14: to ensure that the code is being met in new

01:07:14 --> 01:07:17: construction, we've developed standards for turf can be no

01:07:17 --> 01:07:20: more

01:07:20 --> 01:07:24: than 25% of both commercial and residential landscapes.

01:07:24 --> 01:07:27: Now in the past, commercial landscapes could be as much

01:07:28 --> 01:07:31: as 40% turf grass and we did not have any

01:07:31 --> 01:07:35: standards for residential landscapes.

01:07:35 --> 01:07:37: So those did not have any any limitations at all.

01:07:39 --> 01:07:44: So, so now we have a 25% limit.

01:07:44 --> 01:07:49: I know some cities have have gone beyond the 25%

01:07:49 --> 01:07:53: in recent years, but in Colorado Springs, 25% was as

01:07:53 --> 01:07:59: far as we could go.

01:07:59 --> 01:08:04: In order to ensure that that's occurring, we've built a

01:08:04 --> 01:08:08: tool that developers use to input the landscape composition

01:08:08 --> 01:08:14: of

01:08:14 --> 01:08:18: their developments into this into this tool.

01:08:18 --> 01:08:22: And they're also providing irrigation type and some

01:08:22 --> 01:08:26: information about

01:08:26 --> 01:08:30: how they anticipate those areas being irrigated.

01:08:30 --> 01:08:34: So what we're seeing is a lot of native grass

01:08:34 --> 01:08:38: in these areas and native grass historically has actually been

01:08:14 --> 01:08:18: very often irrigated like turf grass.

01:08:18 --> 01:08:21: And so we want to make sure that where native

01:08:21 --> 01:08:26: grass is being specified, we understand how they anticipate that

01:08:26 --> 01:08:30: being irrigated and so that we can estimate some water

01:08:30 --> 01:08:31: demand from that.

01:08:32 --> 01:08:35: Essentially what we end up with in this process is

01:08:35 --> 01:08:40: a total irrigation budget for each project and that allows

01:08:40 --> 01:08:44: us to understand the impact of the code itself, but

01:08:44 --> 01:08:48: also to anticipate future water, water needs that we can

01:08:48 --> 01:08:51: tie to some other future efforts.

01:08:51 --> 01:08:54: So we could do some ground truthing with this as

01:08:55 --> 01:08:55: well.

01:08:56 --> 01:09:00: And when with the the customer, the ultimate utility customer

01:09:00 --> 01:09:05: occupies the site, we can actually compare their, their consumption

01:09:05 --> 01:09:07: to what was planned on the site.

01:09:07 --> 01:09:11: So we can figure out if we need some additional

01:09:11 --> 01:09:16: programming to ensure that that the the demands meet the

01:09:16 --> 01:09:19: actual design of the site.

01:09:19 --> 01:09:22: So budget based rates are are one way of of

01:09:22 --> 01:09:25: doing that and we are slowly moving toward budget based

01:09:25 --> 01:09:26: rates as well.

01:09:26 --> 01:09:28: So go ahead to the next slide.

01:09:31 --> 01:09:34: So the data we've collected so far sort of breaks

01:09:34 --> 01:09:37: down as you see in this chart.

01:09:38 --> 01:09:41: Prior to the code going into effect, we had collected

01:09:41 --> 01:09:46: several years of data for development plans going back to

01:09:46 --> 01:09:46: about 2016.

01:09:47 --> 01:09:52: And the baseline was about 17% of the irrigable area

01:09:52 --> 01:09:55: was going in as cool season turf grass.

01:09:55 --> 01:09:59: And what we're seeing since the code went into effect

01:09:59 --> 01:10:01: last summer, it was about 12% turf grass.

01:10:02 --> 01:10:04: And the assumption that we had made prior to to

01:10:04 --> 01:10:08: the implementation was that we could get it down to

01:10:08 --> 01:10:09: about 14% conservatively.

01:10:10 --> 01:10:14: And maybe further what we're seeing so far is 12%

01:10:14 --> 01:10:18: and we're seeing a lot of a lot of developments

01:10:18 --> 01:10:21: since the code went into effect.

01:10:21 --> 01:10:24: You know some of the some of these numbers are

01:10:24 --> 01:10:29: including some developments that had started prior to the new

01:10:29 --> 01:10:31: code going into effect.

01:10:31 --> 01:10:34: We're seeing a lot of developments with no turf press
01:10:34 --> 01:10:34: at all.
01:10:34 --> 01:10:37: So, so it is it is having an effect so
01:10:37 --> 01:10:40: far and I think that will expand.
01:10:40 --> 01:10:43: Go ahead to the next one.
01:10:44 --> 01:10:45: I think that's it.
01:10:47 --> 01:10:50: Thank you, Marvin and Scott, if you don't mind stopping
01:10:50 --> 01:10:53: sharing, we'll open it up to a couple questions before
01:10:53 --> 01:10:55: we move on to the group discussion.
01:10:59 --> 01:11:01: Does anyone have any questions?
01:11:06 --> 01:11:07: All right.
01:11:07 --> 01:11:09: Well, if you think of something, please put it in
01:11:09 --> 01:11:11: the chat box and Morgan and Scott can respond.
01:11:13 --> 01:11:14: Right?
01:11:16 --> 01:11:19: Just to keep going here, I just wanted to mention
01:11:19 --> 01:11:23: that during our last meeting, we had a meeting on
01:11:23 --> 01:11:30: landscaping codes and ordinances and resources and
templates, design templates.
01:11:31 --> 01:11:33: And I'm wondering if anyone from Northern Water is still
01:11:33 --> 01:11:34: on the line.
01:11:36 --> 01:11:40: Frank Kinder, if you don't mind unmuting, I'm just giving
01:11:40 --> 01:11:44: a little shout out to your new landscape design templates.
01:11:51 --> 01:11:53: And Frank, if you, if you could put them in
01:11:54 --> 01:11:57: the chat box when you're available, that would be great.
01:11:57 --> 01:12:00: But I just wanted to mention that we also created
01:12:00 --> 01:12:03: a list of resources from that session that we can
01:12:03 --> 01:12:04: share.
01:12:04 --> 01:12:06: And I can put that in a follow up e-mail
01:12:06 --> 01:12:08: or in in the chat box shortly.
01:12:08 --> 01:12:11: But I was wondering if we should do something similar
01:12:11 --> 01:12:15: for policies, both state level and local level policies.
01:12:15 --> 01:12:19: I'm wondering if people wouldn't mind unmuting and letting
me
01:12:19 --> 01:12:20: know, does that already exist?
01:12:21 --> 01:12:24: Do we already have a list of resources for policies
01:12:24 --> 01:12:28: related to water wise strategies or is that something that
01:12:28 --> 01:12:30: we should invest time in creating?
01:12:36 --> 01:12:38: Just feel free to unmute.
01:12:40 --> 01:12:40: Hi.
01:12:40 --> 01:12:44: Marianne, this is Chelsea Benjamin from Western Resource
Advocates.
01:12:44 --> 01:12:48: We have a sort of working list of state level
01:12:48 --> 01:12:52: policies related to land use and water, and it's broken

01:12:52 --> 01:12:56: down into different categories of strategies.

01:12:56 --> 01:12:59: It's in constantly in the update process.

01:12:59 --> 01:13:02: The last time we updated it was in 2022, but

01:13:02 --> 01:13:05: we hope to keep adding to it and adding some

01:13:05 --> 01:13:07: of the newer ones this summer.

01:13:07 --> 01:13:09: And I can pop the link to that in the

01:13:09 --> 01:13:09: chat.

01:13:10 --> 01:13:11: That would be perfect, Yeah.

01:13:11 --> 01:13:15: For anyone who has resources, obviously we've heard about some

01:13:16 --> 01:13:19: of the other resources from our speakers today, but I'd

01:13:19 --> 01:13:23: love to maybe create another document like what we did

01:13:23 --> 01:13:28: for landscape ordinances and PUT include Western resource advocates as

01:13:28 --> 01:13:28: well.

01:13:34 --> 01:13:38: Anybody else have resources that they're aware of?

01:13:50 --> 01:13:50: Right.

01:13:50 --> 01:13:52: This is a quiet group today.

01:13:54 --> 01:13:54: All right.

01:13:54 --> 01:13:57: And then I just wanted to mention that the Next

01:13:57 --> 01:14:00: Generation Water Summit is coming up on June 20th and

01:14:00 --> 01:14:03: 21st and the link is here and I can put

01:14:03 --> 01:14:05: that in the chat box as well.

01:14:09 --> 01:14:13: Just in terms of upcoming programming, these are the plans

01:14:13 --> 01:14:15: for the upcoming meetings.

01:14:15 --> 01:14:18: We'd love for you guys to give us some input.

01:14:18 --> 01:14:22: So our next meeting will be on affordability related to

01:14:22 --> 01:14:25: water pricing, tap fees and equity.

01:14:25 --> 01:14:28: And we have some folks who have already volunteered to

01:14:28 --> 01:14:29: talk about that.

01:14:29 --> 01:14:32: But if any of you are interested in being a

01:14:32 --> 01:14:36: speaker or contributing resources along those lines, please let us

01:14:36 --> 01:14:37: know.

01:14:37 --> 01:14:39: You can put it in the chat box and we'll

01:14:39 --> 01:14:39: capture that.

01:14:41 --> 01:14:45: After that, we're thinking about having a session on water

01:14:45 --> 01:14:52: neutral development and then data-driven water ladies forecasting and then

01:14:52 --> 01:14:53: water reuse.

01:14:53 --> 01:14:56: And I'm wondering if people don't mind unmuting and just

01:14:56 --> 01:14:58: providing feedback or putting it in the chat box.

01:15:04 --> 01:15:06: Are there any other topics that you would like us

01:15:06 --> 01:15:07: to add to this list?

01:15:13 --> 01:15:14: I'm just we.

01:15:14 --> 01:15:22: Could add a conversation on preventing displacement and the perpetuation

01:15:22 --> 01:15:24: of inequities.

01:15:24 --> 01:15:24: As we.

01:15:25 --> 01:15:27: Invest in more water wise development.

01:15:29 --> 01:15:29: Yeah.

01:15:29 --> 01:15:32: And that, so that will kind of be covered in

01:15:32 --> 01:15:36: our our next session related to equity and affordability.

01:15:37 --> 01:15:40: And yeah, is there anything beyond that that or in

01:15:40 --> 01:15:43: particular that you would like us to talk about?

01:15:43 --> 01:15:46: Yeah, I'm thinking more on the displacement side.

01:15:47 --> 01:15:50: So I'm, I'm guessing in the context of water pricing,

01:15:50 --> 01:15:52: you're talking about affordability and equity there.

01:15:53 --> 01:15:57: What about as we invest in new communities and infill

01:15:57 --> 01:16:01: development whereas we see a lot of gentrification which.

01:16:01 --> 01:16:02: Leads to displacement.

01:16:02 --> 01:16:04: So I'm wondering how we as the at the Nexus

01:16:04 --> 01:16:07: of water and land use planning, how we can help

01:16:07 --> 01:16:10: to work against that gentrification and displacement.

01:16:11 --> 01:16:11: OK.

01:16:12 --> 01:16:16: We haven't seen too much displacement related to water pricing

01:16:16 --> 01:16:20: in particular, but definitely with new developments and just the,

01:16:20 --> 01:16:24: you know, affordability crisis in general, that's a big issue.

01:16:24 --> 01:16:27: I really recommend getting involved in ULI because we have

01:16:27 --> 01:16:29: so much content related to that.

01:16:29 --> 01:16:32: For this meeting, it will be more related to water.

01:16:33 --> 01:16:37: And just because water pricing historically hasn't been as high

01:16:37 --> 01:16:40: as other utilities and it's not really tied as much

01:16:41 --> 01:16:44: to housing prices in general, it's not as it's not

01:16:44 --> 01:16:47: considered as responsible for displacement.

01:16:50 --> 01:16:51: Anybody else?

01:17:01 --> 01:17:02: OK, Thank you.

01:17:03 --> 01:17:04: Just want to make a quick plug.

01:17:05 --> 01:17:08: Our Resilience Summit, ULI's Resilience Summit is coming up on

01:17:08 --> 01:17:09: April 12th.

01:17:09 --> 01:17:11: It'll be in New York City.

01:17:11 --> 01:17:15: Water will be covered as part of the Resilience Summit

01:17:15 --> 01:17:18: and this event will be in coordination with Uli's spring meeting.

01:17:19 --> 01:17:19: So if you're interested in housing affordability, if you're interested

01:17:19 --> 01:17:24: in development in general, utilize Global meetings are the place

01:17:24 --> 01:17:28: to go to learn a lot of new content, network

01:17:28 --> 01:17:31: across the country.

01:17:31 --> 01:17:32: There's even international members.

01:17:33 --> 01:17:34: We have over 46,000 members worldwide.

01:17:34 --> 01:17:37: So this is a great event to go to and

01:17:38 --> 01:17:40: really plug into the real estate and development world.

01:17:40 --> 01:17:43: So Danielle, since we're talking about these things, like we

01:17:43 --> 01:17:46: talk about these things all the time, not necessarily in

01:17:46 --> 01:17:49: the water space, but definitely it's a huge issue.

01:17:49 --> 01:17:52: So we really recommend that you join us in New

01:17:53 --> 01:17:56: York City in April and you can use this QR

01:17:56 --> 01:17:59: code For more information and to register.

01:17:59 --> 01:18:02: And then I also wanted to make a quick update.

01:18:04 --> 01:18:07: We had talked about potentially doing a symposium related

01:18:07 --> 01:18:10: to

01:18:10 --> 01:18:11: water wise strategies.

01:18:11 --> 01:18:15: We will be doing that at Utilize Fall meeting coming

01:18:15 --> 01:18:16: up in Las Vegas.

01:18:17 --> 01:18:21: So it'll be our official Lewis Center for Sustainability forum.

01:18:21 --> 01:18:24: It'll be on water wise strategies on October 28th.

01:18:25 --> 01:18:26: It'll be all day.

01:18:26 --> 01:18:30: We're going to feature experts from all around the country

01:18:30 --> 01:18:34: and featuring local expertise as well on water wise strategies

01:18:34 --> 01:18:37: which they're which is abundant in Las Vegas.

01:18:37 --> 01:18:40: We're also going to have water wise tours of the

01:18:40 --> 01:18:41: Venetian and the Bellagio.

01:18:42 --> 01:18:44: And if you'd like more information, it will be posted

01:18:45 --> 01:18:48: soon, especially after our upcoming spring meeting in April.

01:18:48 --> 01:18:49: And I put the link right here.

01:18:54 --> 01:18:54: Great.

01:18:55 --> 01:18:57: And with that, I'll close this out unless anyone has

01:18:58 --> 01:18:59: any other comments or questions.

01:19:00 --> 01:19:02: You're always welcome to reach out to me if you

01:19:02 --> 01:19:05: have if something comes to mind outside of these meetings.

01:19:05 --> 01:19:06: But we love having you here.

01:19:07 --> 01:19:08: So thank you for joining us today.

01:19:09 --> 01:19:10: And we really I see your hand is up.

01:19:11 --> 01:19:14: Yes, thanks, Marianne.

01:19:14 --> 01:19:17: I was just noticing that there were a couple of

01:19:17 --> 01:19:21: questions that popped up in the chat for Scott and

01:19:21 --> 01:19:21: Morgan.

01:19:21 --> 01:19:24: And so I know we still have a few minutes.

01:19:25 --> 01:19:28: I think it would be great to give them a

01:19:28 --> 01:19:31: chance to to talk a little bit more in response

01:19:31 --> 01:19:33: to those questions.

01:19:33 --> 01:19:33: Oh, great.

01:19:33 --> 01:19:34: Thank you.

01:19:35 --> 01:19:38: For those of you have questions, please unmute and just

01:19:38 --> 01:19:38: go ahead and ask.

01:19:42 --> 01:19:44: Hi, good afternoon.

01:19:44 --> 01:19:46: Sorry, I was having some trouble with the mute button.

01:19:46 --> 01:19:49: I'm Andrew with the city of Goodyear, AZ water.

01:19:50 --> 01:19:53: And I just had a question related to what Scott

01:19:53 --> 01:19:56: was presenting on or some of those the on the

01:19:56 --> 01:19:57: end use.

01:19:58 --> 01:20:00: I was curious on the end use of the adjustments

01:20:00 --> 01:20:04: that you've been making to the landscape for some of

01:20:04 --> 01:20:06: those, residential and commercial.

01:20:06 --> 01:20:10: Are the actual numbers that you're seeing at the end

01:20:10 --> 01:20:14: of the day reflecting the changes you were hoping to

01:20:14 --> 01:20:17: see in the conservation numbers overall?

01:20:17 --> 01:20:21: So I guess my question is after the landscapes are

01:20:21 --> 01:20:24: installed, they all of them tend to have that growing.

01:20:24 --> 01:20:28: Are the end use customers making those changes to reflect

01:20:28 --> 01:20:30: what they actually have long term?

01:20:30 --> 01:20:32: And then are you seeing those water savings from there

01:20:32 --> 01:20:34: or are you even that far in the process?

01:20:34 --> 01:20:35: Thank you.

01:20:37 --> 01:20:38: Yeah, that's a very good question.

01:20:39 --> 01:20:42: We're not that far along in the process since the

01:20:42 --> 01:20:45: code just went into effect last June.

01:20:46 --> 01:20:49: That is something we plan to start doing this year

01:20:49 --> 01:20:51: looking at their actual consumption.

01:20:52 --> 01:20:53: We know there's an establishment.

01:20:53 --> 01:20:55: That we have to to consider with that.

01:20:55 --> 01:20:59: But you know, one of the things that we're looking

01:20:59 --> 01:21:03: at is adding on to the the code elements with

01:21:03 --> 01:21:06: budget based rates for example.

01:21:06 --> 01:21:10: So we want to see how customers end up using

01:21:10 --> 01:21:16: water on those sites, make sure that they understand if
01:21:16 --> 01:21:20: need be what the site was designed to use and
01:21:20 --> 01:21:25: if, if we need to, you know, implement budget based
01:21:25 --> 01:21:29: rates to provide some accountability for that.
01:21:30 --> 01:21:32: But we do a lot of education as well.
01:21:32 --> 01:21:36: We do irrigation audits and things of that nature to,
01:21:36 --> 01:21:39: to make sure we're connecting with our customers to help
01:21:39 --> 01:21:41: them use water effectively.
01:21:41 --> 01:21:44: But the the verdict's still hot on, on how water's
01:21:44 --> 01:21:47: actually going to be used on some of these sites.
01:21:47 --> 01:21:49: So that's a very good question.
01:21:51 --> 01:21:51: Thank you.
01:21:59 --> 01:22:01: Was there anyone else who had a question for Scott
01:22:01 --> 01:22:02: and Morgan?
01:22:08 --> 01:22:08: You're muted.
01:22:08 --> 01:22:09: Maybe like, go ahead.
01:22:09 --> 01:22:12: I think Peter Mayer had a question in the chat
01:22:12 --> 01:22:14: but he may have had to jump off so.
01:22:16 --> 01:22:16: Yeah.
01:22:18 --> 01:22:18: All right.
01:22:18 --> 01:22:20: Well, maybe we can follow up with him.
01:22:20 --> 01:22:21: Yeah.
01:22:21 --> 01:22:22: Great.
01:22:22 --> 01:22:23: Well, thank you all so much for joining.
01:22:23 --> 01:22:26: I just want to mention that I the landscaping resource
01:22:26 --> 01:22:29: list that we started creating since our last meeting, I
01:22:29 --> 01:22:30: put that in the chat box.
01:22:30 --> 01:22:33: So you're welcome to use that and add to it.
01:22:33 --> 01:22:34: We would love that.
01:22:34 --> 01:22:38: It's a coalition shared resource, so we're hoping it grows
01:22:38 --> 01:22:39: over time.
01:22:40 --> 01:22:40: All right.
01:22:41 --> 01:22:42: Well, thank you all so much for joining today.
01:22:42 --> 01:22:46: We hope you have a wonderful afternoon or evening and
01:22:46 --> 01:22:48: we look forward to seeing you soon.
01:22:50 --> 01:22:50: Bye everybody.
01:22:50 --> 01:22:51: Thanks so much for.
01:22:51 --> 01:22:51: Looking appreciate.
01:22:52 --> 01:22:54: Everyone, thank you door speakers.

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