

CGAC Recommendation (Final Report)		Vision 2050 Values Achieved				Policy Support	Implementation Priority
		Bold Climate Action	Balanced Economy	Rural Preservation	Equity & Affordability		Identifies the priority level assigned to the associated action in the Implementation Matrix.
The following recommendations are directly informed by the 2023 Community Growth Advisory Committee Table of Recommendations & Outcomes						Identifies the section within the Comprehensive Plan Draft where policy support for the recommendation is located.	
Floor Area Ratio (FAR) and Allowable Floor Area	Implement a slope area calculation to net parcel size with the initial framework below. Develop case studies prior to implementation to determine the optimal formula.	X		X	X	See CH 04 Built Environment, CH 4 Built Environment, 02 Land Use (Development Standards), Policy 02.2.2 Maximum Residential Floor Area, 02.2.3 Considerations for New Floor Area Allocation System, 02.2.4 Remove Below Grade Floor Area Exemption, Policy 02.2.8 Site Development Standards to Mitigate Impacts of Increased Square Footage	HIGH
Square Footage Cap	Implement a square footage cap of 8,750 in unincorporated Pitkin County and 9,250 in the UGB (unless caucus or allowable floor area designates smaller).	X	X	X	X	See CH 04 Built Environment, 02 Land Use (Development Standards), Policy 02.2.2 Maximum Residential Floor Area	HIGH
Tiering System	Start with a strong baseline of performance and development standards.	X	X	X	X	See CH 04 Built Environment, 02 Land Use (Development Standards), Policy 02.2.8 Site Development Standards to Mitigate Impacts of Increased Square Footage	HIGH
Performance Standards	Apply strict requirements to limit external energy use and reduce consumption outside the building envelope. Require all new and redeveloped homes to be all-electric and powered with 100% renewable energy. Incentivize existing homes to transition to all electric and 100% renewable energy, including at point of sale, with target dates based on the age of the house.	X				See CH 04 Built Environment, 01 Climate Action in the Built Environment, 01.6 Reduce Energy Consumption, Policy 01.7 Electrification of the Built Environment; CH 04 Built Environment, 02 Land Use (Development Standards), Policy 02.2.8 Manage Intensity of Large Homes; CH 04 Built Environment, 04 Buildings, All Policies; CH 04 Built Environment, 07 Resilient Infrastructure, 07.2 Distributed Energy Resources, 07.3 Electrification Infrastructure	HIGH
Development Standards	Update site constraint standards to include ecological biodiversity, watershed protection, wildlife habitat, and wildfire prevention. Establish maximum disturbance area as a percentage of net parcel size to mitigate impacts on the natural environment and rural character.	X				See CH 04 Built Environment, 02 Land Use (Development Standards), Policy 02.2.15 Reduce Disturbance Area; CH 04 Built Environment, 02 Land Use (Site Constraints) All Policies	HIGH
GMQS	Maintain current quota, revise scoring and competition to reflect the goals and values in coordination with the special review criteria Use a 10-year history of the existing annual allotment quota to define the process for evaluating and setting future allotments.		X	X	X	See CH 04 Built Environment, 02 Land Use (Development Standards), Policy 02.2.1 Manage Growth, Policy 02.2.5 Limit Exemptions from Growth Management System, 02.2.10 Transferable Development Rights (TDR)	HIGH
Square Footage Quota System	Additional sq ft above 5,750 (base house size) is required to go through a new SFQS, up to maximum house size. Use a 10-year history of the existing annual allotment quota to define the process for evaluating and setting future allotments.	X		X	X	See CH 04 Built Environment, 02 Land Use (Development Standards) Policy 02.2.8 Site Development Standards to Mitigate Impacts of Increased Square Footage, Policy 02.2.10 Transferable Development Rights (TDR); CH 4 Built Environment, 04 Buildings, Policy 04.3 Building Performance Standards to Mitigate Impacts of Increased Square Footage	HIGH
TDRs	Reduce rural & remote TDR allocation from the existing 2,500 sq ft. to allocation of 2,000 sq ft, issued in 500 sq ft denominations. Current TDRs (2500) will be sold as five 500 sq ft allotments. ...(all other CGAC TDR recommendations)			X	X	See CH 04 Built Environment, 02 Land Use (Development Standards), Policy 02.2.10 Transferable Development Rights (TDR)	HIGH

Zoning Overlay/Rural Area	Maintain the rural character and open lands that define our community. The overlay further defines an area by establishing intent, uses, and/or dimensional standards.		x	x	x	See CH 04 Built Environment, 02 Land Use (Land Use Patterns), Policy 02.1.1 Land Use As Reflection of Community Values, Policy 02.1.2 Intensity Reduction in Rural Areas; CH 04 Built Environment, 02 Land Use (Development Standards), 02.2.11 Commercial Uses in Residential Neighborhoods	ONGOING
Administrative Policies	Development of a program to provide financial incentives for smaller and more energy-efficient homes is consistent with core values and goals.	x	x	x	x	See CH 04 Built Environment, 02 Land Use (Development Standards) Policy 02.2.1 Manage Growth, 02.2.6 Incentivize Small Homes, 02.2.9 Manage Intensity of Large Homes	HIGH
Affordable Housing Policies	Look at expansion opportunities of existing affordable housing developments that are outside the UGBs. These developments may have the capacity and infrastructure for additional density. Preservation of existing stock: Community buy-down program Funding and Incentives: Create a dedicated and well-funded source for affordable housing, such as property tax or sales tax measures, in addition to the updated mitigation and impact fees	x	x	x	x	See CH 4 Built Environment, 03 Community Housing, All Policies	HIGH
Mitigation/Impact Fees	Get more out of current mitigation fees to get the things we want more of, such as retrofits for existing housing stock, affordable housing and incentivize water efficiency	x	x		x	See CH 04 Built Environment, 02 Land Use (Development Standards), Policy 02.2.17 Leverage Development Mitigation to Support Community Benefit, Policy 02.2.18 Equitable Share of Burden, 02.2.19 Ensure Development Mitigation Does Not Burden Workforce, 03 Community Housing, Policy 03.13 Affordable Housing Mitigation	ONGOING
Redevelopment	Addressing remodels and redevelopment is critical to meeting the Committee's goals.	x	x	x	x	See CH 04 Built Environment, 02 Land Use, Policy 02.1.3 Compatibility with Existing Neighborhoods; 04 Buildings, Policy 04.5 Redevelop Larger Homes at a Smaller Size, Policy 04.7 Substantial Remodel, 04.8 Preference Remodel When Feasible	HIGH
Caucus Master Plan Recommendations (Adopted Master Plans)		Vision 2050 Values Achieved				Policy Support	Implementation Priority
<i>The following recommendations are consistently supported across many of the Caucus Master Plans and have been identified as important policy issues to elevate to Countywide policies in the Comprehensive Plan.</i>		<i>Bold Climate Action</i>	<i>Balanced Economy</i>	<i>Rural Preservation</i>	<i>Equity & Affordability</i>	Identifies the section within the Comprehensive Plan Draft where policy support for the recommendation is located.	Identifies the priority level assigned to the associated action in the Implementation Matrix.
Environmental Stewardship		x		x		See CH 03 Natural Environment, 01 Natural Resources and Biodiversity	HIGH
Preserve & Perpetuate Wildlife, Wildlife Habitat and Biodiversity		x	x	x		See CH 03 Natural Environment, 01 Natural Resources and Biodiversity	HIGH
Preserve & Protect Water Resources, Water Conservation & Efficiency		x		x		See CH 03 Natural Environment, 02 Water Quality & Quantity	HIGH
Preserve Agricultural Lands, Incentivize agricultural production				x		See CH 03 Natural Environment, 03 Agricultural Lands	HIGH
Preserve Air Quality		x		x		See CH 03 Natural Environment, 04 Air Quality	HIGH
Protect Scenic Quality				x		See CH 03 Natural Environment, 05 Scenic Quality	HIGH
Support Public Lands & Open Space			x	x		See CH 03 Natural Environment, 06 Public Lands and Open Space	HIGH
Manage Recreation			x	x		See CH 03 Natural Environment, 07 Recreation and Tourism	HIGH
Hazard Avoidance & Mitigation (wildlife, habitat, geologic, wildfire)		x		x		See CH 03 Natural Environment, 08 Environmental Hazards	ONGOING
Resiliency Planning		x	x	x	x	See CH 03 Natural Environment, 08 Environmental Hazards	HIGH