

Aspen Area Community Plan - Jan 2011

DEMOGRAPHIC INFORMATION

2010 Aspen Area Community Plan Survey: The City and County are interested in receiving input from you regarding the update to the Aspen Area Community Plan. Please answer these survey questions and then press the "done" button at the end of the survey. Be sure to read the instructions for each question to see if you must enter only one response or check all that apply.

The survey includes background information that comes from the State of the Aspen Area Report and other City and County Community Development research, all of which are available online at www.AspenCommunityVision.com. The Aspen Area Community Plan, or AACP, is the comprehensive plan for the City of Aspen and portions of Pitkin County that are in the Urban Growth Boundary (or UGB), including the Airport, ABC, Buttermilk, and Red Mountain. The plan covers a variety of topics, from growth to housing to transportation. Reading the draft AACP will provide context for taking this survey, but it is not required.

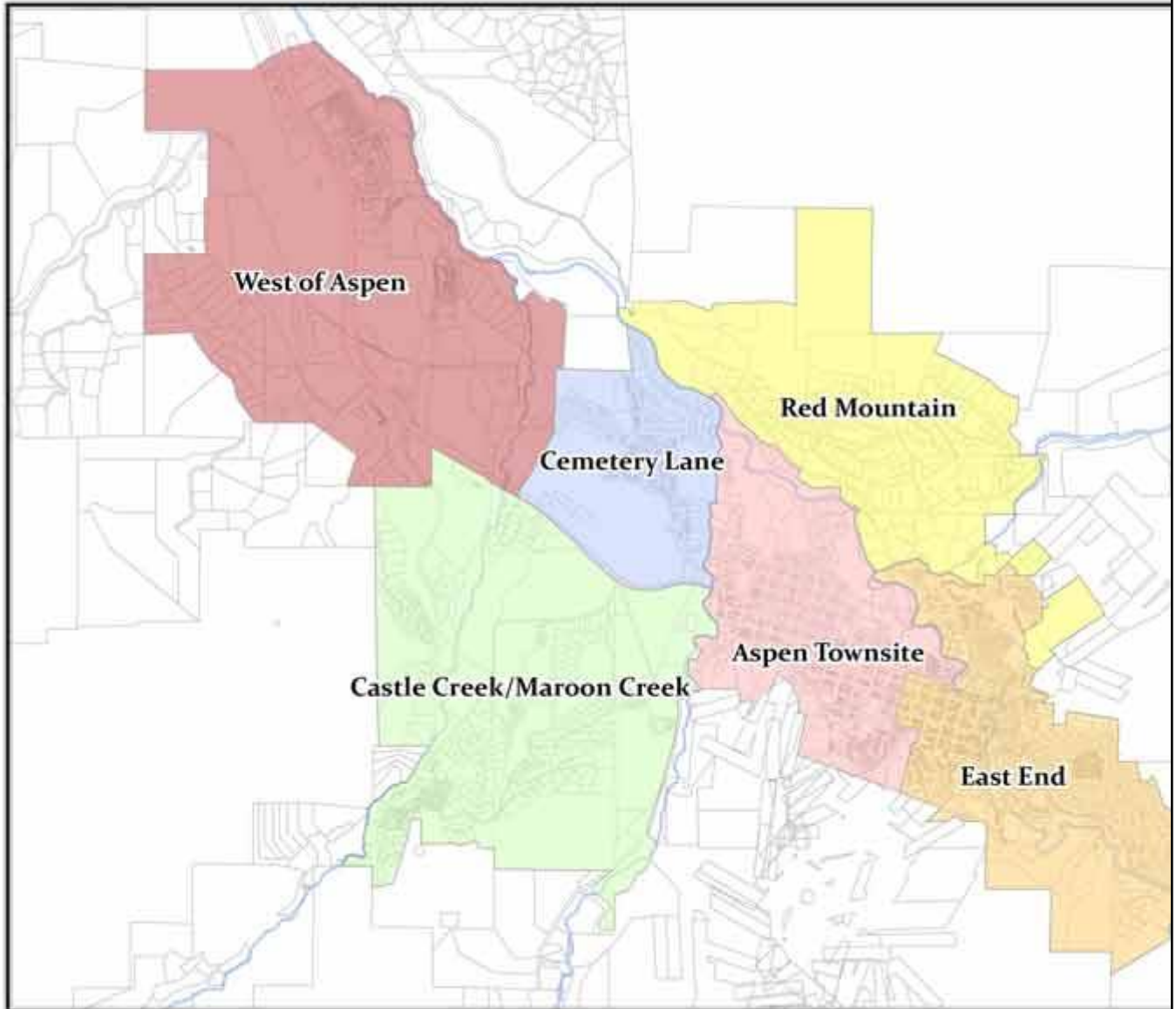
The process to update the AACP started in 2008 with a series of small group meetings. A survey was mailed out in late 2008, and then large group keypad sessions were held in early 2009. All of the feedback received during those sessions was considered by the City and County Planning and Zoning Commissions to write the preliminary draft 2010 AACP. The draft was issued in September of this year, and a series of small group meetings and keypad meeting were held in October and November 2010 to get initial public comments on the draft plan.

This survey will take approximately 20 minutes to complete. You can complete the survey in one sitting, or you have the option of returning to the survey multiple times using the same URL link. You can add to or change your answers at any time up to the survey deadline.

- * **1. Please enter the code provided in your letter regarding the survey. Your response to this question is required to proceed to the remainder of the survey.**

DEMOGRAPHIC INFORMATION

Please refer to this map when answering question 2 below.



Aspen Area Community Plan - Jan 2011

2. Where do you live and/or own property in the Aspen Area? Please check all that apply:

- Area 1 – West of Aspen. Includes Airport, the Airport Business Center, Buttermilk, Burlingame, and portions of Maroon Creek Club. Includes areas in the City of Aspen and Pitkin County.
- Area 2 – Castle Creek/Maroon Creek. Includes all areas along Maroon and Castle Creek Roads, including Highlands, Moore, Meadowood, portions of Maroon Creek Club, and the hospital area. Includes areas in the City of Aspen and Pitkin County.
- Area 3 – Cemetery Lane. Includes the golf course, Truscott, and Cemetery Lane areas. Area 3 is entirely in the City of Aspen.
- Area 4 – Aspen Townsite. Includes West End, Shadow Mountain, Aspen Institute, Main Street, commercial core, and the base of Aspen Mountain. Includes areas in the City of Aspen and Pitkin County.
- Area 5 – Red Mountain. Includes Red Mountain, Spruce Street, and Smuggler areas. Area 5 is entirely in Pitkin County.
- Area 6 – East End. Includes Mountain Valley, Knollwood, Ardmore, East of Aspen, the Preserve, the Midland/Park area, and the East End of Aspen. Includes areas in the City of Aspen and Pitkin County.

DEMOGRAPHIC INFORMATION

3. Where is your primary place of residence?

Aspen

Pitkin County (unincorporated)

Snowmass Village

Basalt/Carbondale/Glenwood Springs

Other (please identify)

4. Are you a:

Full-time resident

Second homeowner (for personal or rental use)

Business owner/operator/manager

Other (please fill in the blank)

DEMOGRAPHIC INFORMATION

5. How long have you lived or owned property in the Roaring Fork Valley?

Less than 3 years

3-5 years

6-10 years

11-20 years

21+ years

6. Are you:

Male

Female

7. What is your age?

Under 20

20-24

25-34

35-44

45-54

55-64

65-74

75+

DEMOGRAPHIC INFORMATION

8. In the past, have you participated in public feedback sessions for the Aspen Area Community Plan?

Yes

No

AACP PARTICIPATION

9. Please indicate how you have participated in the development of the AACP draft since 2008, checking all that apply to you:

- Participated in P&Z AACP meetings
- Participated in clicker session(s)
- Participated in City Council or Board of County Commissioners AACP meetings
- Participated in a small group meeting(s)
- Responded to the 2008 AACP survey
- Visited the AACP website, www.aspencommunityvision.com
- Wrote letters or emails to staff or elected officials
- Called staff or elected officials
- Reviewed draft materials
- Other (please specify)

ISSUES AND PRIORITIES

10. What are the five most important issues that will be facing the Aspen area in the next five years? You may write-in additional issues(s) in the space next to "other".

	Choice 1	Choice 2	Choice 3	Choice 4	Choice 5
Public transportation	jn	jn	jn	jn	jn
Affordable housing	jn	jn	jn	jn	jn
Cost of living	jn	jn	jn	jn	jn
Economic development	jn	jn	jn	jn	jn
Preservation of open space	jn	jn	jn	jn	jn
Preservation of small town character	jn	jn	jn	jn	jn
Visual impact of development	jn	jn	jn	jn	jn
Water quality	jn	jn	jn	jn	jn
Air quality	jn	jn	jn	jn	jn
Traffic	jn	jn	jn	jn	jn
Construction impacts	jn	jn	jn	jn	jn
Public safety	jn	jn	jn	jn	jn
Managing growth	jn	jn	jn	jn	jn
Child care	jn	jn	jn	jn	jn
Senior services	jn	jn	jn	jn	jn
Historic preservation	jn	jn	jn	jn	jn

Other (please specify)

Aspen Area Community Plan - Jan 2011

ISSUES AND PRIORITIES

11. How important are the following issues to you? A score of 1 means the issue is not important to you and a score of 5 means that the issue is very important to you.

	5	4	3	2	1
Economic development	jn	jn	jn	jn	jn
Affordable housing	jn	jn	jn	jn	jn
Open space	jn	jn	jn	jn	jn
Sense of community	jn	jn	jn	jn	jn
Public safety	jn	jn	jn	jn	jn
Environmental quality	jn	jn	jn	jn	jn
Energy efficiency	jn	jn	jn	jn	jn
Public transportation	jn	jn	jn	jn	jn
Cultural diversity	jn	jn	jn	jn	jn
Local airport	jn	jn	jn	jn	jn
Scenic/visual quality	jn	jn	jn	jn	jn
Education (K-12)	jn	jn	jn	jn	jn
Historic preservation	jn	jn	jn	jn	jn
Child care	jn	jn	jn	jn	jn
Recreational opportunities	jn	jn	jn	jn	jn
Traffic	jn	jn	jn	jn	jn
Senior services	jn	jn	jn	jn	jn
Health care (hospital, counseling, primary care, etc)	jn	jn	jn	jn	jn

DEVELOPMENT PREFERENCES

The overall public feedback process for the AACP has explored what types of development people want to encourage, and what kinds of development people want to discourage, restrict or regulate more. These are fundamental questions that help direct the policies of managing growth.

12. Please identify the types of development you would most like to ENCOURAGE in the Aspen area. Pick up to four, and identify the choice you feel is most important to encourage.

	Most Important to Encourage	Choice 2	Choice 3	Choice 4
Free market housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger lodging units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smaller lodging units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourist-oriented retail space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Day-to-day retail services (basics, essentials)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Office space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public/Institutional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts and cultural facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Let the market decide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="text"/>			

DEVELOPMENT PREFERENCES, CONTINUED

13. Using the same list of choices, now identify the 4 types of development you would most like to DISCOURAGE. Pick up to four, and identify the choice you feel is most important to discourage.

	Most Important to Discourage	Choice 2	Choice 3	Choice 4
Free market housing	jn	jn	jn	jn
Affordable housing	jn	jn	jn	jn
Larger lodging units	jn	jn	jn	jn
Smaller lodging units	jn	jn	jn	jn
Tourist-oriented retail space	jn	jn	jn	jn
Day-to-day retail services (basics, essentials)	jn	jn	jn	jn
Office space	jn	jn	jn	jn
Public/Institutional	jn	jn	jn	jn
Arts and cultural facilities	jn	jn	jn	jn
Let the market decide	jn	jn	jn	jn
Other (please specify)	<input type="text"/>			

DEVELOPMENT POLICY PREFERENCES

The fundamental question of how to review new development proposals has been the subject of debate for many years. Since the 1970s, the City code and land use plans have used words like “compatible,” “contextual” and “harmonious” to compare new development proposals to the existing, surrounding neighborhoods. When staff evaluates new development, they must analyze the existing neighborhood and evaluate whether a new building would be compatible, or contextual or harmonious with the surrounding buildings. This can lead to debates over whether a new building is too tall compared to the buildings around it. Or, if a new building is a full block in length, this mass and scale might not fit the context of a downtown where we usually see a series of smaller buildings that are each 30-feet wide.

The current draft of the new AACP significantly departs from this approach. Instead of evaluating a new development by comparing it to the neighborhood, the draft says all new development should be “modest” in scale.

Webster’s definition of “Compatible” is “capable of existing together in harmony.”
Webster’s definition of “Harmonious” is “different parts that are agreeably related.”
In contrast, “Modest” is defined as “limited in size, amount, or scope.”

Please provide your perspectives on how to assess development proposals by answering the questions below.

14. With which statement below do you agree the most?

- New development should be compatible with surrounding neighborhoods.
- New development should be modest in bulk, mass, and scale.
- Neither of these statements reflect my opinion.
- I don't know enough about this topic to express an opinion.

DEVELOPMENT POLICY PREFERENCES, CONTINUED

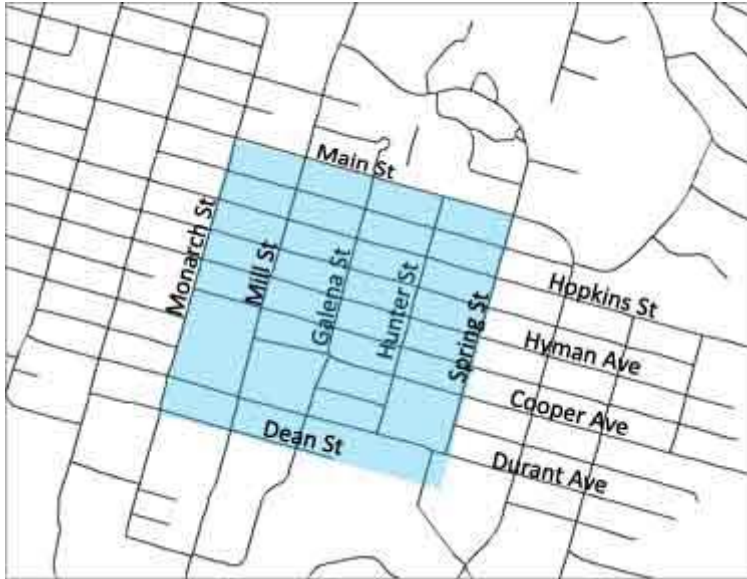
15. Please indicate the level of benefit you associate with each of the following policies, where 1 means "great benefit" and 5 means "little benefit."

	1	2	3	4	5
The size of the largest homes in the Aspen Area should be limited.	jn	jn	jn	jn	jn
Lodging should be modest in bulk, mass, and scale.	jn	jn	jn	jn	jn
The pace of new construction and redevelopment impacts should be controlled, by limiting the allocation of building permits or by using a quota system of some kind.	jn	jn	jn	jn	jn
All development should provide affordable housing for 100% of the new employees it generates.	jn	jn	jn	jn	jn
Affordable housing mitigation units should be located on the same site as the proposed new development.	jn	jn	jn	jn	jn
A diverse and balanced lodging inventory should be maintained.	jn	jn	jn	jn	jn
Essential businesses that provide for basic community needs should be facilitated and assisted.	jn	jn	jn	jn	jn
All development should be modest in bulk, mass, and scale.	jn	jn	jn	jn	jn

DOWNTOWN DEVELOPMENT

Currently, the city has Commercial and Historic Design Guidelines that address how buildings should look and feel. We heard a lot of comments at the small group meetings about the architectural style of development in the downtown. Please add your opinions by answering the next series of questions about development in the downtown.

This map outlines the downtown area for your reference.



16. With which statement do you agree the most?

- New downtown buildings should reflect the Victorian era only.
- New downtown buildings should be allowed to evolve past the Victorian era.
- I don't know enough about this topic to express an opinion.

DOWNTOWN DEVELOPMENT

Much of the discussion during the review of downtown development applications has to do with height, mass, and scale of new development, although some residents are more concerned with the allowed uses in the building.

17. Please pick the response that best reflects your feelings about development in the downtown.

I care most about height, and want any new building to be only two stories high (28 – 32 feet) no matter what.

I care most about height, and want any new building to be only three stories high (36 – 42 feet) no matter what.

I care most about the context of the area. I think the height of any new building should fit into its context, rather than adhering to a specific height.

I care most about the uses in the building. I am willing to allow for an increase in height if the public benefit(s) justify it (such as: on site affordable housing; affordable/local retail; mid-priced lodging; public meeting spaces). What goes on in the building means more than simply how high it is.

I don't know enough to answer this question.

DEVELOPMENT OF LODGING

One of the topics participants discussed extensively at the small groups meetings on the AACP was lodging. This discussion included feedback on language in the draft plan that could limit the size of new lodging development. The draft plan includes a policy that states: "Lodging should be modest in bulk, mass, and scale..." The plan then lists a variety of reasons why this new wording has been drafted. The question below includes those reasons.

18. With which of the items listed below do you agree the most as reasons to keep lodging modest in bulk, mass, and scale? Pick up to four, and identify the reason you feel is most important.

	Most Important Reason	Choice 2	Choice 3	Choice 4
Create certainty in land development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prioritize maintaining our mountain views.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect our existing lodges.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect our small town character and historical heritage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limit consumption of energy and building materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limit the burden on public infrastructure and ongoing public operating costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reduce short- and long-term job generation impacts, such as traffic congestion and demand for affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I don't think the size of lodges should be restricted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know enough to answer this question.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

DEVELOPMENT OF LODGING

Between 1994 and 2006, the Aspen area lost 27% of its lodging pillows. The “economy lodge” sector was particularly affected, with a 79% loss in lodging pillows. The losses were much lower in the “deluxe lodge” sector, where pillows decreased by 7%.

Please provide your thoughts regarding the development of lodging.

19. With which statement regarding our lodging bed base do you agree the most:

- We should replenish what we've lost, but only focus on moderate and economy lodges.
- We should replenish what we've lost without focusing on any one lodge type. Any lodge we can get, even if it's in the deluxe category, is important.
- I don't think we need to try to replenish our lodging bed base.
- I don't know enough about this topic to express an opinion.

DEVELOPMENT REVIEW APPROACH AND GOALS

One of the policies in the draft plan is to restore public confidence in the development review process. Simply put, there are two opposite sides of the spectrum regarding how development applications can be reviewed.

One end of the spectrum allows plenty of room for discretion. In other words, reviewing bodies have the freedom to act and judge on their own on a case-by-case basis. They can negotiate with the applicants to get the kind of community benefit they want. This style can result in an unpredictable and extended review process.

At the other end of the spectrum, development applications can be reviewed with a strict adherence to zoning limits regarding height, mass, density, affordable housing requirements etc. In other words, there is little or no leeway for discretion or negotiation on a case-by-case basis. If a development proposal meets the rules, it could be approved relatively quickly.

20. What is your preference for how development applications should be reviewed? We recognize that each answer reflects extreme ends of the spectrum, and you might want some combination of these two concepts. However, we'd like you to choose the one you prefer over the other – even if it's only a slight preference.

The appropriate height, mass, and scale of buildings should be established by zoning, and should never be varied. We should remove most or all of the discretion from the review process.

Development should be negotiated on a case-by-case basis, with all issues on the table, and enough discretion for the Planning and Zoning Commissions, the City Council, and the Board of County Commissioners to bargain and negotiate.

I don't know enough about this topic to express an opinion.

Other (please specify)

DEVELOPMENT REVIEW APPROACH AND GOALS

The draft plan includes the following goals:

- * All development should be modest in bulk, mass and scale.
- * All development should provide affordable housing for 100% of the new employees generated.
- * Affordable housing mitigation should be located on the same site as a new proposed development.
- * Maintain and encourage a diverse and balanced lodging inventory.
- * Facilitate and assist essential businesses that provide basic community needs.

Some public feedback has suggested the plan is too restrictive of new development and will result in little or no growth, even of the type that public feedback seems to favor.

21. Of the five goals in the plan, which do you support the most?

- All development should provide affordable housing for 100% of the new employees generated.
- Affordable housing mitigation should be located on the same site as a new proposed development.
- Maintain and encourage a diverse and balanced lodging inventory.
- Facilitate and assist essential businesses that provide basic community needs.
- All development should be modest in bulk, mass and scale.
- I don't agree with any of these goals.

CONSTRUCTION PACING

Ever since 1977, our community plans have called for establishing annual limits on the amount of construction. This concept of pacing construction activity is intended to reduce traffic congestion and generally preserve the quality of life for residents and visitors, but the concept has never been implemented.

Below are three questions about this issue. The first is about your personal experience during the last economic boom, and the last two are about the policy of pacing construction.

22. Remember your experience of 2005 – 2006, during the Aspen Area's most recent building boom. What were your feelings about construction at that time?

- jm Very concerned - there was too much development activity.
- jm Development activity was a nuisance, but I could live with it.
- jm The development activity didn't bother me.
- jm I wasn't here at that time, so I don't know what you're talking about.

CONSTRUCTION PACING

The plan currently contains a policy that would “establish a construction pacing system that respects quiet enjoyment of our community and neighborhoods.” This would mean limiting the amount of construction that’s allowed each year. The small group participants had a wide range of opinions on this topic.

23. What's your opinion on establishing a construction pacing system?

- I'm against it. Everyone should have the right to build when they want.
- We should focus on managing construction impacts instead.
- I support this. Intense construction activity ruins the quality of life for locals and visitors.
- I'm not sure, but I'd like an informed and productive debate on this issue.
- I don't know enough about this topic to express an opinion.

24. I would support a construction pacing system, but only if it placed annual limits on only the following types of development (pick one):

- Single-family and duplex development.
- Multi-family housing.
- Commercial development.
- Lodging development.
- All of the above.
- None of the above.

Aspen Area Community Plan - Jan 2011

HOUSING DEVELOPMENT

One of the topics discussed extensively at the small group meetings on the plan was house size. This issue has been debated on and off in the Aspen area for many years. Currently, there is 9.7 million square feet of residential development in the Urban Growth Boundary. Under current zoning, there is the potential for 1.7 million to 3.9 million square feet of additional residential space to be built.

25. Which of the items listed below do you agree with the most as reasons to limit the size of the largest homes? Pick up to four, and identify the reason you feel is most important.

	Most Important Reason	Choice 2	Choice 3	Choice 4
Protect the natural visual quality of river and stream corridors and mountainsides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect our small town community character and historical heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reduce environmental degradation and protect the quality of our rivers and streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limit consumption of energy and building materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limit the burden on public infrastructure and ongoing public operating costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reduce short- and long-term job generation impacts, such as traffic congestion and demand for affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limit zoning variances to reduce impacts on the neighborhood and the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I don't agree with any of these reasons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I see no need to limit housing sizes. I am comfortable with the potential for 1.7 to 3.9 million new square feet of residential development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

DEVELOPMENT AND OPEN SPACE

In the 2008 Community Survey, the Aspen Area's Recreation opportunities were listed as the top reason why people live or own property here, followed closely by the Scenery and Surroundings of the Aspen Area.

Currently, the City and County restrict development on slopes over 30% and in areas near rivers and streams. The draft plan calls for even stricter regulations for future development on mountainsides, near rivers and streams, and in close proximity to trails and environmentally sensitive areas. The concept is to preserve the overall scenic experience of locals and visitors.

26. What do you feel is the most important reason to more strictly regulate future development on mountainsides and in riparian areas?

- Protect the scenic quality of the Aspen Area.
- Reduce environmental degradation.
- I don't think future development should be more strictly regulated in these areas.

DEVELOPMENT AND OPEN SPACE

The draft plan describes the Highway 82 corridor between the roundabout and the airport (the West of Castle Creek Corridor) as the “gateway” to Aspen. It provides both the physical entrance to Aspen and the transition from a rural landscape to the more urban townsite. The draft plan states that the visual experience along this gateway corridor is of “critical importance.” It also states that the many different scenic views along the corridor are “paramount when it comes to future planning.” At the same time, there is potential for development along this corridor – including at the ABC, Buttermilk Base area, and other sites.

27. With which statement below do you agree the most, regarding visual impacts of development along the Highway 82 corridor from the Airport to the round-about?

- Protecting all views should be the primary consideration.
- Visual impacts are one of many important considerations.
- Certain views should remain unobstructed, but not all open views have to be maintained.
- Views from Highway 82 should not be a consideration.

AFFORDABLE HOUSING

For more than 30 years, the City and County have required new development to provide affordable housing for the new employees that are generated. Exactly how much affordable housing a new development must provide has been a matter of debate ever since. Today, the city and county have a wide range of requirements depending on the type of new development. The city code currently reduces mitigation requirements for certain projects that meet other community goals, including public facilities, certain types of lodging development, historic landmarks and alley stores.

28. With which statement regarding affordable housing mitigation do you most agree?

- All development, regardless of type, should provide affordable housing for 100% of the jobs that it generates.
- The current level of affordable housing mitigation is adequate.
- Whether the amount of affordable housing mitigation stays the same or is increased in the future, there should always be some flexibility to reduce these requirements for development that provides a valuable community benefit.
- The current mitigation level should be lowered.
- I don't know enough about this topic to express an opinion.

29. The draft AACP prefers to see new development provide required affordable housing on the same site as the new development. This is not currently required in the City or County land use codes.

With which of the following statements do you agree the most?

- All required affordable housing should be located on the same site as the rest of the new development. Mixed-use development is a good thing no matter where it is located.
- We should not require all affordable housing be located on-site – required housing can be provided in other parts of town. Some uses fit perfectly with certain locations in town (i.e., lodging should be as close to the mountain as possible and/or commercial uses should be the most important use in the downtown core).
- I don't know enough about this topic to express an opinion.

OVERALL IMPRESSIONS OF THE ASPEN AREA

30. In general, do you think things in the Aspen Area are headed in the right direction or the wrong direction?

Right direction

Wrong direction

Other

CONCERNS REGARDING THE ASPEN AREA

31. Please describe the source of your concerns regarding the direction of the Aspen area.

	5
	6

ISSUES ASSESSMENT

32. From the choices below, please indicate which policy you would endorse.

- Zero growth
- Less growth than at present
- About the same rate of growth as the present
- More growth but some controls
- No growth controls
- Other

33. How is the Aspen Area doing with respect to the issues below? A score of 5 means "very well" and a score of 1 means "Very Poor."

	5	4	3	2	1
Economic development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sense of community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Energy efficiency	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cultural diversity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local airport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenic/visual quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education (K-12)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Child care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health care (hospital, counseling, primary care, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

CONCLUDING QUESTIONS

34. Please leave any additional comments in the space below:

35. If you would like to enter to win a \$50 gift card to City Market, please provide your name and phone number below. (Your responses will remain anonymous and your contact information will not be connected to your specific responses)