

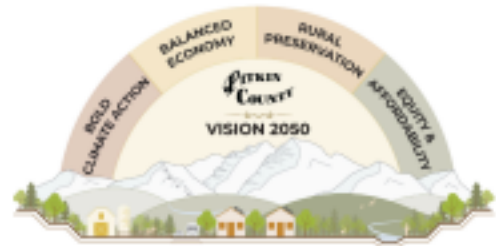
Vision 2050 Workgroup Memo

TO: Vision 2050 Workgroup
FROM: Staff and Project Team
DATE: February 5, 2025
RE: Data Studies and Framework

SUMMARY: Over the course of the last 6 months, multiple efforts and studies have been initiated in response to the CGAC recommendations with the intent to inform policies for both the Comprehensive Plan and Land Use Code updates. These data studies and research support a data-informed (not data-driven) approach where the County and consultant teams have mapped out various necessary inputs and anticipated outputs based on the County’s Core Values:

- Bold Climate Action
- Balanced Economy
- Rural Preservation
- Equity & Affordability

The purpose of this meeting will be to provide an overview of the Vision 2050 Data Framework and associated studies and research and to facilitate a Workgroup discussion of initial findings on select studies.



BACKGROUND/CONTEXT: The Vision 2050 Data Framework is a tool that has been developed by County staff and consultant teams to help identify how data studies and research on discrete code topics including Net Parcel, FAR, TDRs, and GMQS relate to and inform key policy areas from the CGAC Recommendations, as identified in the Recommendations Report Outcome Table. In addition to code related studies, several “Intensity” studies are underway to define and analyze how daily activity associated with the residential home economy within the County - transportation, jobs, and climate - impacts the quality-of-life of residents and our built and natural environment.

These studies are intended to assess baseline conditions within the County, provide relevant policy examples from other communities, highlight pertinent legislative changes, and identify recommendations for consideration in the Comprehensive Plan and Land Use and Building Code updates. Initial recommendations across all studies are anticipated in late Spring 2025 and will serve as the basis for a relationship analysis exercise that will assess how potential shifts in policy across topic areas best work together to meet the County’s Core Values.

The Data Framework and data studies are a parallel effort to the Comprehensive Plan, with baseline conditions feeding into the work being conducted to update policy directions; however, the primary focus of the studies is to respond to CGAC Recommendations and inform future Land Use and

Building Code updates. All current and future studies are outlined in further detail below (studies that are bolded will be discussed at the February 5th meeting):

- a) **Floor Area/Net Parcel**: Per the CGAC recommendations, the analysis evaluates potential floor area calculation methodologies for residential development. The analysis, as called for in the CGAC Recommendations Report, explores a County-wide floor area ratio/sliding scale and net parcel calculation updates to scale house size to parcel size, and to consider site specific constraints, including slope reduction.
- b) **TDR/GMQS**: Per the CGAC recommendations to revamp the GMQS and TDR programs, the initial analysis evaluates the current GMQS and TDR programs and opportunities to use these programs to better reflect the County's values and help achieve the desired quality of life outcomes. Specifically, the analysis explores the following recommendations:
 - i) Evaluate keeping GMQS competition as a tool for pacing new subdivisions/development but explore the option to remove the competition for additional floor area.
 - ii) Evaluate changes to the TDR sending and receiving sites to maintain the TDR market while better managing the impacts of the additional intensity in developed areas.
- c) **Intensity Studies**: These studies seek to understand the impact of the residential economy on transportation, the economy, and the climate. This will include a definition of the Residential Economy that is consistent between the studies to ensure they speak to each other effectively.
 - i) **Transportation Intensity** - This analysis focuses on a compilation of the baseline intensity of traffic on county roads and its relationship to residential homes in unincorporated Pitkin County.
 - ii) **Economic Intensity** - The economic analysis will measure the residential economy, particularly for larger homes, as it relates to the broader Pitkin County and regional economy.
 - iii) **Climate Intensity** - This analysis seeks to clarify the relationship between home energy intensity / GHG emissions and home size. This will be complemented with case studies on embodied carbon and analysis of performance and development standards used in other communities.
- d) **Pitkin County Regional Greenhouse Gas (GHG) Inventory Update**: The last updated GHG Inventory was in 2019/2020. Given the breadth of the CGAC recommendations and impacts from COVID, Pitkin County is updating its Regional GHG Inventory to have an up-to-date baseline that can be used to effectively measure impacts of CGAC recommendations as code changes are made.
- e) **Housing and Employment Generation Rates**: This analysis is focused on updating the employment generation standards within the existing framework/calculation methodology for the Employee Housing Impact Fee. The work explores relevant case studies and evaluates employment generation for new construction and remodel/reconstruction.

MEETING FOCUS: The Vision 2050 team will facilitate a discussion with the Workgroup on the Data Framework and data studies/research areas in order to solicit feedback on the following topic areas. Please review the attached exhibits related to these topics and come to the meeting ready to talk through the data collected to date.

- **Use of Floor Area Ratios and Net Parcel Area as tools in Pitkin County**

The Floor Area Ratio and Net Parcel Area analysis has been completed, and is attached as Exhibit A. This includes a case study analysis of peer communities and an analysis of the use of the tools on five different test parcels in Pitkin County. Based on the analysis, changes to the Net Parcel Area and Floor Area Ratio methodologies will likely have a limited impact in the county. This is because so many of the county's parcels are very large, and even with a Net Parcel Area reduction or a Floor Area Ratio, the existing house size limitations will kick in before these other tools. Additionally, the county currently requires the Activity Envelope and Site Plan Review process to address the location of development and avoid or mitigate for site constraints on properties (such as steep slopes).

Based on the analysis, as well as the focus group conversations, it appears that the Net Parcel Area and Floor Area Ratio tools could have an impact on smaller, non-conforming parcels.

As part of the analysis, it was discovered that some other counties utilize site coverage or height and setbacks as a tool to address the size and location of residential development. These tools could be meaningful in Pitkin County and could be explored as part of the next steps of study.

- **GMQS Analysis and Case Studies**

The consultant team from White and Smith will be at the Workgroup meeting to review the initial case study analysis they have completed related to GMQS. They will present these findings at the meeting. Additionally, a summary of the focus group conversation about GMQS is attached in Exhibit D.

The CGAC Report included a recommendation for a new "square footage quota system" that would be implemented for homes over 5,750 sq ft. Feedback from the focus group, as well as P&Z conversations has indicated an interest in clarifying the review criteria and requirements in any quota system to ensure the benefits offered are related to existing needs and community values. For instance, some P&Z members and planning professionals have expressed concern that applicants make donations to programs that may not be specifically related to the potential impacts of the development, or may be provided in an area of the county where there isn't an immediate or clear need.

- **Recent trends in the TDRs Program**

The consultant team EPS (Economic and Planning Systems) is completing an analysis of the TDR program, with a particular focus on understanding the potential impacts of the recommended Residential TDR program on the existing TDR Program. This analysis is underway, and findings will be shared later in the spring. The focus group summary conversation is included in Exhibit D. Attached as Exhibit C is the 2024 TDR Annual Report for the Workgroup to understand the recent trends.

- **Transportation Intensity**

Kimley Horn is completing analysis for transportation impacts of the residential economy. Some initial information will be shared at the meeting as time allows, but a more detailed conversation is anticipated in April.

QUESTIONS FOR CONSIDERATION: In preparation for the meeting, please review and be prepared to provide input on the attached documents. As you review the attachments, please consider the following questions:

- **Floor Area Ratios and Net Parcel Calculations**
 - Based on the completed analysis, it is anticipated that any changes which are made to the County’s net parcel/floor area policies are likely to only have impact on the relatively smaller, non-conforming sized parcels and will not affect the conforming sized parcels in the County’s large lot zone districts (AR-10 and larger). *Does the group believe these tools should be brought forward for consideration in Pitkin County? Should these tools extend to all parcels, or to a more limited number of parcels?*

- **GMQS**
 - In focus group and P&Z conversations on this topic, we have heard that the review criteria and requirements allow points for items that are not always meaningful and do not reflect all of the community needs and values, including waste, traffic, climate action, affordable housing and employee generation. *What community values/needs should be reflected in new criteria (to obtain new development rights and/or additional floor area)?*

- **TDRs**
 - The CGAC Report and focus group and P&Z conversations support TDRs as a tool to preserve land and rural character, but encourage reforms to the system to better reflect our values, and achieve our goals and desired quality of life outcomes. Proposed reforms include changing the TDR increment to 500 square feet; changing the ratio so the use of TDRs would extinguish more future square footage than they create (i.e. 3 TDRs @ 500 sf are extinguished to obtain 1,000 sf of additional floor area on a receiving site) ; and adding criteria for TDR receiver sites to better manage the impacts of the additional square footage that is created. *Do you support the direction to ensure that TDR receiver sites provide additional community benefits beyond the elimination of development rights?*

- **General Questions**
 - *Is there anything else that you saw in the materials that is important for the group to consider at this time?*

ATTACHMENTS:

- A - Floor Area Ratio and Net Parcel Case Study Final Report
- B - Floor Area Ratio and Net Parcel Focus Group Summary
- C - 2024 Annual TDR Report
- D- Growth Management Quota System/TDRs Focus Group Summary