



JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201
January 17, 2023 - 5:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

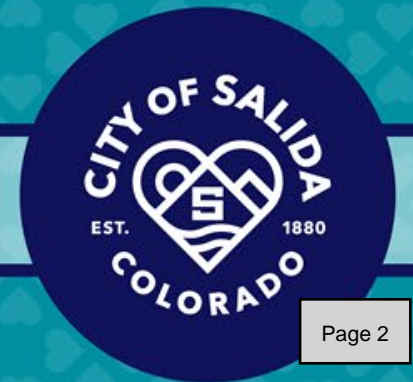
After registering, you will receive a confirmation email containing information about joining the webinar.

DISCUSSION ITEMS

1. South Ark Neighborhood Plan Process Update
2. Land Use Code Revision Update
3. Discussion of Transfers of Development Rights (TDRs)

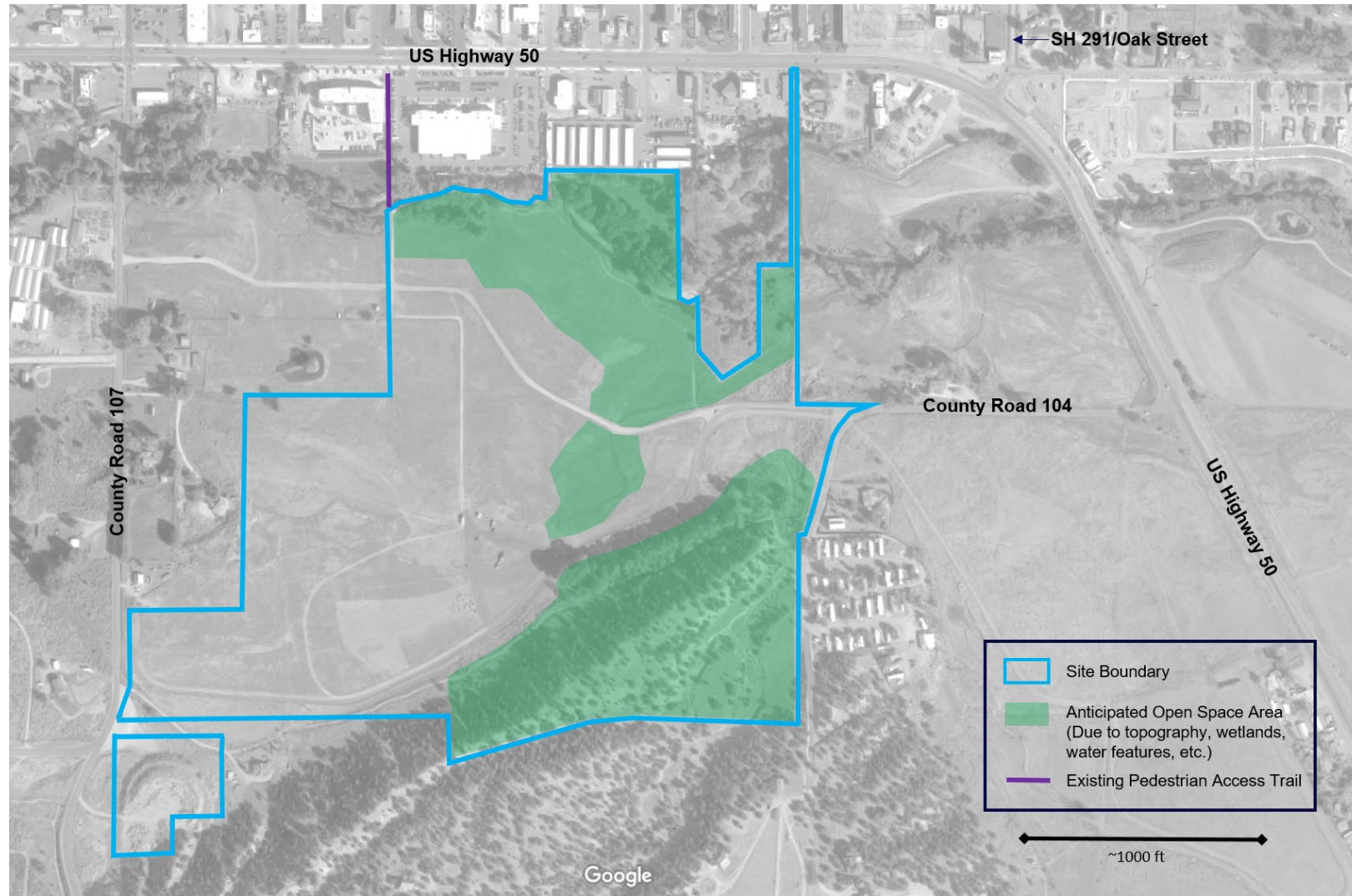
South Ark Neighborhood Plan Update

Planning Commission/City Council Work Session – Jan. 17, 2023



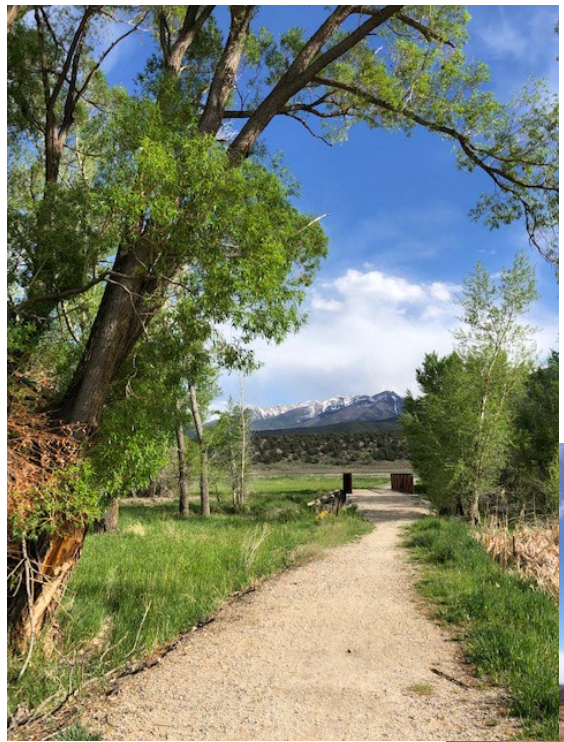


The “South Ark Neighborhood” Area





Site Photos





A lot has changed since 2016 (and 2006)

- Over half of original Vandaveer PD area sold off (~100 ac. left)
- Plenty of growth/demographic changes
- Previous planning efforts had very limited technical analyses (topography, hydrology, soils, etc.) needed to make a plan development ready
- ODP amendments not made

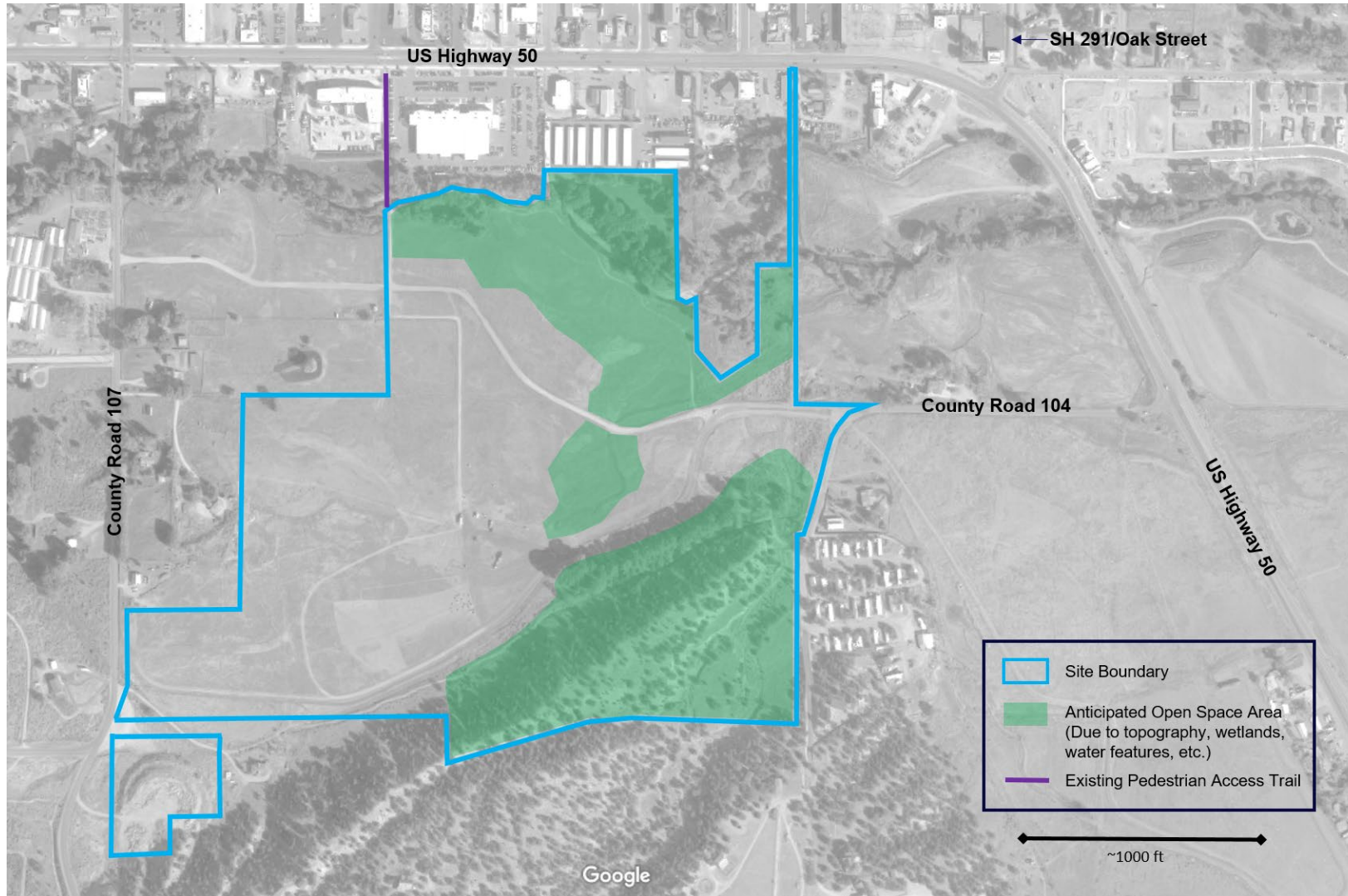
Planning Area Entitlements Chart

Planning Areas	Zoning	Gross Area	Dwelling Units and commercial lodging units *	Non-residential** Development Square Footage
PROPOSED DEVELOPMENT	Corresponding Zone district	(Acres)	(up to and including)	(up to and including)
VPA-1	Vandaveer Neighborhood	63.4	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 [includes commercial lodging units]	300,000
VPA-4	Mixed Use Village	21.7	125 [includes commercial lodging units] plus	100,000
VPA-5	Mixed Use Village-Pinto Barn	~15	25,000 square feet for residential uses ***	150,000
VPA-7	Open Space/Parks	18.0	0	2,500
VPA-8	Open Space/Parks	11.7	0	2,000
VPA-9	Open Space/Parks	2.1	0	500
Total		191.6	950 units	610,000

* This represents the total number of units but does not specify if they are single family, attached, or stacked units
 ** Non-residential square footage includes employment centers, retail, commercial, educational centers, active and passive recreational uses requiring built facilities, commercial lodging, services, arts and cultural facilities, research and development



Area of Focus = ~50 to 60 acres





Existing Conditions/Background Data

- Studio Seed and City staff working on:
 - Surveys, topographic info, hydrologic info, etc.
 - Existing off-site infrastructure analyses
 - Analysis of existing ODP documents/entitlements
 - Info from previous planning processes
 - Project management/scheduling
 - Project branding
 - Stakeholder Interviews





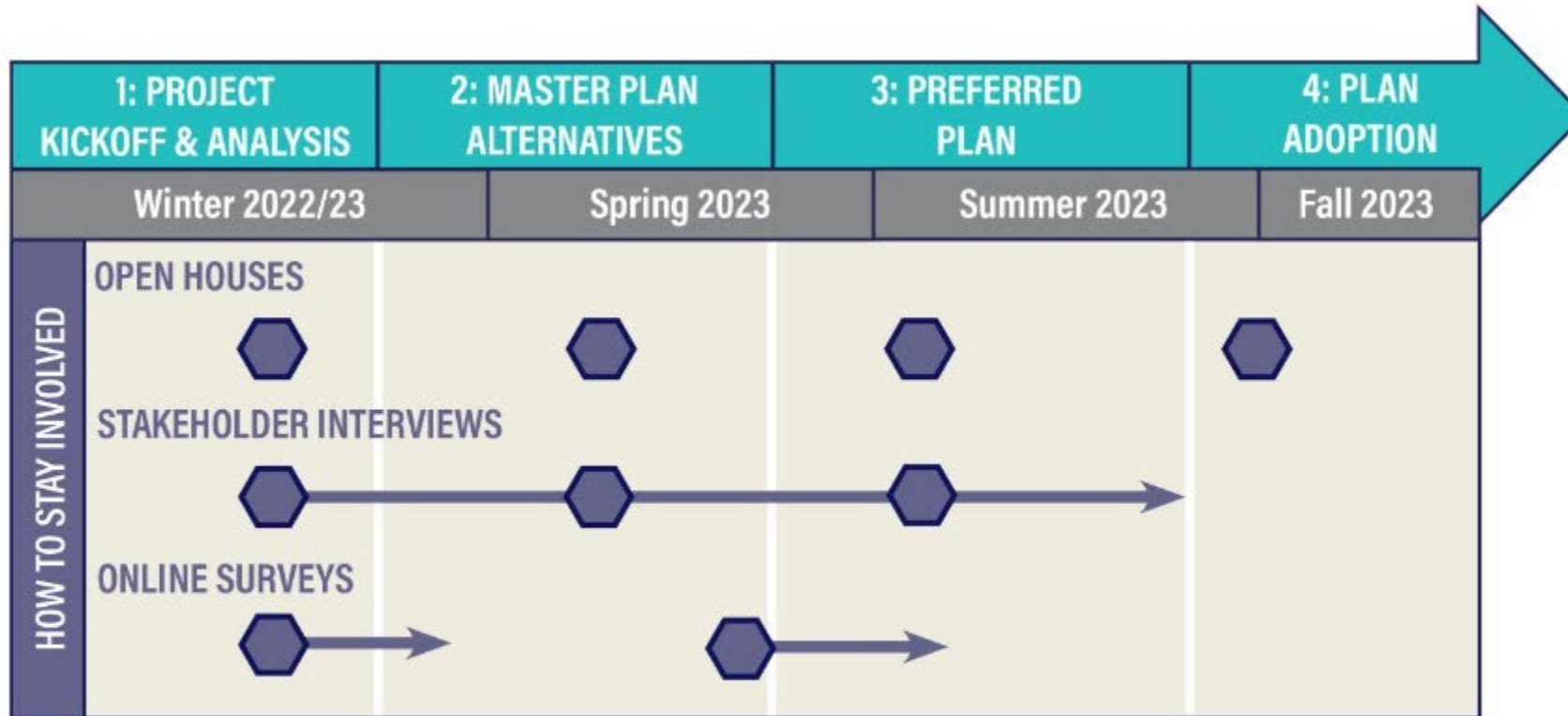
StoryMap Website

- www.tinyurl.com/39bwjrzc
- Link available on the Community Development/Planning Department web page.
- Background info, upcoming events, photos and video of site
- Facebook page soon as well





Project Timeline





First Public Meeting (Jan. 31st)

- SteamPlant Ballroom 5:30PM to 7:30PM
- Light snacks, refreshments, and cash bar
- Childcare to be provided (1+ and walking)





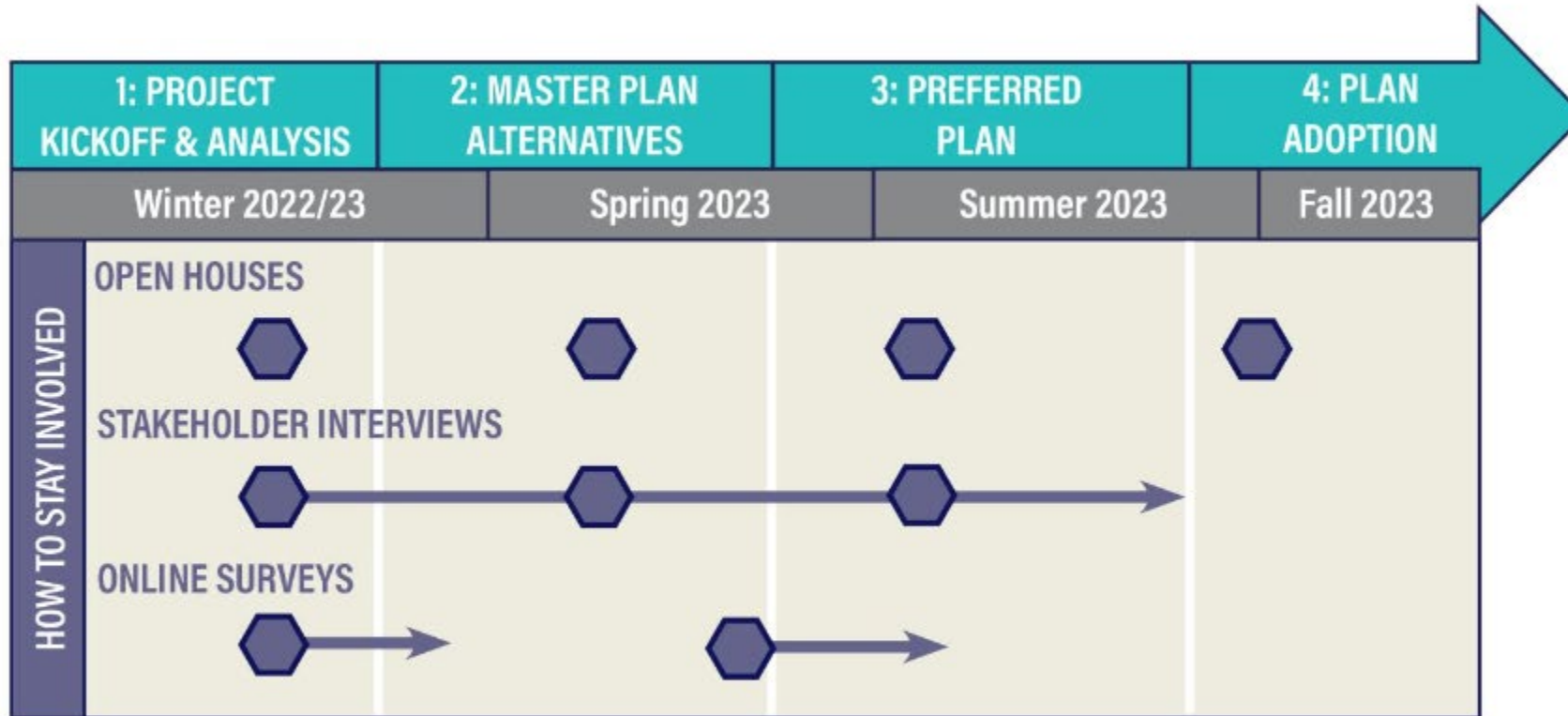
First Public Meeting (Jan. 31st)

- Brief Introduction to the South Ark site and process
- Open House format
- Soliciting community feedback on:
 - Open Space & Recreation needs (in context of other rec plans)
 - Housing needs/desires (inc. density, types, affordability, etc.)
 - Educational facilities and other possible uses





Project Timeline





End Goals

- A preferred plan
- Conduct any necessary PD amendments
- Have an actionable document that developer(s)/City/whoever can take to the bank and begin implementing





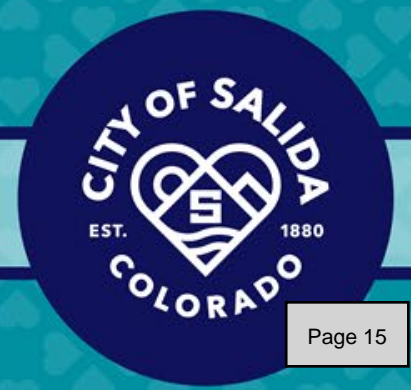
Questions?



Future Land Use Map (FLUM) & Land Use Code Revisions Update

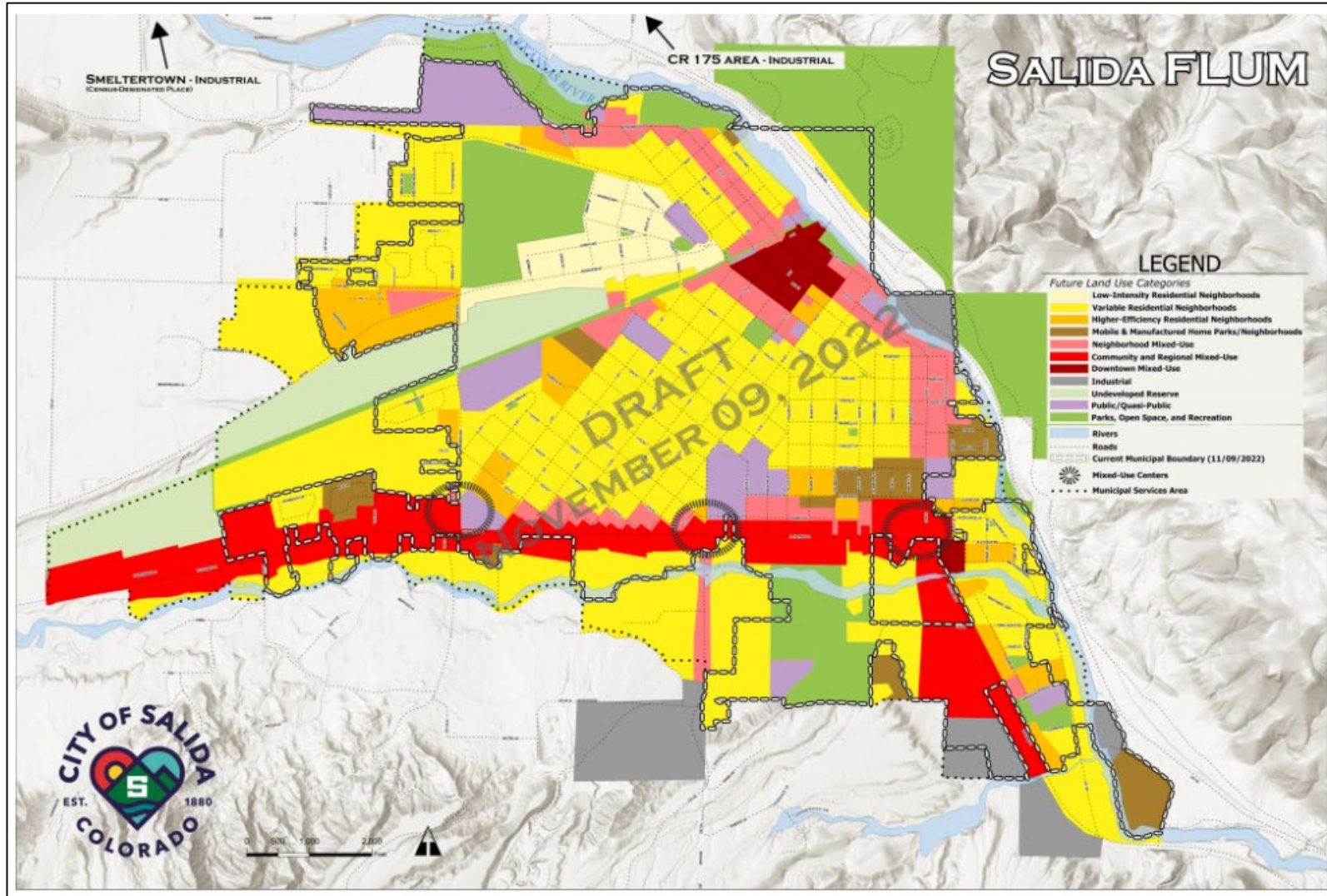


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FLUM update





FLUM update

- Clarion hosted an open house on Nov. 9th at the SteamPlant
 - ~70 attendees
- Follow-Up Online Survey
 - Ran through Dec. 19th
- Responses generally supportive of draft FLUM
 - Available on CDD web page
- Next steps
 - Minor tweaks to FLUM
 - Show link between FLUM and LUC
 - Get more feedback and create zoning conversion map for review



Item 1.





Land Use Code update

- Draft Installment #2 to be available in the next month or so:
 - Proposed zone districts
 - Allowed uses in each zone district
 - Dimensional standards (e.g. density, height limits, lot coverage, etc.)
- Staff/Clarion Recommendations based off:
 - Existing conditions: e.g. current land/construction costs, severe housing shortage (esp. affordable housing for local workforce)
 - Trends in construction
 - Public feedback

Just a starting point for a community conversation...





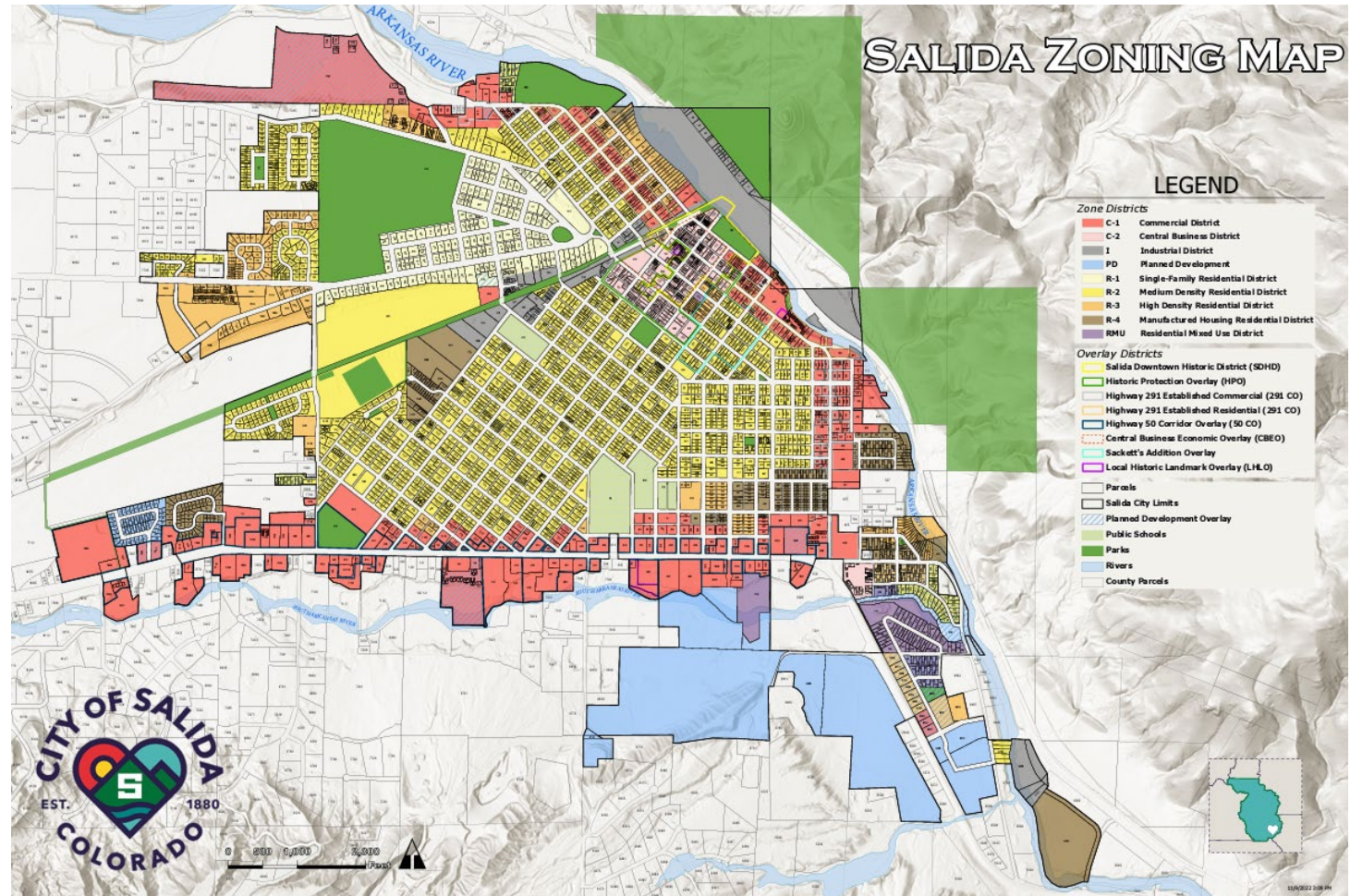
Highlights of Proposals:

- A few new zone districts
- Very small changes in core residential areas (R-1, R-2)
- Some height reduction/measurement changes (esp. in R-1, R-2)
- Changes to density, min. lot size, etc. in areas intended for density/efficient use of utilities (R-3, R-4, along highways, etc.)
- *Minimum* densities & *maximum* lot sizes (to ensure efficient use of land and utilities), differing from zone to zone
- Goal to strike a balance between retaining small-town character, meeting housing and business needs, controlling infrastructure expansion and preventing sprawl...





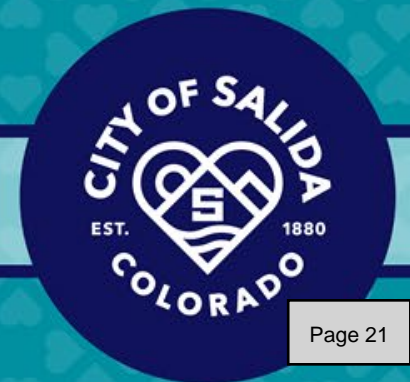
Questions?



An Introduction to Transfers of Development Rights (TDRs):



Planning Commission/City Council Work Session – Jan. 17, 2023





City/County Land Use Code Cooperation

- Community Advisory Committee and other discussions
- Intergovernmental Agreements

- **Consensus Point:** “Keep the County rural and the City, city.”
 - i.e. People should mostly live and work in incorporated areas

Enter exploration of TDRs as a tool...





Transfers of Development Rights (TDRs)

“Transfer of Development Rights (TDR) is a voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location. While the seller of development rights still owns the land and can continue using it, an easement is placed on the property that prevents further development. A TDR program protects land resources at the same time providing additional income to both the landowner and the holder of the development rights.”

-Center for Land Use Education





Transfers of Development Rights (TDRs)

- Used in hundreds of communities/counties around the country
- Already at least 13 here in Colorado alone:
 - Adams County
 - Berthoud
 - Boulder County
 - Crested Butte
 - Douglas County
 - Fruita
 - Gilpin County
 - Gunnison County
 - Larimer County
 - Mesa County
 - Montezuma County
 - Pitkin County
 - Summit County



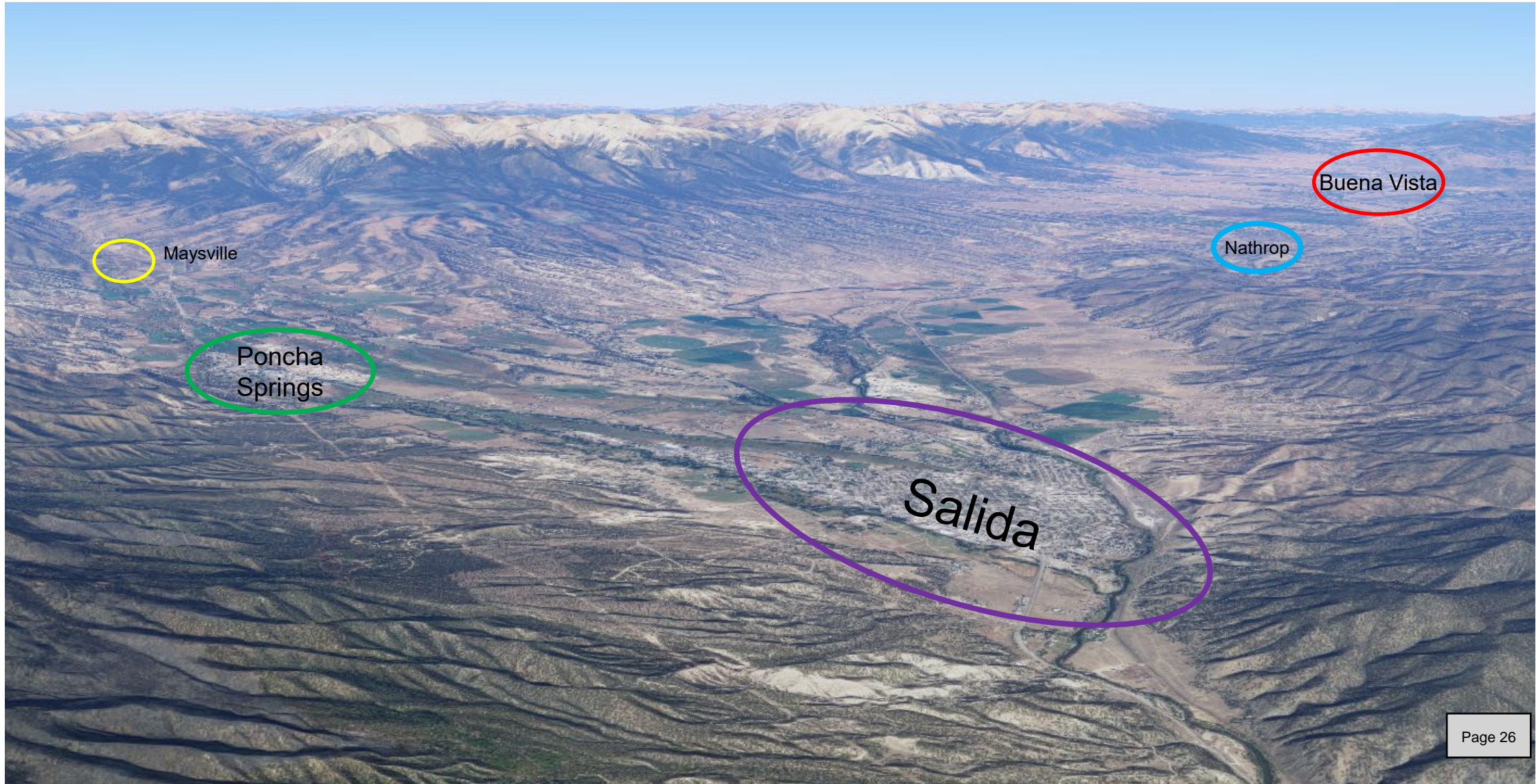


Some Potential Benefits of TDRs

- **Protection of Valuable Rural Lands**
 - Agricultural lands
 - Wildlife corridors/habitat
 - Water features/resources
 - Scenic view sheds
- **Overall costs to community can be reduced:**
 - Building/expanding/maintaining infrastructure (mainly roads, private utilities, but also water and wastewater facilities) into the County = \$\$\$
 - Reduced overall traffic (increases opportunities for walking, biking, local transit, etc. to procure goods/services, go to school, go to work)
 - Cleaner air (fewer vehicle miles traveled)
 - Greater affordability

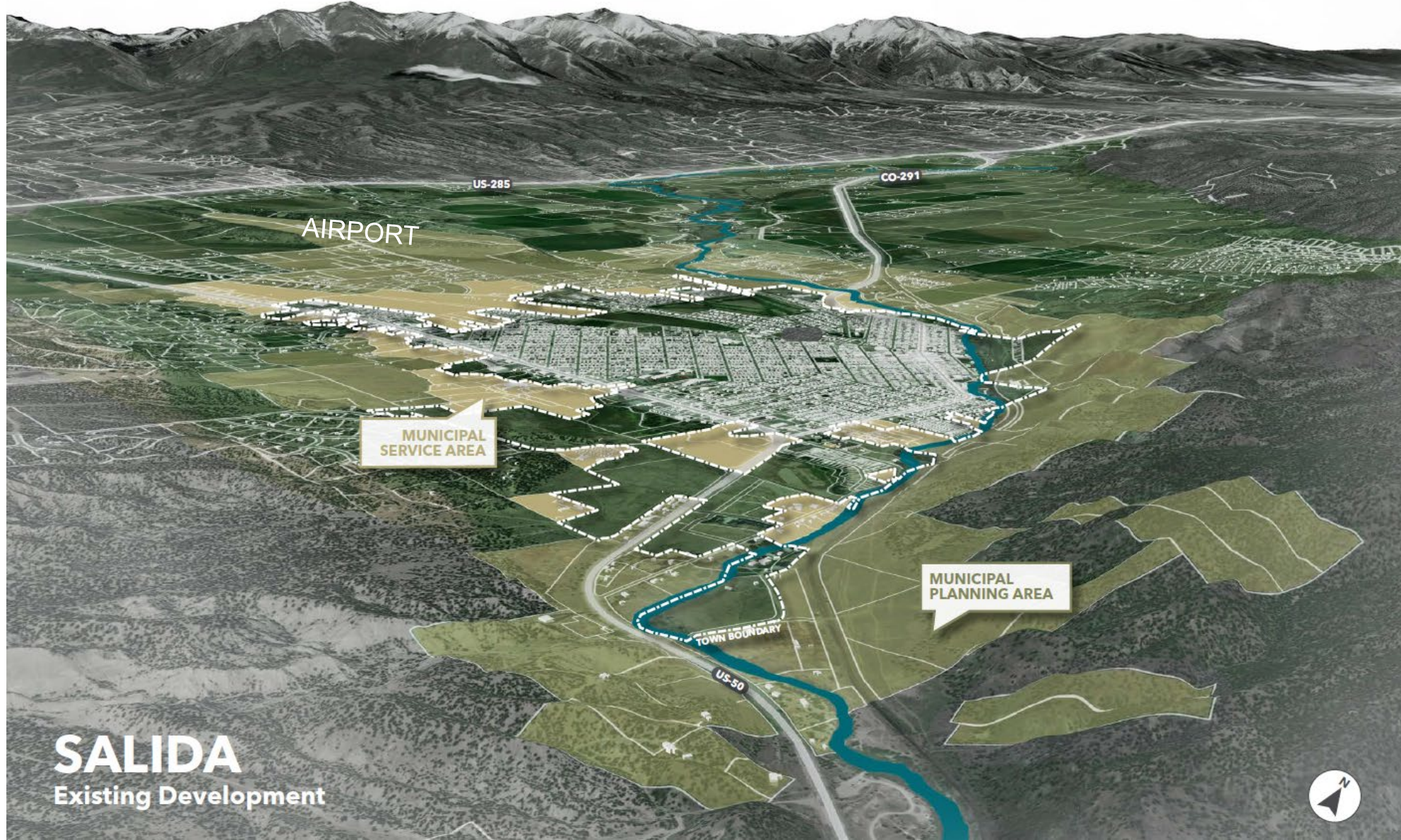


Chaffee County





Salida Existing Development

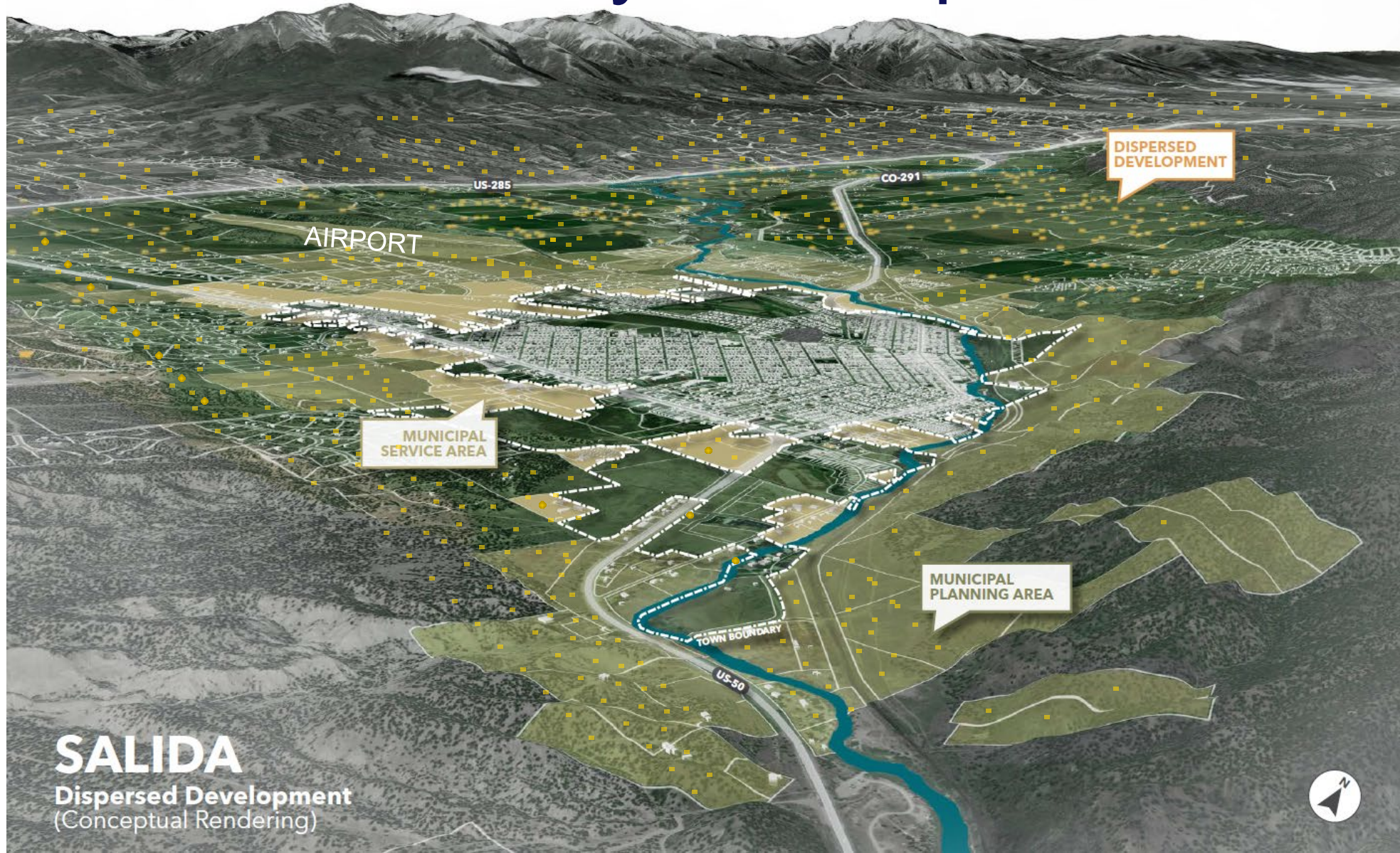


SALIDA
Existing Development





Potential County Development



SALIDA
Dispersed Development
(Conceptual Rendering)



Potential County Development





Missoula, MT

Item 1.





How Do TDRs Work

- “Sending” and “Receiving” Areas (Prioritized)
- Bank or open market system
- Easement on property
- Additional density incentives (w/in City or immediately outside)
- Must make sense financially to both landowner and developer
- Could be used similar to built IH units to get bonuses
 - Limits could be the same
 - e.g. Min. density, max unit/lot sizes,
 - e.g. Max number/% that could be used for any one project
- It’s a trade-off... And LOTS that would need to be figured out.



Feedback

- Are you generally in favor of the concept to protect the County's rural lands?
- Are you open to incentivizing such protection via a TDR program or something similar?
- What questions or concerns do you have?
- Would you like staff to pursue working with County on such a program?

