

Benefits Obtained from an **Ideal** Residential Project in the Current Growth Management System

Area of Benefit	Land-Use Code Language	Example	Public Outreach Changes
<i>Impacts on Public and Private Facilities</i>			
Overview	The proposed facilities comply with the County's adopted standards, provide for the needs of the project, and help to solve a problem or resolve a constraint with existing facilities, or otherwise are of benefit to the surrounding neighborhood. Any such improvements proposed must also be consistent with adopted County plans addressing such facilities and must be determined to be necessary and appropriate by the referral agency charged with utilizing the facility or providing the related service.		
Fire Protection	Commitment of an applicant to provide or pay for fire protection facilities that may be necessitated by the project or that may improve fire protection capabilities in the neighborhood, including but not limited to fire hydrants, water storage tanks or ponds, and fire fighting vehicles or equipment.	-Installation of a hammerhead turnaround and a dry hydrant or other pumping station at pond on parcel for use in firefighting in surrounding area	
Road System	Applicant's commitment to provide or pay for necessary road system improvements attributable to the proposed development or to improve road capacity or safety in the neighborhood.	- Improvements of Highway 133 and road intersection to improve the safety of the intersection	

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<p>Transit & Trails Systems</p>	<p>Commitment of the applicant to finance or provide capital improvements (such as a bus, bus shelter, or trail connection) that enhance the ability of the transit or trail system to serve the proposed development, or to provide an easement for a trail that has been identified in the Pitkin County Comprehensive Plan; and/or an easement for a trail that has generally been identified as a public access need.</p>		
<p>School System</p>			

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Public Health and Human Services			
Waste/Landfill			

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<i>Effect on the Environment</i>			
Overview	<p>The proposed development exceeds the applicable adopted County environmental standards, or the proposed development complies with the applicable adopted County environmental standards and helps to solve an existing environmental problem. An applicant shall exceed an adopted standard or solve an existing problem as expressed in at least one of the standards in that category, but need not do so in all of the standards of that category.</p>	<ul style="list-style-type: none"> - Installing high efficiency boilers and furnaces and exceeding the Building Energy Code for building efficiency (improved insulation, tighter thermal envelope, etc.) - Construction Management Plan requiring construction workers to carpool <ul style="list-style-type: none"> - Use of natural gas-based appliances to reduce emissions - C&D Waste minimization plan 	

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<p>Water Resources</p>	<p>(1) Whether an applicant commits to the implementation of techniques that will improve the efficiency of existing irrigation systems and commits to dedicate the remaining water to minimum instream flows, or increases the amount of agricultural land or protected open space that is able to be irrigated within the development.</p> <p>(2) Whether an applicant proposes a water augmentation plan that will replace water that is to be used by the development with augmentation water that re-enters the stream either (i) upstream of the development, or (ii) at the same point of diversion employed by the development (that is, bringing "wet water" to the County), or (iii) downstream of the development, but still upstream of the in-stream depletion areas in Pitkin County.</p>		
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<p>Wildlife Habitat Protection</p>	<p>(1) An applicant could commit to a program that would enhance or would restore native wildlife habitat that has been degraded by human or animal activity (for example, by creating or restoring wetlands and/or riparian habitat). On-site enhancement is preferred, but where there are no significant opportunities for on-site enhancement or restoration, a commitment to enhance or restore other sites in Pitkin County may be considered.</p> <p>(2) Applicants may also identify other innovative ways in which wildlife habitat can be protected in Pitkin County that would exceed the County's adopted wildlife standards</p>	<ul style="list-style-type: none"> - Creation of a riparian habitat through the use of vegetation and preservation on the parcel - Reduction of fenced area on parcel by 48% and reduction of activity envelope size by 35% to minimize disturbance to area - Preservation of existing dead trees as wildlife habitat and creation of other habitat areas on parcel 	
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Embodied Energy & Energy Efficiency			
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<i>Achievement of Community Goals</i>			
Open Space Preservation	<p>(1) Undeveloped lands that have wildlife, scenic, and other desirable resource values;</p> <p>(2) Agricultural lands, including those that have been historically irrigated, used for food, grains or other feed production, and those used for dry pasture and rangeland;</p> <p>(3) Lands, or easements over lands, which provide access to public lands or public waters; and</p> <p>(4) Other undeveloped lands whose preservation would be consistent with the adopted Pitkin County Comprehensive Plan.</p> <p><u>The proposed development preserves all of the valued open space within the property.</u></p>	- 328 acres of land placed into a conservation easement	
Hazard Mitigation & Avoidance	The proposed development complies with the County's adopted mitigation standards for development in floodplain, geologic, and wildfire hazard areas and includes no development activities on slopes in excess of thirty (30) percent or in areas subject to severe wildfire hazards.		

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<p>Development Below Allowable Density</p>	<p>The applicant commits to limit development to fifty (50) percent or less of the density allowed by the underlying zone district.</p>	<p>- Developing 21 units on 1,620 acres (1 unit per 77 acres) reducing density to below 50% of permitted by zoning with provided covenant to guarantee</p>	
<p>Reduction of Visible Mass</p>	<p>(1) Final maximum floor area is limited to no more than 55% of that potentially available to the property. (2) At least 30% of the requested floor area will be built sub-grade. (3) Proposed structure(s) limited to at least 30% below the maximum allowable height.</p>	<p>- Restricted maximum house size to 7,500 ft² which is 50% of max house size allowed by zoning – Submitted covenant to guarantee this is adhered to</p>	
<p>Job Generation</p>			

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<i>Creative Bonus</i>			
	<p>Each creative approach an applicant proposes that is consistent with the purpose and intent of a scoring category set forth in Secs. 6-50-20 (a), (b), and (c), and goes beyond the standards established in that category.</p>	<ul style="list-style-type: none"> - Proposal to rezone 920 acres to Rural and Remote with all development rights for these acres be turned into Transferable Development Rights (TDRs) for future resale by applicant - A one time payment of \$7,500 to REMP representing 50% of electricity cost over 20years - \$3,000 to Independence Pass Foundation 	
	<p>Each creative approach an applicant proposes that is consistent with and helps to implement the Pitkin County Comprehensive Plan.</p>		

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	<p>Any applicant who proposes to build affordable housing, rather than pay the Employee Housing Impact Fee required by Section 8-30 of this Land Use Code. To obtain the bonus point, the proposal to build the housing shall comply with the County's adopted affordable housing policies and guidelines in terms of its location and the type of housing proposed.</p>		
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