

MEMORANDUM

TO: Board of County Commissioners
Regular Meeting – December 18, 2019

THRU: Cindy Houben, Community Development Director

FROM: Suzanne Wolff, Assistant Director

RE: Annual Review of the Transferable Development Rights Program

BACKGROUND: Pursuant to BOCC Ordinance 95-24, the BOCC must review the transfer of development rights (TDR) provisions of the Rural/Remote ordinance annually at a public hearing. The decision on whether to modify or amend the TDR provision lies solely within the legislative discretion of the BOCC. A summary of all TDR activity is attached to this memorandum as Exhibit A. A brief evaluation of the program is contained herein.

The purpose of this memorandum is twofold:

1. To keep the BOCC apprised of the status of the TDR program; and
2. To provide the BOCC with an opportunity to comment on the program.

EVALUATION: As stipulated in Ordinance 95-24, Staff has considered the following factors in evaluating the effectiveness of the TDR provision:

- ❑ *Whether there is an adequate market place for TDRs or whether additional measures should be taken to increase the marketability of TDRs;*

389 TDR certificates have been issued to-date (see current list on the web at <http://www.pitkincounty.com/DocumentCenter/Home/View/2926>). This number includes certificates issued from Rural/Remote properties, constrained and visually constrained sites, properties designated to the County’s Historic Register, Limited Development Conservation parcels, properties zoned CD-PUD, and takings remediation. No TDR certificates have been issued from properties zoned TR-1 or TR-2. The number of TDR certificates **issued** annually fluctuates, as shown below:

Year	# TDRs Issued	Year	# TDRs Issued
1997	12	2008	13
1998	37	2009	17
1999	13	2010	5
2000	24	2011	12
2001	15	2012	1
2002	11	2013	26
2003	16	2014	14
2004	3	2015	3
2005	32	2016	1
2006	51	2017	6
2007	62	2018	11
		2019	4

Of the 389 certificates issued, 254 certificates have been extinguished. 42 TDRs have “landed” on receiver sites in the form of new growth management exempt homes; 209 TDRs have landed on receiver sites for additional floor area; two TDRs were extinguished by the BOCC in exchange for issuance of two TDRs for constrained sites (Harvey); and one TDR was extinguished as an exemption from the ADU requirement in the Stage Road PUD. That leaves 135 TDRs available for use. The table below shows the number of certificates **extinguished** each year:

Year	# TDRs Extinguished	Year	# TDRs Extinguished
1997	0	2008	18
1998	21	2009	11
1999	1	2010	4
2000	1	2011	11
2001	5	2012	13
2002	10	2013	24
2003	5	2014	21
2004	6	2015	14
2005	12	2016	11
2006	6	2017	13
2007	20	2018	16
		2019	11

Approvals have been granted for use of 358 TDRs on receiver sites: 270 for additional floor area and 86 for new development rights. Approved but not-yet-built development proposals allow for the use of up to 184 TDRs on receiver sites: 139 for additional floor area and 45 for new development rights.

Note that properties in the Urban Growth Boundary and certain properties in the Rural Area (lots in Starwood, Starwood Ranch, Owl Creek Ranch, East Owl Creek, Eagle Pines, Castle Creek Valley Ranch, White Star Ranch, Star Mesa and Aspen Valley Downs) do not require special review approval to receive TDRs for additional floor area. These properties are a substantial pool of potential receiver sites that are not reflected in the number of approved receiver sites. 81 TDRs have been extinguished to date on properties where special review approval is not required.

A list of approved TDR receiver sites is attached as Exhibit B, and a summary of receiver sites and extinguished TDRs by planning area is attached as Exhibit C.

The landing of TDRs has been fairly steady over the years. While not as many new sites are being approved as receiver sites, the use of TDR remains high, due to use of TDRs in the UGB where special review approval is not required. In 2019, 8 TDRs were extinguished on sites that do not require special review; 3 were extinguished on separate receiver sites approved in 2004, 2008 and 2018. It appears that there is an adequate market place for TDRs.

- *Whether the provision offers sufficient incentives to encourage transfers out of the Rural/Remote Zone District into areas more suitable for residential development;*

The price of a TDR remained steady from 2014 through 2017, ranging from \$185,000 to \$220,000. The price increased slightly in 2018 and 2019, up to a high of \$240,000. The price of a TDR is still lower than at the height of the market (\$318,000 in 2007), but the price has climbed since the bottom of the

market (\$115,000 in 2012). The price continues to provide a compelling incentive to sever rights from Rural/Remote properties, as well as from other areas from which TDRS can be severed.

The 2006 Code requires that any sale, assignment, conveyance or other transfer or change in ownership of a TDR certificate be reported to Community Development within 5 days of such transfer, and that the report disclose the total value of the consideration paid for the certificate. This information is included in the TDR certificate database referenced above, and staff is now able to provide much more accurate data regarding TDR sales. In 2019, 10 TDR transactions were reported for which there was a consideration paid for the certificate (certain certificates have been conveyed with no consideration). These transactions have ranged in price from \$225,000 to \$240,000. The most recent sale (10/3/19) was \$235,000. The following table provides a comparison of the number of transactions with a consideration paid and the price range since 2007:

Year	Number of TDR transactions	Price Range
2019	10	\$225,000 to \$240,000
2018	15	\$210,000 to \$235,000
2017	13	\$195,000 to \$220,000
2016	15	\$195,000 to \$210,500
2015	19	\$190,000 to \$210,000
2014	17	\$185,000 to \$210,000
2013	21	\$130,000 to \$185,000
2012	22	\$115,000 to \$150,000
2011	11	\$125,000 to \$165,000
2010	10	\$160,000 to \$225,000
2009	6	\$200,000 to \$260,000
2008	10	\$282,500 to \$310,000
2007	34	\$250,000 to \$318,000

Of the 389 TDRs that have been issued, 265 have been severed from Rural/Remote properties and 124 have been severed from “other” properties (constrained, visually constrained, historic, Limited Development Conservation parcels, CD-PUD, takings remediation).

Staff would note that the provisions to allow transfers from areas other than Rural/Remote (TR-1, TR-2, constrained and visually constrained sites, CD-PUD, Limited Development Conservation Parcels, Historic Register sites) have increased the supply of TDRs. There are 135 TDR certificates available (not extinguished). Approvals have been granted to land 184 TDRs on receiver sites (this does not account for sites that do not require special review approval to utilize TDRs). There is a slightly greater demand than supply at this time, but the two sides remain fairly balanced.

Of the 135 certificates that have not been extinguished, approximately 25 are presumed to be “tagged” for specific development (though not required). In most cases this is the result of development approvals that included rezoning a portion of a property to Rural/Remote in order to obtain TDRs (Paepcke, Harvey, Craig, Aspen Valley Ranch). In other cases, the TDRs have been restricted for use on a receiver site related to the sending site (Wingo Junction Ranch/Roaring Fork Meadows, Crown Mountain Ranch).

Exhibit D provides a comparison of floor area approved via TDRs and growth management competition in the last eight years.

Exhibit E provides a summary of the development that has occurred or has been approved within the Rural/Remote zone district.

Exhibit F provides a summary of constrained site TDR approvals.

Exhibit G is a map of the sending and receiving sites.

- *Whether the procedures relating to the implementation of the transfer of development rights are functioning smoothly and efficiently as possible.*

The Community Development Department has a standard procedure for issuing and tracking the issuance of Transferable Development Rights Certificates. By all indications it is functioning smoothly.

SUMMARY: For all intents and purposes, the TDR provisions of the Land Use Code are functioning well. Nonetheless, it is an ongoing goal to continue to improve the effectiveness and utility of the program.

Attachments

- A. Current TDR Tally
- B. TDR Receiver Site Approvals
- C. TDR Receiver Sites by Planning Area
- D. Comparison of Floor Area Approved Via TDRs and Growth Management, 2001-2018
- E. Rural/Remote Parcels that have been developed or approved for development
- F. Constrained Site TDR Tally
- G. Map of Sending and Receiving Sites

EXHIBIT A - TDR TALLY (1996 – DEC 2018)

- ❑ **Certificates Issued:** 389 TDR certificates have been issued by the Community Development Department.
- ❑ **TDRs Extinguished:** 254 TDRs have been “extinguished” (development right has been used on a receiver site and is no longer in circulation).
 - 42 extinguished for new development rights
 - 209 extinguished for additional floor area
 - 2 extinguished by BOCC in exchange for new TDRs on two constrained sites
 - 1 extinguished as an exemption from the ADU requirement in the Stage Road PUD
 - TDRs have been extinguished in the following areas: Aspen Highlands, McLain Flats/Starwood, Little Annie Basin, Red Mountain, Snowmass Creek, Woody Creek, East Aspen, Owl Creek, Sopris Mountain Ranch, West Buttermilk, Wingo Junction, Watson Divide, East Sopris Creek, Brush Creek Village, Mountain Valley, Maroon Creek, Castle Creek, Wildcat Vista
- ❑ **Acres Deed Restricted:** Approximately 8879 acres of land have been deed restricted against development as a result of the severance of development rights.
- ❑ **Receiver Site Approvals:** 358 TDRs have been approved to be used on receiver sites (summary of development applications for TDR receiver sites is attached as Exhibit B)
 - 86 TDRs approved for new development rights
 - 270 TDRs approved for additional floor area
 - 254 TDRs have been extinguished on receiver sites (includes 81 TDRs for which special review approval is not required)
 - Approved but not-yet-built development proposals allow for the use of up to 184 more TDRs on receiver sites: 139 for additional floor area and 45 for new development rights
- ❑ **Rural/Remote Cabin Approvals:** 26 Rural/Remote properties have obtained approval to develop cabins. 15 cabins have been built (so those parcels are no longer eligible to sever TDRs); 1 existing cabin was expanded up to 1,000 square feet; a building permit has been issued for 1 cabin; and 9 cabins have been approved but not built. (Summary attached as Exhibit E)
- ❑ **Rezoning to Rural/Remote:** Roughly 5,196 acres have been rezoned to Rural/Remote since 1996 (via privately initiated rezonings).
 - Balcomb/Stephenson (Thompson Creek area); Chaparral Aspen Remote Parcel; Child Ranch; Craig Ranch; Crystal Island Ranch; Aspen Valley Ranch; Harvey Ranch; Crown Mountain Ranch; Jerome Park
 - 88 TDR certificates have been issued to date from these rezoned properties
 - 10 potential TDRs from Child Ranch and 25 potential TDRs from Harvey Ranch have been extinguished as part of the conservation easements with Open Space and will not enter the TDR market
- ❑ **Constrained/Visually Constrained Sites:** 44 TDRs: 41 from constrained sites and 3 from visually constrained sites (Summary attached as Exhibit F).
- ❑ **Limited Development Conservation Parcels:** 36 TDRs: 24 for Timroth (East Sopris Creek) and 12 for Fender (East Sopris Creek)
- ❑ **Conservation Development PUD:** 19 TDRs: 9 for Middle Ranch (West Sopris Creek) and 10 for Nichols (North Fork of Fryingpan)
- ❑ **Designation to Historic Register:** 19 TDRs: 1 for Little Annie Mine Site (Greenway); 2 for Swearingen Ranch Homestead (Middle Ranch); 1 for Parker (Emma); 3 for Emma Farms; 1 for Bunta/Manning (Little Annie); 2 for Anthes/Brown (East Sopris Creek); 8 for Redstone Castle; 1 for Bier
- ❑ **Takings Remediation:** 5 TDRs – Sawmill Hill parcels.

TDR CERTIFICATES AVAILABLE

389	TDR certificates issued by the County
- 254	TDRs extinguished
135	TDR certificates theoretically available on the free-market

EXHIBIT B
REQUESTS/APPROVALS FOR USE OF TDRs ON RECEIVER SITES SINCE 1996

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
1997							
Weinglass	McLain Flats	1	Additional floor area in excess of 15,000 sf	Jan, 1998	264327100002	IR-97-2-ES	BOCC 96-204
1998							
Aspen Highlands Village	Base Village	40	20-Development rights for new lots 20-Additional floor area (@500 sf/lot)	May, 1998 (20 devt rights) 6/7/2007 (273514316005)	273514310001-010 273514316001-010	IR-97-1-CH IR-97-4,5,6,7,8,9,10,11,12-ES IR-9813A-CH IR-98-14,15,16,17-CH IR-98-19,20,21-ES IR-98-32,33-ES IR-13-05-SW	BOCC 98-79
Ziff	Starwood		Additional floor area in excess of 15,000 sf (up to 5 TDRs)	<i>Have altered plans – are not building to approved size and do not need any TDRs</i>	264326102001		BOCC 97-64
1999							
Enough claim	Little Annie	2	Aggregation of square footage within Rural/Remote	Apr, 2001	291101400007	IR-00-02-SW IR-00-03-SW	BOCC 17-2000
Bluhm	UGB-Red Mountain	1	Additional floor area in excess of 15,000 sf	Dec, 1999	273707207001	IR-00-07-SW	BOCC 16-2000
Bishop	Castle Creek		Development right				Denied by BOCC (99-22; 99-67)
2000							
Bankcenter One	Snowmass Creek	1	Development right	May, 2000	246734401001	IR-99-53-ES	BOCC 98-244
Devaney Parcel	Castle Creek Road		1-development right 1-additional floor area up to 7,500 sf	Intended as swap parcel for Ryan Parcel – no longer intended	2909-09 (FS below Toklat – parcel not yet created)		BOCC 104-2000
Braun Ranch (Chaparral Aspen)	Woody Creek	6-11	6-development rights (Parcels 2, 4, 6, 7, 8, 10) 5-additional floor area (Parcel 2 – 1; Parcel 4 – 1; Parcel 6 – 2; Parcel 10 - 1)		264309101007 264309101008 264309201010 264309401002 264310201004 264310201006		BOCC 158-2000 BOCC 059-2004

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2000 (cont)							
Red Butte Ranch Subdivision	McLain Flats	10	Additional floor area up to 4,000 sf of subgrade space – Lots 1 & 2 Additional floor area up to 3,000 sf of subgrade space – Lots 3, 4 & 5	1/24/05 (Lot 2)	264335404001 264335404002 264335404003 264335404004 264335404005	IR-12-01-ES IR-15-01-ES	BOCC 96-73, 97-198 BOCC 208-2000 BOCC 080-2009
Stein Lot Split	McLain Flats	4	Additional floor area for up to 4,000 sf of subgrade space per lot	4/4/2007 (Lot 1)	264335403001 264335403002	IR-11-05-SW IR-12-05-SW	BOCC 97-24, 98-66 BOCC 209-2000
2001							
Two Mile Ranch (aka Circle R Ranch)	Woody Creek	6	Development rights for additional residences – Envelope 5 on Parcel 2; Envelopes 6, 7 & 8 on Parcel 3; Envelopes 9 & 10 on Parcel 10	3/4/2002 6/5/2003 8/22/2003	264324301002 264324401003 264324401004	IR-98-39-ES (Env 6 on Parcel 3) IR-98-34-ES (Env 10 on Parcel 4) IR-98-35-ES (Env 7 on Parcel 3 – permit expired 12/03; 150 sf used on Env 6) IR-98-38-ES (Env 9 on Parcel 4)	BOCC 109-2001
Erickson/Duroux Subdivision/PUD	UGB-Red Mountain	11	5-development rights 6-additional floor area (on 2 lots and 1 parcel)	12/19/2001 11/18/2002 3/22/2016 (Lot 4)	273501100003 273501358001 273501358002 273501358003 273501358004	NEW: IR-98-24-ES IR-98-25A-ES IR-98-26A-ES IR-98-26C-ES (Lot 4) ADDITIONAL: IR-98-25B-ES IR-98-26B-ES	BOCC 99-198 BOCC 059-2001
Buttermilk Meadows Subdivision	UGB-West Buttermilk Road	2	1-development right 1-additional floor area up to 7,500 sf – both on Lot 1	5/31/2016	273503402001	NEW DR: IR-10-01-SW	BOCC 98-153 BOCC 232-2000
Lambda Ltd.	Little Woody Creek	2	Additional floor area up to and in excess of 15,000 sf	4/8/2002	264310101006	IR-01-01-SW IR-00-13-SW	BOCC 215-2000
Popcornland	East of Aspen		Obtained GM allotment so won't use TDR (approved for 1)		273728300019		HO 009-2001
Wildwood Land (aka Parvenir)	East of Aspen	1	Additional floor area up to 8,250 sf	4/23/2004	273728300006	IR-07-02-SW	HO 039-2001

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2001 (cont)							
Tagert Lakes Family Trust	East of Aspen	2	Additional floor area up to 10,750 sf	3/21/2002	273734400001	IR-00-17-SW IR-00-16-SW	HO 045-2001
2002							
Harvey	UGB-Maroon Creek	1	Development right for new lot (Lot 1)		273502405001		BOCC 054-2001 BOCC 011-2002
Bankcenter One	Snowmass Creek		Additional floor area up to 7,500 sf	Utilized GM allotment instead so won't use TDR	246734118009		BOCC 22-2002
Tagert Lakes	East of Aspen	5	Additional floor area up to 15,000 sf to replace existing residences		273734301003		BOCC 028-2002 BOCC 048-2002
Sunshine Ranch	Owl Creek Road	2	Additional floor area up to 10,750 sf	7/16/2003	273504300008	IR-98-27A-ES IR-98-27B-ES	BOCC 121-2002
Henry	Snowmass Creek Road	1	Additional floor area		264527300003		HO 18-2002
Bane Tract 2	Prince Creek	3	Additional floor area up to 13,250 sf		246533608002		HO 026-2002
Aspen Meyer (aka Batista)	East of Aspen	1	Additional floor area	5/25/2004	273728300005	IR-11-01-SW	HO 34-2002
Child/Capitol Creek Ranch	Capitol Creek	5	New development rights		264519200002		BOCC 190-2002
Star Mountain Ranch	Starwood area	4	Additional floor area	8/21/2002	264326104003	IR-00-08-SW IR-07-01-SW IR-02-02-SW IR-03-02-SW	N/A
Eagle Pines Lot 7	West Buttermilk	1	Additional floor area (in excess of 11,500 per Eagle Pines approvals)	8/14/2002	273510202007	IR-00-24-SW	N/A
Droste Ranch PUD	Between Owl Creek & Brush Creek Roads		Development rights for 12 new lots – up to 15,000 square feet of floor area per lot				Denied by BOCC – requested up to 60 TDRs
2003							
Wildwood Estate Holdings	East of Aspen	1	Additional floor area	3/19/2012	273729100530	IR-01-09-SW	HO 05-2003 AD 29-2011

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2003 (cont)							
Black Diamond Holdings	East of Aspen		Obtained GM allotment so won't use TDRs (approved for 2)		273728300009		HO 15-2003
Wieben Ranch	Capitol Creek	5	Additional floor area (Parcels 5, 6 & 7)		264318401001 264518401002 264318101001		HO 18-2003 (approval for 2 TDRs on each of Parcels 5 and 6, and 1 TDR on Parcel 7 – all limited to 5,500 sf)
Cheff	Sopris Mtn Ranch	1	Additional floor area to 8,250	10/13/2005	246533101006	IR-08-02-SW	HO 23-2003
Hillmuth	East of Aspen		Additional floor area to 8,250	Used GM allotment rather than TDR	273720400012		HO 27-2003
Polsky	East Sopris Creek		Additional floor area				Denied by BOCC – requested use of 1 TDR (BOCC 032-2003)
2004							
Cheek Subdivision LLC	UGB-Red Mountain	2	Additional floor area in excess of 15,000	5/17/2004 5/27/2005	273512104004	IR-13-01-SW IR-00-05-SW	BOCC 07-2004
Mountain Queen	East of Aspen	1	Additional floor area	11/17/2004	273729100004	IR-16-03-SW	BOCC 132-2004
Craig Ranch	Woody Creek	8	2-new development rights (Parcels 6 & 8) 6-additional floor area (Parcels 3, 4, 5, 6, 7, 8)	6/13/13 (Parcel 7 ADD – 1,750 sf used; 750 sf remains for other parcel)	264315302004 264315302002 264315400009 264315302003 264314100003 264323300006	IR-23-06-SW	BOCC 144-2004 BOCC 043-2007
Abrams	McLain Flats	1	Additional floor area to 8,250	4/30/2004	264327400012	IR-00-23-SW	HO 03-2004
Kopp	Woody Creek	2	Additional floor area to 10,750	4/27/2006 2/14/2007	264321100004	IR-99-48-ES IR-98-30-ES	HO 04-2004
LaRose	Watson Divide	1	Additional floor area to 8,250		264501300101		HO 19-2004
Hecht	Owl Creek	1	Additional floor area	6/8/2004	264333301005	IR-00-01-ES	N/A (BOCC approved subdivision)

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2005							
Circle R Ranch	Woody Creek	2	Additional floor area for Bldg Env 1 (Parcel 2), 6 & 7 (Parcel 3)		264324301002 264324401003		BOCC 008-2005
Payson	Starwood	2	Additional floor area in excess of 15,000	3/8/2005	264335401008	IR-01-04-ES	BOCC 025-2005
Crystal Island Ranch	Crystal River Valley	24	11-development rights (Lots 3E, 4E, 1W, 4W, 5W, 11W, 12W, 13W, 15W, 16W, 17W; Obtained GM allotments for DR for Lots 1E, 9W, 10W & 14W, so have not counted those toward # of TDRs needed for new DR) 11-additional floor area (Lots 2E, 1W, 2W, 3W, 4W, 5W, 6W, 7W)		246325100004 246325100005 246325100006 246323300005 246323300006 246323300007 246323300008 246323300009 246323300010 246323300011 246323300013 246323300014 246323300015 246323300016 246323300017 246323300018 246323300019 246323300020 246323300021		BOCC 225-2002 BOCC 175-2004 BOCC 082-2005 AD 13-2008 (Lots 1W & 3W)
2075 McLain Flats LLC	McLain Flats	1	Additional floor area in excess of 15,000	6/7/2005	264327400010	IR-00-04-SW	BOCC 090-2005
Watson Divide Ranch	Watson Divide	1	Additional floor area in excess of 15,000	11/17/2005	264501300012	IR-00-11-CH	BOCC 109-2005

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2005 (cont)							
Aspen Valley Ranch	Woody Creek	8-21	8-new development rights (Parcels 1-7 & 9) 15-additional floor area (Parcels 1, 6-9 & AFP)	11/1/2007 (Parcel 4 DR – 2643-054-02-002) 5/2/2014 (Parcel 5 DR – 264308104001) 5/13/2014 (Parcel 2 DR – 264305302002) 5/13/2014 (Parcel 3 DR – 264305402001) 8/28/2014 (AFP – 264305300801) 10/6/2014 (Parcel 1 DR – 264305302001) Permit withdrawn; reissued 3/31/16	264304201001 264304302001 264304302002 264304302003 264305302001 264305302002 264305402001 264305402002 264308104001	IR-29-06-SW (Parcel 4) IR-05-13-SW (Parcel 5) IR-26-07-SW (Parcel 2) IR-06-13-SW (Parcel 3) IR-27-07-SW (AFP) IR-28-08-SW (AFP) IR-29-07-SW (Parcel 1)	BOCC 112-2005 BOCC 081-2008 BOCC 69-2014
Morrow/Wingo Junction Ranch	Wingo – Hwy 82 near Basalt	4	3-new development rights (Lots 3, 4 & 5) 1-additional floor area (Lot 1)	5/3/2006 9/15/15 9/24/15	246721203001 246721203003 246721203004 246721203005	IR-98-18-CH (Lot 1-AFA) IR-03-08-C-SW (Lot 5–DR) IR-01-08-C-SW (Lot 3-DR)	BOCC 068-2004 BOCC 143-2005 BOCC 051-2008
Coates	Woody Creek	1	Additional floor area up to 8,250	11/25/08	264309300013	IR-07-07-C-ES	HO 05-2005 BOCC 117-2008
Eubank	Woody Creek	1	Additional floor area up to 8,250				HO 05-2005 BOCC 117-2008
Nagle	Sopris Mtn Ranch	1	Additional floor area up to 8,250	6/10/2005	246527301001	IR-00-06-SW	HO 10-2005
Schiralli	Sopris Mtn Ranch	4	Additional floor area up to 15,000		246533401016		HO 12-2005
Independence Land	East of Aspen		Obtained GM allotment so won't use TDRs (approved for 2)		273728300610		HO 15-2005
Northstar Ranch LLC	East of Aspen	2	Additional floor area up to 10,750	7/10/08 9/11/08	273720400007	IR-03-05-C.SW IR-45-07-SW	HO 24-2005
Cesery-Taylor	Brush Creek	2	Additional floor area up to 10,750	7/8/13	264320400009	IR-08-03-SW IR-20-06-SW	HO 30-2005

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2005 (cont)							
ZGNY	East of Aspen	2	Additional floor area to 10,750	12/4/08	273720100002	IR-00-10-CH IR-09-02-ES	HO 42-2005
Sadie's Holdings	Little Woody Creek	1	Additional floor area to 8,250	3/21/2005	264310102001	IR-98-28-ES	N/A
Duckworth	Starwood	2	Additional floor area to 15,000 (per Devt Agr rec #471151 get 5,000/TDR)	9/6/2005	264335105010	IR-98-22-ES IR-99-52-ES	N/A
Johnson Drive LLC	Starwood	1	Additional floor area to 8,250	9/30/2005	264335202001	IR-99-54-ES	N/A
2006							
Crown	UGB	1	Development right (2 nd residence)	2/7/2007	273510102001	IR-27-05-SW	BOCC 04-2006
T Lazy 7 Ranch/Celestial Land Company	Maroon Creek	2	1-New development right 1-Additional floor area		273521400004		BOCC 13-2006 BOCC 36-2002 HO 04-2013 BOCC 084-2014
Duckworth	Starwood	3	Additional floor area in excess of 15,000 sf	4/7/2006	264335105010	IR-99-51-ES IR-03-04-SW IR-18-05-SW	BOCC 22-2006
Harvey Ranch	Snowmass Creek	7	6-New development rights (@ 5,000 sf each – Parcels 1, 3-7) 1-Additional floor area (to expand existing cabins on Parcel 2)		264527202001 264527301001 264527301002 264528401001 264533101001 264534201001 264533101002		BOCC 50-2006
Kirianoff	North River Road				246721400008		BOCC 193-2002 BOCC 071-2006 OST sterilized 2016
Wagman	Lower River Road	1	New development right		246725400004		BOCC 130-2006 BOCC 034-2008
Fifield	West Buttermilk	5	1-New development right 4-Additional floor area (all on Lot 2)		273510203002		BOCC 134-2006 BOCC 042-2007 AD 62-2010
George	UGB-Red Mtn	1	Development right (Lot 2)	12/15/17	273707211002	IR-30-07-SW	BOCC 152-2005 BOCC 135-2006

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2006 (cont)							
Crown Mountain Ranch	Sopris Creek	3	2-Development rights (Parcels 1 & 2) 1-Additional floor area (Parcel 4)	2/5/13 (246513300002 – Parcel 2) 5/24/17 (246513300001 – Parcel 1) 4/18/18 (246513300004 – Parcel 4)	246513300001 246513300002 246513300004	IR-49-06-ES IR-48-06-ES IR-50-06-ES	BOCC 139-2006
Trentaz LLC (Bear Hollow)	McLain Flats	4	1-Development right (Lot 1) 3-Additional floor area (Lot 1 to 8,250 and Lot 2 to 10,750)	10/22/14 (264335204002 – Lot 2 AFA)	264335204001 264335204002	IR-42-06-ES	BOCC 161-2006 BOCC 067-2008 BOCC 025-2014
Stage Road PUD	UGB-City of Aspen	12 AFA 12 ADU Exemption	Additional floor area OR ADU exemption	4/12/11 (273502303003 - AFA) 4/5/19 (273502303007 – ADU exempt)	273502303001 273502303002 273502303003 273502303004 273502303005 273502303006 273502303007 273502303008 273502303009 273502303010 273502303011 273502303012	IR-05-10-SW IR-15-09-SW	CITY ORD 6-2005 PUD Agreement (Rec 515890)
Israel	McLain Flats	1	Additional floor area	6/7/2006	264327100003	IR-20-05-SW	HO 23-2006
Benson	East Aspen	1	Additional floor area to 8,250 sf	1/23/2007	273728300007	IR-01-05-C-SW	HO 29-2006
West Buttermilk Pfister Tract 5	West Buttermilk	4	Additional floor area to 15,000 sf	6/12/09	273510210003	IR-05-03-SW IR-04-05-SW IR-05-05-SW IR-31-05-SW	HO 31-2006 (replaces HO 02-2003)
RFLC Holding LLC	Maroon Creek	4	Additional floor area to 15,000 sf	3/3/2008	273515300005	IR-06-05-SW IR-07-05-SW IR-10-02-ES IR-00-20-SW	HO 37-2006
SGS-WC LLC	Woody Creek				273515300005		HO 39-2006 approved 1 TDR to 8,250 sf BOCC 069-2014 parcel sterilized

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2006 (cont)							
Dart Family Part.	Lower River Road	1	Additional floor area to 8,250		246726200003		HO 42-2006 HO 10-2007
Cottonwood Trust	Woody Creek	2	Additional floor area	3/19/2008	264310300017	IR-51-06-C-ES IR-99-45-ES	HO 43-2006
Suivant Le Soleil	Snowmass Creek	1	Additional floor area to 8,250 sf		264511400001		HO 44-2006
Sullan	Watson Divide	1	Additional floor area to 8,250 sf	3/9/2007	264502100001	IR-03-03-SW	HO 45-2006
9425 Real Estate LLC	East Sopris Creek	1	Additional floor area to 8,250 sf	6/18/2007	264504200004	IR-04-03-SW	HO 48-2006
2007							
Goodnough/ 1720 McLain Flats LLC	McLain Flats	2	Additional floor area to 10,750	7/13/2007 12/1/2009	264327400004	IR-09-05-SW IR-13-06-SW	HO 06-2007 HO 02-2011
Pew	Woody Creek	1	Additional floor area	5/15/2007	264316200024	IR-13-07-C-SW	HO 11-2007
Stella Polare	East Aspen	1	Additional floor area to 8,250	6/22/2007	273720400014	IR-02-07-C-SW	HO 14-2007
IKS Imports	McLain Flats	4	Additional floor area to 15,000	6/8/11	264335200004	IR-08-05-SW IR-15-05-SW IR-16-05-SW IR-17-05-SW	HO 15-2007
Pfeifer	McLain Flats	2	Additional floor area	8/9/13	264327400002	IR-11-07-C-ES IR-38-07-C-SW	HO 16-2007
Smith	McLain Flats	3	Additional floor area	12/19/07	264322303013	IR-30-05-SW IR-06-03-SW IR-07-03-SW	HO 18-2007
Caine	East Aspen	2	Additional floor area	6/3/2008	273728300001	IR-39-06-C-SW IR-18-07-ES	HO 20-2007
LG Aspen	East Aspen		Additional floor area from 10,750 up to 15,000 sf		273720100002		HO 17-2007 DENIED; BOCC denied appeal 11/14/07
Gates	Brush Creek Vlg	1	Additional floor area	4/24/2007	264328202008	IR-14-05-SW	N/A
Lehrman	UGB-Red Mountain	2	Additional floor area	10/16/2007	273501300002	IR-27-06-SW IR-19-07-C-SW	N/A
Bouton	UGB-Mtn Valley	1	Additional floor area	9/5/2007	273717307049	IR-37-07-C-SW	N/A

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2007 (cont)							
Starwood 94 LLC	Starwood	1	Additional floor area	6/1/2007	264335107007	IR-16-07-ES	N/A
2008							
Flying Dog Ranch	Woody Creek	4	1-Development right for East Mesa parcel 3-Additional floor area-2 East Mesa, 1 North Parcel		264323100002 264323100003		BOCC 08-2008
COMPASS	Woody Creek	5	2-Development rights 3-Additional floor area		264310401001 264310401002		BOCC 128-2005 BOCC 036-2008 BOCC 99-2012
Hardy	Castle Creek	3	Additional floor area for subgrade/garage on Lots 1A & 3	10/2/12 (Lot 1A)	273514402001 273514402002 273514402003	IR-08-08-C-SW	BOCC 118-2008 BOCC 149-2010
W/J Lot 2 LLC	McLain Flats	1	Additional floor area	4/4/2008	264322303002	IR-04-07-C-ES	HO 02-2008
GSS Properties LLC	Crystal	1	Additional floor area	3/3/2010	264910100021	IR-98-36-ES	HO 04-2008
Neiman/Burns	McLain Flats	2	Additional floor area		264334100010		HO 05-2008
Hedstrom	Castle Creek	1	Additional floor area		290919102001		HO 06-2008
Stewart (aka Aspen Sumner)	McLain Flats	4	Additional floor area	1/14/11	264327400008	IR-10-08-SW IR-11-08-SW IR-12-08-SW IR-13-08-SW	HO 07-2008 (replace HO 32-2005)
Crown	Owl Creek	1	Additional floor area	12/9/08	273504300008	IR-98-31-ES	HO 09-2008
Carney	East of Aspen	1	Additional floor area to 8,250	10/8/19	273728300008	IR-02-15-C-SW	HO 14-2004 HO 12-2008
Aspeneyes	Castle Creek	3	Additional floor area to 13,250	8/5/09	290918301002	IR-41-07-SW IR-42-08-SW	HO 11-2008
PT Ranch/ Barn LLC	Castle Creek	3	Additional floor area to 13,250	6/1/09	273523403002	IR-32-05-SW IR-28-06-SW IR-40-07-SW	HO 13-2008
Kirshon	UGB-Red Mtn	1	Additional floor area	2/5/2008	273501404008	IR-28-05-SW	N/A
Furlotti	UGB – Toby Ln	1	Additional floor area	6/26/2008	273512305001	IR-62-07-SW	N/A
Terral	UGB – Aspen Oak	1	Additional floor area	7/3/2008	273503300024	IR-39-07-SW	N/A

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2009							
McLain Flats Holdings	McLain Flats	2	Additional floor area		264326300004		HO 01-2009
Montgomery	East Aspen	2	Additional floor area		273720100529		HO 03-2009; HO 03-2012
Launer B	Conundrum	2	Additional floor area		273535400006		HO-04-2009
SNL Aspen Leaf LLC	East Aspen	1	Additional floor area to 15,000 (existing approx 13,000)	3/8/10	273728302002	IR-00-14-SW	HO 06-2009
Skokos	East Aspen	1	Additional floor area (from 10,750 to 13,250 sf)	2/3/2010	273728300020	IR-05-07-C-ES	BOCC 35-2009
Brush Creek Ranch (Droste)	Brush Creek				264332100001		BOCC denied request to use TDRs for additional floor area on 10 lots in LIR zone 8/26/09
Jaleston	White Star	1	Additional floor area	3/5/2009	264315301001	IR-06-08-SW	N/A
2010							
Bond	McLain Flats	3	Additional floor area		264327400005		HO 01-2010 (replaces HO 49-2006)
CR Properties LLC	Lower River Rd	1	Additional floor area	7/20/10	246736102001	IR-03-09-SW	HO 04-2010
Celestial Land	Maroon Creek				273521400004		HO 05-2010 DENIED use of 3 additional TDRs to 15,000 (previously approved to use 2 TDRs to 8,250)
Asp Properties	Castle Creek	3	Additional floor area to 15,000	11/13/13	290918301001	IR-20-07-SW IR-21-07-SW	HO 05-2010 (replaces HO 19-2007)

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2011							
Rancho Caliente LLC	Owl Creek Ranch	1	Additional floor area	3/3/11	264333401004	IR-43-07-SW	N/A
Cobo Lot C	McLain Flats	4	Additional floor area	10/15/12	264327401003	IR-04-09-SW IR-05-09-SW IR-06-09-SW IR-07-09-SW	HO 01-2011
Bond Trust	Wildcat Vista	1	Additional floor area	8/16/11	264536100003	IR-19-05-SW	HO 04-2011
K2 Family Trust	Owl Creek	4	Additional floor area	1/28/13	264334300004	IR-01-11-H-SW IR-02-11-H-SW IR-03-11-H-SW IR-06-11-SW	HO 05-2011
LNS Holding LLC	East Aspen	1	Additional floor area		273728301008		HO 06-2011
Sinclair	Owl Creek	2	Additional floor area		273505300007		HO 09-2011
2012							
Elf Owl LLC	Owl Creek	2	Additional floor area	4/4/12	273504401007	IR-07-11-SW IR-08-11-SW	N/A
979 Aspen LLC	UGB - Red Mountain	2	Additional floor area	4/12/12	273706307001	IR-47-07-SW IR-48-07-SW	N/A
River Sanctuary LLC	UGB - East Aspen	1	Additional floor area	8/6/12	273717308001	IR-16-09-H-SW	N/A
HOL LLC	Capitol Creek	1	Additional floor area	2/12/13	264603401006	IR-10-03-SW	HO 05-2012
Stringer Trust	Castle Creek	1	Additional floor area	12/11/12	291102100003	IR-46-07-SW	HO 06-2012
Charlie Mountain LLC	Snowmass Creek	1	Additional floor area	11/20/12	264511100001	IR-09-03-SW	BOCC 59-2012
Alexander	UGB				273512400005/ 273513200001		BOCC 068-2012 DENIED use of 3 TDRs

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2013							
Starwood 55 LLC	Starwood	1	Additional floor area	7/18/13	264335105003	IR-98-29-ES	N/A
Five Rules Holdings Property 1 Ltd	UGB – Red Mountain	2	Additional floor area	7/15/13	273501403022	IR-09-07-C-ES IR-10-07-C-ES	N/A
Aspen Gray LLC	UGB – West Buttermilk	2	Additional floor area	6/6/13	273503302001	IR-24-07-SW IR-25-07-SW	N/A
148 Placer Lane LLC	UGB – Red Mountain	4	Additional floor area	10/4/13	273707275002	IR-52-07-SW IR-53-07-SW IR-54-07-SW IR-55-07-SW	N/A
GSS McLain Flats LLC	McLain Flats	1	Additional floor area	8/22/13	264327100004	IR-07-08-C-SW	HO 02-2013
Schlosser	McLain Flats	1	Additional floor area	10/3/13	264327400006	IR-01-13-H-SW	HO 06-2013
Skirball	Capitol Creek	1	Additional floor area		264504404022		HO 07-2013
White Star Capitol Mgmt	McLain Flats	1	Additional floor area	2/3/16	264322303005	IR-22-07-C-SW	HO 08-2013 HO 04-2015
2014							
Hall	UGB – Glen Garry	1	Additional floor area	3/21/14	273514201008	IR-12-03-SW	N/A
250 Aspen LLC	UGB – Red Mountain	2	Additional floor area	4/30/14	273512103003	IR-49-07-SW IR-20-13-SW	N/A
Wise I Family Ltd Part	Starwood	1	Additional floor area	6/13/14	264326201010	IR-02-05-C-SW	N/A
McDavid	UGB – Red Mountain	1	Additional floor area	6/30/14	273707202070	IR-07-13-SW	N/A
GSM Aspen	UGB – Red Mountain	4	Additional floor area	8/7/14	273706303013	IR-12-07-C-ES IR-17-09-H-SW IR-11-11-SW IR-12-11-SW	N/A
Musser Rev. Trust	UGB – Red Mountain	1	Additional floor area	9/11/14	273706307002	IR-59-07-SW	N/A

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2014 (cont)							
Michael J Sacks Rev Trust	UGB – Red Mountain	1	Additional floor area	9/22/14	273512101004	IR-17-07-ES	N/A
Castle Creek Valley Ranch LLC	Castle Creek	1	Additional floor area	11/6/14	273526101002	IR-08-13-SW	N/A
Bemar LLC	UGB – Red Mountain	1	Additional floor area	11/20/14	273501403044	IR-09-13-SW	N/A
155 Danielson LLC	Starwood	1	Additional floor area	12/9/14	264335108001	IR-14-01-ES	N/A
Whipple	Brush Creek	1	Additional floor area		264329100009		HO 02-2014
Liba Icahn Trust LLC	McLain Flats	1	Additional floor area (to 13,500 from 11,0000)	2/11/16	264335200003	IR-03-10-H-SW	HO 08-2014
Taylor Capital Ventures LP	McLain Flats	1	Additional floor area	2/26/15	264322303001	IR-03-07-C-ES	HO 05-2014
Aspen Residence Family Trust	Castle Creek	2	1 – Development right 1 - Additional floor area	4/21/15	273513300005	IR-02-14-SW IR-56-07-SW	BOCC 150-2003, 073-2008, 004-2013 HO 07-2014
2015							
GSS Properties LLC	Woody Creek	1	Additional floor area		264315100013		BOCC 11-2015
Huffman LLC	Woody Creek	1	Additional floor area	7/7/15	264310300014	IR-01-14-SW	HO 03-2015
Wesner	Starwood	1	Additional floor area	3/23/15	264326301012	IR-11-02-ES	N/A
Wesner	Starwood	1	Additional floor area	4/13/15	264326301013	IR-06-14-SW	N/A
Taylor Enterprises Inc	Owl Creek	1	Additional floor area	5/6/15	273504401010	IR-07-14-SW	N/A
Aspen Trust II	Starwood	1	Additional floor area	6/10/15	264335401004	IR-03-14-SW	N/A
Lot 4 White Star LLC	McLain Flats	1	Additional floor area	6/17/15	264322303004	IR-04-13-H-SW	N/A
Aspen Castle Creek LLC	UGB – West Buttermilk	1	Additional floor area	6/18/15	273503200010	IR-02-13-SW	N/A

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2016							
972 Willoughby Way LLC	UGB – Red Mountain	3	Additional floor area	1/26/16	273501301002	IR-60-07-SW IR-61-07-SW IR-13-13-SW	N/A
500 S Hayden	Castle Creek	2	Additional floor area	2/18/16	273526401002	IR-21-05-SW IR-03-15-C-SW	N/A
230 Buchanan Dr.	Starwood	2	Additional floor area	10/4/16	264326301010	IR-18-13-SW IR-19-13-SW	N/A
182 Doc Henry Rd	Woody Creek	1	Additional floor area	3/16/17	264309300014	IR-04-10-SW	HO 01-2016
2017							
Old Maitland Investments LLC	McLain Flats	1	Additional floor area	9/24/18	264334100001	IR-98-37-ES	HO 01-2017
5134 Snowmass Creek Road LLC	Snowmass Creek	1	Additional floor area	2/15/18	264514100007	IR-17-13-SW	HO 04-2017
Miles Butera Irrevocable Trust	Castle Creek	1	Additional floor area		273523403001		HO 05-2017
Sunnyside View Estate	McLain Flats	3	Additional floor area	3/28/18	264327401002	IR-01-17-SW IR-02-17-SW IR-03-17-SW	HO 06-2017
Silverstein	East Aspen	1	Additional floor area	8/21/18	273720400013	IR-34-07-SW	HO 07-2017
Serenity Preserve LLC	Starwood	2	Additional floor area	5/15/17	264326201005	IR-13-03-SW IR-26-05-SW	N/A
Sharples	Castle Creek	1	Additional floor area	6/16/17	273526401001	IR-08-14-SW	N/A
Halcyon Aspen LLC	UGB – Red Mountain	1	Additional floor area	8/28/17	273501408001	IR-01-12-SW	N/A
Ridge Road Casa LLC	UGB – Red Mountain	2	Additional floor area	9/21/17	273706310002	IR-04-14-SW IR-05-14-SW	N/A
Hunt Family Trust	UGB – East Aspen	1	Additional floor area	11/27/17	273717308010	IR-44-07-SW	N/A
34 Placer Inc	UGB – Red Mountain	2	Additional floor area	12/15/17	273707211002	IR-31-07-SW IR-32-07-SW	N/A

	Location	# TDRs approved	How are TDRs to be used?	Date Extinguished?	Parcel ID #	TDR Certificate # (if extinguished)	Approval #
2018							
Goldberg	Starwood	1	Additional floor area	3/13/19	264326405001	IR-16-13-SW	HO 04-2018
RM Development LLC	UGB – Red Mountain	1	Additional floor area	6/11/18	273707202014	IR-10-05-SW	N/A
My 3 Girls LLC	Woody Creek	1	Additional floor area	6/19/18	264309302001	IR-22-05-C-SW	BOCC 093-2002
DLG 2014 LLC	UGB – Red Mountain	1	Additional floor area	6/25/18	273706307002	IR-09-09-SW	N/A
Kevin Berg Rev Trust	UGB – Maroon Creek	1	Additional floor area	7/9/18	273514200021	IR-06-02-SW	N/A
Kara Creek LLC	UGB	3	Additional floor area	9/21/18	273512301004	IR-11-14-SW IR-12-14-SW IR-14-14-SW	N/A
Glen Eagles Drive Ltd	UGB	1	Additional floor area	12/14/18	273514201006	IR-00-18-SW	N/A
2019							
327 Seventh St LLC	UGB	1	Additional floor area	5/20/2019	273512300005	IR-43-06-ES	N/A
Lynda Cameron Trust	Upper Snowmass	1	Additional floor area				HO 01-2019
Uhfelder	UGB	1	Additional floor area	8/6/19	273511101007	IR-11-03-SW	N/A
69 Herron LLC	UGB	1	Additional floor area	8/12/19	273501403004	IR-33-07-SW	N/A
502 Wrights Road LLC	UGB	2	Additional floor area	9/6/19	273501401006	IR-07-18-H-SW IR-09-18-H-SW	N/A
Lane's End Holdings LLC	UGB	3	Additional floor area	9/16/19	273507212001	IR-10-09-SW IR-22-13-SW IR-01-18-SW	N/A

EXHIBIT C
APPROVED TDR RECEIVER SITES AND TDRS EXTINGUISHED SINCE 1996 BY PLANNING AREA

Planning Area	APPROVED RECEIVER SITES		TDRs EXTINGUISHED	
	Development Right	Add'l Floor Area	Development Right	Add'l Floor Area
Brush Creek	0	5	0	4
Crystal	11	15	0	1
Emma/Basalt	5	4	4	4
Independence	0	24	0	17
Maroon/Castle	2	25	1	20
Owl Creek	1	17	0	17
Snowmass Canyon	1	3	0	2
Snowmass/Capitol	12	20	1	6
UGB	33	40	29	60
Woody Creek	24	116	9	80
Total	89	269	44	211

EXHIBIT D

FLOOR AREA APPROVED VIA TDRS AND GROWTH MANAGEMENT COMPETITION 2001-2019
[UGB = Urban Growth Boundary; RA = Rural Area]

	TDRS ¹		GM Competition ²	
	New Development Rights – SF (# of properties)	Additional Floor Area ³ – SF (# of properties)	New Development Rights ⁴ – SF (# of properties)	Additional Floor Area ⁵ – SF (# of properties)
2001	60,000 (6 RA; 6 UGB)	30,000 (3 RA; 4 UGB)	17,250 (1 Crystal); 25,000 (2 RA)	39,965 (7 RA)
2002	30,000 (5 RA; 1 UGB)	30,000 (5 RA)	0	40,000 (9 RA)
2003	5,000 (1 RA)	17,500 (5 RA)	25,000 (5 RA)	27,500 (6 RA ⁶)
2004	11,500 (2 Rural Area)	32,500 (10 RA; 1 UGB)	10,000 (2 Crystal)	19,600 (5 RA)
2005	126,500 (22 RA)	132,500 (35 RA)	10,000 (2 Crystal)	14,200 (3 RA)
2006	97,750 (15 RA; 2 UGB)	105,000 (16 RA; 12 UGB)	2,250 (3 R/R in RA)	17,500 (5 RA)
2007	0	37,500 (7 RA)	17,250 (3 RA); 9,350 sf (1 UGB)	5,714 (2 RA)
2008	17,250 (3 RA ⁷)	65,000 (15 RA)	5,750 (1 RA)	8,984 (1 RA)
2009	0	20,000 (5 RA)	9,100 (2 RA)	0
2010	0	17,500 (3 RA)	5,750 sf (1 RA)	2,194 (1 UGB)
2011	0	35,000 (6 RA)	0	0
2012	0	7,500 (3 RA)	1,000 (1 RA)	0
2013	0	25,000 (3 RA)	0	2,500 (1 RA)
2014	0	10,000 (4 RA)	0	0
2015	0	5,000 (2 RA)	0	221 (1 UGB)
2016	0	2,500 (1 RA)	13,500 (2 UGB)	0
2017	0	17,500 (5 RA)	0	6,000 (2 UGB)
2018	0	5,000 (2 RA)	29,750 (2 RA – 8,250 allotted, 16,500 pending)	0
2019	0	2,500 (1 RA)	1,000 (1 RA – pending)	12,079 (3 RA) 10,000 (3 UGB)
TOTAL SF	348,000 (63 properties – 54 RA; 9 UGB)	578,800 (142 properties – 130 RA; 17 UGB)	180,950 (26 properties – 25 RA; 3 UGB)	206,457⁸ (48 properties – 41 RA; 7 UGB) ⁹

¹ For purposes of the TDR portion of the table, "Rural Area" includes Crystal and Fryingpan Areas.

² Growth Management competition for Additional Floor Area in the UGB only applicable after July 2006.

³ Does not include properties for which special review approval is not required to use TDRs for additional floor area

⁴ 63,750 sf available *annually* (23,000 sf UGB; 10,000 sf Crystal; 5,750 sf Fryingpan; 25,000 sf remainder of Rural Area)

⁵ 39,000 sf available *annually* (10,000 sf UGB; 4,000 sf Crystal; 0 sf Fryingpan; 25,000 sf remainder of Rural Area)

⁶ 2 "repeats" from 2001

⁷ Approvals under pre-2006 Code which allowed TDRs for new development rights in Rural Area

⁸ 11,000 excluded for "repeat" allotments in 2003

⁹ 2 properties excluded for "repeat" allotments in 2003

EXHIBIT E

RURAL/REMOTE PARCELS THAT HAVE BEEN DEVELOPED (OR APPROVED FOR DEVELOPMENT)

Year Approved	Owner	Location	Approved? Built?	PID
1996	Haas	Little Annie	1,000 sf cabin built	291112100005
	Greenway	Midnight Min/Little Annie intersection	1,000 sf cabin built	273536400078
1998	Top of Little Annie	Midnight Mine/Little Annie intersection	1,000 sf cabin built	273536400062
1999	Zurcher	Richmond Ridge	1,000 sf cabin built	290917200014
2000	Katie's Claim	Midnight Mine/Little Annie intersection	1,000 sf cabin built	273536400060
	Enough Claim	Little Annie	2,000 sf cabin built (through aggregation)	291101400007
2001	Kopp	Lenado - Larkspur Road	1,000 sf cabin built	264115200005
	Tschappat	Fryingpan - Miller Creek	1,000 sf cabin built	247126400035
	Castle Creek Investors	Little Annie	1,000 sf cabin built	273536400001
	Woody Creek Ventures	Chaparral Aspen Remote Parcel	Approved for 3 cabins; one 1,000 sf cabin built	264303201010 264303201001 264303201005
2002	Alaska Lode	Richmond Ridge	Expanded existing cabin	290906300001
2006	Concord Claim	Cooper Creek (above Ashcroft)	1,000 sf cabin built	299918100001
2007	Finkle	Richmond Ridge	Approved; not built	273731300049
	Woody Creek Ventures	Chaparral Aspen Remote Parcel	GM allotments granted for 3 cabins; not built	264303201006 264303201007 264303201008
2008	Greenway	Little Annie	Approved; not built	291101100052
2009	Mandich	Cooper Creek (above Ashcroft)	Approved; permit issued 2019	299917100003
	Matthews	Hurricane Road	Approved 2 nd deed restricted 600 sf cabin; built	291112100019
2011	Bunta/Manning	Little Annie	1,000 sf cabin built	291101100051
2014	Greenway – Ecuador North/Bolivia	Little Annie	1,000 sf cabin built	291101100053
	Greenway – Ecuador South	Little Annie	Approved (Activity Envelope only)	291101100054
2016	Gregg	Richmond Ridge	1,000 sf cabin built	273730401002
2018	Castle Creek Investors	Richmond Ridge	Approved (HO 3-2018; BOCC 152-2018); not built	273731300050
	TOTAL		26 – 15 cabins built; 1 expanded; 1 permitted; 9 approved/unbuilt	

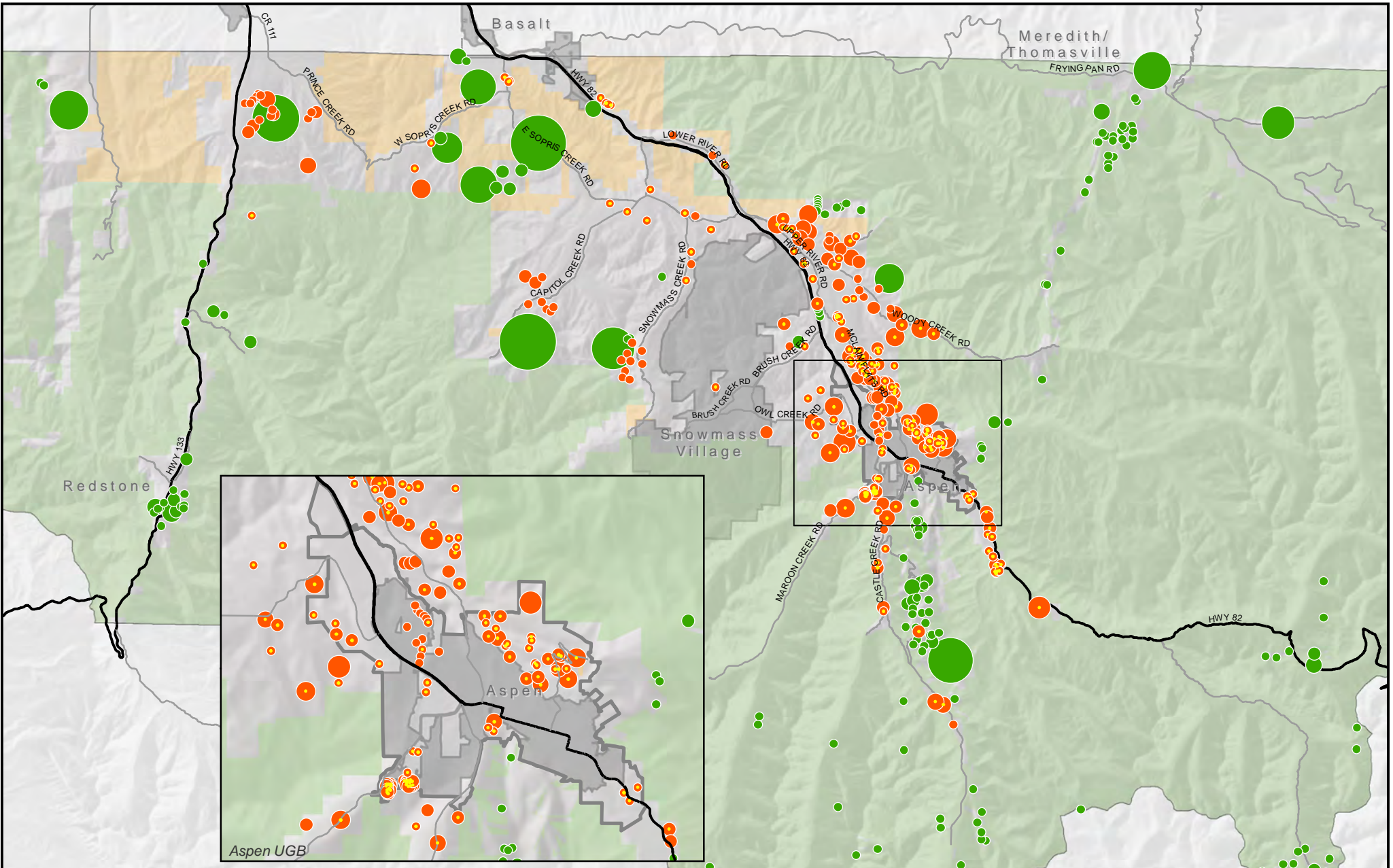
EXHIBIT F

CONSTRAINED SITE TDR TALLY

OWNER NAME	LOCATION	# TDRS GRANTED	BOCC APPROVAL DATE	REASON
Goldsmith	Crystal – Avalanche Creek	2	5/11/05	Wildlife – winter range, winter concentration area, production area
Gibson	Crystal – Avalanche Creek	1	5/11/05	Access, riparian, slopes
ZTS Construction	Crystal River Park (3 lots)	3	9/14/05	Slopes, avalanche, debris flow, rockfall, severe wildfire
Morrow	Wingo Junction	3*	9/28/05	Slopes, floodplain, severe wildfire, visual
Aspen Mass	Highway 82/Brush Creek	3	3/22/06	Visual
Vaughn	Crystal River Park	1	6/14/06	Slopes, debris flow, rockfall, severe wildfire, mapped potential avalanche
Lot 11 Sopris Creek LLC (Gina)	Section 36	2	9/27/06	Slopes, elk production area, migration corridor
Red Oak Trust	Woody Creek	1	9/27/06	Slopes, severe wildfire, visual
Tabackin	Brush Creek Village	2	11/1/06	Slopes, severe wildfire, visual
Crowley	Fryingpan	12	12/6/06	Wildlife – severe winter range, migration corridor, scenic/rural character
Rooney	Crystal River Park	1	5/23/07	Slopes, rockfall, small lot
Grosjean/Spencer	Section 36	2	6/27/07	Slopes, elk production area, migration pattern, goshawk nest, wetlands, proximity to public lands
Majestic Peaks Pointe (Woodward)	Section 36	2	7/11/07	Elk migration corridor, proximity to public lands
Nelsen	Redstone Ranch Acres	1	7/11/07	Slopes, severe wildfire, access
McBurney	Crystal River Park	1	7/25/07	Slopes, rockfall, setbacks from spring
Harvey	Shield O Terrace	2	2/13/08	Slopes, severe wildfire, visual
Poulaki/Koukla	Redstone	2	10/22/08	Rockfall, floodplain/riparian
Spizzirri	East Aspen	1	11/19/08	Visual, proximity to public lands/trail
Walter	Crystal	1	12/16/09	Slopes, rockfall, alluvial fan, visual, wildlife
Woodard	Snowmass/Capitol	1	12/2/15	Wildlife
TOTAL		44		

* Morrow TDRs limited to use on Roaring Fork Meadows Subdivision lots across Highway 82

The BOCC has denied two requests for constrained TDRs: a parcel on Lime Creek up the Fryingpan (F Pan LLP) and a parcel above Shale Bluffs (Heineman).



- TDR Certificate Extinguished
- TDR Sending Site
- Approved Receiver Site

 BLM	 UGB
 USFS	 Town

12/9/2019
 Pitkin County GIS Department

Pitkin County, Colorado
Transfer of Development Rights (TDR) Program