

AGENDA

JOINT WORK SESSION CITY OF ASPEN PLANNING AND ZONING COMMISSIONS & PITKIN COUNTY PLANNING AND ZONING COMMISSION

**Sister Cities
Aspen, Colorado**

August 24, 2010

4:30PM WORKSESSION

1. Review of the Aspen Area Community Plan update
 - a. Review of overall document

7:30PM ADJOURN WORKSESSION

MEMORANDUM

TO: City of Aspen Planning and Zoning Commission
Pitkin County Planning and Zoning Commission

FROM: Jessica Garrow, City Long Range Planner
Ellen Sassano, County Long Range Planner

DATE OF MEMO: August 20, 2010

MEETING DATE: August 24, 2010, Sister Cities, 4:30pm – 7:30pm

RE: Infill and Population Cap Discussion

BACKGROUND: The Planning and Zoning Commissions have asked to include a discussion of the City's Infill codes and population caps in the final review of the document. Staff anticipates that these discussions will be largely guided by Commissioners, but staff will provide feedback and background information as necessary to aid the discussion.

Staff has provided an overview of the changes in the City's Commercial and Lodge zone districts between 2000 and today (see Exhibit A). In addition to identifying changes in dimensional requirements, the overview includes information on policy issues that changed over the years. This includes mitigation and commercial design policies. Staff will give a brief presentation on infill at the meeting.

When the P&Zs were originally reviewing the Managing Growth Chapter, Staff provided a handout on population segments – affordable housing residents, free-market housing residents, commuters, lodging visitors, and second home owners. This sheet has been attached as Exhibit B, and will hopefully help inform the conversation on Population Caps.

SCHEDULE: The following is the schedule for P&Zs remaining meetings on the AACP:

Tuesday, Aug 24, 4:30 – 7:30pm in Sister Cities: Discussion of Infill and Population Caps.

Thursday Aug 26, 8:30am – noon in Rio Grande: Review of Intro/Summary. Discussion of remaining items.

Tuesday, Aug 31, 4:30 – 7:30 in Sister Cities: Review Housing Chapter with Housing Frontiers Group and Housing Board.

Thursday, Sept 2, 8:30am – noon in Council Chambers: Complete review of draft plan.

Thursday, Sept 9, 8:30am – noon in Council Chambers: Complete review of draft plan.

Attachments:

Exhibit A: City zoning evolution

Exhibit B: Population Segment information

	Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
2000 L/TR zone	Single-Family, Duplex	25	R-6 zone district	1 unit per 6,000 sq. ft. for single-family, 3,000 for duplex	N/A	25%
	Lodge	28	1:1	none	N/A	25%
	Free-Market Multi-Family	28	1:1	1 bedroom per 1,000 sq. ft. lot area	N/A	25%

	Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
2006 Lodge zone (Infill Regulations)	Single-Family, Duplex - no new allowed; existing can be made into timeshare	N/A	N/A	N/A	N/A	N/A
	Lodge	28	Maximum Cumulative for all uses: 1.5:1; Lodge is 1:1, free-market residential may be .25:1, increased to .5:1 with special review	Avg unit greater than 500 sq. ft., or less than 1 lodge unit per 500 sq. ft. of lot area		25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Lodge	38 for sloped; 42 for flat	Maximum Cumulative for all uses: 3:1; lodge is 2:1, 2.5:1 with special review; 25% of FAR may be free-market residential	Avg lodge unit 500 sq. ft. or less and one or more lodge units per 500 sq. ft. of lot area (note: intended to limit amenity space)		
	Free-market Multi-Family	28 as single use	Maximum Cumulative for all uses: .75:1; Free-Market is .5:1	1 unit per 3,000 sq. ft. lot area	N/A	

	Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
2010 Lodge zone (Moratorium Changes)	Single-Family, Duplex - no new allowed; existing can be made into timeshare	N/A	N/A	N/A	N/A	N/A
	Lodge	28	Maximum Cumulative for all uses: 1.5:1; lodge is 1:1	Less than one lodge unit per 500 sq. ft. of lot area (lower density)		25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Lodge	36, may go to 40 with Commercial Design Review	Maximum Cumulative for all uses: 2.75:1 ; lodge is 2:1; 5% - 60% of total FAR may be free-market depending on average lodge unit size	1 or more lodge units per 500 sq. ft. of lot area (higher density)		
	Lodge	38, may go to 40 with Commercial Design Review		1 or more lodge units per 500 sq. ft. of lot area and an average unit size of 450 sq. ft. or less (higher density and limited unit size)		
	Free-Market Multi-Family	28 as single use	Maximum Cumulative for all uses: .75:1; Free-Market is .5:1	1 unit per 3,000 sq. ft. of lot area	1,500 sq. ft.	

Commerical Core (CC) Zone District Evolution

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2000 CC	Retail/Restaurant	40	1.5:1, up to 2:1 with special review and 60% of additional FAR approved for affordable housing	N/A	N/A	25%, may be reduced through special review. Cash-in-lieu is allowed
	Office			N/A		
	Multi-Family on upper floors			1 bedroom per 1,000 sq. ft. lot area		

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2006 CC (Infill Regulations)			Maximum Cumulative for all uses is 3:1			
	Retail/Restaurant	42, 46 with a 15 foot setback	Commercial is 1.5:1, up to 2:1 with special review and 60% of additional FAR approved for affordable housing	N/A	N/A	25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Office on upper floors					
	Multi-Family on upper floors					

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2010 CC (Moratorium Regulations)			Maximum Cumulative is 2.5:1			
	Retail/Restaurant	38, may go to 42 with Commercial Design Review	Commercial is 2:1	N/A	N/A	25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Office on upper floors					
Multi-Family on upper floors	.5:1, may be increased to .75:1 if .75:1 affordable housing is built on-site					

C-1 Zone District Evolution

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2000 C-1	Detached residential dwellings (single-family or duplex)	40 feet, not to exceed 4 stories	Same as R-6	1 unit per 6,000 sq. ft. for single-family, 3,000 for duplex	N/A	25%
	Retail/Restaurant		1:1, up to 1.5:1 with special review and 60% of additional FAR approved for affordable housing	N/A		
	Office			N/A		
	Multi-Family Dwelling Units			1 bedroom per 1,000 sq. ft. lot area		

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2006 C-1 (infill Regulations)	Retail/Restaurant	38 for sloped; 42 for flat	Commercial is 1.5:1, up to 2:1 with special review and 60% of additional FAR approved for affordable housing	N/A	N/A	25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Office		1:1, but must include affordable housing pursuant to GMQS (30% of net livable)			
	Free-market Multi-Family on upper floors					

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2010 C-1 (Moratorium Regulations)	Retail/Restaurant	36, may go to 40 with Commercial Design Review	Commercial is 1.5:1	N/A	N/A	25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Office		.5:1, may be increased to .75:1 if .75:1 affordable housing is built on-site			
	Free-market Multi-Family on upper floors					

Mixed-Use (MU) Zone District Evolution

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2000 O	Detached residential dwellings (single-family or duplex)	25	Same as R-6	1 unit per 6,000 sq. ft. for single-family, 3,000 for duplex	N/A	N/A
	Mixed-Use		.75:1, up to 1:1 with special review and 60% of additional FAR approved for affordable housing	N/A		
	Office			N/A		
	Multi-Family Dwelling Units			1 bedroom per 1,000 sq. ft. lot area		

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2006 MU (Infill Regulations)	Detached residential dwellings (single-family or duplex)	25	80% of R-6	1 unit per 4,500 sq. ft. of lot area	N/A	25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Mixed-Use	32	Maximum Cumulative is 2:1; Commercial and Multi-Family Free-Market is .75:1, up to 1:1 with special review	N/A	N/A	
	Office				2000 sq. ft.; total free-market residential square footage cannot be greater than total commercial square footage	
	Free-market Multi-Family					

Permitted Uses	Height (feet)	Floor Area	Density	Unit Size	Open Space
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2010 MU (Moratorium Regulations)	Detached residential dwellings (single-family or duplex)	25	80% of R-6	1 unit per 4,500 sq. ft. of lot area	N/A	N/A
	Commercial/Office <i>Outside</i> Main Street Historic District	28, may go to 32 with Commercial Design Review	Maximum Cumulative is 2:1; commercial and office uses .75:1, up to 1:1 with Special Review	N/A	N/A	25%, may be reduced with P&Z approval; cash-in-lieu allowed
	Commercial/Office <i>Inside</i> Main Street Historic District		Maximum Cumulative is 1:1, up to 1.25:1 with Special Review; commercial and office uses .75:1, up to 1:1 with Special Review			
	Free-market Multi-Family		.5:1, may be increased to .75:1 if .75:1 affordable housing is built on-site			

Evolution of Other Zoning Changes

Credits for Existing Development	
2000	Scoring was based on mitigation new employees. Staff exemption process was based on mitigation the entire building regardless of if it had been mitigated for in the past.
2006 (Infill Regs)	Only mitigate for net new development.
2010 (Moratorium Regs)	Only mitigate for net new development.

Affordable Housing Mitigation covering multiple requirements	
2000	If employees were generated by both lodge, commercial and free-market residential, all had to be mitigated for separately
2006 (Infill Regs)	If employees were generated by lodge, commercial and/or free-market residential, mitigation only required for the highest generation as long as it is developed on-site.
2010 (Moratorium Regs)	Same as Infill code: If employees are generated by lodge, commercial and/or free-market residential, mitigation only required for the highest generation as long as it is developed on-site.

Off-Site Affordable Housing and Cash-in-Lieu	
2000	No prioritization of on-site units vs. off-site units vs. cash-in-lieu. P&Z could approve cash-in-lieu or off-site housing at its discretion.
2006 (Infill Regs)	Off-Site Affordable Housing and Cash-in-lieu payments explicitly allowed by right.
2010 (Moratorium Regs)	Cash-in-lieu is allowed by right only if less than one FTE is generated. Off-site provision of housing and cash-in-lieu for 1 or more FTEs requires a City Council Review

Commercial and Lodging Design Guidelines	
2000	No specific design standards. Part of the Growth Management Review was based on "Quality of Design," but no criteria.
2006 (Infill Regs)	General Commercial Design Guidelines were adopted related to building relationship with the street and other technical requirements like trash enclosures.
2010 (Moratorium Regs)	Commercial and Lodging Design Guidelines were adopted in 2007 that prescribe design elements based on neighborhood character.

Growth Management Scoring	
2000	Scoring system that was not based on any criteria.
2006 (Infill Regs)	Eliminated scoring system, but identified minimum standards. Growth Management allotments were based on a first-come, first-served basis.
2010 (Moratorium Regs)	Created a scoring system for certain major projects with specific review criteria. Growth Management allotments are based on the project with the best score going to the front of the line.

Population segments in the Urban Growth Boundary / Peak Season

Population Segments	1990	2000	2007/08	2000-08 +/-
Total Jobs in UGB	11,581	14,313	15,706	+1,393
Commuters from outside Pitkin County into UGB	6,410	7,815	8,290	+475
UGB population in Affordable Housing (<i>Owners + renters</i>)	1,941	4,055 (estimate)	6,170	+2,115
UGB population in local-owned free market residences (<i>Owners + renters</i>)	Not avail.	4,840*	3,610	-1,230
Visitors in UGB	Not avail.	15,111	15,205	+94
Population staying in 2 nd homes (<i>4-6 weeks per year / 80% occupancy.</i>)	Not avail.	8,563*	9,427	+864
Population in lodging/fractionals (<i>At 80% occupancy for peak months</i>)	7,742	6,548	5,778	-770
Total Population in UGB	Not avail.	29,424	30,911	+1,487

* Estimate based on residences in 2003.

Jobs in UGB: Colorado Dept. of Labor & Employment for PitCo jobs; multiplied by .73 factor to determine jobs in UGB per State of the Aspen Area report. 2007 numbers low by at least 350 due to relocation of contractors, building suppliers outside of PitCo but with workers performing jobs in PitCo/UGB, according to SOAA Economics chapter, Fig. 5.

Commuters: PitCo jobs minus people living and working in PitCo (reduced by .08 factor for people living in PitCo and working outside PitCo according to 2000 Census) and reduced by .27 factor for people living in PitCo and working outside UGB, according to SOAA. 2007 numbers low by at least 350 due to relocation of contractors, building suppliers outside of PitCo, but with workers performing jobs in PitCo/UGB.

AH Pop.: Based on 1990 and 2009 inventory by type of unit, using population factors based on APCA guidelines for occupancy rates. 2000 population based on average of 1990/2009.

FM Pop.: Based on Assessor's Office mailing address w/Aspen zip codes, multiplied by 2.05 people per household, according to 2000 Census. Number of residences from 2007/8 increased by 600 to obtain number of residences in 2003, according to SOAA, Housing Chapter, footnote 5.

UGB Visitors: Adding together 2nd home population and lodging/fractional population.

2nd Home Pop: Based on Assessor's Office mailing address w/non-local zip code, multiplied by 1.5 people per bedroom, according to Venturoni Surveys & Research. Number of residences from 2007/8 reduced by 600 to obtain number of residences in 2003, according to SOAA, Housing Chapter, footnote 5. Population calculated using 3.5 bedrooms per residence, as found in Assessor's study. Assumed 80% occupancy.

Lodging Pop: Pillow counts from SAS and RRC, multiplied by average peak season occupancy rate.