

A G E N D A

ASPEN PLANNING AND ZONING COMMISSION & PITKIN COUNTY PLANNING AND ZONING COMMISSION

SPECIAL MEETING

**TUESDAY, May 10, 2011
4:30 p.m. Council Chambers**

CITY HALL

- I. ROLL CALL**
- II. COMMENTS**
 - A. Commissioners**
 - B. Planning Staff**
 - C. Public**
- III. MINUTES**
- IV. DECLARATION OF CONFLICT OF INTEREST**
- V. PUBLIC HEARINGS –**
 - A. Aspen Area Community Plan**
- VI. OTHER BUSINESS**
- VII. BOARD REPORTS**
- VIII. ADJOURN**

Next Resolution Number: ____

MEMORANDUM

TO: City & County Planning & Zoning Commissions

FROM: Jessica Garrow, City Long Range Planner
Ellen Sassano, County Long Range Planner
Ben Gagnon, City Special Projects Planner
Chris Bendon, City Community Development Director
Cindy Houben, County Community Development Director

DATE OF MEMO: May 5, 2011

MEETING DATE: Tuesday, May 10, 2011
4:30 – 7:00 pm, Council Chambers

RE: Joint Public Hearing on AACP, including: 100% Housing Mitigation, Moderate/Economy Lodging, Regulatory/Guiding

BACKGROUND: The P&Zs held a public hearing on April 25th on the Aspen Idea Chapter. The group gave staff direction on changes to the chapter. These changes are attached as Exhibit A. The P&Zs agreed to not go back to chapters that had been reviewed and revised, unless staff clearly missed a point that had previously been raised by P&Z, or the revised language does not reflect the changes P&Z discussed. The group agreed to not go back and word smith.

At the April 25th meeting the P&Zs requested the next meeting (May 10) focus on the main issues that have been raised by the public, including: 100% Housing Mitigation, Economy/Moderate Lodging, and the Guiding/Regulatory aspect of the Plan. This memo addresses these topics. All P&Z members have been given a hard copy of the plan, so an additional copy is not provided with this packet.

A quorum of each board is required for all public hearings. If a quorum is not present, the meeting will need to be continued to May 24th.

GUIDING/REGULATORY NATURE OF THE AACP: There has been much discussion about the use of the Plan as a guiding versus regulatory document. It is important to first note that the document is used differently in the City and the County. Therefore, the discussion in this memo has been divided based on jurisdiction. (See also pages 12 – 16 in the draft AACP for a discussion on how to use and read the plan)

The AACP divides all the Policies into different categories. These categories are intended to provide some guidance for future policy makers. There are seven categories, six of which are identified as “guiding” and one as “regulatory.”

- **Pitkin County:** In the County, policy categories are for descriptive purposes only, and any policy, whether described as “guiding” or “regulatory,” may be used in review of land use applications where consideration of comprehensive plans for such review is

referenced in the Land Use Code. This is consistent with current and historic use of comprehensive plans in the County.

- **City of Aspen:** In the City, the P&Zs asked staff to identify which Policies *could be* used in a regulatory manner. Certain portions of the City Land Use Code require “consistency” and “compliance” with the AACP. So, in those reviews the use of the AACP in a regulatory fashion is permitted. Rather than stating that the entire plan is regulatory, Staff identified four statements that could be used as regulatory statements. These four statements are consistent with language currently in the Land Use Code, and staff believes they could legitimately be used when reviewing Land Use Applications where “consistency” or “compliance” with the AACP is required.

The four statements that have been identified as “regulatory” are:

- New lodging should be compatible and in harmony with the massing, scale, and character of the neighborhood. (pg 30)
- New development should be compatible and in harmony with the massing, scale, and character of the neighborhood. (pg 31)
- The design of new Community Workforce Housing (CWH) should be compatible with the massing, scale and character of the neighborhood, while optimizing density. (pg 49)
- Ensure that residents of Community Workforce Housing (CWH) and free-market housing in the same neighborhood are treated fairly, equally, and consistently. (pg 49)

While the AACP can be used as a regulatory document, there is debate regarding whether it should be. Some believe that the statements identified as regulatory leave room for interpretation, which could be confusing to applicants and elected and appointed officials. One person’s version of “compatible and in harmony with” may not be the same as someone else’s. The Planning Commissions may wish to consider one of the following options to address the issue:

1. Leave statements as they are. It’s reasonable to allow applicants, appointed and elected officials to determine whether proposed development is “compatible and in harmony with massing, scale and character” of an area or neighborhood on a case by case basis; or
2. Rewrite one or more of these statements to be guiding, by changing them to state, “ Amend the code to ensure that...”

City staff believes the document should be guiding as it is applied to the City. After considering the new draft, the potential regulatory statements, and imagining how these could best serve the community, staff is recommending the four statements be amended to read as guiding statements and that the plan be a guiding document. The Commission (city or both?) should consider the “coverage” the Commercial Design Standards/Review provide in the mass and scale discussion.

100% MITIGATION: The draft AACP calls for the code to be changed to require new development to mitigate 100% of the housing it generates. This is a policy change from past plans, and from current City practices.

There has been discussion on P&Z and in the public about the 100% mitigation goal. From staff's perspective, the comment's we've heard can generally be described as:

- Support for 100% mitigation goal because:
 - It will enable more people to live and work in Aspen, creating a more vital and vibrant community.
 - The community has not been mitigating for the housing impacts created in the past, which means we are further behind in providing the housing necessary for a strong community.
 - Housing is like any other infrastructure, and impacts to it need to be mitigated.
- Concern about 100% mitigation goal because:
 - It will make any new development cost prohibitive, so no new building or remodels will be done, which will impact our economy.
 - Providing 100% mitigation would result in a significant increase in development, and there isn't room for it all.
 - It will require future developers to pay for the mistakes of the past. While community vitality is important, this is not the way to achieve it because of the potential negative economic impacts.
 - It could effectively prohibit new development that provides other public benefits.

Staff continues to hear from both sides of this topic that having a vibrant community with full-time residents that can participate in the community fabric and growing social capital is important. There are many pieces to this, including housing, recreation, arts and culture, a clean environment, and a strong economy. Staff believes that the method of achieving this is perhaps clouding the overall goal of a sustainable community.

It is important to note that the Policy stating "All development should provide housing to accommodate 100% of the employees it generates," is identified as a Guiding Statement. Specifically the plan states this is a "Work Program for APCHA and Planning," as well as a "Proposed/Potential Code Amendment." Because it is already identified as guiding, alternative language that focuses on the overall goal – having a sustainable community where there is a mix of people who are vested in the future, can live where they work, and reduce adverse environmental and transportation impacts on the Valley – may be a positive change. This would not preclude the important work of updating the housing mitigation program, but it could provide helpful guidance to policy makers when reviewing the potential code amendment.

ECONOMY/MODERATE LODGING: The draft AACP calls for preventing further loss of the lodging inventory, and replenishing the inventory with an emphasis on balance and diversity. The 2000 AACP and current City Policies focus on providing diverse lodging options.

We all have our own perceptions and arm chair analysis of what short comings are in our lodging profile. If we analyze our bed base, understand what we really need, where we're doing fine, and what we have too much of, and how these move into the future, then we will have a better

grasp of what we are trying to accomplish. This analytical approach to the lodging profile, ideally, leverages the resources in the entire community – ACRA, the Commercial Core and Lodging Association, Stay Aspen, lodging association, hotel operators, property managers – people who are in the know about our inventory, what our visitors are seeking, and how visitor’s value judgments are made. Staff sees the development of this analysis and agreeing on the strengths and weaknesses of the lodging inventory as the second step.

After there is agreement on what we are trying to achieve, we need look at the barriers to achieving the inventory we want. If the market demands a type of lodging, why isn’t it happening? Once we know the barriers, we can talk about our desire to remove them or change development restrictions to promote these types of development or refurbishment of the lodging base. The discussion of addressing barriers is essentially a debate of trade-offs. It is an important discussion and will result in weighing the value of community goals – changes in the types of lodging along with acceptable mass, scale, zoning parameters mitigations, and even potential financial partnerships or funding mechanisms. The discussion will need to be grounded with some financial reality and reasonable expectations of property owners. There is a potential that the discussion will lead to a decision that this lodging goal is not worth the necessary trade-offs. Either way, it is a healthy conversation.

While there are many methods to providing a diverse lodging bed base, and there is not agreement on what that should look like right now, Staff believes there is agreement on P&Z and in the public around an overall lodging goal that promotes a lodging bed base that is as healthy as possible, with a level of diversity able to withstand changes in the economy, seasons, visitor preferences and market expectations. If we can agree on an overall goal, the specific methods for implementing that goal can occur when we take a detailed look at the lodging incentives and parameters in the Land Use Code. Like housing mitigation, this is something that should happen during the implementation of the plan.

The AACP is a tool to help map out the future. For both housing mitigation and lodging, it is important to state the core goal, and provide a basic outline of how to move forward. A community plan should not solve all the issues of the day, but it should provide a guide to how to conduct future policy discussions about implementing our goals.

P&Z REVIEW SCHEDULE: At the April 26th meeting the P&Z asked staff to come back with a proposed review schedule that allows more time to review the draft. The group agreed to add Thursday evening meetings to the schedule in order to continue the momentum behind reviewing the document. Attached as Exhibit D is the proposed review schedule. All meetings are 4:30pm – 7:00pm. This proposal would allow for adoption of the plan by the P&Z at the end of July.

BACKGROUND INFORMATION USED BY P&Z: There were a number of documents the P&Z used in the initial drafting of these topics. These include:

- [State of the Aspen Area Report Managing Growth Chapter,](#)
- [State of the Aspen Area Report Economics Chapter,](#)
- [State of the Aspen Area Report Housing Chapter,](#)
- [Economic White Paper,](#)
- [Build-out Analysis,](#)

- [Population Estimates](#),
- [History of Managing Growth Paper](#),
- [Carrying Capacity White Paper](#),
- [2009 Clicker Session data](#), and
- [2008 Survey data](#).

All are available at www.AspenCommunityVision.com. In addition, all the past P&Z packets are available under the Adoption section of the website, or by clicking the links below:

Growth Packets:

- [April 7, 2009](#)
- [August 18, 2009](#)
- [August 25, 2009](#)
- [September 1, 2009](#)
- [September 8, 2009](#)
- [September 8, 2009 Addendum](#)
- [September 22, 2009](#)
- [October 13, 2009](#)
- [October 27, 2009](#)
- [November 10, 2009](#)
- [November 24, 2009](#)
- [December 1, 2009](#)
- [December 8, 2009](#)
- [January 12, 2010](#)

Recent Review Packets:

- [January 5, 2011](#) (review of house size, pace of construction, affordable housing mitigation)
- [January 18, 2011](#) (review of revised introduction, and chapter re-formatting)
- [February 2, 2011](#) (review of Lodging, Development Review Process, Transportation, UGB Changes)
- [February 22, 2011](#) (review public comments)

The most recent [clicker sessions](#) (Nov 2010) and [survey](#) (March 2011) are also available online.

ATTACHMENTS:

- Exhibit A: PDF of revised Aspen Idea Chapter
- Exhibit B: Track Changes Version of Aspen Idea Chapter
- Exhibit C: ACRA Resolution regarding the AACP
- Exhibit D: Proposed AACP Review Schedule

Aspen Idea



Vision

We are committed to sustaining and revitalizing the Aspen Idea.

Exhibit A

Philosophy

The Aspen Idea is a legacy that has established Aspen as a place to cultivate lifelong education, civic engagement, physical health, personal responsibility, spiritual development and an environmental consciousness. It is a fundamental awareness that mind, body and spirit can be fully integrated parts of a whole and balanced person, and this interconnectedness entails the cultivation of all three. At a basic level, this valuable concept can help provide balance to our community and to our individual lives.

The concept is attributable to Walter and Elizabeth Paepcke, and a circle of friends from Chicago who began convening intellectuals, artists, skiers, philanthropists and philosophers in Aspen after World War II.

We value authentic engagement with others, including civil discourse about the kind of community we want to create and maintain. The Aspen Idea is a core element of the community's heritage and identity, enriching our quality of life and reinforcing Aspen's national and international profile.

Despite its central role in forming Aspen's character, the Aspen Idea can sometimes feel like a historic chapter in our past, rather than an enduring and uniting concept that defines our community and sets us apart in a unique and positive way.

There are promising opportunities to raise the profile of the Aspen Idea while widening and broadening how Aspen is perceived. A collaboration including local business, ACRA, the public sector, key institutions, non-profits, and individuals can explore strategies to collectively rediscover and reinvigorate the Aspen Idea.

A collaborative approach to reinvigorating the Aspen Idea can also rebuild local enthusiasm for the Aspen Idea, create common ground to reduce stratification in the community and diversify and strengthen our visitor base.

What's New

What's Changed Since 2000

A number of local institutions and non-profits have expanded their programs and facilities since 2000. The following are just a few examples:

- Aspen Music Festival Music Tent (2000)
- Spiritual Paths Foundation at Community Chapel (Est. 2000)
- Voter approved tax to support the Healthy Community Fund (passed 2002)
- Aspen Recreation Center (2004)
- Aspen Ideas Festival (2007)
- Aspen Fire Protection District Headquarters station (2010)
- Pitkin County Animal Shelter (200x)
- Aspen Environment Forum (Est. 2007)
- Shigeru Ban-designed Aspen Art Museum (Approved 2010)
- Renovation of the historic Wheeler Opera House (2011)

The many arts and cultural events in Aspen have long supported the Aspen Idea. A 2004 study found they average a \$36 million impact to the local economy – with a majority of expenditures coming in the summer months.

At the same time, there have been some unsettling changes to local institutions, including the closure of the Silver Lining Ranch, a non-profit supporting children with cancer; and the demolition of The Given Institute, which had sponsored retreats, conferences and public lectures since 1972 under the auspices of the University of Colorado.

What's New in the 2011 AACCP

This chapter was originally titled “Arts, Culture & Education” in the 2000 Aspen Area Community Plan.

This new chapter also focuses on the accessibility of events and educational opportunities related to arts and culture, and suggests a set of standards to consider when developing new facilities or refurbishing existing ones.

Finally, this chapter calls for exploring methods to address the further loss of quasi-public institutions.



The Aspen Area is home to a wide variety of events - from the Music School and Festival to Food & Wine to Winterskol (pictured above) to X-Games - that play an important role in the communication of the Aspen Idea to visitors and locals alike.

Linkages:

This plan recognizes that community goals are often inextricably linked: sometimes they complement each other, and at times they come into conflict. The Aspen Idea is the basic underpinning of our thriving community. It is manifested in many ways, including our outdoor lifestyle, arts and cultural events, continuing education and the preservation of the natural environment.

Aspen Idea Policies

Policy Categories

I. REVITALIZING THE ASPEN IDEA

I.1. Support education efforts about, and encourage local and visitor participation in, the Aspen Idea.

*Community Goal,
Collaborative Initiative*

I.2. Encourage collaboration among non-profit organizations, local government, local Businesses, and individuals.

*Community Goal,
Collaborative Initiative*

I.3. Foster greater inclusivity and participation in cultural events from within the spectrum of community residents and visitors.

*Community Goal,
Collaborative Initiative*

I.4. Support and encourage activities and community infrastructure, both social and physical, that enable and sustain the Aspen Idea.

*Community Goal,
Collaborative Initiative*

II. ARTS FACILITIES

II.1. Maintain the legacy of the Aspen Idea by enhancing and preserving our non-profit and quasi-public facilities and spaces and ensuring that development of new facilities is consistent with community goals, including:

*Community Goal,
Collaborative Initiative*

- use by a diverse range of people;
- collaboration with other groups;
- programs that reach outside the facility itself and into the public realm,
- meaningful and affordable local participation in programs and offerings,
- encouraging local talent;
- an emphasis on renovation and adaptation of current structures;
- multi-purpose space; and
- use of reusable materials and renewable energy in its design and construction.

(see also Growth Management for Community & Economic Sustainability Chapter)

Aspen Idea Policies and Action Items

I. REVITALIZING THE ASPEN IDEA

I.1. Support education efforts about, and encourage local and visitor participation in, the Aspen Idea. (Community Goal, Collaborative Initiative)

I.1.a Research the historical roots of the Aspen Idea to help rediscover and revitalize the original concept. (I – Aspen Institute, Aspen Historical Society, local organizations)

I.1.b Establish a program to educate the community and potential visitors about the Aspen Idea, including on-line programming. (LT - CR)

I.2. Encourage collaboration among non-profit organizations, local government and local businesses. (Community Goal, Collaborative Initiative)

I.2.a Explore a working group to promote collaboration and coordinate planning. This working group could be identical to, or related to, the working group referenced in Managing Growth & Economic Sustainability Action Item I.1.a. (Maintain Our Tourist-Based Economy). Its mission could include the following concepts, as well as many others:

- i) Coordinate special events so they are balanced throughout the winter and summer seasons.
 - ii) Collaborate to create experiences that embody the Aspen Idea through a range of activities that balance the mind, body, and spirit.
- (I – Working Group, ACRA, SkiCo, City of Aspen, Red Brick etc.)

I.3. Foster greater inclusivity and participation in cultural events from within the spectrum of community residents and visitors. (Community Goal, Collaborative Initiative)

I.3.a Establish and leverage a comprehensive, user-friendly, web based calendar / resource to facilitate dissemination of information and schedules of events. (I – ACRA)

I.3.b Make arts and culture, including live programming, visible in the streetscapes and landscapes of the community. (I – City Manager, County Manager, local organizations)

I.4. Support and encourage activities and community infrastructure, both social and physical, that enable and sustain the Aspen Idea. (Community Goal, Collaborative Initiative)

I.4.a Encourage recreational and cultural programs that support personal growth, enhance family relationships and encourage civic involvement. (LT- Community non-profits, CR, City Manager, County Manager)

I.4.b Create incentives for alcohol free, family friendly community events (LT- Special Events)

Aspen Idea Policies and Action Items

II. ARTS FACILITIES

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- use by a diverse range of people;
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- an emphasis on renovation and adaptation of current structures;
- multi-purpose space; and
- use of reusable materials and renewable energy in its design and construction.

**(see also Growth Management for Community & Economic Sustainability Chapter)
(Community Goal, Collaborative Initiative)**

II.1.a Explore amendments to the City and County Land Use Codes to include standards to ensure that when a facility expansion, redevelopment and/or new development is proposed it:

- Allows for use by a diverse range of people;
- Includes programs that reach outside the facility itself and into the public realm , making art and culture visible in the community;
- Facilitates meaningful and affordable local participation in its programs and offerings, and encourage local talent;
- Emphasizes renovation and adaptation of current structures;
- Requires reusable materials and renewable energy in its design and construction;
- Requires collaboration with other non-profit groups during the design to broaden the utility of public space;
- Provides multi-purpose space for the Aspen Area community; and
- Maintains high quality facilities.

(I - P, City Manager, County Manager, non-profit groups, etc)

II.1.b Explore community partnerships, amendments to the City and County Codes, and other methods to prevent the conversion of civic or non-profit facilities to private use. (I - P, City Manager, County Manager, non-profit groups, etc)

The Aspen Idea

Vision

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Philosophy

The Aspen Idea is a legacy that has established Aspen as a place to cultivate lifelong education, civic engagement, physical health, personal responsibility, spiritual development and an environmental consciousness. ~~The Aspen Idea~~ It is a fundamental awareness that mind, body and spirit can be fully integrated parts of a whole and balanced person, and this interconnectedness entails the cultivation of all three. At a basic level, this valuable concept can help ~~us~~ provide balance to our community and to our every-day individual lives.

The concept is attributable to Walter and Elizabeth Paepcke, and a circle of friends from Chicago who began convening intellectuals, artists, skiers, philanthropists and philosophers in Aspen after World War II.

~~The Aspen Idea is a legacy that has established Aspen as a place known for its arts, culture, athletic endeavors, philanthropy, lifelong education, spiritual pursuits, environmental consciousness and humanitarian service.~~ We ~~also~~ value authentic engagement with others, including civil discourse about the kind of community we want to create and maintain. The Aspen Idea is a core element of the community's heritage and identity, enriching our quality of life and reinforcing Aspen's national and international profile.

Despite its central role in forming Aspen's character, the Aspen Idea can sometimes feel like a historic chapter in our past, rather than an enduring and uniting concept that defines our community and sets us apart in a unique and positive way.

There are promising opportunities to raise the profile of the Aspen Idea while widening and broadening ~~the perception of Aspen~~ how Aspen is perceived. A collaboration including local business, ACRA, the public sector, key institutions, ~~and non-profits,~~ and individuals can explore strategies to collectively rediscover and reinvigorate the Aspen Idea. ~~We can illustrate how the experience of Aspen can stimulate mind, body and spirit.~~

~~Many different non-profits and the public sector produce arts and cultural events, many local businesses focus on recreation and other groups have a strong spiritual component. It is difficult, and perhaps unnecessary, to categorize one activity as only focused on the mind, or only related to the body, or the spirit. For example, skiing, backcountry hiking or hang gliding are about the body and physical health, but often include a strong spiritual component. Attending a concert or a seminar on the classics can stimulate the mind and the spirit at the same time.~~

~~In a seasonal resort environment, it is understandable that many local organizations are in competition to attract attendance and customers. But if the recent recession has revealed anything of value, it is that collaboration across the private and public sectors can result in a bigger picture that is somehow greater than the sum of its parts.~~

A collaborative approach to reinvigorating the Aspen Idea can ~~also create common ground among those who live, work and visit the Aspen Area, while strengthening a diverse visitor base into the future.~~ rebuild local enthusiasm for the Aspen Idea, create common ground to reduce stratification in the community and diversify and strengthen our visitor base.

What's Changed Since 2000 + What's New in the 2011 AACP

What's Changed Since 2000

A number of local institutions and non-profits have expanded their programs and facilities ~~and~~ since 2000. The following are just a few examples:

- Aspen Music Festival Music Tent (2000)
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- ~~Doerr Hosier Center at the Aspen Institute~~ Aspen Fire Protection District Headquarters station (2010~~07~~)
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- Renovation of the historic Wheeler Opera House (2011)

The many arts and cultural events in Aspen have long supported the Aspen Idea. A 2004 study found they average a \$36 million impact to the local economy – with a majority of expenditures coming in the summer months. ~~A 2004 Economic Impact of the Arts Study showed that total expenditures by audiences for arts and cultural events average \$31.3 million in the summer, and \$4.8 million in the winter.~~

At the same time, there ~~has~~ have been some ~~disconcerting~~ unsettling ~~recent developments regarding changes to some~~ local institutions, including the closure of the Silver Lining Ranch, a non-profit supporting children with cancer; and the ~~closure~~ demolition of The Given Institute, which had ~~s been~~ sponsored ~~ing~~ retreats, conferences and public lectures since 1972 under the auspices of the University of Colorado.

What's New in the 2011 AACP

This chapter was originally titled “Arts, Culture & Education” in the 2000 Aspen Area Community Plan. ~~The new title reflects a desire to reinvigorate and sustain the concept of the Aspen Idea.~~

This new chapter also focuses on the accessibility of events and educational opportunities related to arts and culture, and ~~also~~ suggests a set of standards to consider when developing new ~~essential public~~ facilities or refurbishing existing ones.

Finally, this chapter calls for exploring methods to address the further loss of quasi-public institutions.

Linkages:

This plan recognizes that community goals are often inextricably linked: sometimes they complement each other, and at times they come into conflict. The Aspen Idea is the basic underpinning of our ~~tourist-based economy~~ thriving community. It is manifested in many ways, including our outdoor lifestyle, arts and cultural events, continuing education and the preservation of the natural environment.

Policies

I. REVITALIZING THE ASPEN IDEA

I.1. Support education efforts about, and encourage local and visitor participation in, the Aspen Idea. ~~Revitalize and sustain the original intent of the Aspen Idea.~~ (Community Goal, Collaborative Initiative)

I.2. Encourage collaboration among non-profit organizations, local government, ~~and~~ local Businesses, and individuals. (Community Goal, Collaborative Initiative)

I.3. Foster greater inclusivity and participation in cultural events from within the spectrum of community residents and visitors. (Community Goal, Collaborative Initiative)

I.4. Support and encourage activities and community infrastructure, both social and physical, that enable, and sustain the Aspen Idea. (Community Goal, Collaborative Initiative)

II. ARTS FACILITIES

II.1. Maintain the legacy of the Aspen Idea by enhancing and preserving our non-profit and quasi-public facilities and spaces and ensuring that development of new facilities is consistent with community goals-, including:

- -use by a diverse range of people;
- collaboration with other groups;
- programs that reach outside the facility itself and into the public realm,
- meaningful and affordable local participation in programs and offerings,
- encouraging local talent;
- an emphasis on renovation and adaptation of current structures;
- multi-purpose space; and
- use of reusable materials and renewable energy in its design and construction.

(see also Growth Management [for Community](#) & Economic Sustainability Chapter) (Community Goal, Collaborative Initiative)

Policies and Action Items

I. REVITALIZING THE ASPEN IDEA

I.1. Support education efforts about, and encourage local and visitor participation in, the Aspen Idea. ~~Revitalize and sustain the original intent of the Aspen Idea.~~ (Community Goal, Collaborative Initiative)

I.1.a Research the historical roots of the Aspen Idea to help rediscover and revitalize the original concept. (*I – Aspen Institute, Aspen Historical Society, local organizations*)

I.1.b Establish a program to educate the community and potential visitors about the Aspen Idea, including on-line programming. (*LT - CR*)

I.2. Encourage collaboration among non-profit organizations, local government and local businesses. (Community Goal, Collaborative Initiative)

I.2.a Explore a working group to promote collaboration and coordinate planning. This working group could be identical to, or related to, the working group referenced in Managing Growth & Economic Sustainability Action Item I.1.a. (Maintain Our Tourist-Based Economy). Its mission could include the following concepts, as well as many others:

i) Coordinate special events so they are balanced throughout the winter and summer seasons.

ii) Collaborate to create experiences that embody the Aspen Idea through a range of activities that balance the mind, body, and spirit.

(*I – Working Group, ACRA, SkiCo, City of Aspen, Red Brick etc.*)

I.3. Foster greater inclusivity and participation in cultural events from within the spectrum of community residents and visitors. (Community Goal, Collaborative Initiative)

I.3.a Establish and leverage a comprehensive, user-friendly, web based calendar / resource to facilitate dissemination of information and schedules of events. (*I – ACRA*)

I.3.b Make arts and culture, including live programming, visible in the streetscapes and landscapes of the community. (*I – City Manager, County Manager, local organizations*)

~~I.3.c Encourage recreational and cultural programs that support personal growth, enhance family relationships and encourage civic involvement. (LT – Community non-profits, CR, City Manager, County Manager)~~

~~I.3.d Create incentives for alcohol free, family friendly community events (LT – Special Events)~~

I.4. Support and encourage activities and community infrastructure, both social and physical, that enable and sustain the Aspen Idea. (Community Goal, Collaborative Initiative)

I.4.a3.e Encourage recreational and cultural programs that support personal growth, enhance family relationships and encourage civic involvement. (LT- Community non-profits, CR, City Manager, County Manager)

I.4.b3.d Create incentives for alcohol free, family friendly community events (LT- Special Events)

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(see also Growth Management for Community & Economic Sustainability Chapter)
(Community Goal, Collaborative Initiative)

II.1.a Explore amendments to the City and County Land Use Codes to include standards to ensure that when a facility expansion, redevelopment and/or new development is proposed it:

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- Maintains high quality facilities.

(I - P, City Manager, County Manager, non-profit groups, etc)

II.1.b Explore community partnerships, amendments to the City and County Codes, and other methods to prevent the conversion of civic or non-profit facilities to private use. *(I - P, City Manager, County Manager, non-profit groups, etc)*



RESOLUTION OF SUPPORT FOR A FORMAL LODGING STUDY INCLUDED WITH THE 2011 ASPEN AREA COMMUNITY PLAN AND UPDATE TO THE 2007-2008 ECONOMIC STUDY.

WHEREAS, the Aspen Chamber Resort Association is the only business advocacy group in the Aspen area with over 730 member businesses representing the local business and resort perspective and interest;

WHEREAS the Aspen Chamber Resort Association Board of Directors and member businesses, have actively sought to participate in the 2010 Aspen Area Community Plan (AACP) over the course of the last three years and identified it as the number one local issue in the spring 2011 membership survey;

WHEREAS, the Aspen Chamber Resort Association recognizes that the AACP is a vision for the future of the Aspen Area that will help guide community decision-making for the next ten years; and

WHEREAS, the Aspen Chamber Resort Association recognizes that many of the limitations included in the AACP are based on the economic study done in 2007-2008, when the economy and economic activity were much more robust and before the severe downturn in the nation's economy and its impact locally in Aspen and Pitkin County; and

WHEREAS, the Aspen Chamber Resort Association has consistently engaged in public comment on the AACP and has expressed dissatisfaction that no economic report is included and have publicly stated the plan should be aspirational not regulatory in nature.

WHEREAS, the Aspen Chamber Resort Association recognizes that individual member views may differ on the specifics of the AACP, but believes that our membership is in agreement that this is an issue that needs to be constructively addressed; and

NOW THEREFORE BE IT RESOLVED, that the Board of Directors of the Aspen Chamber Resort Association requests the City of Aspen in cooperation with the Aspen Chamber Resort Association and other interested parties to pursue an update to the 2007-08 economic study on which much of the currently proposed AACP was based; and that the City of Aspen, the Aspen Chamber Resort Association and other interested parties jointly hire an independent consultant to determine if the goal of encouraging "economy to moderate" lodging is realistic or even possible when considering the significant cost impact of mitigation fees, housing requirements, low impact mass and scale limitations, and overall construction and operation costs as proposed in the Aspen Area Community Plan.

Adopted this 26th day of April, 2011

Warren Klug, ACRA Board Chair

Debbie Braun, President & CEO

Proposed AACP Review Schedule:

All meetings are scheduled from 4:30 – 7/7:30. Regular P&Z meetings are included to provide a complete picture of the P&Z schedule over the next few months. AACP meetings are in **Bold**. (A calendar view is also attached)

Tues May 10 – Discuss special topics – 100% mitigation, economy/moderate lodging, and regulatory/guiding

Tues May 17 – City/County regular meetings

Thurs May 19 – HP/Lifelong

Tues May 24 – West of Castle Creek Corridor/UGB

Thurs May 26 – Transportation

Tues May 31 – Housing

Thurs June 2 – Parks/Environment

Tues June 7 - City regular meeting

Thurs June 9 – Managing Growth for Community & Economic Sustainability

Tues June 14 - City/County regular meetings

Thurs June 16 - Managing Growth for Community & Economic Sustainability

Tues June 21 - City regular meeting

Thurs June 23 - Managing Growth for Community & Economic Sustainability/Introduction

Tues June 28 – City/County regular meetings

Tues July 5 – City/County regular meetings

Thurs July 7 – Final Review

Tues July 12 – Final Review

Thurs July 14 – Final Review

Tues July 19 – City/County regular meetings

Thurs July 21 – Final Review

Tues July 26 – Adoption/Recommendation

May 2011

May 2011						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2011						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
May 1 - 7	May 1	2	3 city regular county regular	4	5	6	7
May 8 - 14	8	9	10 AACP Special topics (regulatory/guiding) job. mitigation lodging	11	12	13	14
May 15 - 21	15	16	17 city regular county regular	18	19 AACP HP/lifelong	20	21
May 22 - 28	22	23	24 AACP West of Castle & UGB	25	26 AACP transportation	27	28
May 29 - Jun 4	29	30	31 AACP Housing	Jun 1	2 AACP Parks/Envt	3	4

June 2011

June 2011						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2011						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
May 29 - Jun 4	May 29	30	31	Jun 1	2 AACP	3	4
					Parks / envt		
Jun 5 - 11	5	6	7	8	9 AACP	10	11
			city regular		Growth		
Jun 12 - 18	12	13	14	15	16 AACP	17	18
			city regular county regular		Growth		
Jun 19 - 25	19	20	21	22	23 AACP	24	25
			city regular		Growth / intro		
Jun 26 - Jul 2	26	27	28	29	30	Jul 1	2
			city regular county regular				
							holiday weekend

July 2011

July 2011						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 2011						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jun 26 - Jul 2	Jun 26	27	28	29	30	Jul 1	2
Jul 3 - 9	3	4	5 city regular county regular	6	7 AACP	8	9
Jul 10 - 16	10 holiday weekend	11	12 AACP	13	14 AACP	15	16
Jul 17 - 23	17	18	19 Final Review	20	21 AACP	22	23
Jul 24 - 30	24	25	26 AACP	27 Final adoption	28	29	30
Jul 31 - Aug 6	31	Aug 1	2 city regular county regular	3	4	5	6