

For more information on the following topics, please go to:
<https://pitkincounty.com/1293/Growth-Management-Public-Outreach>

Topic:	BOCC Feedback:	P&Z Feedback:	Outreach Feedback:
Climate Change:	The Land-Use Code and GMQS should be recalibrated to encourage development through the lens of climate action	<ul style="list-style-type: none"> • Improved energy efficiency of homes • Installation of EV facilities • Move to electrification 	<ul style="list-style-type: none"> • Homes need to be more efficient • The embodied energy of development needs to be accounted for • Traffic generation needs to be addressed as this directly contributes to emissions • Natural Gas should not be used
Social Equity:	Need more equitable development Those who live, work, and commute here need to be given consideration		
Land-Use Code Requirements:	Need to be adjusted further to improve development quality Climate Action Lens should be applied to Land-Use Code requirements		More stringent requirements are needed for development – less mitigation and more direct offsets
GMQS Scoring & Competition:	System is flawed and needs reevaluation	System is flawed and needs reevaluation	GMQS may not be the best way to regulate growth and development going forward – should not be an additional square footage component
Exemptions (Those not otherwise listed in this matrix):	Exemptions are a powerful tool worth utilizing, but need to be recalibrated to incentivize the community benefits we wish to encourage		Redevelopment and demolition should not be exempt from the growth management system

<p>TDRs:</p>	<p>Are TDRs still achieving the benefits originally desired?</p>	<ul style="list-style-type: none"> • System works well and should be kept • Greater protection of the RR Zone should be provided 	<ul style="list-style-type: none"> • Potential alternative uses may be merited • TDRs are worth too much square footage • The system may be outdated
<p>5,750 ft² Exempt House Size:</p>	<p>Maybe too large?</p>		<p>The exempt house size is too large and needs to be reduced</p>
<p>Community Benefits:</p> <ul style="list-style-type: none"> • <i>Environmental Preservation</i> • <i>Community Character</i> • <i>Traffic/Infrastructure</i> • <i>Affordable Housing</i> • <i>Commercial</i> 	<p>Generated traffic is too great A strong need for affordable housing</p>	<ul style="list-style-type: none"> • Greater use of conservation easements for larger parcels • More incentives and backing of local agriculture • Greater preservation of upper valley • Reduce paving and greater preservation of rural character • Greater air quality control • Reduced waste/improved waste management • Incentives for public transit or reducing VMTs • Funding for public transit and intercept lots • More efficient vehicles • Require commercial development to meet renewable guidelines • Encourage commercial activity near habitation of workers • Encourage AH up-valley near public transit • Require donations to AH for development 	<ul style="list-style-type: none"> • Service capacity increase from development needs to be addressed • Contributions to schools needs to be increased • Transportation of students and teachers should be dealt with • Recreational capacity needs to be maintained • Need to address compounded demand – multi modal transit, last mile transfer • Public Health and HHS capacity strain addressed by development • Waste diversion market created for development’s waste • Creation of recycling opportunities • Water use and conservation addressed • Improves the connectivity of open space • Limit sub-grade space • Job Generation needs to be addressed – housing, transport, etc. • Rebalance affordable housing – don’t just keep building new stock but repurpose existing inventory

<p>Max House Size:</p>	<p>Larger than necessary</p>	<ul style="list-style-type: none"> • Limit number of permits for large homes • Develop locational restrictions on large homes • Require homes larger than exemption to be net-energy producers and to provide AH rather than allow pay-in-lieu 	<ul style="list-style-type: none"> • Need to be paced – too many developed at once – use permit system? • The environmental impact is too great • There may be areas in the county where they should be located • A FAR calculation may be better than a one size fits all zone approach <ul style="list-style-type: none"> • For most of the county, 15,000 ft² is too large
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