

Summary Slide

- TDC Design Issues-TDU Presentation
December 1, 2010
- Edmonton, Canada

Edmonton-TDU Presentation

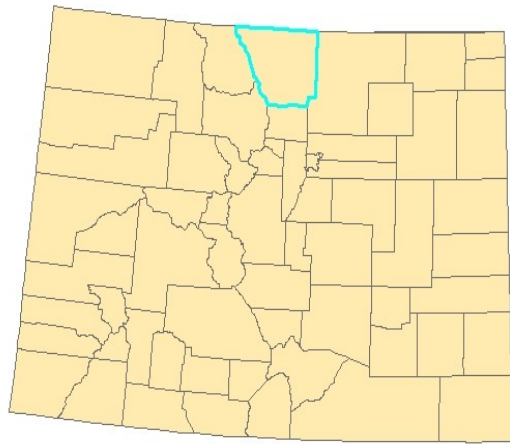
December 1, 2010



Follow up to Red Deer Presentation

August 13, 2008

Larimer County, Colorado



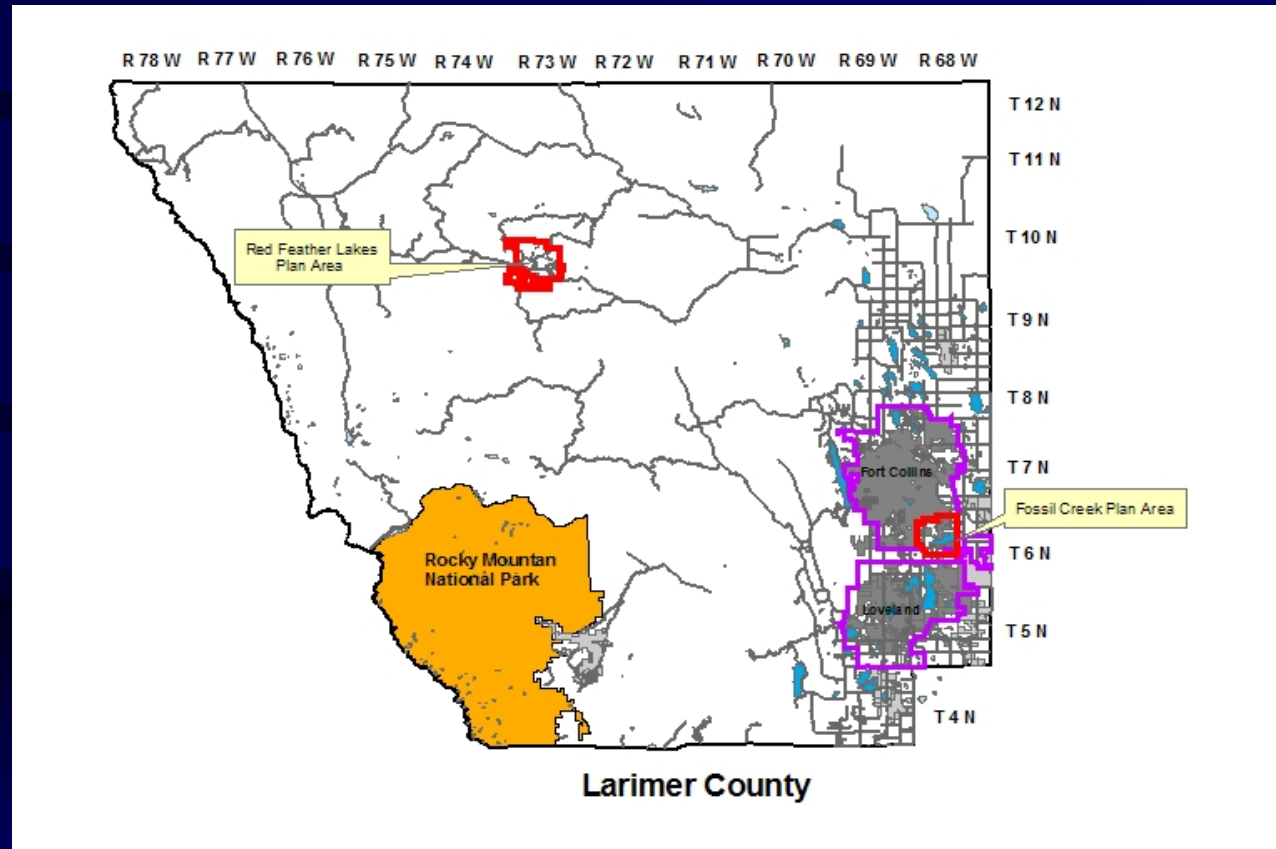
Larimer County, Colorado

- Front Range – 40-50 miles north of Denver
- Population: 300,804
- 2634 square miles
- Fort Collins-137502
- Loveland-65442

Larimer County

Two
TDU
Programs

- Red
Feather
(on
hold)
- Fossil
Lake



Steps toward creating a TDC program, public support and associated tools or processes

- Created Land Use Frame Work Plan in 1997
- Adopted Fossil Creek area plan 1998
- Intergovernmental Agreements with Fort Collins
- Created wetlands wildlife regulations 2000
- Conservation Developments required 2000
- Open Lands Program-86 million tax revenues
- TDU Program- Adopted 1998-A committee looked County wide



**Fossil Creek Reservoir
TDU Area was selected
as having all the
right ingredients for
success.**

The Larimer County Transferable Density Unit (TDU) program was created by the County in October, 1998. It is administered by the Larimer County Planning Department and closely coordinated with the Larimer County Open Lands Department and Fort Collins. For detailed information visit the Larimer County web site at www.larimer.org

Fundamentals

- TDU system is one of a set of tools, not a desired outcome
- Start with the “desired outcome”, then decide on how best to achieve it
- TDU programs in the States can be complex to set up and administer
- Keep the program as simple as possible because it is a new concept to the public, property owners and potential users

Initial issues to deal with in the Sending Area

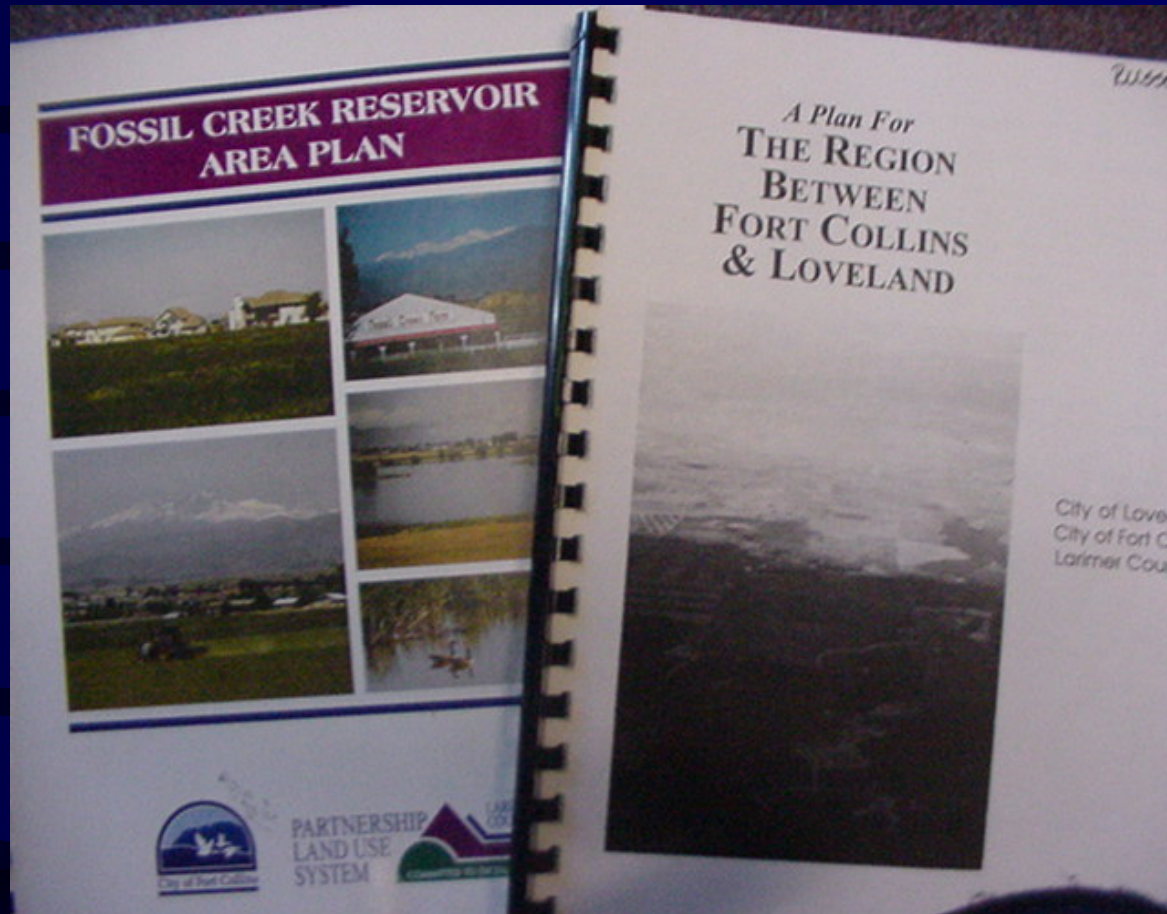
- Observable, worth while results that the public can see.
- Does it Meets the desired outcomes as expressed in land use plans for the area.
- Remaining development potential if any-How to handle.
- Close enough to receiving area that the receiving area can feel the benefit of the program

Initial issues to deal with in the Sending Area continued

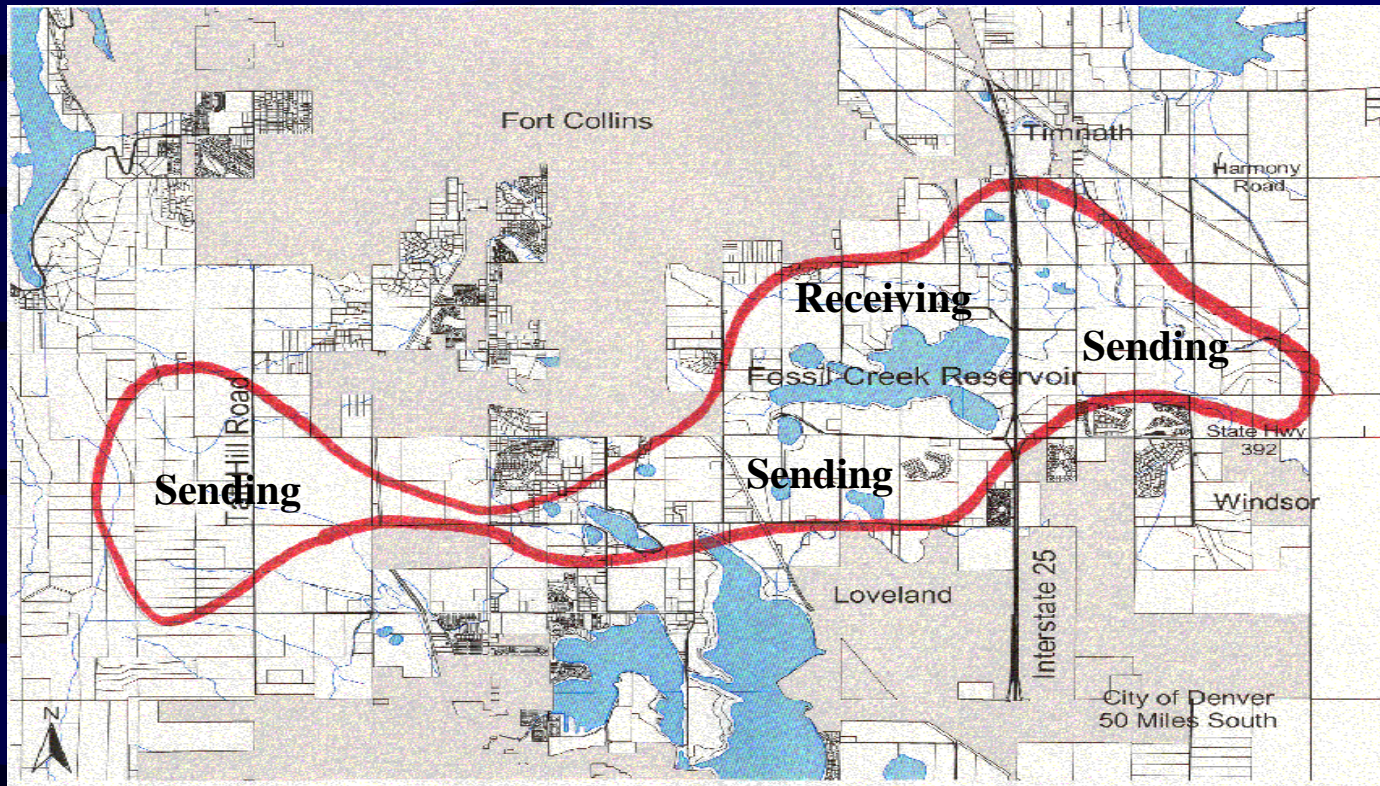
- Each property owner in the sending area was contacted and the program explained
- To be a sending parcel you had to be in a designated sending area and meet parcel size and importance criteria.
- Development potential given up by deed or easement when the TDU is sold.
- Number of TDU awarded based on current zoning plus a bonus for meeting selected criteria related to the environment and open area goals.

Initial issues to deal with in the Receiving Area

- Meets the desired outcomes as identified in an adopted receiving area plan
- Increased density acceptable to land owners and adjacent city.
- Increased density fits adopted master plan?
 - Increased density in Receiving Area should fit approved Area Plan (via public process—public/County acceptance)
 - Re-zoning will be needed in receiving area
- Solid market demand for this increased density?
- Increased service demands/infrastructure needs can be met?
- “market match” between selling price of TDUs in sending area and buying price of TDUs in the receiving area?



The TDU Program was based on land use framework plans - The joint Larimer County-City of Fort Collins Fossil Creek Reservoir Area Plan and a Plan for the Region between Fort Collins & Loveland.



The sending area is located in unincorporated Larimer County between the cities of Fort Collins and Loveland and is designed to help provide a community separator.

The receiving area is located immediately adjacent to the Fort Collins city limits. The Fossil Creek Plan prepared and adopted by the City and County identifies where 4-8 units per acre are appropriate but the County zoning permits 1 unit per 2.29 acres

Larimer County TDU Program



Another outcome of the TDU program is that there will be a quarter mile natural resource buffer on the north side of Fossil Creek Reservoir.



The TDU program has resulted in a deeded conservation easement restricting development in TDU areas between the communities; however, the TDU program in Larimer County is a density reduction program not an open lands acquisition program so we like to leave at least one unit on the private sending parcel to keep it economically productive.



The County Planning Department reviews and processes development proposals in the receiving area. By Intergovernmental Agreement with the City of Fort Collins the City annexes the receiving parcel the next day after the County records the plat. TDU evaluation are not part of the development approval process.

A TDU Certificate

- Fossil Creek Reservoir Area
- Transferable Density Units Certificate
- NO. 2008-02
- In Larimer County, Colorado, August 8, 2008
- This certificate acknowledges that the property described below has been allocated 35 ‘basic allowable’ transferable density units (TDUs). No additional TDUs have

Significant City/County cooperation supports Fossil Creek TDU program:

- Fort Collins maintains all the urban infrastructure in the receiving area prior to annexation
- City/County agreed upon standards.
- City inspects the construction of the new development infrastructure in the County
- Larimer County requires the developer to file for annexation several months before the plat is to be recorded, or if not eligible, to sign a power of attorney on behalf of the City Clerk to commence annexation when eligible.
- The property is annexed as soon as possible after the TDU's are transferred to the receiving area.

Opinion

Coloradoan editorial board:
Dorothy M. Bland, president and publisher
David Greiling, executive editor
Kathleen Duff, editorial page editor, editorial board chair
Robert Romine, technology director
Community members: Bill Miller, Fort Collins resident; MaryAnne Martell, Larimer County resident and director of Crossroads Safehouse

Our views

TDU process too precious to risk

■ City, county officials right to reassure public that TDU process will be given test at Fossil Creek Reservoir site

Cooperation and communication are always important when the city and county are working together on a plan.

But ensuring that the Fossil Creek Reservoir Area plan works is critical to ensuring that the concept of transferable development units survives.

City and county officials failed to include a modification process in an earlier Intergovernmental Agreement over how the area should be developed. Now, they are butting heads — albeit slightly — over who has the final say regarding development standards.

Both city and county officials are on the right page by assuring the public that a resolution will be found.

That's good, because the future of how transferable development units are used in Larimer

Growth-control tool effective

By MARY BENANTI
marybenanti@coloradoan.com

The idea of transferring development rights, or units, can work, said one local official involved in the process.
But even if state lawmakers agree on it, it's not going to be there. But the cost of production is up, and the crops is down. I don't want to far

"It's very effective in high-growth pressure times," Reidhead said. It also requires collaboration between the city and county. The complex...

A6, OPINION, The Coloradoan, Wednesday, January 27, 1999

FORT COLLINS COLORADOAN

Opinion

Coloradoan editorial board:
Dorothy M. Bland, president and publisher
David Greiling, executive editor
Kathleen Duff, editorial page editor, editorial board chair
Mike Hall, production director
Community members: Richard Life, retired U.S. Naval officer; Lois Ierlmeier, citizen activist.

Our views

County must lead on talks beyond TDUs

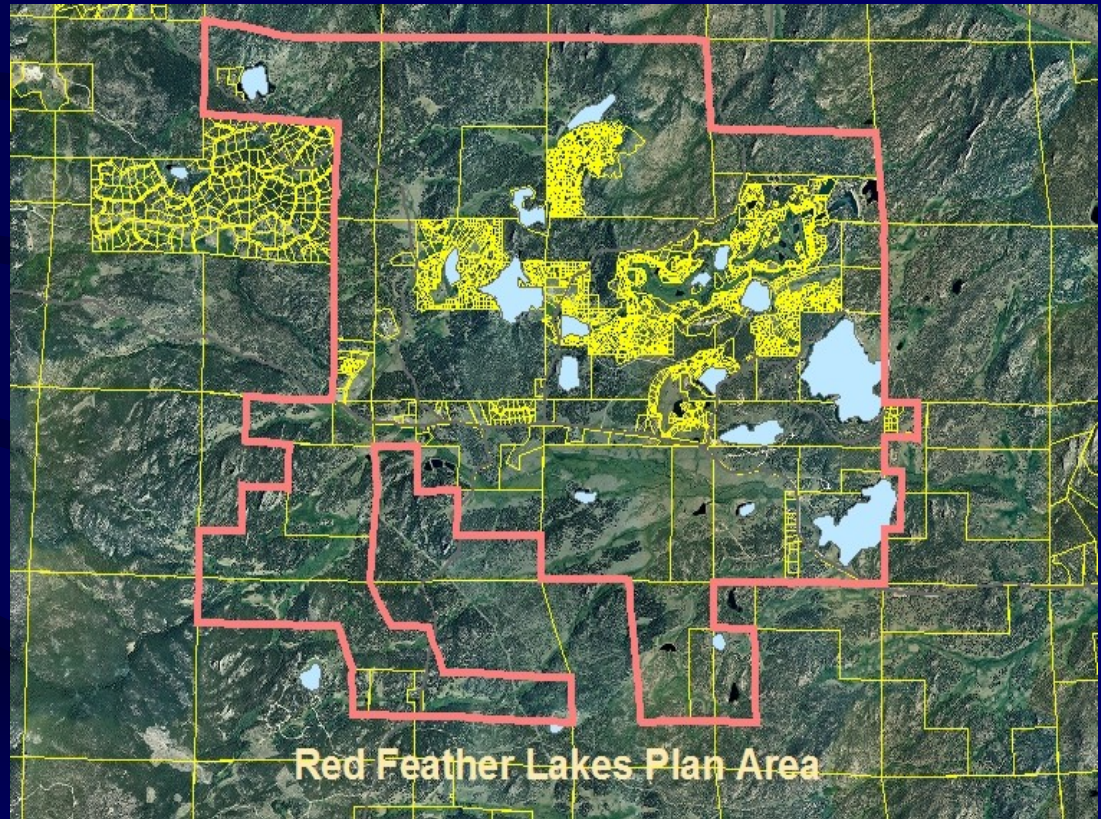
Ending TDU program

To that end, the commissioners are planning a work session Monday with Lynn Cameron, the county open lands manager; Steve Ryder, the TDU administrator; Planning Director Larry Timm; and County Attorney George Hass.
"This is going to be: How do we get beyond Fossil Creek?" said Cheryl Olson, chairwoman of the Board of County Commissioners.
"Also, we need to integrate it as part of PLUS (the Partnership Land Use System). We need some discussion to figure out how we're going to be able to do it. Olson said it's important to move forward with the TDU program because parts of the court case, Berthour land, Berthour Park — already an intense in And Fort Collins Depa ning of ' ing TDU might w the cou Olson to hav TDU mor cor

ins- nt re room county JO W. Oak
id like to see the and and pro- US WELLING

Red Feather Lakes TDU area

- Red Feather is a mountain community settled in 1870s. And developed as a resort in 1924. It is 11 square miles



Tips we have learned about establishing TDU programs

- A program can't be copied
- It must be designed to fit the local expectations with local agreement among all interested affected by the program
- It must be designed in cooperation with land owners, developers, realtors, bankers and the public. In a very transparent manner