



Pitkin County Vision 2050

Workgroup Meeting
November 13, 2024



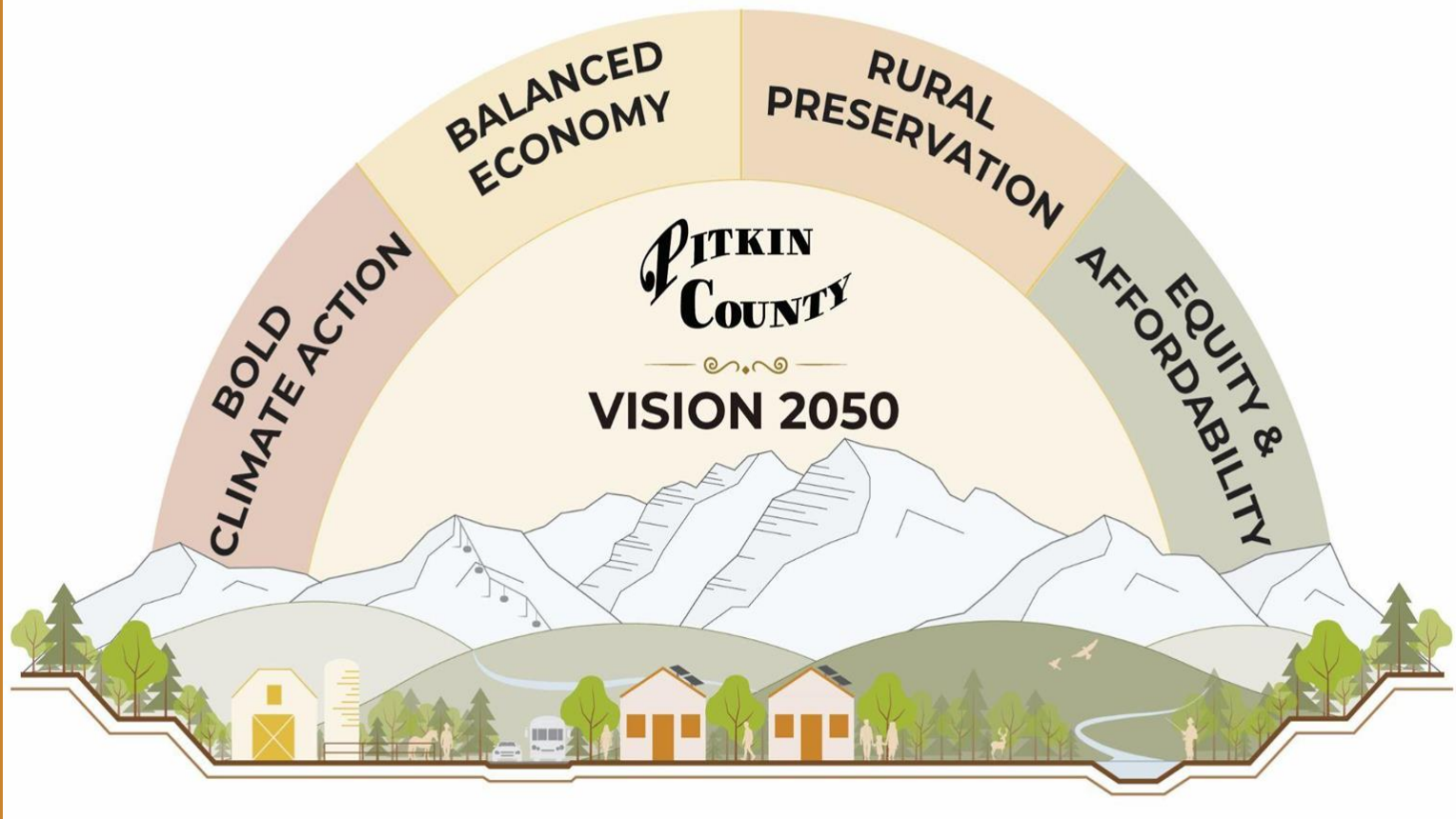
Welcome & Introductions

- Name
 - Organization
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Meeting Purpose & Agenda Review

Agenda:

- Workgroup Role & Expectations
- Vision 2050 Open House Summary
- Building/ Energy Code Update
- FAR/Net Parcel
- Next Steps



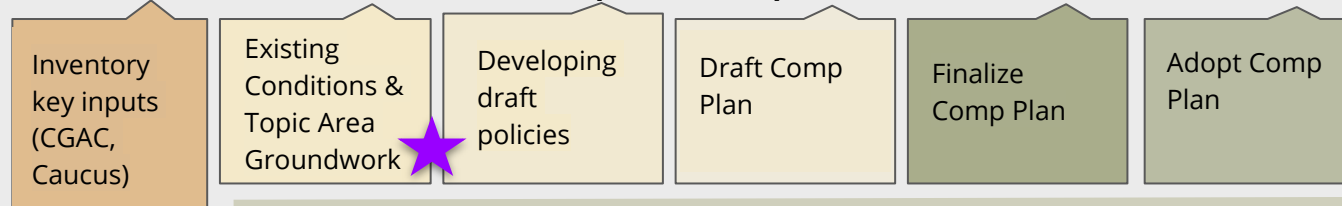
Project Update

Summary of Implementation & Timeline

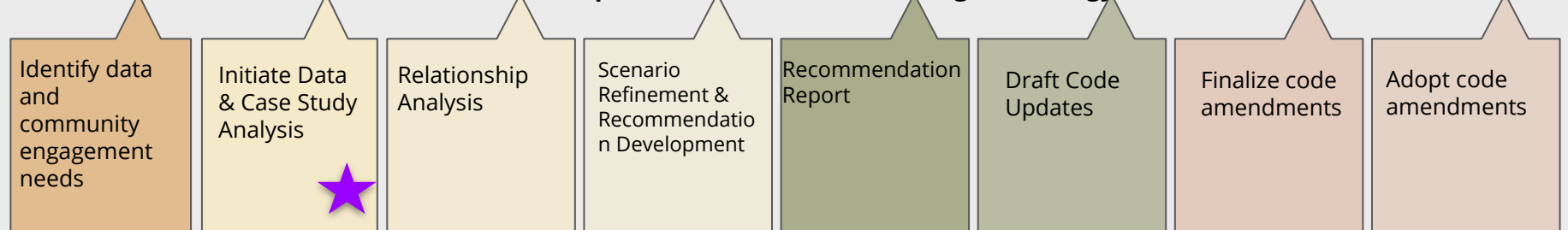
Pitkin County Vision 2050 Code Project Steps



Updated Comprehensive Plan



Updated Land Use and Building and Energy Codes

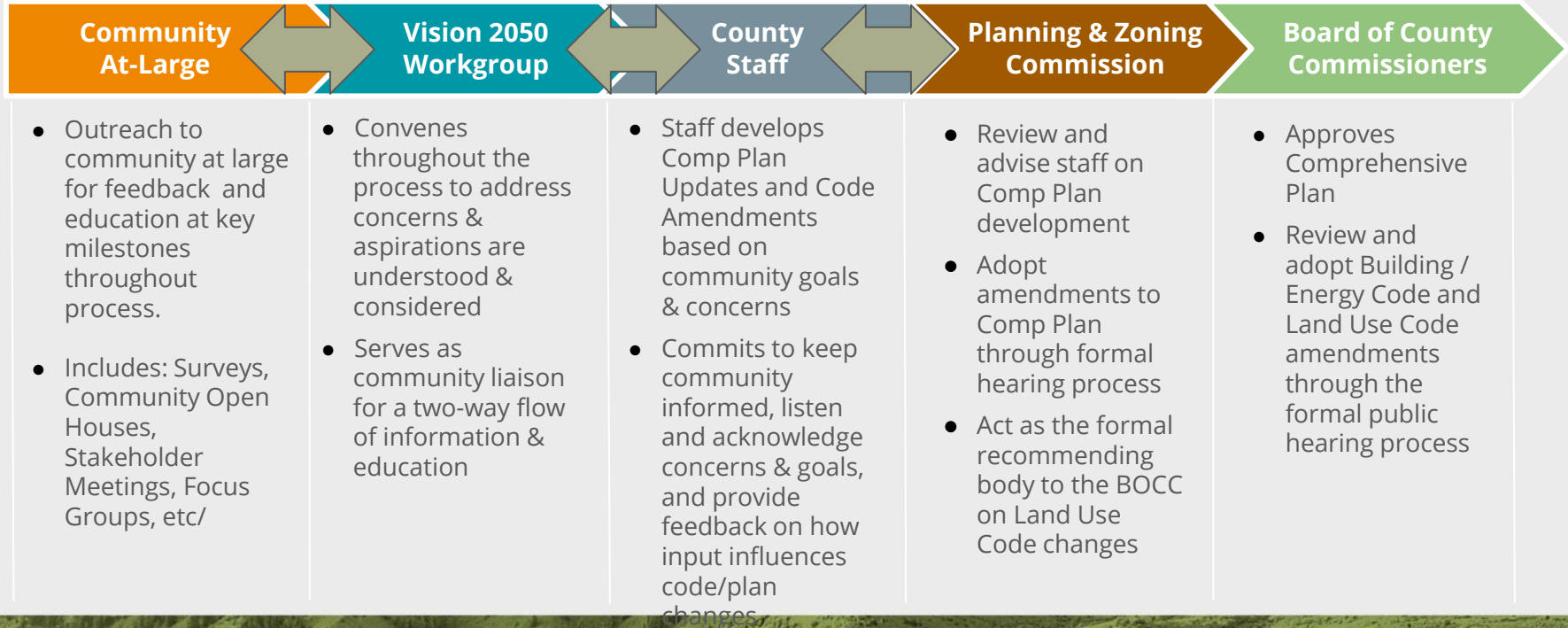


Workgroup: Purpose, Role & Expectations

Serve as community representatives, providing input based on individual and community perspectives, assisting staff in development of Comp Plan Update, code amendments and providing feedback on how draft policies and codes align or conflict with, or diverge from, the CGAC recommendations as well as Caucus Area Master Plans and other relevant plans.

- Participation in regularly scheduled meetings
- Reviewing relevant project study and data analysis materials
- Participation & input at community-wide engagement initiatives

Roles and Responsibilities





Comprehensive Plan Community Open House Update

Key Takeaways

Breakout Sessions with Subject
Matter Experts & Community Open
House | October 30

Comp Plan Breakout Session

Built Environment | Natural Environment | Economic and Community Health

Overall...

- **Affirmed CGAC recommendations & goals**
- **Further refined problem statements**
- **Provided basis to begin drafting policy statements**

Comp Plan Breakout Session

- **Affordable housing beyond the UGBs is going to be necessary**
 - *BUT... how, where, and to what level will need to be carefully considered in tandem with other community values (i.e. rural preservation, wildlife habitat, and existing developed areas).*
 - *YET... future planning must address water/sewer infrastructure and the implications for roads/intersections, location of transit stops, first/last mile connections to transit.*
- **Prioritizing rural preservation is a long-standing community value** *and is consistently supported by Caucus Master Plans and the broad public*

Comp Plan Breakout Session

The high cost of living in the valley creates an inherently temporary feeling for the majority of the workforce

- *Risk of being one life change away from “survival mode” and displacement*
- *This lack of stability is experienced by all, including mid-high wage earners*
- **While the economy we have provides ample job opportunities and high paying wages, the challenges to creating a sustainable, year-round workforce are:**
 - *Heavy burden of housing costs*
 - *Cost barriers to putting down roots & raising a family*
 - *Disparities across public & private sectors*
- **Need for regional coordination**
 - *One jurisdiction cannot do it all from transportation to housing to climate*
 - *We will require a unified valley-wide collaboration*

Open House *Key Themes, Takeaways, Tradeoffs & Tensions*

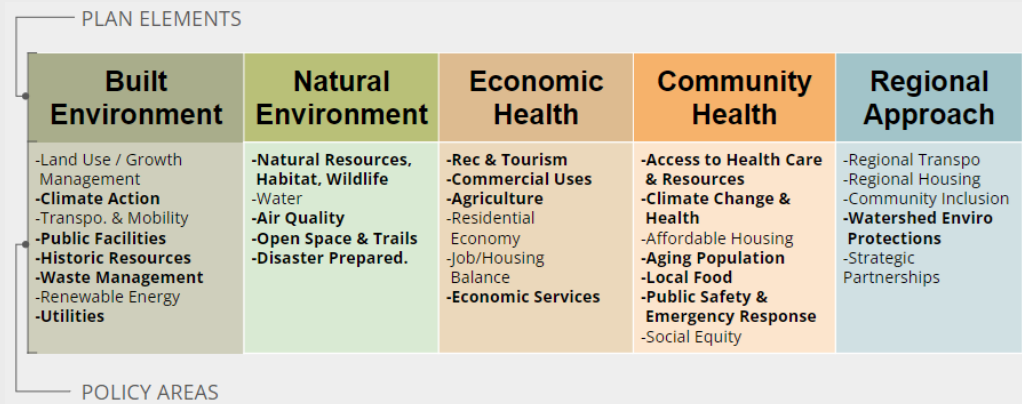
Feedback from participants:

- Leverage the strengths of our economy to Incentivize equity and affordability
- Focus AH in nodes w/ access to services and infrastructure
- Recognize inherent tensions and tradeoffs (find balance) between competing community goals)

Staff takeaways:

- Many folks attended to learn & better understand CGAC recommendations
- Desire for more tangible opportunities to provide feedback
- We are poised to move into drafting policy for community feedback

Comprehensive Plan Framework



1. **Consolidate all feedback** received from Breakout Sessions, Open House, community survey, current community planning inventory, Caucus Master Plans, and CGAC Recommendations
2. **Begin drafting policy language** within each of the Plan Elements of the Comp Plan.
3. **January Workgroup** to focus on select policy language & direction
4. **Community engagement** will focus on specific policy discussions following the Workgroup in January.



Building / Energy Code Update

Getting Closer to Net Zero Goal

Throughout 2024 the Building Department has been looking at how to “ratchet” down the Energy Code incrementally to meet the 2030 Net Zero goal.

<p>Tiering System</p>	<ul style="list-style-type: none"> • Apply a tiered system to all new development, as well as redevelopment of more than 500 square feet of measurable floor area. • Tiers are inclusive of all heated, basement, and subsurface square footage and percentage of parcel disturbance. • Start with a strong baseline of performance and development standards • Requirements get more stringent as house size and impacts increase. 	<ul style="list-style-type: none"> • As square footage increases and impacts/disturbance to the parcel increases, so should progressively more efficient performance and development standards with increasingly more stringent requirements. • The average house size in Pitkin County is approximately 3,250. • Important to add four tiers with two tiers above 5,750 to ensure the system does not just incentivize building as big as possible. 	<p>Climate:</p> <ul style="list-style-type: none"> ☑ 90% reduction of GHG emissions by 2050 (1) ☑ Residential NetZero by 2030 (1) <p>Balanced Economy:</p> <ul style="list-style-type: none"> ☑ Workforce/housing imbalance (1) ☑ Pacing of development (1) <p>Community Character:</p> <ul style="list-style-type: none"> ☑ Rural/wild preservation (1)
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Pg. 14 of CGAC Recommendations

Building / Energy Code Update

- August: an energy code survey was distributed to professionals in the design/build sector to gather insights on the future direction of the county's energy code
- September: a focus group and stakeholder engagement session was attended by 29 industry professionals
- October: discussions with BOCC and emerging recommendations from the State, staff have developed the following **recommended changes to the Energy Code**, targeting Q1 code adoptions:
 1. Creation of Tiers to incentivize smaller development
 2. Creation of more stringent requirements for larger development
 3. Lowering of "baseline" HERS ERI score from 60 to 50 & reducing the post renewable HERS ERI requirement for larger homes to incrementally advance towards NetZero standards.
 4. Requiring Battery Energy Storage with Solar PV
 5. Addressing Existing Buildings - requiring assessments for additions/alterations above 1000 sq ft

Building / Energy Code Update

Current	Tier 1	Tier 2	Tier 3
All Homes	0-3,250 SF	3,251-5,750 sf	5,751-9,250 sf
NA	100% electric	Installing Fossil Fuel Systems	Installing Fossil Fuel Systems
HERS ERI of 60/30	HERS ERI of 50	HERS ERI of 50/15	HERS ERI of 50/0
200 MMBTU/yr exterior energy budget	Limited Exterior Energy Consumption (Exemption for: up to 1000 watts of heat tape and 1 pre packaged hot tub)	200 MMBTU/yr exterior energy budget	200 MMBTU/yr exterior energy budget
Renewable Energy and Battery Storage (for PV systems over 10kW)	No renewable energy/ battery storage required	Renewable Energy and Battery Storage Required	Renewable Energy and Battery Storage Required
No Incentives	Priority review and reduced permit fee schedule	No Incentives	No Incentives

Building / Energy Code Update

Staff will present final recommendations for BOCC consideration at a 1/14/24 work session.

1. Reduce Initial HERS Energy Rating Index (ERI) Score
2. Incentivizing Smaller Development
3. Energy Assessment for Additions/Alterations

Are any key ideas missing as we begin to implement baseline performance standards?



FAR/Net Parcel

Focus Group Summary

Date: October 16, 2024

Purpose: Engage stakeholders to review and discuss FAR / Net Parcel recommendations from the CGAC as part of Vision 2050 and code update.

Objectives:

- Educate on CGAC's work and Vision 2050 progress.
- Address questions and clarify FAR / Net Parcel recommendations.

Background: Initial feedback gathered during June 4 work session.

Insights Gained: Practitioner feedback on current code and potential impacts of proposed changes.

Reference Document: FAR Net Parcel Report Summary with case studies on land use tools in Colorado and beyond.

Focus Group Key Themes and Takeaways

Concerns Raised

- **Sliding Scale:** May complicate code, extend review times, and increase survey costs for large parcels. Additionally, the FAR approach may not achieve the CGAC intent.
- **Impact on PUDs:** Potential effects on previously approved Planned Unit Developments.
- **Applicability:** discussion about only applying FAR on non-conforming sized properties.
- **Mechanical and Crawl Space Needs:** Evolving requirements for sustainable systems (e.g., battery storage) may demand more space in future projects.
- **Alternative for FAR intent:** lot coverage maximums.
- **Non-Conforming Parcels:** Risk of increasing across the County.

Debate on Floor Area Exemptions

- **Divided Opinions:** Some want to keep floor area exemptions; others see them as complex, especially for redevelopment.
- **Proposal:** Revisit floor area exemptions to streamline application and review processes.



Q&A | Next Steps

Technical Case Studies & Upcoming Meetings

Studies Underway:

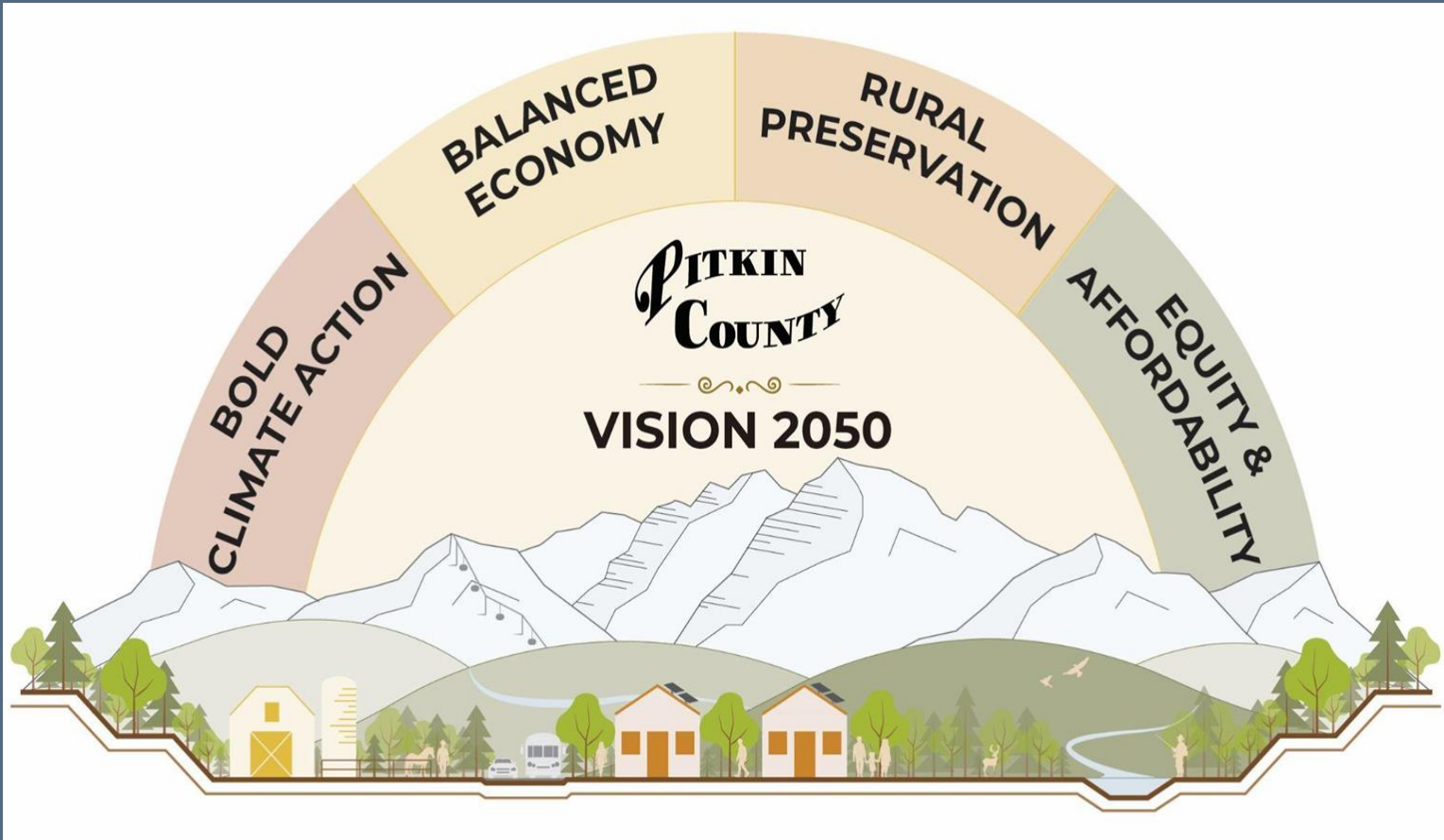
- i. Vehicle Miles Traveled (VMT) / Greenhouse Gases (GHG) [Completed]
- ii. Housing and Employment Generation Rates
- iii. Transportation Intensity
- iv. FAR / Net Parcel
- v. TDRs
- vi. GMQS

Next Steps:

- Focus Groups / Data Studies and Research
 - TDR/GMQS: Nov. 18
- January Workgroup Topics
- March Workgroup Topics
- Community Education and Outreach

Additional Activities:

- P&Z meeting: November 19
 - P&Z Vacancy in Jan 2025



Implement bold climate action while balancing our economy, preserving our rural and wild lands, and supporting an equitable and affordable community.

Thank You!

