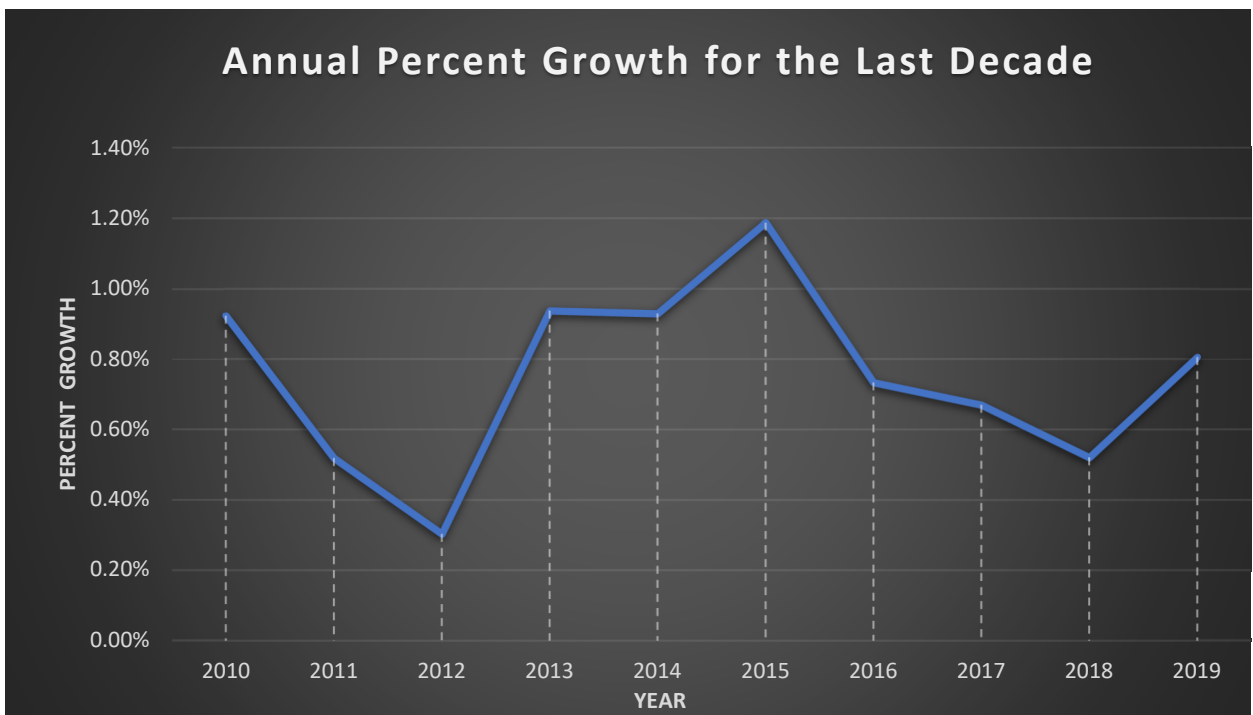


Development in Unincorporated Pitkin County from 2010-2020

Residences:

A total of 253 single-family residences (including manufactured homes) have been added since 2010

- A total of 1,290,340 ft² with a total value of \$740,752,809
- Average size of a newly developed house is 5,120 ft² with an average value of \$2,939,495
 - Average value per square foot is \$574.08
- Residential growth rate by units over 10 years is 7.7% with an average annual growth rate of .75%
 - 2010: 0.92%
 - 2011: 0.52%
 - 2012: 0.30%
 - 2013: 0.94%
 - 2014: 0.93%
 - 2015: 1.19%
 - 2016: 0.73%
 - 2017: 0.67%
 - 2018: 0.52%
 - 2019: 0.81%

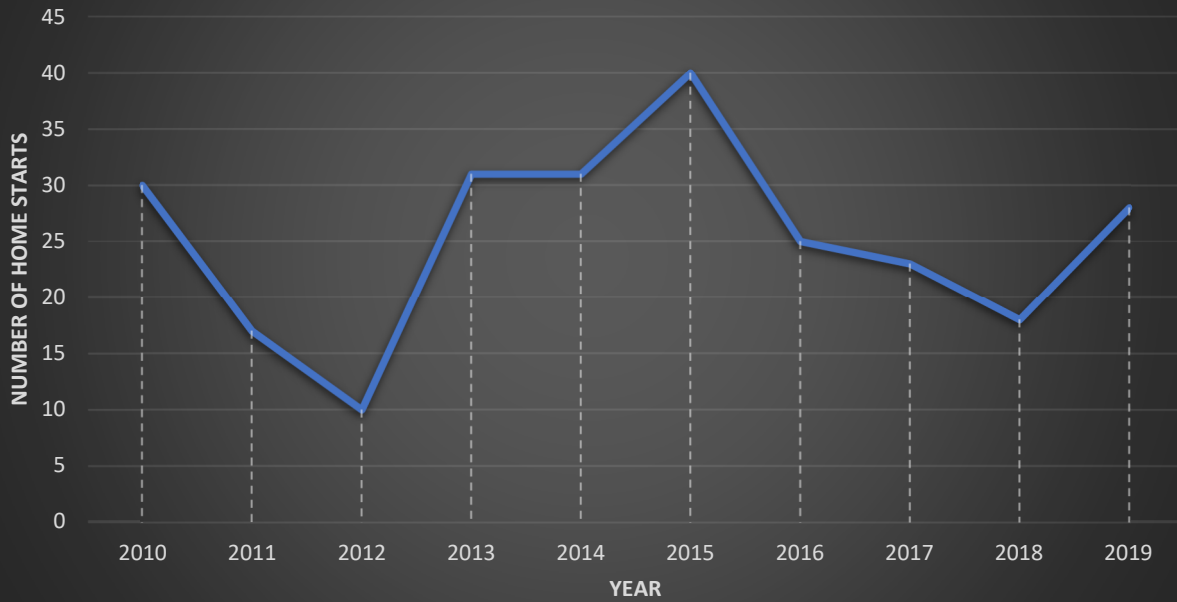


Summary: Growth rate over the last decade has remained relatively consistent at under 1% a year. This growth rate reflects only new starts of buildings and does not reflect the additional floor area added. While this data is a good portrait of overall growth, the most accurate picture of intensity of development and growth will come from the square footage data to follow later in this document.

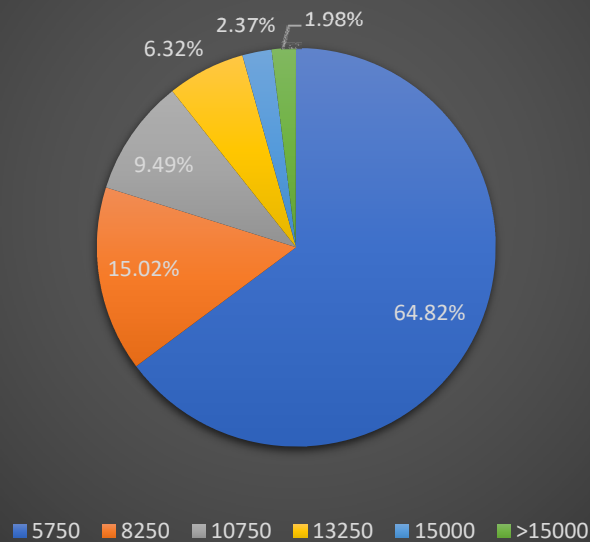
253 New Residential Starts in the last decade

- 164 are 5,750 ft² or smaller (64.82%)
- 38 are between 5,750 ft² and 8,250 ft² (15.02%)
- 24 are between 8,250 ft² and 10,750 ft² (9.49%)
- 16 are between 8,250 ft² and 10,750 ft² (6.32%)
- 6 are between 13,250 ft² and 15,000 ft² (2.37%)
- 5 are greater than 15,000 ft² (1.98%)

New Residential Starts Over the Last Decade

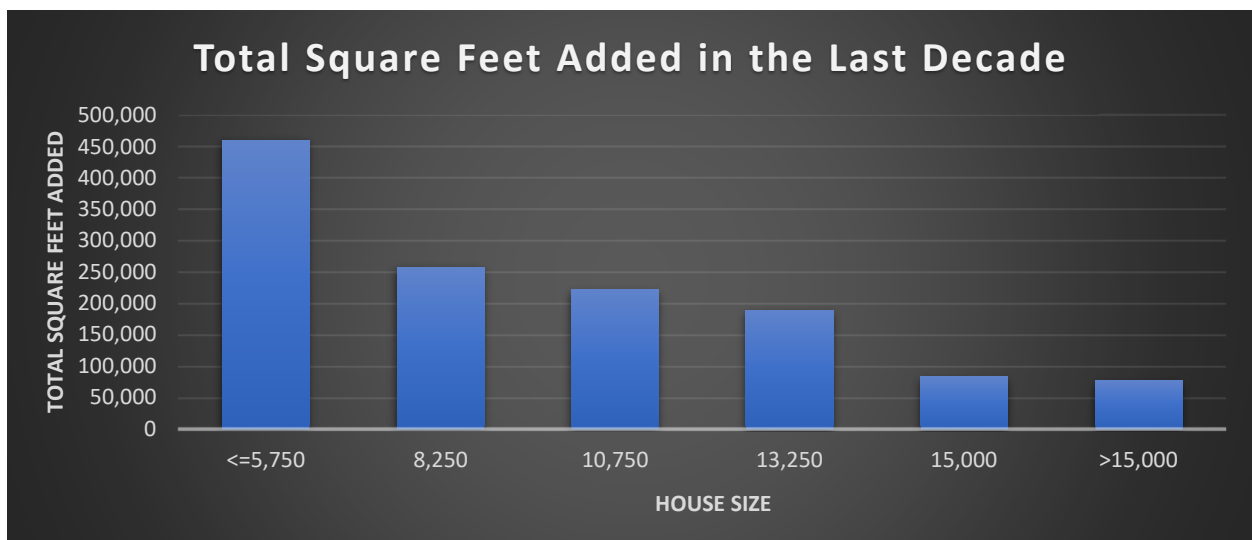


Residential Size Mix Percentage of Total Residential Starts in the Last Decade

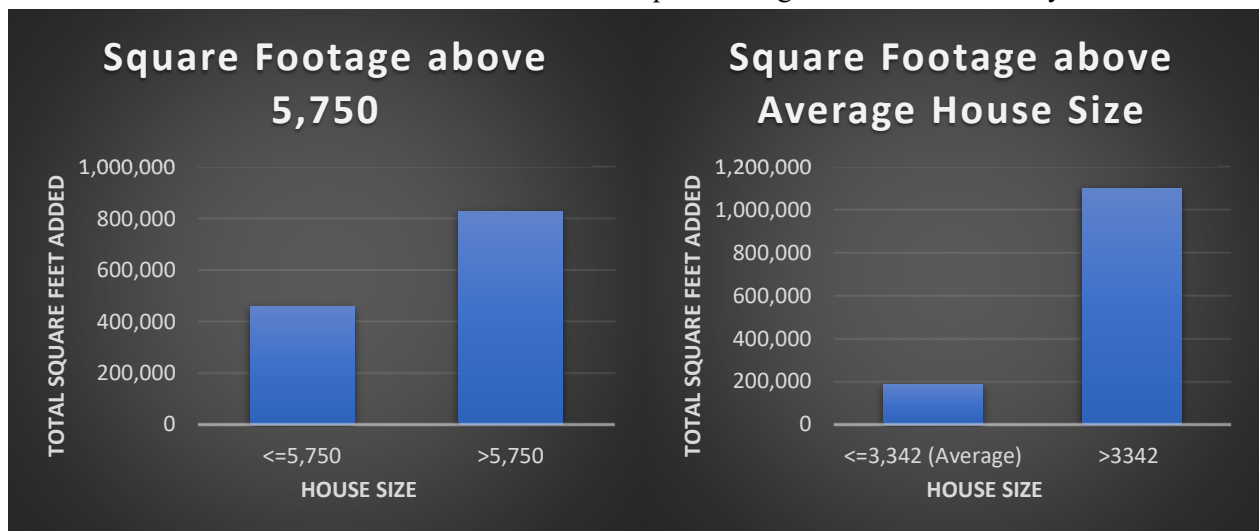


Of the 1,290,340 ft² added in the last 10 years:

- 460,379 ft² are from new residences that are 5,750 ft² or smaller
 - o This is 35.68% of added square footage in the last 10 years
- 258,185 ft² are from new residences greater than 5,750 ft² but smaller than 8,250 ft²
 - o This is 20.01% of added square footage in the last 10 years
- 221,707 ft² are from new residences greater than 8,250 ft² but smaller than 10,750 ft²
 - o This is 17.18% of added square footage in the last 10 years
- 189,312 ft² are from new residences greater than 10,750 ft² but smaller than 13,250 ft²
 - o This is 14.67% of added square footage in the last 10 years
- 82,995 ft² are from new residences greater than 13,250 ft² but smaller than 15,000 ft²
 - o This is 6.43% of added square footage in the last 10 years
- 77,762 ft² are from new residences greater than 15,000 ft²
 - o This is 6.03% of added square footage in the last 10 years



- 829,961 ft² of the total 1,290,340 ft² added is for homes that are greater than 5,750 ft²
 - o This is 64.32% of total square footage added in the last 10 years
- 187,291 ft² is for new residences that are 3,342 ft² (the Pitkin County average house size) or smaller
 - o This is 14.51% of total square footage added in the last 10 years



Summary: This data provides the most accurate picture of growth over the last decade. While new buildings larger than 5,750 ft² account for approximately 35% of total new starts, they are nearly 65% of total square footage added in unincorporated Pitkin County. This reflects the majority of impacts and intensity of development seen coming from the minority of the projects.

2010: 30 homes added (11.86% of last decades growth)

- 26 are 5,750 ft² or smaller (87%)
- 1 is between 8,250 ft² and 10,750 ft² (3%)
- 3 are between 10,750 ft² and 13,250 ft² (10%)

2011: 17 homes added (6.72% of last decades growth)

- 13 are 5,750 ft² or smaller (76%)
- 3 are between 10,750 ft² and 13,250 ft² (18%)
- 1 is between 13,250 ft² and 15,000 ft² (6%)

2012: 10 homes added (3.95% of last decades growth)

- 7 are 5,750 ft² or smaller (70%)
- 1 is between 5,750 ft² and 8,250 ft² (10%)
- 1 is between 8,250 ft² and 10,750 ft² (10%)
- 1 is between 13,250 ft² and 15,000 ft² (10%)

2013: 31 homes added (12.25% of last decades growth)

- 21 are 5,750 ft² or smaller (68%)
- 4 are between 5,750 ft² and 8,250 ft² (13%)
- 3 are between 8,250 ft² and 10,750 ft² (10%)
- 1 is between 10,750 ft² and 13,250 ft² (3%)
- 2 are between 13,250 ft² and 15,000 ft² (6%)

2014: 31 homes added (12.25% of last decades growth)

- 17 are 5,750 ft² or smaller (55%)
- 8 are between 5,750 ft² and 8,250 ft² (26%)
- 2 are between 8,250 ft² and 10,750 ft² (6%)
- 1 is between 10,750 ft² and 13,250 ft² (3%)
- 3 are greater than 15,000 ft² (10%)

2015: 40 homes added (15.81% of last decades growth)

- 25 are 5,750 ft² or smaller (63%)
- 10 are between 5,750 ft² and 8,250 ft² (25%)
- 5 are between 8,250 ft² and 10,750 ft² (12%)

2016: 25 homes added (9.88% of last decades growth)

- 20 are 5,750 ft² or smaller (80%)
- 2 are between 5,750 ft² and 8,250 ft² (8%)
- 2 are between 8,250 ft² and 10,750 ft² (8%)
- 1 is between 10,750 ft² and 13,250 ft² (4%)

2017: 23 homes added (9.09% of last decades growth)

- 10 are 5,750 ft² or smaller (43%)
- 4 are between 5,750 ft² and 8,250 ft² (17%)
- 4 are between 8,250 ft² and 10,750 ft² (17%)
- 3 are between 10,750 ft² and 13,250 ft² (13%)
- 1 is between 13,250 ft² and 15,000 ft² (4%)
- 1 is greater than 15,000 ft² (4%)

2018: 18 homes added (7.11% of last decades growth)

- 9 are 5,750 ft² or smaller (50%)
- 2 are between 5,750 ft² and 8,250 ft² (11%)
- 4 are between 8,250 ft² and 10,750 ft² (22%)
- 3 are between 10,750 ft² and 13,250 ft² (17%)

2019: 28 homes added (11.07% of last decades growth)

- 16 are 5,750 ft² or smaller (57%)
- 7 are between 5,750 ft² and 8,250 ft² (25%)
- 2 are between 8,250 ft² and 10,750 ft² (7%)
- 1 is between 10,750 ft² and 13,250 ft² (4%)
- 1 is between 13,250 ft² and 15,000 ft² (4%)
- 1 is greater than 15,000 ft² (4%)

2010: 17 Demolitions (13% of demos in last decade)

- 28,420 ft² demolished in total (8% of 10-year total)
- Average of 1,895 ft² per permit
- Largest Demo was 5,770 ft²
- Smallest was 220 ft²

2011: 9 Demolitions (7% of demos in last decade)

- 8,072 ft² demolished in total (2% of 10-year total)
- Average of 2,691 ft² per permit
- Largest Demo was 4,500 ft²
- Smallest was 1,000 ft²

2012: 8 Demolitions (6% of demos in last decade)

- 20,234 ft² demolished in total (6% of 10-year total)
- Average of 2,891 ft² per permit
- Largest Demo was 6,005 ft²
- Smallest was 700 ft²

2013: 20 Demolitions (15% of demos in last decade)

- 45,313 ft² demolished in total (13% of 10-year total)
- Average of 2,385 ft² per permit
- Largest Demo was 5,385 ft²
- Smallest was 150 ft²

2014: 19 Demolitions (14% of demos in last decade)

- 47,710 ft² demolished in total (14% of 10-year total)
- Average of 2,511 ft² per permit
- Largest Demo was 6,000ft²
- Smallest was 675 ft²

2015: 13 Demolitions (10% of demos in last decade)

- 30,552 ft² demolished in total (9% of 10-year total)
- Average of 2,546 ft² per permit
- Largest Demo was 6,915 ft²
- Smallest was 600 ft²

2016: 12 Demolitions (9% of demos in last decade)

- 49,344 ft² demolished in total (14% of 10-year total)
- Average of 4,486 ft² per permit
- Largest Demo was 14,704 ft²
- Smallest was 144 ft²

2017: 10 Demolitions (7% of demos in last decade)

- 48,437 ft² demolished in total (14% of 10-year total)
- Average of 4,844 ft² per permit
- Largest Demo was 8,883 ft²
- Smallest was 1,541 ft²

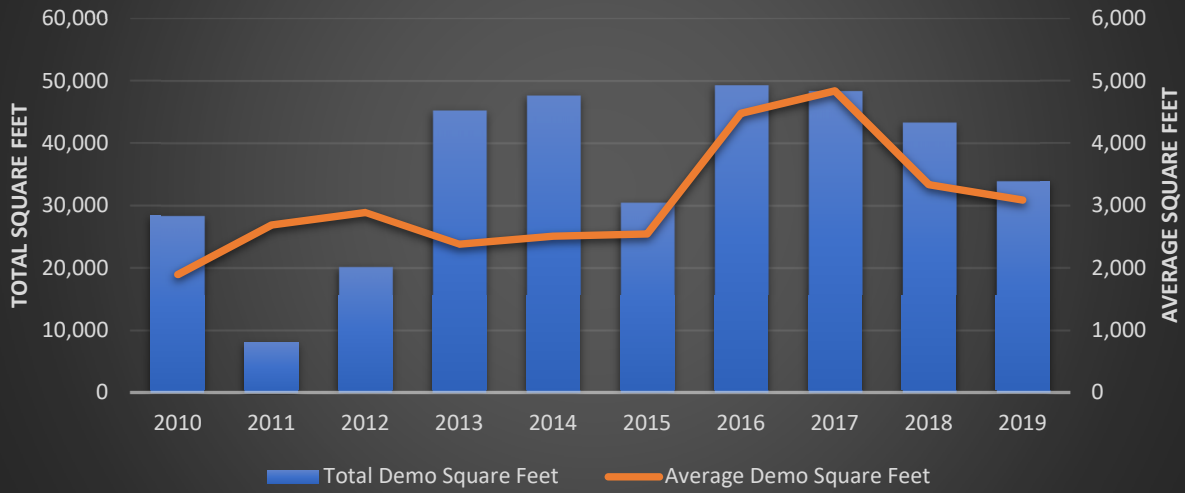
2018: 13 Demolitions (10% of demos in last decade)

- 43,379 ft² demolished in total (12% of 10-year total)
- Average of 3,337 ft² per permit
- Largest Demo was 6,558 ft²
- Smallest was 672 ft²

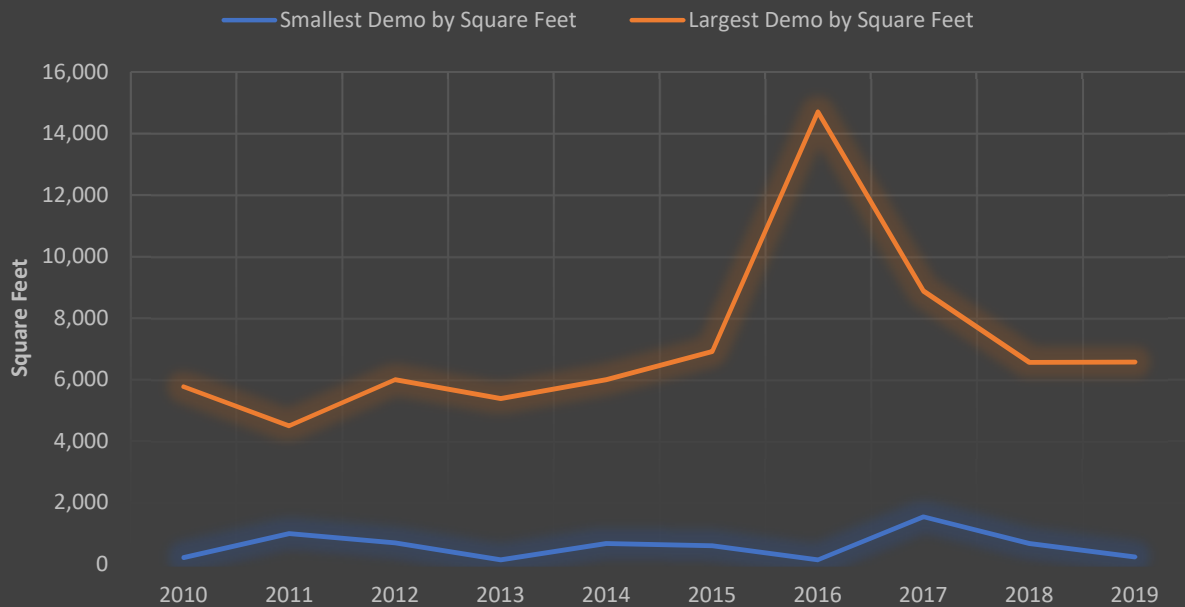
2019: 13 Demolitions (10% of demos in last decade)

- 33,996 ft² demolished in total (10% of 10-year total)
- Average of 3,091 ft² per permit
- Largest Demo was 6,578 ft²
- Smallest was 240 ft²

Total and Average Annual Demolished Square Feet for the Last Decade



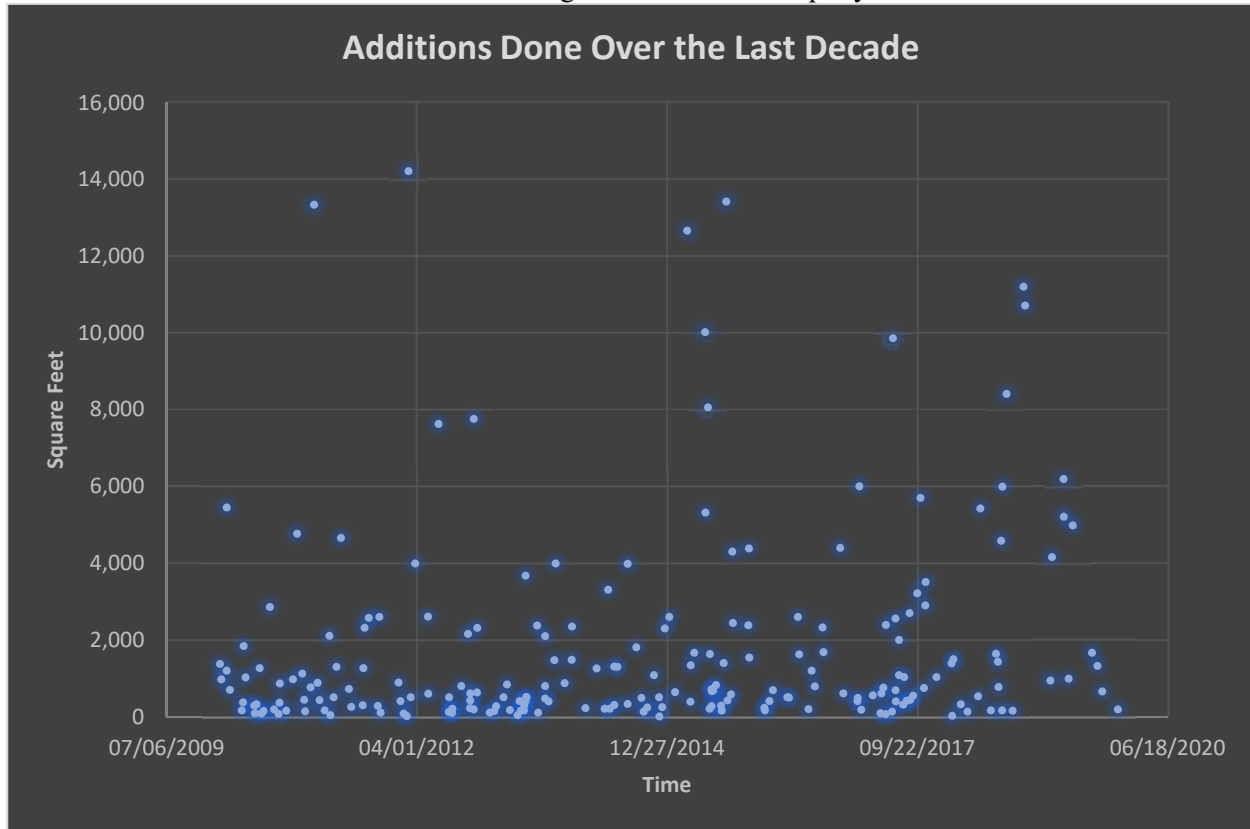
Single Smallest and Single Largest Demolition Each Year



Additions:

221 total additions since 2010:

- A total of 380,992 ft² added with a total valuation of \$128,587,653
 - o \$337.51 per square foot
- An average addition size of 1,789 ft²
- An average of 22.1 Additions per year



2010: 29 Additions (13% of Total)

- Total of 26,624 ft² (7% of Total)
- Average of 1,109 ft²

2011: 21 Additions (10% of Total)

- Total of 35,135ft² (9% of Total)
- Average of 1,673 ft²

2012: 24 Additions (11% of Total)

- Total of 47,101 ft² (12% of Total)
- Average of 1,963 ft²

2013: 26 Additions (12% of Total)

- Total of 24,563 ft² (6% of Total)
- Average of 945 ft²

2014: 20 Additions (9% of Total)

- Total of 19,182 ft² (5% of Total)
- Average of 1,010 ft²

2015: 27 Additions (12% of Total)

- Total of 78,941 ft² (21% of Total)
- Average of 2,924ft²

2016: 17 Additions (8% of Total)

- Total of 16,405 ft² (4% of Total)
- Average of 1,491ft²

2017: 29 Additions (13% of Total)

- Total of 50,746 ft² (13% of Total)
- Average of 1,750 ft²

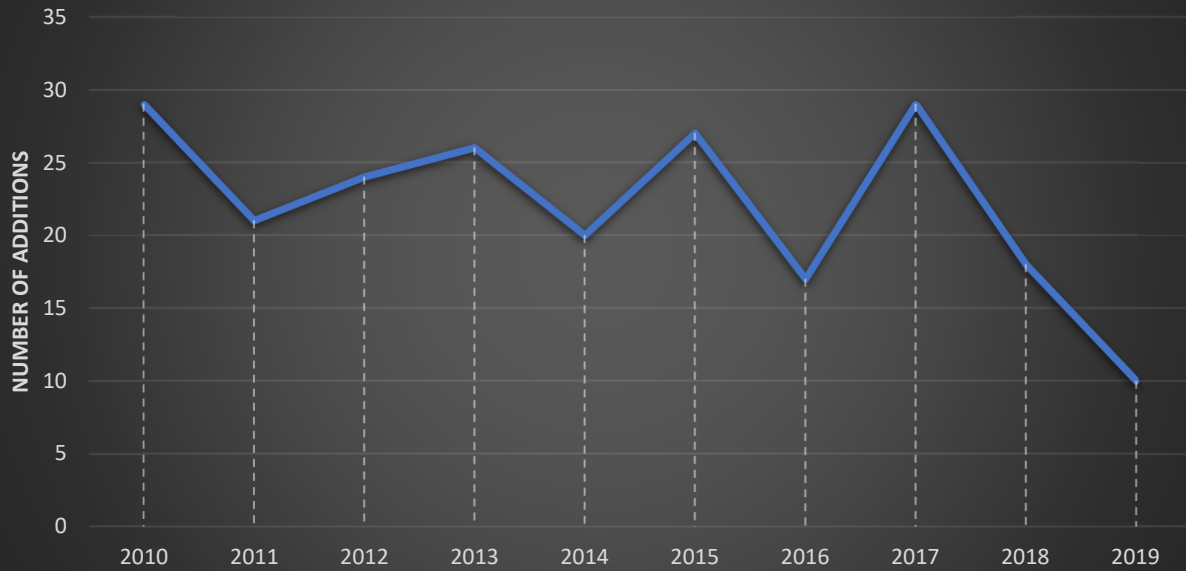
2018: 18 Additions (8% of Total)

- Total of 54,522 ft² (14% of Total)
- Average of 3,029 ft²

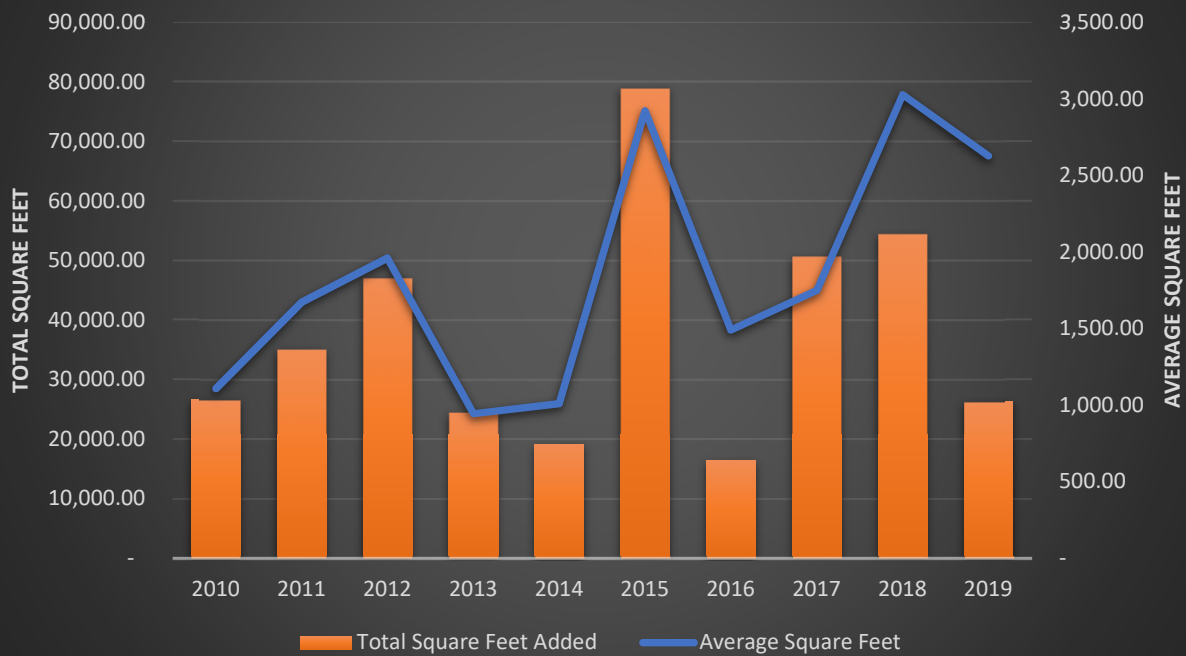
2019: 10 Additions (5% of Total)

- Total of 26,296 ft² (7% of Total)
- Average of 2,630 ft²

Additions per Year for the Last Decade



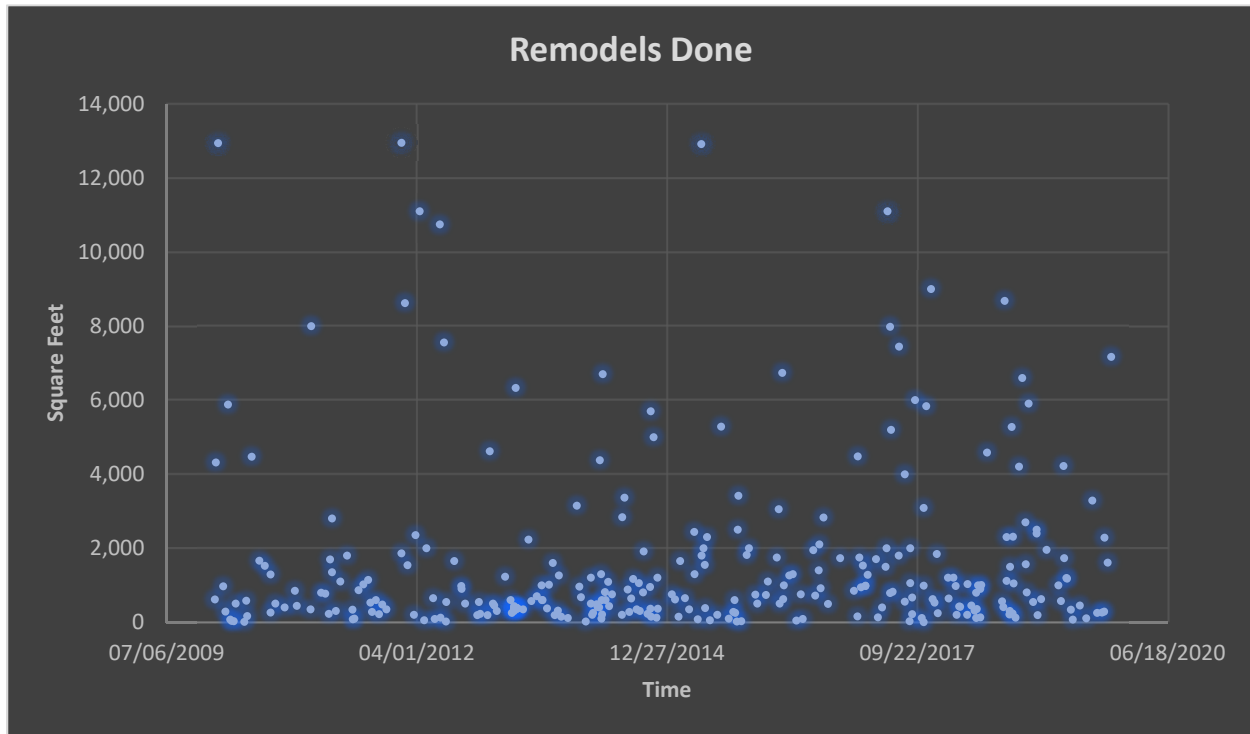
Total and Average Square Feet Added from Additions Annually for the Last Decade



Remodels:

382 remodels since 2010 with an average of 38.2 per year:

- A total of 477,099 ft² over 10 years with an average remodel size of 1,585 ft²



2010: 27 Remodels (7% of Total)

- A total of 37,803 ft² (8% of Total)
- An average remodel size of 1,718 ft²

2016: 25 Remodels (7% of Total)

- A total of 31,084 ft² (7% of Total)
- An average remodel size of 1,480 ft²

2011: 30 Remodels (8% of Total)

- A total of 25,197 ft² (5% of Total)
- An average remodel size of 1,096 ft²

2017: 50 Remodels (13% of Total)

- A total of 90,631 ft² (19% of Total)
- An average remodel size of 2,324 ft²

2012: 34 Remodels (9% of Total)

- A total of 65,428 ft² (14% of Total)
- An average remodel size of 12,845 ft²

2018: 47 Remodels (12% of Total)

- A total of 62,373 ft² (13% of Total)
- An average remodel size of 1560 ft²

2013: 49 Remodels (13% of Total)

- A total of 34,235 ft² (7% of Total)
- An average remodel size of 856 ft²

2019: 37 Remodels (10% of Total)

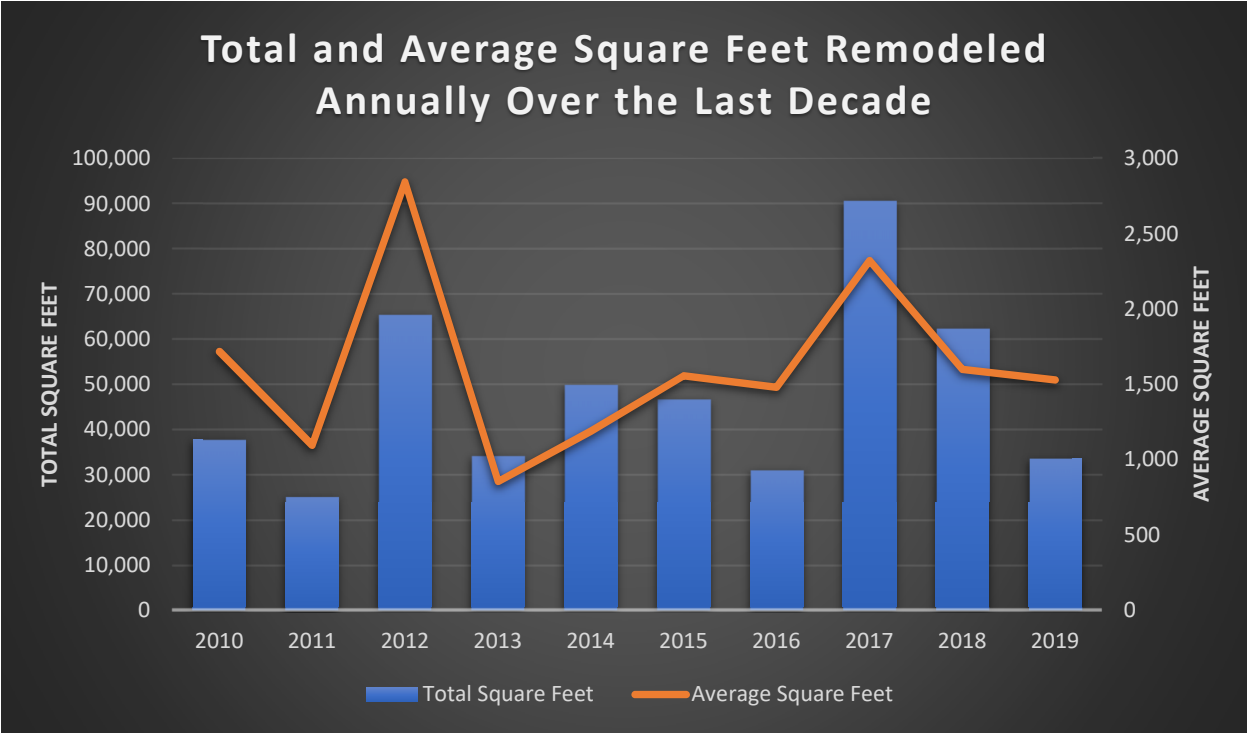
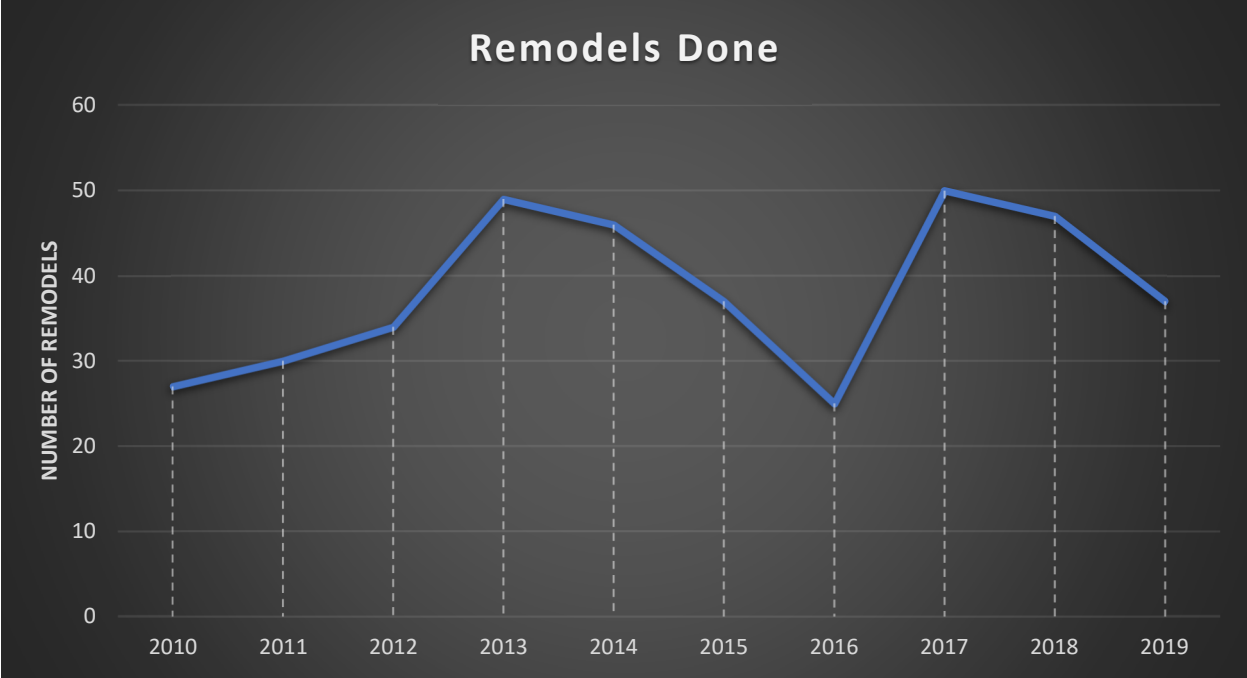
- A total of 33,669 ft² (7% of Total)
- An average remodel size of 1,530 ft²

2014: 46 Remodels (12% of Total)

- A total of 49,954 ft² (10% of Total)
- An average remodel size of 1,189 ft²

2015: 37 Remodels (10% of Total)

- A total of 46,725 ft² (10% of Total)
- An average remodel size of 1,558 ft²

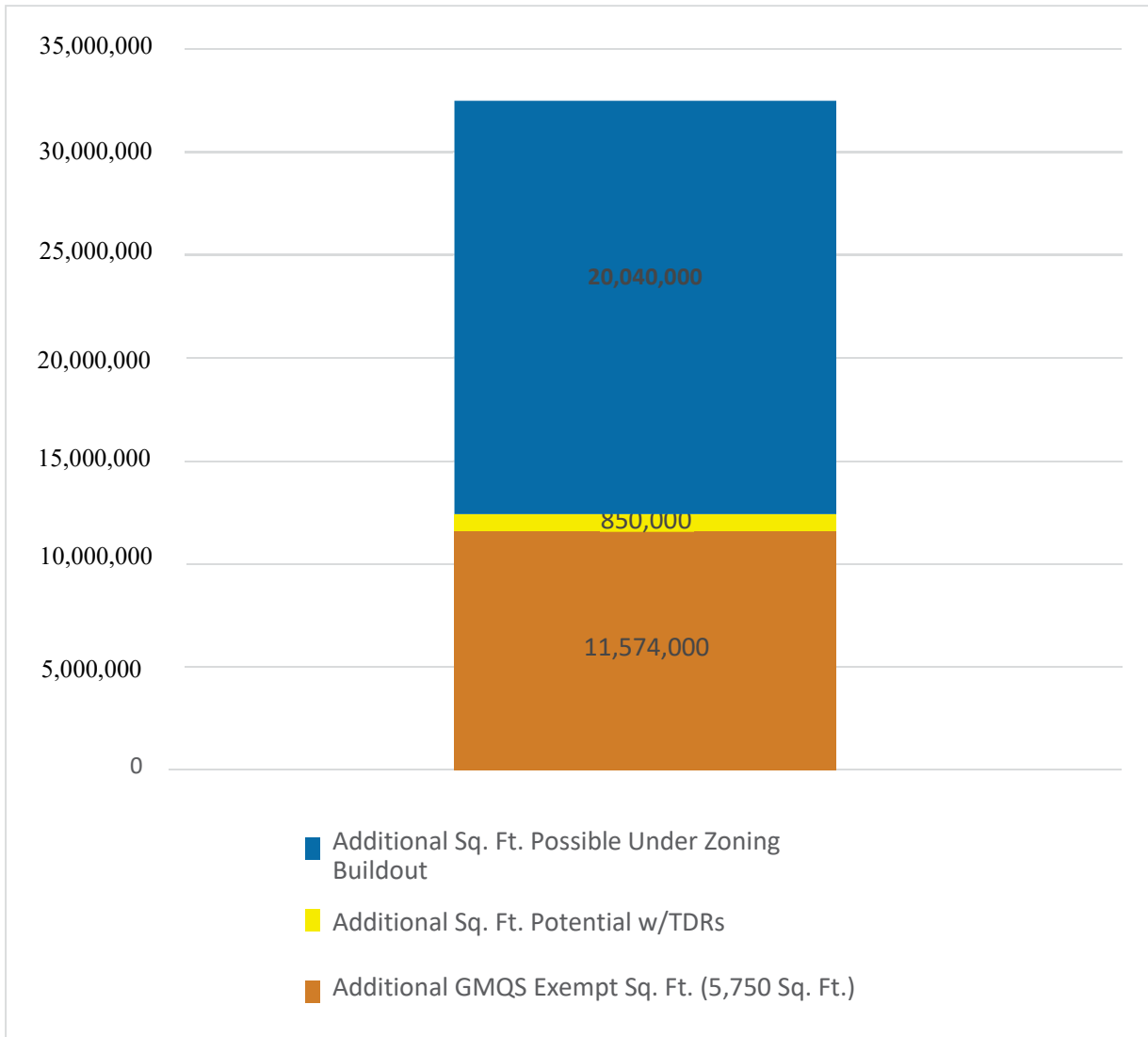


Average House Size:

- The average house size for all residences in unincorporated Pitkin County is **3,342 ft²**.
- The average house size for residences added in the last 10 years is **5,120 ft²**.

Summary: These averages show that over the last 10 years, a greater number of projects are taking advantage of the majority of the exempt square footage from GMQS. The average new home over the last decade is 5,120 ft², 1,778 ft² (53% larger) larger than the average Pitkin County home since 1960, 2,433 ft² (90% larger) larger than the average U.S. house of 2,687 ft² and only 630 ft² shy of using the full exempt square footage allotment. This data indicates that whatever exempt square footage is permitted will be used as close to the fullest extent as possible.

Buildout Projections



TDRs and GMQS

FLOOR AREA APPROVED VIA TDRS AND GROWTH MANAGEMENT COMPETITION 2009-2019¹ [UGB = Urban Growth Boundary; RA = Rural Area]

	NEW DEVELOPMENT RIGHTS		ADDITIONAL FLOOR AREA	
	TDR – SF (# of properties) ²	GROWTH MANAGEMENT – SF (# of properties) ³	TDRS – SF (# of properties) ⁴	GROWTH MANAGEMENT – SF (# of properties) ⁵
2009	0	9,100 (2 RA)	8 TDR - 20,000 (5 RA)	0
2010	0	5,750 sf (1 RA)	7 TDR - 17,500 (3 RA)	2,194 (1 UGB)
2011	0	0	14 TDR - 35,000 (6 RA)	0
2012	0	1,000 (1 RA)	3 TDR - 7,500 (3 RA)	0
2013	0	0	10 TDR - 25,000 (3 RA)	2,500 (1 RA)
2014	0	0	4 TDR - 10,000 (4 RA)	0
2015	0	0	2 TDR - 5,000 (2 RA)	221 (1 UGB)
2016	0	13,500 (2 UGB)	1 TDR - 2,500 (1 RA)	0
2017	0	0	7 TDR - 17,500 (5 RA)	6,000 (2 UGB)
2018	0	29,750 (2 RA – 8,250 granted, 14,000 pending)	2 TDR - 5,000 (2 RA)	0
2019	0	1,000 (1 RA – pending)	2 TDR - 2,500 (1 RA)	12,079 (3 RA) 10,000 (3 UGB)
TOTAL	0	52,600 (9 properties – 7 RA & 2 UGB)	147,500 (35 properties – 35 RA)	32,994 (11 properties – 4 RA & 7 UGB)

¹ APPROVED only; does not account for whether the approval has been effected by submission of a permit.

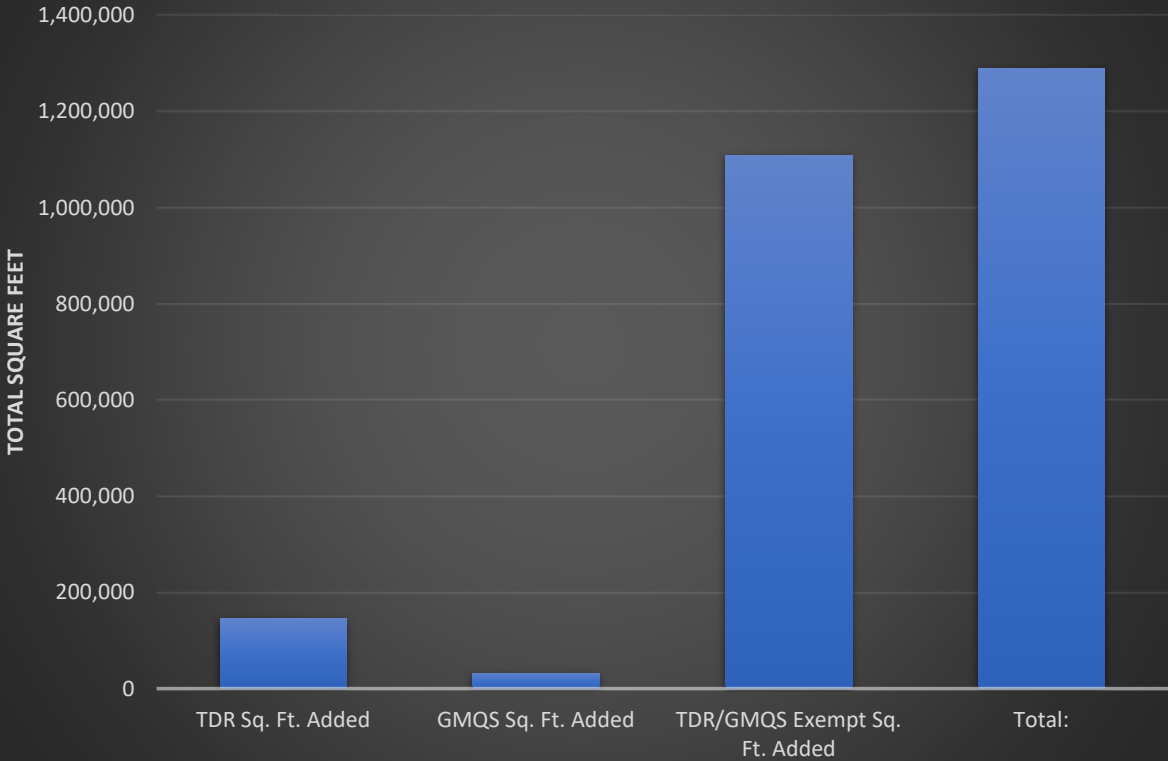
² TDRs can only be used for new development rights in the UGB

³ 63,750 sf available *annually* (23,000 sf UGB; 10,000 sf Crystal; 5,750 sf Fryingpan; 25,000 sf remainder of Rural Area)

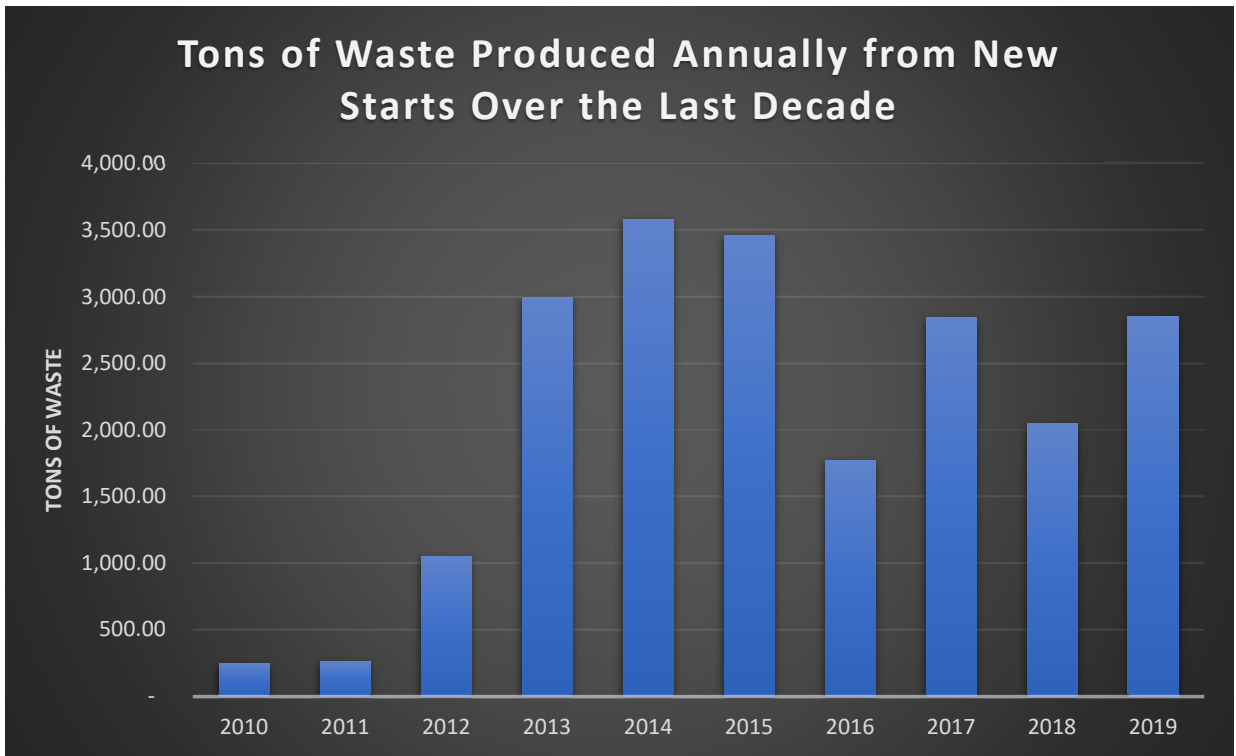
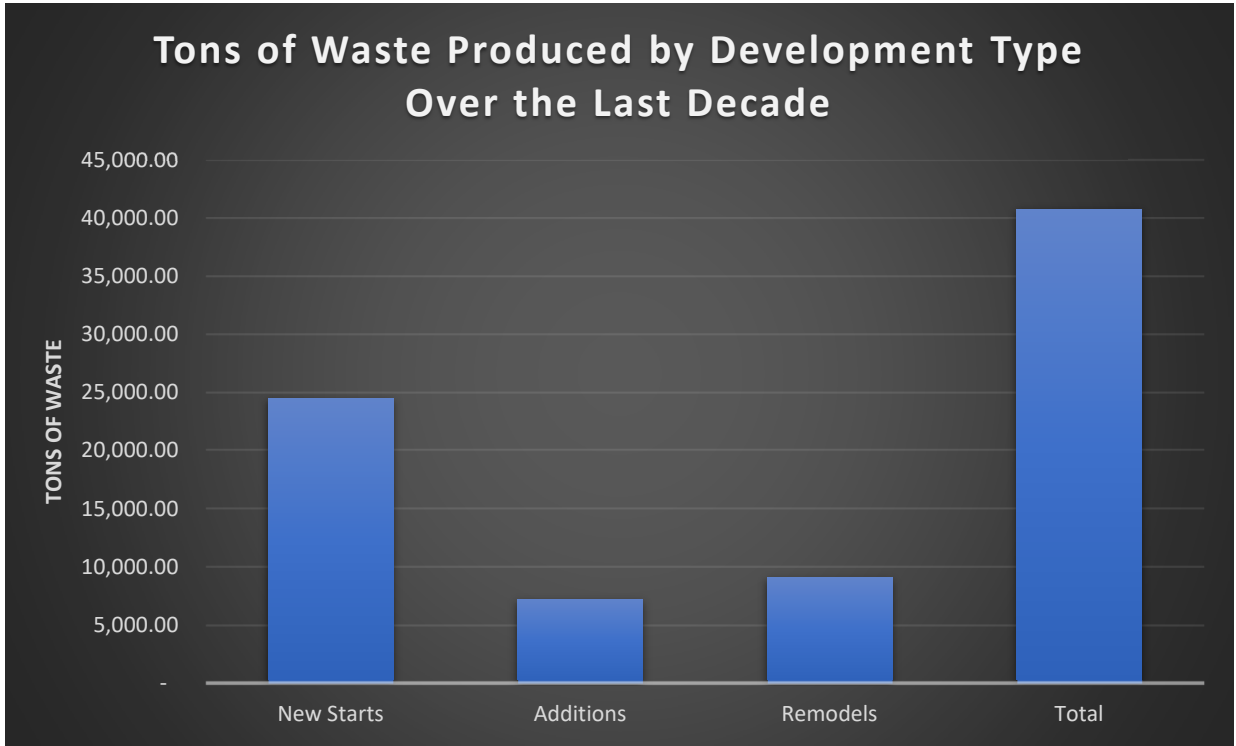
⁴ Does not include properties for which special review approval is NOT required to use TDRs for additional floor area (UGB and certain Rural Area subdivisions). On those properties, from 2009-2019 a total of 67 TDRs – 167,500 sf – were used on 44 properties.

⁵ 39,000 sf available *annually* (10,000 sf UGB; 4,000 sf Crystal; 0 sf Fryingpan; 25,000 sf remainder of Rural Area)

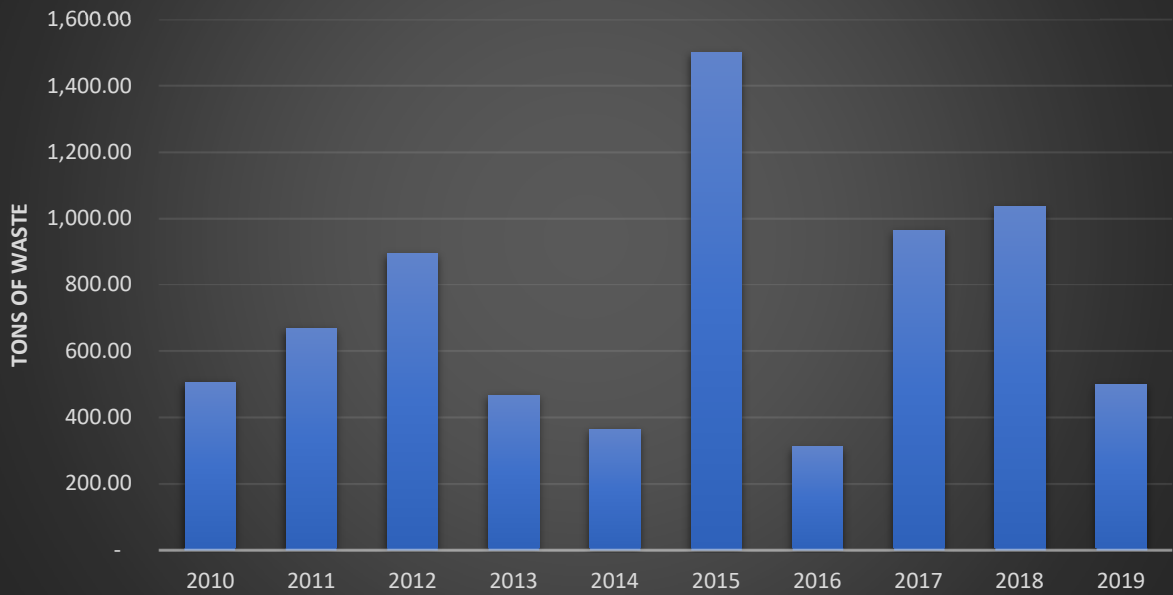
Square Feet Added by Type



Waste Produced from Development



Tons of Waste Produced Annually by Additions Over the Last Decade



Tons of Waste Produced Annually by Remodels Over the Last Decade

