

Potential for Future Residential Redevelopment: City of Aspen

In order to estimate future residential redevelopment in the City of Aspen, Community Development Department staff conducted a sampling study in the summer of 2009, relying on records from the Pitkin County Assessor's Office.

The study identified two criteria to determine the existing residential structures that are most likely to be redeveloped and expanded. The two criteria were: the age of the existing structure and the amount of un-built square footage allowed by the current Land Use Code.

Sampling Method & Margin of Error

Due to time constraints, staff was unable to evaluate each existing residential structure in the City of Aspen, and instead relied on a sampling of single family residential parcels in the City of Aspen. The single-family homes in the sampling study came from five zone districts: R-6, R-15, R-15A, R-15B and R-30. (Staff had previously evaluated the build-out potential of residential units in the commercial and lodging zone districts; this separate information can be found in the Managing Growth chapter in the State of the Aspen Area Report.)

Due to time constraints, staff was unable to evaluate each existing single-family home in the City of Aspen, and instead relied on a sampling of approximately fifty-percent (50%). This sampling can be used to extrapolate an accurate estimate for the potential redevelopment of all single family homes in the city with a 3.5% margin of error, according to Venturoni Surveys and Research, based in Dillon, Colo. The study sample was collected using a randomizing function of the Excel computer program.

Potential for Duplexes

With the exception of R-15B, all residential zone districts allow for the redevelopment of single-family homes into duplexes, if the size of the residential lot in question meets eligibility requirements. The tables in this study include redevelopment and expansion potential for single-family lots, as well as the potential for converting and expanding single-family homes into duplexes. When there was potential for an existing single-family structure to redevelop into a larger single family home or a duplex, it was assumed the building would be redeveloped as a duplex. This assumption was made because the allowable floor area for duplexes is larger than single family buildings, and because this has historically been the trend.

Local and Non-Local

In order to provide other relevant information, the study also identifies residential structures according to local or non-local ownership. This distinction was made based on the mailing address of each parcel in the study, as identified in Assessor's Office records. This is not an exact data set, as some local owners may have tax bills mailed to out-of-area accountants, and some non-local owners may have tax bills mailed to in-town accountants. However, this has been used in surveys in the past and has a 5% margin of error, according to Venturoni Surveys and Research.

Analysis by Neighborhood

In order to compare the results with past residential redevelopment trends, the study also identifies the residential structures by neighborhood. The neighborhood boundaries are identical to those identified in the Managing Growth Chapter of the State of the Aspen Area Report, which includes residential redevelopment data on a neighborhood-by-neighborhood basis since 2000.

Historic Properties

The study includes a number of homes that are designated by the City of Aspen as historic, meaning they can't be demolished. However, properties designated historic can obtain approval for additions, and some can split their lots and build a new home. While existing historic structures can't be totally redeveloped, this study calculates the square footage that is available for expansion on-site or in the case of a lot split.

Study Results

The study results begin with a table showing the number of single-family homes with no square footage available for expansion versus the number of single-family homes that do have square footage available for expansion. The total sample size is 326 homes, with over seventy-five percent (75%) with floor area available for redevelopment/expansion.

Availability of additional FAR on all Cases				
	No FAR Left	Single Family and no Duplex Available FAR	Duplex Available FAR	Totals
Total Number	76	118	132	326
Percent of Total	23.31%	36.20%	40.49%	100.00%

In order to identify the single-family homes with the highest potential for future redevelopment and expansion, the subsequent tables show the number of homes that have remaining allowable square footage in the following categories:

- 1,001-1,500 square feet
- 1,501-2000 square feet
- More than 2,001 square feet

This narrowed the number of cases to 151. Just over fifty percent (50%) of these cases have more than 2,000 square feet of available floor area.

Total # of Cases with Single Family FAR available				
	1001 - 1500 Sq Ft	1501 - 2000 Sq Ft	>2001 Sq Ft	Totals
Total Number	20	20	17	57
Percent of Total	35.09%	35.09%	29.82%	100.00%

Total # of Cases with Duplex FAR available				
	1001 - 1500 Sq Ft	1501 - 2000 Sq Ft	>2001 Sq Ft	Totals
Total Number	14	21	59	94
Percent of Total	14.89%	22.34%	62.77%	100.00%

To further define the single-family homes with the highest potential for future redevelopment and expansion, existing homes with more than 1,001 square feet of allowable expansion were cross-referenced with the “Effective Year Built” of each home in the study. The “Effective Year Built” categories are:

- Pre-1960
- 1961-1970
- 1971-1980
- 1981-1990

This narrowed the cases to 118. Fifty-five percent (55%) of these cases have more than 2,000 square feet of un-built floor area.

Total # of Cases with more than 1000 sq. ft. of Single Family FAR Left Cross-Referenced with Effective Year Built					
	Pre-1960	1961 - 1970	1971 - 1980	1981 - 1990	Total
1001 - 1500 Sq Ft	0	1	6	8	15
1501 - 2000 Sq Ft	1	1	9	8	19
>2001 Sq Ft	0	4	7	5	16
Totals	1	6	22	21	50

Total # of Cases with more than 1000 sq. ft. of Duplex FAR Left Cross-Referenced with Effective Year Built					
	Pre-1960	1961 - 1970	1971 - 1980	1981 - 1990	Total
1001 - 1500 Sq Ft	0	1	1	2	4
1501 - 2000 Sq Ft	1	2	5	7	15
>2001 Sq Ft	2	7	17	23	49
Totals	3	10	23	32	68

“Effective Year Built” is identified by the Assessor’s Office by taking into account the date of the last renovation of the house as well as the general condition of the house, including the age of infrastructure such as foundations, HVAC systems etc.

The study also identified the final 118 cases by ownership (local vs. non-local) and by neighborhood. Approximately forty percent (40%) of the cases list non-local addresses.

Total # of Cases with more than 1000 sq. ft. of Single Family FAR Left and Effective Year Built pre-1991 Cross-Referenced with Local or Non-Local Ownership	
Local	31
Non-Local	19
Total	50

Total # of Cases with more than 1000 sq. ft. of Duplex FAR Left and Effective Year Built pre-1991 Cross-Referenced with Local or Non-Local Ownership	
Local	39
Non-Local	29
Total	68

Cemetery Lane was the neighborhood with the most potential for future redevelopment/expansion, with thirty-two percent (32%) of the cases. The West End was the second highest, with almost twenty-three percent (23%) of the cases.

Total # of Cases with more than 1000 sq. ft. of Single Family FAR Left and Effective Year Built pre-1991 Cross-Referenced with Neighborhood	
Aspen Mountain	5
Cemetery Lane	2
East End	0
Main & Mill	2
Meadowood	0
Midland and Park	9
Mountain Valley	17
Riverside	3
Shadow Mountain	3
West End	9
Total	50

Total # of Cases with more than 1000 sq. ft. of Duplex FAR Left and Effective Year Built pre-1991 Cross-Referenced with Neighborhood	
Aspen Mountain	0
Cemetery Lane	36
East End	0
Main & Mill	0
Meadowood	3
Midland and Park	4
Mountain Valley	0
Riverside	5
Shadow Mountain	2
West End	18
Total	68

Finally, the study contains the total square footage allowable under current zoning. For the final 118 cases, there is 287,810 square feet of un-built floor area.

Total Square Footage Available					
Single Family		Duplex		Both Single Family & Duplex	
R-6	29,367	R-6	37,530	R-6	66,897
R-15	24,542	R-15	119,218	R-15	143,760
R-15A	2,189	R-15A	2,960	R-15A	5,149
R-15B	31,604	R-15B	0	R-15B	31,604
R-30	4,097	R-30	36,303	R-30	40,400
All	91,799	All	196,011	All	287,810

Extrapolating Study Results

The original number of cases in the sample was approximately fifty percent (50%) of existing single family homes in the city. Therefore, the estimate of total square footage available for redevelopment/expansion in single family homes in the five residential zone districts is approximately 575,620. A similar calculation shows the potential for 236 single family homes to be redeveloped and expanded.

For perspective, the city experienced the highest number of residential redevelopment/expansion projects (also known as scrape and replace) in 2005, when 45 homes were replaced and expanded. The conclusion of this sampling study is that there remains a very substantial potential for redevelopment and expansion of single-family homes in the City of Aspen.