

Land Development In A New Water Paradigm

A Regional Solutions Approach

CWCB Statewide Drought Conference
September, 2012



STERLING RANCH

Douglas County will Grow

❑ Housing needs

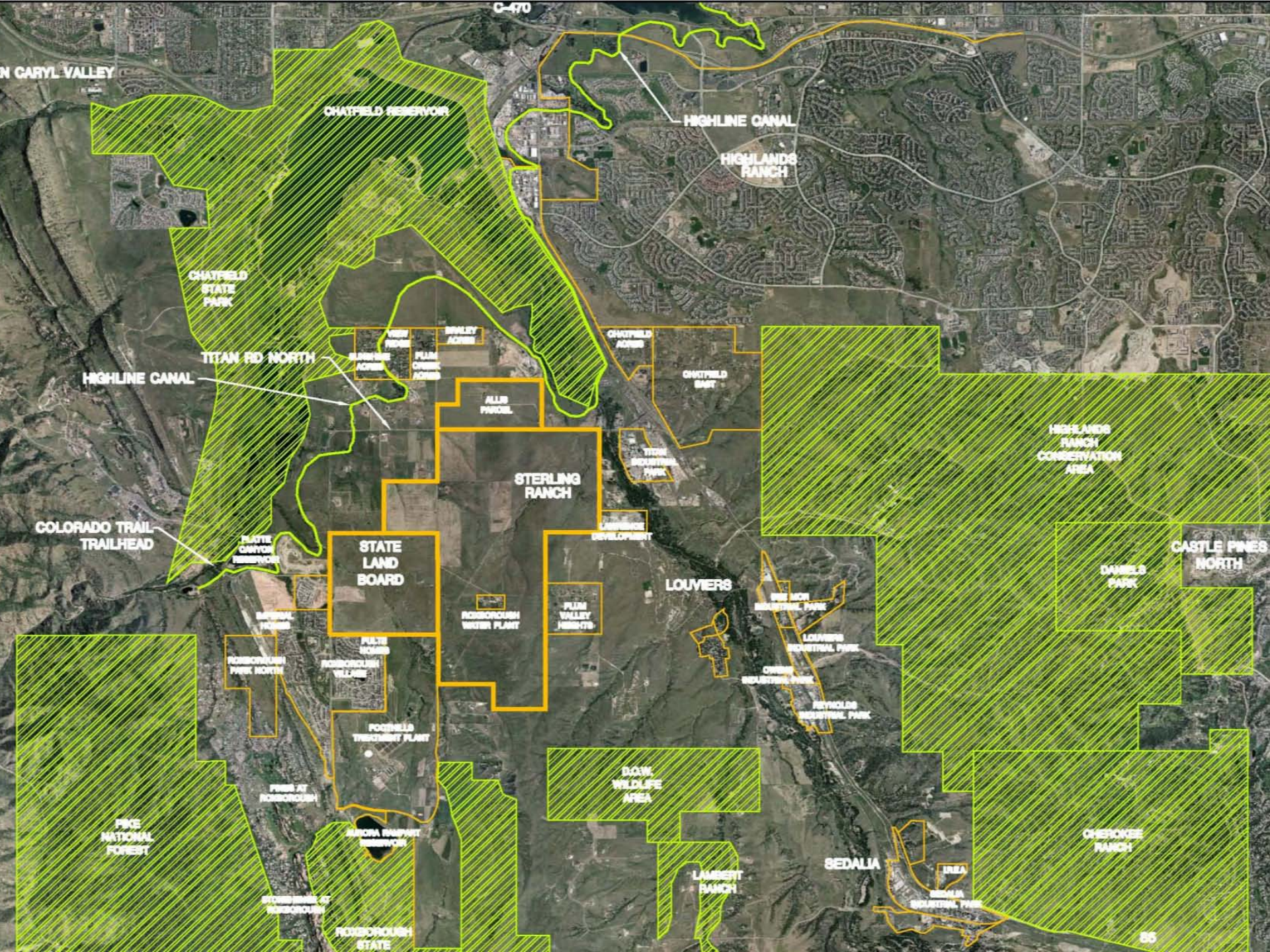
- 100,000 new residents in Douglas County by 2030
- Generations X/Y entering the market, baby boomer retiring
- Both Need A Home – Different Than The Past

❑ **America has historically underinvested in infrastructure – Colorado and Northwest Douglas County is no exception**

- Chatfield area has a major need for renewable water / wastewater infrastructure
- Northwest Douglas County has failing wells and no sewer service - Sterling Ranch is the only viable solution

❑ **Growing economy and new development are needed to bring renewable water to Douglas County – Sterling Ranch is part of the solution**

IN CARYL VALLEY



Sterling Ranch Sustainable Water Plan

May 2011:
Approved by BOCC

1st DC planned
development to
include
conservation &
conjunctive
management from
inception

☐ Holistic approach

- Integrate reduced water supply into the Land Plan
- Reduce in-home demand,
- Manage landscape irrigation use,
- Use naturally occurring water effectively.

☐ Water Conservation

- Integrate water conservation into land use plan
- Use 1/3 the water Douglas County has historically required
- Water Wise is beautiful, low maintenance and sustainable

☐ Renewable Water Supply

- Conjunctive mgmt framework with zoning – 1st in Colorado
- Committed to a regional solution

☐ Sharing Water with Neighbors

- 700 homes will go dry without Sterling Ranch

Rainwater Harvesting

*Colorado's FIRST
Approved Pilot
Project*



❑ CWCB Study provided data and public understanding:

- *Holistic Approach to Sustainable Water Management in Northwest Douglas County*

❑ Rainwater:

- Reliable supply of water
- Possible without injury to senior rights
- Reduces nutrient loading

❑ New law (HB09-1129):

- Allows for 10 test projects across Colorado,
- Only Historic return flows “owed” to the river.

Data Collection, Technology Demonstration and Implementation



Storage Technologies



Monitoring Natural Conditions



Demonstration Site w/ Botanic Gardens

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Aurora Water

State of Colorado

Douglas County

Castle Rock

CWCB

Roxborough

And Many Others!

State Land Board

Econ Development



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