Bonus Unit Conversion Ratio Recommendations for Accelerating Sensitive Lands Restoration

Regional Plan Implementation Committee

February 25, 2015

Background

- TDR purpose – accelerate SEZ restoration & create pedestrian friendly centers
- Bonus units are the incentives – small tourist bonus unit supply
- Potential solution – bonus unit conversions between commodities

Growth Management

- Existing Development
- Jurisdiction Allocations
- Bonus Units (Transfer incentives)

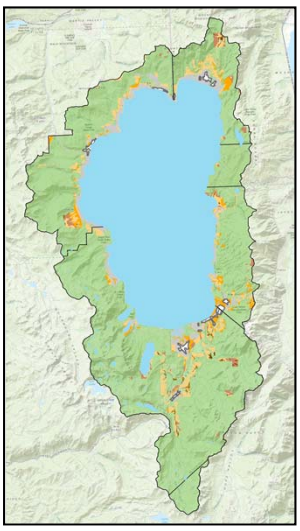
Land Coverage + Development Commodities + Zoning, & Dev. Standards → Development

Sending Areas

Before

After

Photo credit: CTC



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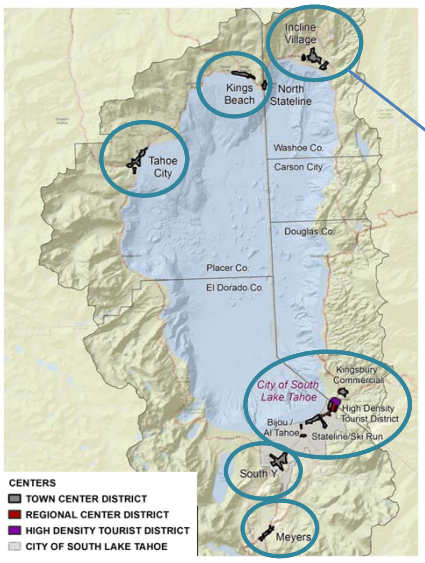
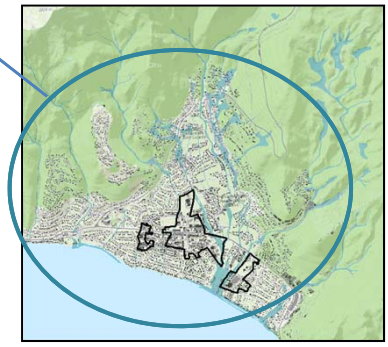
imagine. plan. achieve.

Receiving Areas (Centers)

45 YEARS OF PROGRESS
TAHOE REGIONAL PLANNING AGENCY





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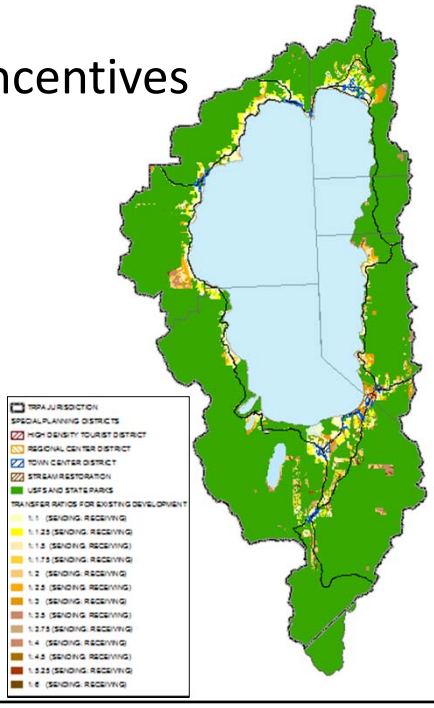
Development Incentives

Types of Bonus Units

- Commercial Floor Area
- Tourist Accommodation Units
- Residential Units



Transfer Ratios

TABLE 51.5.3-1: TRANSFER OF EXISTING DEVELOPMENT TO CENTERS	
Step 1: Determine applicable transfer ratio based on sending parcel.	
Sending Parcel	**Transfer Ratio**
SEZ	1:3
Other Sensitive Lands	1:2
Non-Sensitive Lands	1:1

Incentives highest for transfers from SEZs (1:3)

Development removed & site restored

1 tourist unit dev. on the ground

1 tourist bonus unit "paper"

1 tourist bonus unit "paper"

3 total units in center

TAU Bonus Unit Supply

COMMODITY	JURISDICTION	REMAINING FROM 1987 PLAN*
Tourist Accommodation Units (TAUs)	CSLT (Bijou/Al Tahoe CP & TCAP)	25
	Douglas County (Stateline CP)	25
	El Dorado County (Meyers Area Plan)	10
	Placer County (Tahoe City CP)	25
	Washoe County (N. Stateline CP)	14
	TRPA TAU pool for bonus units	122
	TOTAL	221

**Values may not reflect most recent transactions.*

Recommendation

- Allow CFA - TAU bonus unit conversions on application-by-application basis
- Limit to the TRPA Pool
- Avoid unintended environmental impacts by using conversion ratio that reflects the relative environmental impact between CFA & TAU bonus (i.e., “paper”) units

Thresholds and Impacts

Threshold Category	Type of Impact	Indicator
Air Quality	Emissions from additional vehicle trips	Trip Generation
Noise	Noise from additional vehicle trips	Trip Generation
Recreation	Indirect effects on recreation quality or access from additional vehicle trips	Trip Generation
Water Quality	Stormwater runoff from impervious surfaces	Trip Generation
Soil Conservation	Coverage associated with each commodity	Building Footprint
Vegetation	Indirect effects on vegetation from coverage	Building Footprint
Fisheries	Indirect effects from stormwater runoff	Trip Generation
Wildlife	Indirect effects on habitat from coverage	Building Footprint
Scenic	Indirect effects on scenic quality associated with the size of each commodity	Building Setbacks and Height

Trip Generation Characteristics

Commercial Floor Area

- Rates for 28 types of commercial establishments
- Averaged mean, median, and trimmed mean
- 62.5 trips per 1,000 sq. ft. CFA

Tourist Accommodation Unit

- Rates for different types of occupied tourist units
- Averaged mean and median
- 9.85 trips per occupied TAU
- 23 trips per TAU with adjustment for occupancy

Conversion Ratio

Conversion from CFA to TAU

- 1 TAU = 368 sq. ft. CFA

Conversion from TAU to CFA

- 368 sq. ft. CFA = 1 TAU

Remaining in TRPA Pool

- 122 TAUs (would convert to 44,896 sq. ft. CFA)
- 160,347 sq. ft. CFA (would convert to 436 TAUs)

Recommendation

Staff recommends that RPIC direct staff how to move forward with the proposed CFA/TAU bonus unit conversion amendments using this ratio.