

# **Community Vision for the Aspen Area Executive Summary**

## **The Purpose of the Community Vision for the Aspen Area**

The Community Vision for the Aspen Area is a philosophical, aspirational document to be used by the public, elected officials, appointed Boards and Commissions, and city and county staff. It is the long-range comprehensive plan for the Aspen Area. Because the community continues to evolve over time, this plan should be updated approximately every ten years.

The first Aspen Area Community Plan was completed in 1993, and then updated in 2000. These plans addressed the issues of the day, and outlined the vision of the Aspen area community. City and county staff began an update to the 2000 Aspen Area Community Plan in January 2008. This update process culminated in the Community Vision for the Aspen Area.

As you read the Community Vision for the Aspen Area, you will see vision statements that illustrate what we aspire to as a community. These Vision Statements were created using the community input received as part of a six-month public process. These Vision Statements are followed by Policy Themes, which give some direction on how policy makers and the community may start to implement the community's vision. For example, the Community Vision may be expressed through changes to the city and county Land Use Code, annual budget priorities and work programs.

Currently, the City of Aspen requires certain development proposals to be “consistent with the Aspen Area Comprehensive Plan.” In the future, the Community Vision for the Aspen Area should not be used as a criterion for development proposals. Instead, the Community Vision should be used to amend the Land Use Code in a way that reflects the Community Vision.

Pitkin County intends to use the Community Vision for the Aspen Area as a springboard for crafting more specific neighborhood master plans, beginning with the Aspen Airport Business Center, and for guiding consideration of policy and regulation changes.

The city and county governments cannot implement this plan alone. Coordinated efforts between the government, non-profits, businesses and the community at large are crucial for the implementation of the themes and visions in the Community Vision for the Aspen Area. These relationships require a willingness to discuss opposing views in an atmosphere of mutual respect and civility.

## **Building a Community Vision**

The first phases of creating the 2009 Community Vision for the Aspen Area immediately set it apart from the 1993 and 2000 Aspen Area Community Plans. The city and county supported a theme of “Direct Democracy” for this document and to literally have the Community Vision created by comment from the community-at-large. Therefore, there was no standing committee to guide this process – just direction and community feedback from anyone that works, lives, or plays in the Aspen Area.

This new public process began with the release of the State of the Aspen Area report in September 2008. This document contained extensive statistical details and general background

information about the Aspen Area. In October, *The Aspen Economy*, a white paper written by resort industry analyst Economic Research Associates, was released. This 40-page document reviewed the history and evolution of the local economy, and was released in October 2008. The *State of the Aspen Area* report and the economic white paper served as a primer for the existing conditions in the Aspen area.

The next step was a *Speakers Series*, where city and county staff made presentations to a range of community groups on these documents. Direct outreach to the Latino community and the Aspen area youth was an important part of this effort. Speakers met with Latinos, expressing the importance of their contribution to this plan. City and county staff also held a two-day series at Aspen High School, where unique input was gathered from a group too-often overlooked.

The first intensive community events were the *Small Group Meetings*. In October and November, more than 170 members from the Aspen Area shared their ideas, goals and perspectives. The *Small Group* meetings were not intended to reach a consensus, but to generate a range of goals and visions that were later tested at larger meetings.

City and county staff also created a web-blog that provided an easy alternative for those who could not attend the *Small Group Meetings*. There was an additional option for involvement called the *Meeting in a Box*. Those interested could pick up a box at City Hall, which had all of the supplies necessary to hold their own *Small Group Meeting*.

In December 2008, a *Housing Survey Summary* was released by the City of Aspen in consultation with a consulting team. The summary gathered a range of key statistics about affordable housing, free-marking housing and Aspen Area employers.

In February 2009, the results of the *Community Survey* were released. This randomly-mailed survey received responses from more than 530 individuals, answering a wide variety of questions related to the issues facing the Aspen area.

All of the community comment from the Survey, *Small Group Meetings*, blog and the *Meetings in a Box* provided direction and shaped the conversation for three *Large Group Meetings*. These three meetings were part of the final phases for gathering input regarding a vision for the Aspen Area. More than 450 attended the meetings on January 27th and 31st. Participants could respond in real-time to questions via a “clicker” system.

### **How to Read the Plan**

The *Community Vision for the Aspen Area* is divided into two sections. The first section, the *Executive Summary*, includes the *Vision Statements*, *Policy Themes*, and *Interrelationships*. This section can be used as a quick guide to the *Community Vision for the Aspen Area*. The second section, the *Community Vision for the Aspen Area*, is more detailed, and includes an *Introduction*, *Background information*, a summary of the *Community Comments* received as part of the public process, *Vision Statements*, *Policy Themes*, and *Interrelationships*.

## Introduction

Each topic begins with an introduction of the key issues explored as part of the Community Vision for the Aspen Area public process.

## Background

The Background details the past work on each topic. This includes previous planning efforts and existing condition information.

## Community Comment

The Aspen area community provided feedback on all of the topics in the Community Vision for the Aspen Area. The feedback included Small Group Meetings, Large Community Vision Meetings, a Community Survey, a Community Vision Blog, and a Community Vision Meeting in a Box. Past planning efforts are sometimes referenced in the chapters. These include:

- Core Beliefs keypad voting meetings: July, 2006
- Entrance to Aspen keypad voting meetings: March, 2007
- Commercial Mix keypad voting meetings: September, 2007
- A two-day Housing Summit: September, 2007
- Pitkin County Community Survey: 2007
- An Aspen Chamber Resort Association survey on Commercial Mix: January, 2008
- A documentary and associated survey on Historic Preservation in the City of Aspen: June, 2008

## Vision Statements

Vision Statements reflect what the community aspires to be and were created for each chapter. The statements are written as if it is ten years from today. In other words, they explain what we hope the community looks and feels like in 2020.

## Policy Themes

Each chapter includes a number of Policy Themes that outline ways the community could begin to implement the Vision Statements. Specific actions are not outlined in the Policy Themes, rather general policy direction is given to policy makers and the community. The Policy Themes are intended to empower organizations and departments to begin work on implementing the Vision Statements.

## Interrelationships

Each topic in the Community Vision for the Aspen Area does not operate in isolation. Work in one area can have a profound impact on another topic area. Each chapter ends with a discussion of how that topic might interact with other topics.

## **Parks, Recreation, Open Space & Trails**

### Vision Statements

- The open space and trails system has been preserved, improved and expanded.
- Existing City of Aspen recreational facilities have been updated to meet the community's changing needs.
- A wide-range of recreational opportunities continue to be of great value and exceed expectations of community members and visitors.
- There are more opportunities for “simple fun” that do not necessarily require new buildings or a large amount of funding.
- Our parks system continues to accommodate special events that bring vitality and economic strength to our community.
- The elements of open space and scenery that reflect the reasons why people live and visit the Aspen area are preserved and protected. Natural beauty is treated as one of our greatest assets.

### Policy Themes

- There are dedicated public funds in both the city and county that are set aside for the purchase of open space and trails. Continued cooperation between the city and county is important to establish an overall strategy for overall future expansion and improvements.
- Linking our existing parks, open spaces, trails, and federal land is an important element of creating a user friendly recreation system.
- Coordination between local government, local organizations and the Aspen Skiing Company can create new opportunities for low-cost “fun” activities.
- The community expressed satisfaction with the City's current recreational facilities. Some direction was given regarding potential updates to recreational facilities. Policymakers should continue to engage the public to ensure that current facilities meet the changing needs of the community.

### Interrelationships

- *Economy:* A strong parks, open space and trail system is a key driver of the economic success of the Aspen area.
- *Environmental Quality:* The management of parks and open space can contribute to an improved environment, such as the creation of wetland features in our parks or open space properties.
- *Aspen Idea:* Parks and open space can contribute to the “spirit” aspect of the Aspen Idea. Recreational opportunities contribute to the “body” aspen of the Aspen Idea.

## **Affordable Housing**

### Vision Statements

- The development of additional affordable housing in the Aspen Area has resulted in further progress towards a community that is more balanced in ages and incomes.
- Retirees in affordable housing play a strong role in the fabric of the community.
- The availability of affordable housing has allowed for substantially more young families and young people to become vital members of the community
- New affordable housing units emphasize quality design and construction.
- Local government makes a consistent, concerted and good-faith effort to clearly communicate the details of planning, financing, designing and constructing publicly financed affordable housing projects.

### Policy Themes

- The community expects the affordable housing program to meet a wide range of community goals, including housing retirees, young people and families. The City, County, and APCHA should engage in a conversation about how to implement these vision statements.
- The City, County, APCHA, and potential private-sector partners should explore the creation of a non-profit Affordable Housing Development Corporation to meet the substantial demand for new affordable housing. This organization would have the capability of moving forward on multiple projects at once. Transparency in this effort is critical.
- The community supports building affordable housing throughout the area within the Urban Growth Boundary. However, substantial improvements to the transportation infrastructure must be done in conjunction with any new affordable housing development west of the S-Curves (See the AABC chapter).
- There are numerous reasons for proceeding with an ambitious affordable housing program in the current economic environment. There could be opportunities for reduced land prices, reduced design and construction costs – and the ability to employ local workers. The immediate impacts of affordable housing construction may be more tolerable in a downturn given that there is less overall construction activity.
- There has been extensive community conversation at both the city and county level regarding the amount of employees a home generates. This is an area that should be further studied.

### Interrelationships

- *Managing Growth*: Managing Growth policies should continue to accommodate the community's desire to encourage affordable housing.

- *AABC*: Any new affordable housing in the AABC must be part of a balance of commercial and residential uses as outlined in the Neighborhood Plan for the AABC.
- *Transportation*: Any new affordable housing development west of the S-Curves requires substantial improvements to the transportation infrastructure.
- *Historic Preservation*: There are opportunities to preserve buildings with historic integrity and using them for affordable housing.
- *Lifelong Aspenite*: More human and social services may be required if we expand our affordable housing program.

## **Economy**

### Vision Statements

#### *Retail*

- Restaurants, bars and nightlife have returned to a healthier balance with retail stores.
- There are more outdoor places in the downtown where people naturally gather and enjoy spending time.
- The year-round community is satisfied with a greater range of retail options in the downtown area.
- The downtown has a mixture of unique stores that meets the needs and interests of a wide range of visitors.

#### *Lodging*

- Aspen's inventory of small to mid-size lodges continues to reflect the unique history and character of Aspen as a resort.
- The inventory of inexpensive lodging has returned to a healthier balance with more deluxe accommodations.
- A diversity of room sizes is reflected in our lodging base and meets the needs of a wide range of visitors.

### Policy Themes

#### *Retail*

- A coordinated effort that involves local government, the Aspen Chamber Resort Association, business owners, landowners, year-round residents and others is important in achieving common goals for the downtown. A range of strategies includes low-cost regulatory methods as well as far more costly solutions.
- With help from the Chamber and others, local government can form working relationships with local-serving business owners to jointly plan for the retention of essential businesses. Strategies could include succession planning, exploring options to set aside space for essential businesses and other innovative approaches.
- New local-serving businesses may be encouraged to start up through public-private partnerships, Growth Management incentives and zoning solutions.
- A healthy balance of tourist-oriented stores can be created using other regulatory tools such as establishing quotas to limit certain types of retail stores, and/or rent control.
- Amendments to the Land Use Code could encourage redevelopment to create outdoor locations where people naturally gather and enjoy spending time. Review the Downtown Enhanced Pedestrian Plan for suggested approaches.

### *Lodging*

- A coordinated effort that involves local government, landowners, year-round residents, visitors, and others is important in achieving common goals for lodging.
- The lodge incentive program could be revised to more effectively apply to small to mid-size lodges in neighborhood settings.
- With regard to creating a diverse lodging inventory, policymakers may choose to explore:
  - High-density lodging that provides opportunities for younger generations to visit Aspen.
  - Public-Private partnerships that allow for the successful preservation/creation of inexpensive small to mid-size lodges

### Interrelationships

- *Managing Growth*: Growth management policies can be used to meet our lodging and retail goals.
- *Housing*: In a May 2008 Housing Survey, 86% of employers believed the availability of workforce housing in Aspen was the most critical or one of the more serious problems.
- *Open Space and Trails*: Our economy is tied to the continued success of Aspen as a ski resort and recreation area.
- *Transportation*: Quality transportation into and out of Aspen, such as air travel, remains a critical piece of our local and resort economy.
- *AABC*: As development occurs in the AABC area, there may be opportunities to meet our goals for lodging and locally-serving business.



## **Managing Growth**

### Vision Statements

- The level of construction in the Aspen area does not substantially degrade the quality of life for residents and visitors.
- Our growth policies have encouraged smaller lodging units, affordable housing, day-to-day retail services and arts and cultural facilities, over other types of land uses.
- As new growth occurs, it has been focused in the core commercial areas (from the river to the mountain), in order to capitalize on existing city services like transit, trails, and proximity to work and shops. New growth has also been focused in the Buttermilk/AABC area once substantial transportation improvements have been completed.

### Policy Themes

- Given the support for day-to-day retail services, the community must explore what they mean by this term and if growth management is the appropriate way to encourage their development. Current incentives in the growth management system for small lodges might be expanded.
- Considering that the commercial areas in the city are 90% built-out, policy makers may want to focus on the potential of regulating the kinds of uses in existing buildings.
- Unlike previous AACPs, the Community Vision for the Aspen Area does not set a specific numerical goal for the development of affordable housing. Policymakers should be aware that the city currently has a development ceiling on affordable housing that limits additional affordable housing to approximately 800 new units. There is no ceiling on affordable housing in the county. As we move forward, Housing and Growth Management policies should be aligned.
- We should continue the policies of the Urban Growth Boundary (UGB), including prohibiting the extension of infrastructure, such as water/sewer, to areas outside of the UGB, and encouraging more dense development within the UGB. In some areas, minor modifications to the boundary may be desired.
- The community input shows there is considerable support for regulating the pace of development, but reluctance to regulate scrape and replace development, one of the largest contributors to construction impacts in the Aspen area. This is an area city and county policy makers may wish to discuss in the future.
- Although there is some concern that the large sizes of new homes in the city are incompatible with the existing neighborhoods, this sentiment is not overwhelming. This is a policy area that should be further discussed by policy makers. Options might include:
  - Reducing floor areas by zone districts, and

- Instituting a program like the county's where floor areas are reduced by zone districts in conjunction with the expansion of the city's TDR program.
- The size of new homes is also a concern for county neighborhoods surrounding the city, but to a lesser degree. County policy makers might consider discussing the issue.

#### Interrelationships

- *Transportation and AABC:* Any new growth in the Buttermilk/AABC area must be concurrent with substantial transportation improvements along the Highway 82 corridor.
- *Historic Preservation:* There is potential to utilize the City of Aspen's TDR program to meet goals in both historic preservation and growth.
- *Housing:* Any changes in affordable housing mitigation must be coordinated with the Growth Management system.
- *Economics:* In the Commercial Core, it appears that the community prefers to see the development of locally serving businesses over the development of affordable housing.

## **Transportation**

### Vision Statements

- The mass transit system has taken clear and tangible steps to implementing the goals of Bus Rapid Transit, and continues to enjoy a very high level of public support and ridership through these efforts.
- The Elected Officials Transportation Commission (EOTC) has taken a strong role in leading high profile, public efforts that focus on a series of problems that contribute to traffic congestion. These efforts feature strong coordination with a range of interests (see Policy Themes for possible list).
- After a wide range of entities have established stronger working relationships through focusing on a series of transportation challenges, a collaborative and good faith effort to find a physical solution to the Entrance to Aspen should be launched in the interest of allowing public transportation to thrive as an efficient and reliable valleywide system based on BRT principles.

### Policy Themes

- Traffic has been an issue facing the Aspen area for more than 40 years. Implementing changes in the area of Transportation is a unique challenge due to the large number of local, state, and national jurisdictions required to agree on substantial improvements. (These include the City of Aspen, Pitkin County, the Roaring Fork Transit Authority (RFTA), the Elected Officials Transportation Commission (EOTC), the Colorado Department of Transportation (CDOT), and the U.S. Department of Transportation (USDOT).)
- The Community Vision process shows some indication that long-held transportation policies are still important to the community. For example, there was a very high level of support for public transportation. Attempts to improve traffic problems in the future should probably be linked directly with attempts to make mass transit more viable.
- About half of the community input still showed support for limiting traffic into Aspen, and about half also wanted to limit parking in town – with both goals intended to encourage the use of mass transit.
- However, both the Community Survey and the Community Vision meetings suggested limited enthusiasm for long-held transportation policies, such as limiting vehicle trips into town, limiting vehicle lanes into town and limiting parking in town.
- Considering the relatively flat support for limiting vehicle trips and limiting parking – while also understanding that there was no majority support for any specific proposal to solve the Entrance to Aspen in 2006 – it may be wise to focus on other approaches to solving traffic problems in the near future.

- The EOTC could focus on one topic per year using all available resources and partnerships regarding improvements to the transportation system. These topics, not in any particular order, could include but should not be limited to:
  - Aligning with RFTA’s goal of implementing a Bus Rapid Transit System, city and county governments work with the Aspen/Pitkin County Airport, private property owners and CDOT to design a park n’ ride system west of Aspen within the Urban Growth Boundary.
  - Focusing on RFTA’s facility needs in the AABC or other locations in the Aspen area.
  - Building on the concepts of Construction Management Planning to implement joint city/county guidelines or regulations focused on reducing vehicle trips into town.
  - Partnering with large private sector employers to implement successful strategies used in the public sector to reduce vehicle travel.
  - Partnering with the Aspen School District to design and implement a transportation management plan to reduce vehicle travel.
  - Partnering with CDOT to improve traffic light timing and coordination.
  
- Once a strong, coordinated and meaningful effort has been focused on every potential contributor to traffic problems, it would then be appropriate to again assess traffic conditions and focus on a solution to the Entrance to Aspen. History indicates that in order to reach a solution for the Entrance to Aspen, three things must happen virtually at once:
  - CDOT and FHWA must approve the proposal
  - City of Aspen voters must approve the proposal if it requires the conversion of open space properties
  - Funding must be in place to implement the proposal

### Interrelationships

- *Environment:* Improvements to ground and air transportation can positively improve the environment.
  
- *AABC:* There are a number of transportation programs in the AABC area that will have an impact on the Aspen Area’s overall transportation system, including:
  - RFTA Facility Needs – RFTA will be conducting a comprehensive needs assessment and facility master plan before they can accommodate significant fleet increases needed to reach its goal of developing a BRT.
  
  - Aspen/Pitkin County Airport Master Plan Update – This effort is focused on improvements to the terminal facility, redevelopment of the terminal area, addressing community parking needs on the airport site.

- Buttermilk Park and Ride – This recently completed commuter parking lot is located in the southwest corner of Highway 82/Owl Creek Road intersection. It will be used by commuters accessing the transit system and public trails.
- Buttermilk Ski Area Master Plan (Transportation Aspects) – This plan is currently going under Federal review and will be submitted to Pitkin County.
- Highway 82 Access Control Plan Update - the City of Aspen, Pitkin County, and CDOT are looking at the intersections on Highway 82, and readdressing the section from Service Center Road to Owl Creek Road.

## **Aspen Airport Business Center (AABC)**

### Vision Statements

- The physical layout of the AABC area accommodates the needs of residential neighborhoods.
- Residents, workers and visitors of the AABC area are satisfied with the ability to walk or bike safely between neighborhoods within the AABC and into town.
- There is safe access to public transit in the AABC area, which now functions with sufficient frequency and reliability. There is a well-coordinated system of parking, transit system links and transportation between the City and the Airport/AABC.
- Growth in the AABC area has been concurrent with the development of a well-coordinated system of parking, transit system links and transportation between the City and the Airport/AABC.
- The AABC area remains a location that accommodates uses that are needed by the Aspen area community but are unable to locate in the City of Aspen.
- Residents of the AABC are able to meet most of their shopping and service needs in the AABC area.
- When redevelopment has occurred at the AABC, it is innovative and well-designed.

### Policy Themes

- A range of private and local, state and national public entities must plan together and establish a coordinated vision in order to reach common goals, such as an improved transportation system.
- Pitkin County will draft a Neighborhood Plan for the AABC area that will shape policy and provide guidance for future regulatory changes. The Neighborhood Plan for the AABC should address the future balance of commercial and residential uses, including affordable housing. The potential for expanding vertically should be explored.
- A public-private approach will be an important part of the effort to make physical changes in AABC neighborhoods to accommodate better trails and sidewalks.

### Interrelationships

- *Transportation/Managing Growth:* The community wants to see an improved transportation and transit system before significant growth occurs in the AABC area.
- *Transportation:* Potential redevelopment at the airport must be coordinated with local infrastructure needs.
- *Housing:* Affordable housing is an example of uses needed in the Aspen area that may be accommodated in the AABC area.

- *Economy*: Local-serving businesses are another example of uses needed in the Aspen area that may be accommodated in the AABC area.
- *Open Space and Trails*: There's potential for greater trail connections between the AABC area and surrounding areas.

## **Planning for the Lifelong Aspenite**

### Vision Statements

- Aspen Area child care has adequate capacity to meet the needs of local residents and commuters while offering quality service.
- The Aspen Area health care system meets the basic needs of area residents, with a focus on youth and family services. Aspen Area residents tend to travel regionally to meet more specialized needs.
- There is a wider range of accessible and affordable senior services that are responsive to the continually increasing number of retirees.
- People feel safe within our community and our public safety services are exceptional.

### Policy Themes

- The responsibility for reaching the goals outlined in this chapter should be shared by a range of special districts, local government, non-profits and businesses.
- Although the community gave a low priority to substance abuse and mental health treatment, this is an area that deserves additional attention.
- The community places a very high value on providing child care to commuting workers. Policymakers and stakeholders should focus on issues related to child care including quality facilities and staff support.
- While there is currently not overwhelming support for long-term senior care facilities, the community will need to consider this option as more residents enter their retirement years.

### Interrelationships

- *Housing and Managing Growth:* As the number of retirees grow in the future, there may be a desire to house more seniors in town, closer to a range of services.
- *Housing:* As the population in the Aspen area continues to age, the community will need to consider how the affordable housing program meets their needs in addition to the needs of young people and workers.
- *Transportation:* The community needs to consider how the transportation system can be upgraded to meet the needs of an aging population.



## **Sustaining the Aspen Idea**

### Vision Statements

- The pursuit of excellence in the arts and culture is a core element of the Aspen area's identity, and we have continued to cultivate this intrinsic asset through programming and adequate facilities.
- A sustained cultivation of the arts and culture in Aspen has enriched the Aspen community, reinforced its international profile and strengthened its economy.
- The Aspen Idea is expressed in a variety of pursuits, including arts, culture, education, and recreation.
- Organizers have made arts and cultural events more accessible, and there is an enthusiasm for participating in these activities across all members of the Aspen area community.
- The *mind* and *spirit* aspects of the Aspen Idea are in closer balance with the *body*.

### Policy Themes

- Sustaining the Aspen Idea should be a goal that is shared by local governments as well as a wide range of local organizations. Public-private partnerships can lead to opportunities for strengthening the Aspen Idea, such as the partnership between the City, FilmFest, and Isis Theater, and the ongoing partnerships between the Wheeler and many local arts groups.
- Partnerships can help foster a sense of mind, body and spirit through programming and buildings dedicated to the arts. .
- In recent years, the Aspen Institute has made a consistent effort to make their events more accessible to the local community. Continued innovation in this area by local organizations can help make the Aspen Idea more meaningful for the community.
- The last Vision Statement regarding balancing the mind, body and spirit may be difficult to quantify. However, this direction may be useful in ways we may not fully understand today.

### Interrelationships

- *Historic Preservation*: Maintaining the heritage of the Aspen Idea is aided by the preservation of the modernist architectural style.
- *Economics*: Arts and culture contribute to our local economy, and set the Aspen Area apart from other resort communities.
- *Parks and Recreation*: Recreational opportunities and an escape from the urban feel enhances the mind, body, and spirit.

- *Open Space and Trails*: The regional trail system creates opportunities to enjoy the natural beauty of the greater Aspen Area and enhances the mind, body, and spirit.

## **Historic Preservation**

### Vision Statements

- The Aspen Area continues to be a rare example of a resort town that has an authentic past with a rich history.
- The best examples of Aspen's post-war history have been preserved, illustrating the beginning of Aspen's modern era.
- Buildings from different eras in Aspen's long history have been preserved, both for the cultural education of future residents and the health of a unique resort town.

### Policy Themes

- Given the complexity of the issue, comprehensive education regarding all aspects of Historic Preservation is critical to making sound decisions.
- The Historic Preservation Task Force will release recommendations about the Historic Preservation Program later in 2009. In general, the community will need to have an informed conversation about voluntary vs. involuntary designation, package of economic benefits in exchange for designation, the impact of variances on local neighborhoods, updated designation criteria, and other issues.
- One of the basic principles of Historic Preservation is to design new buildings and additions that do not copy adjacent existing historic structures. This concept is reflected in the City of Aspen's Historic Preservation Guidelines.
- There is a range of ways to preserve post-war buildings. We should analyze and review the best methods for implementing this vision statement.
- With regard to the preservation of interior elements, policymakers may choose to explore:
  - Preservation policy for public buildings
  - Public-Private partnerships for privately owned, publically accessible buildings
  - Interior preservation regulations

### Interrelationships

- *Environmental Quality*: The Historic Preservation Commission guidelines currently accommodate renovations to buildings that can increase energy efficiency.
- *Sustaining the Aspen Idea*: The Aspen Idea emerged from Aspen's post-war history.
- *Managing Growth*: The potential reduction in house size may have an impact on historic preservation policies.
- *Economics*: Historic Preservation is important to the economic sustainability of Aspen as a resort.

## **Environmental Quality**

### Vision Statements

- The water quality in Roaring Fork River and its tributaries has been significantly improved.
- Air quality continues to improve.
- Stricter environmental standards for development have improved the overall energy efficiency of the Aspen Area.
- The increased use of renewable energies in the public and private sectors has reduced our carbon footprint and reduced our dependence on foreign oil.
- Energy usage is reduced and we are supplied primarily with a clean, renewable and reliable source of energy.
- Carbon emissions and greenhouse gasses are reduced.
- The recycling program has become more efficient and continues to extend the life of the land fill.
- Collaboration between governments, businesses and non-profits has enabled the Aspen Area to become a center for innovation in green design, energy efficiency, renewable technologies and national environmental policies.

### Policy Themes

- There is a long list of current programs and initiatives in the area of Environmental Quality that will continue to be undertaken for decades to come. As new problems arise there are likely to be new innovative ways the community can address them.
- The private sector and government should collaborate to focus on best practices and new guidelines that integrate renewable energy options, including solar, onto our buildings. This will require changes to the land use codes to ensure these technologies can be accommodated.
- The city and county have an opportunity to demonstrate leadership in the area of environmental stewardship through improvements and/or retrofitting existing public buildings.
- The city and county should adopt a Commercial Renewable Energy Program, extending the REMP concept to commercial buildings.
- The costs and benefits of a mandatory recycling program should be considered.
- Basic infrastructure capacity, such as water and sewer, should be more closely examined to gauge the potential build-out capability in the Aspen area.

- Further work on gathering and filtering/treating stormwater will help ensure the improvement of water quality in the Roaring Fork River.
- The Aspen Skiing Company and local government could consider further partnerships to address emerging environmental trends, including global warming.

#### Interrelationships

- *Managing Growth*: Reducing the allowable size of homes is one way to help improve the energy efficiency of the Aspen Area.
- *Historic Preservation*: The Historic Preservation Commission guidelines currently accommodate renovations to buildings that can increase energy efficiency.
- *Economics*: If global warming increases and reduces the amount of snow, the ski industry, and the rest of the economy, will suffer.
- *Transportation*: The greater the efficiency of the transportation system in the Aspen area, the smaller the environmental impact on the area.