

AGENDA

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

**Library Meeting Room
Aspen, Colorado**

November 10, 2009

4:30 PM WORKSESSION

1. Review of the Aspen Area Community Plan update
 - a. Review of Managing Growth – Vision & Philosophy
 - b. Review of Managing Growth – Goals & Action Items

7:30 PM ADJOURN WORKSESSION

MEMORANDUM

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

FROM: Jessica Garrow, City Long Range Planner
Ben Gagnon, City Special Projects Planner
Ellen Sassano, County Long Range Planner

THRU: Chris Bendon, City Community Development Director
Cindy Houben, County Community Development Director

DATE OF MEMO: November 4, 2009

MEETING DATE: November 10, 4:30pm in Library Meeting Room

RE: Managing Growth & Economic Sustainability

SUMMARY: The P&Zs reviewed the Philosophy section of the draft Managing Growth chapter at the October 27th meeting. The group requested staff add some information regarding the history of Managing Growth to the draft, and come back with a definition of “growth” to include in the final document.

The revised document is attached as Exhibit A. All staff additions are done in track changes. Additions are in green underline and deletions are in ~~red strikethrough~~.

History of Managing Growth: As staff began revising the Philosophy section, we discussed a formatting approach to the document that should reflect what the P&Zs are asking for, while bringing a greater level of clarity and context to the new AACP, compared to the 2000 version.

The overall concept is to ensure that the Philosophy sections are clearly written in philosophical language, Policies are clearly written in policy language, Action Items are written in action item language, and so on. At the same time, staff has always thought it important to provide historical context for the reader, especially to provide relevance and context to the specific philosophical message of each chapter.

Rather than mixing historical context in with “Philosophy,” one method of ensuring that the reader understands they are reading about historical context is using the “call out box” method.

For example, because the P&Zs Philosophy of Managing Growth includes support for managing the pace of growth, we might include a “call out box” that says:

“The 1976 Growth Management Plan, the 1993 AACP and the 2000 AACP each contained the goal of establishing annual limits on construction by regulating building permits, but this system has never been adopted into city or county codes.”

Other “call out boxes” could be used for important definitions in each chapter, as well as for pointing out linkages to other chapters. Placing these boxes strategically in the text of chapters is generally considered a user-friendly approach, and will provide context for future readers.

For example, another possible “call out box” for Managing Growth/Sustainable Economy might reinforce the P&Zs interest in addressing the impacts of residential redevelopment:

“In 2005, a total of 45 homes in the city were replaced and expanded, with an average increase in house size of 3,000 square feet. A recent study estimated that there is more than 575,600 square feet still available for the expansion of single family homes in the City’s five residential zone districts. Please see Appendix A for the full report.”

Staff is proposing that once the P&Zs have adopted Philosophy, Policies and Action Items for all of the chapters, staff would prepare a final draft of the entire document for P&Z review that would use “call out boxes” to provide historical background and other information to reinforce and provide context for the P&Z’s direction in each chapter. As we review each chapter, P&Z members should feel free to make suggestions about call out boxes they’d like to see included. Staff can later integrate the call out boxes into the draft chapters for P&Zs final review.

In the meantime, staff has added language to the Philosophy section that we hope reflects the P&Zs direction on October 27th, acknowledging that Growth Management has resulted in some positive achievements, but has also fallen short in some respects.

Definition of Growth: Regarding the P&Zs interest in a definition of various terms, including “growth,” staff was surprised to find that even in commonly used national planning textbooks and publications, there is no definition of the word, “growth.” Part of this can be explained by the fact that there are many different types of growth, including: population growth, growth in infrastructure, growth in different uses, job growth, growth in services, and growth in our physical development. In essence, growth is the increase of any of these things.

Staff has outlined some simplified definitions of growth in the context of development, as well as Pitkin County’s definition of “growth impacts.” These may be helpful in clarifying the terms we are using in the AACP. For example,

Growth: The development of new structures or the expansion of existing structures.

Growth & Redevelopment: The simultaneous replacement and expansion of an existing structure.

Redevelopment: The replacement of existing structures with no expansion and no change of use.

Growth Impacts: Any activity that results in the need for additional employee housing or parking spaces; generates increased traffic demand, water and sewer needs, fire and police protection requirements, off-site drainage and road demands; or otherwise requires the provision of increased government services. (Pitkin County Code.)

Using these simplified definitions, one possible definition that is more comprehensive could be: *“Any increase in developed square footage, structures, jobs, population, infrastructure, or need for public services. Growth can be a result of new development, or changes in uses.”*

Note, that “infrastructure” is a terms that should also be defined in the plan. That definition would include “traditional” notions of infrastructure like roads and water service, as well as “non-traditional” items like affordable housing and transit services.

Another possible definition, which outlines the interaction of growth factors that impact our community, could be: *“Growth results from the interaction of several factors, including the rate, location and timing of new residential, commercial and lodging construction - in addition to employment rates, tourist and resident population fluctuations, and the availability of community facilities including transportation, schools, sewer and water and airport services - all factors, which together affect community balance.”*

ATTACHMENTS:

Exhibit A: Growth Management draft

Exhibit B: Draft review schedule through July 2010

DRAFT VISION

Definition of Growth: Growth is any increase in developed square footage, structures, jobs, population, infrastructure, or need for public services. Growth can be a result of new development, or changes in uses.

The Aspen Area is committed to returning to sustainable land use practices that:

- Create a vibrant year-round community with an excellent quality of life;
- Control the pace of growth;
- Preserve the physical scale and historic character of our small town;
- Preserve mountain views;
- Prioritize the use of renewable over non-renewable resources and consume the least amount of non-renewable resources as possible;
- Encourage redevelopment that results in affordable lodging, commercial and residential uses, and discourages projects with minimal community benefit and excessive job generation;
- Encourage local-serving businesses and a diverse tourist economy;
- Develop affordable housing to provide for a critical mass of local residents, while limiting the future demand for additional affordable housing;
- Recognize the physical limits of the geographic bowl that is the Aspen Area;
- Recognize that uncontrolled growth will result in a spiraling need for more affordable housing and more infrastructure, which threatens the small town character of our built environment, scenic mountain views, the natural environment, safe enjoyment of an outdoor lifestyle and the overall quality of life that sustains a healthy year-round community and visitor-based economy.

DRAFT PHILOSOPHY

The, social, economic cultural and architectural character of modern Aspen reflects a Victorian Era western mining town, a scenic Rocky Mountain landscape, the post-war foundations of skiing, summer recreation and unique cultural institutions – and a strong environmental ethic. These elements of the Aspen Area attract people from across the country and around the world and are essential to the long-term sustainability of a vibrant permanent population and diverse tourist economy.

Beginning in the mid-1970s, the Aspen Area has a long history of growth management and land use regulation centered around a desire to preserve the natural environment, a socially diverse community, ~~the social environment~~, the unique heritage of ~~a small town~~

~~community~~ our built environment and broader quality of life goals. Growth management has evolved from a system originally designed to keep growth from out-pacing traditional infrastructure and fiscal capacity, to a system that also directs growth to meet changing community priorities. Both the City of Aspen and Pitkin County have used growth management and other land use tools to preserve open space and rural character, encourage a diverse lodging base and create a critical mass of permanent residents through affordable housing.

But in other ways we have fallen short of achieving important community goals: At times, our land use tools have resulted in growth that is inconsistent with the unique heritage of our built environment, the social diversity of the year-round community, the social diversity of visitors and the outdoor lifestyle and pristine views of a small town located high in the Rocky Mountains. And particularly during economic boom periods, the intensity of construction has been inconsistent with a healthy year-round community and sustainable tourist-based economy.

We recognize that the original pillars of our community character evolved into a tourist-based economy, but we also recognize that in the last 20 years the development economy has become dominant, overshadowing tourism in terms of economic activity. Today, our responsibility is to ensure that future development is managed in a way that avoids damage to the long-term health and stability of our community and a sustainable visitor-based economy.

~~In addition, both the city and county have adopted a variety of regulations to attempt to control the type, quality, quantity, rate and impacts of growth. Some of this legislation has been effective, yet during three major economic boom periods over the last 30 years, the Aspen Area has been inundated by growth that is inconsistent with the unique heritage of our built environment, the social diversity of the year round community, the social diversity of visitors and the outdoor lifestyle and pristine views of a small town high in the Rocky Mountains. These three boom periods overshadowed what was primarily a tourist based economy and made real estate and development speculation the dominant economic force in the 1990s and 2000s.~~

~~Today, we recognize that the original pillars of our community character naturally evolved into a visitor based economy, and these pillars remain the basis of our high quality of life. Our responsibility is to ensure that growth is managed in a way that avoids further damage to the long term health and stability of our community and its visitor based economy.~~

We need to preserve the unique visual experience of a small town in the Rockies ~~located high in the Rocky Mountains~~. Even our most important community goals -- of providing affordable housing, of balancing the lodging base, of a lively downtown with a healthy balance of unique shops and restaurants -- should remain subordinate to a built and natural environment that respects pristine natural beauty along with the modest physical scale and architectural context of our town.

The tools for managing growth are intended to create a healthy balance among a variety of uses, so that one kind of use does not overshadow others. We also manage growth to ensure that it does not outpace the public sector's financial capacity and the provision of necessary infrastructure that maintains both basic public services and a high quality of life.

Our roads and water system are part of infrastructure, as are public trails, affordable housing, a balanced lodging inventory, a lively and interesting downtown, unique restaurants, recycling programs, clean air and water, compelling special events, locally-serving businesses and renewable energy systems.

We must return to sustainable growth practices and we must ensure that our land development regulations are amended to reflect our goals.

The Residential Sector

While some potential remains for the development of new dwelling units on existing vacant lots, the primary source of new construction in the future will be in the area of residential redevelopment. The track record in the Urban Growth Boundary shows that residential redevelopment typically means the demolition of existing homes and replacement with expanded homes that are almost always as large as current code allows. This trend has negatively impacted our community.

1. Pace of Construction

Intense periods of construction activity threaten our community character and the long-term sustainability of the visitor-based economy. Therefore, amending city and county codes to manage the pace of construction activity is essential. The purpose of pacing construction is to maintain a high quality of life for residents and a high quality experience for visitors by preventing traffic congestion, noise, dust, disturbances and reduction in air quality; preventing the disruption of the visual and aesthetic character of city and county neighborhoods and the downtown area through the presence of construction trailers, heavy truck parking, construction fences and disrupted landscaping.

2. House Size

The built environment is an important part of what defines a community's character and identity. The size and location of new and redeveloped homes in the Urban Growth Boundary is out of context with the unique architectural heritage of a small town in the Rocky Mountains, and disrupts pristine mountain views.

Reduction in house size and stronger regulations governing the location of homes on hillsides will preserve and maintain our quality of life by planning for a built environment that reflects historic heritage, preserves scenic mountain views, limits damage to the natural

environment, reduces employment generation, limits the public financial burden of additional infrastructure and annual local government operations, prevents negative construction impacts such as traffic congestion, maintains the safety and enjoyment of our outdoor lifestyle and limits the unnecessary use of resources and unnecessary future energy use. (add number after review of house size action item)

The Lodging Sector

During the last 10-15 years, many small- to mid-sized lodges in Aspen have converted to other uses, resulting in the loss of many economy/moderate lodges. At the same time, the market has favored and the land use codes have allowed the development of large second homes and deluxe, high-end, fractional “lodge” projects. Our lodging base should be balanced to accommodate a diversity of visitors, and special events staff in order to support a sustainable visitor-based economy. The sizing of new lodges should be modest in bulk, mass, and scale.

We should formulate a strategy that preserves the small to mid-sized lodges that reflect Aspen’s historic character. We should incentivize small room sizes, limit amenities that drive excessive job generation, encourage a mixture of different types of inventory in lodge projects and encourage visitors to recognize the town and surrounding areas as their primary amenity.

The Retail Sector

As reflected in past planning efforts, we remain dissatisfied with the diversity of our retail sector.

High-profile locations in the downtown have steadily converted from restaurants to retail, retail has converted to office, high rents have resulted in a continuing shift towards exclusivity and the total number of restaurants and bars has dropped substantially since 2000, contributing to a loss of vitality, diversity and balance. We have also grown concerned that businesses providing basic necessities could be replaced with different uses, as illustrated by the closing of Aspen Drug at the corner of Galena & Hyman.

While recognizing that government involvement in the commercial sector is a complex undertaking, we must identify methods and explore partnerships to retain essential businesses. Additionally, we must encourage more small shops with unique merchandise and restore a healthy diversity of unique stores and restaurants – fostering a stronger sense of vitality for both residents and visitors.

Sustainability for Future Generations

Our long-term sustainability depends largely on our ability to remain an attractive and welcoming place for future generations. The foundations of our high quality of life must be solidly in place, including skiing, summer recreation, scenic beauty, outdoor lifestyle, strong and diverse year-round community, compelling special events, a diverse lodging inventory, our genuine architectural heritage, a vital downtown and a wide range of arts & cultural offerings.

Mitigation

The City of Aspen and Pitkin County require a range of mitigation for new development and redevelopment, including park fees, school fees, affordable housing, transportation fees and others. We must re-evaluate and strengthen our mitigation strategies to discourage the types of development and redevelopment that provide minimal public benefit. We need better information on the amount and types of impacts created by development and redevelopment, and a strategy to ensure that all impacts are offset.

The Future of the AABC: This section will be drafted after the P&Z holds discussions on the issues of Transportation and the AABC.

POLICIES AND ACTION ITEMS

The following policies and action items are adopted to address the following critical issues: 1) the Residential Sector, 2) the Lodging Sector, 3) Aspen’s Commercial Core, 4) The AABC Area, 5) the Public Sector, 6) Non-Profit/Institutional, 7) Mitigation, 8) Pace of Construction, 9) The Next Generation.

The action items are arranged alongside the policies, so the purpose of the action item is understood. Each Policy is numbered, while the associated Action Items are lettered. For instance, Action Item “1.a” is associated with Policy “1.” Because this is a ten year plan, the action items are prioritized in terms of “immediate” (“I”) and “longer term” (“LT”), so that there is immediate progress made to implement the immediately necessary policies of this section, while still allowing for development of ideas and legislation that may further the broader policies of the plan in the long-term. The city/county department responsible for the action item is indicated as follows: Planning (“P”); Building (“B”); Attorney’s Office (“AO”); Aspen Pitkin County Housing Authority (“APCHA”); Canary Initiative (“CI”); and Open Space & Parks (“OS/P”).

I. RESIDENTIAL SECTOR POLICIES	I. RESIDENTIAL SECTOR ACTION ITEMS
1) Control the location and size of homes in order to: <ul style="list-style-type: none"> • protect the natural visual quality of river and stream corridors and the surrounding mountainsides to preserve a scenic Rocky Mountain experience; • protect our small town community character and 	1.a Amend City’s 8040 Greenline process by 1) Adding emphasis in Purpose section to scenic protection rather than only to mitigate for environmental damage, 2) Strengthen criteria re: visual impacts, 3) Require that applicants provide a 3-D model of proposal, as well as requiring a range of specific views from “below.” <u>(I-P)</u>

<p>historical heritage;</p> <ul style="list-style-type: none"> • reduce environmental degradation and excessive consumption; • limit infrastructure costs and local government operating costs; and • reduce a wide range of short- and long-term job generation impacts, including traffic congestion and demand for affordable housing. 	<p>1.b Amend City code regarding allowable FAR on slopes with the intent of establishing smaller house size that is more appropriate to sloping, mountainside sites. <u>(I-P)</u> <i>(City currently reduces allowable square footage by a <u>maximum of 25%</u> to calculate house size, regardless of the steepness of slopes.)</i></p> <p>1.c For parcels on slopes, amend City code to adopt a new site plan review process that locates building envelopes in the portion of the lot with lowest slope and/or smallest visual impact. Also adopt new criteria to avoid environmental degradation and minimize visual impacts on slopes, much like 8040 Greenline review. <u>(I-P)</u> <i>(Pitkin County currently has similar regulations for sloped sites, regarding the location of homes and engineering requirements.)</i></p> <p>1.d Explore legality of prohibiting any building on slopes of 30% or greater, regarding takings law. <u>(I-P, AO)</u> <i>(Neither the City nor County currently have an outright prohibition regarding building on slopes.)</i></p> <p>1.e Amend County code to reduce allowable FAR on slopes. <u>(I-P)</u> <i>(County code currently reduces the number of dwelling units allowable based on slopes, but does not address FAR.)</i></p> <p>1.f Amend County code to reduce maximum “hard cap” for house sizes within Urban Growth Boundary from 15,000 s.f. to 7,500 s.f. <u>(I-P)</u> <i>(County philosophy has been to allow large homes near urban area, where services are available. A reduction of house size in the UGB may place pressure on other areas of County where house size limits would remain higher than 7,500, and would likely require the County to look at a countywide house size reduction.)</i></p> <p>1.g Ensure that the County TDR market remains stable and healthy if changes are made to the hard cap on house sizes in the County. Scope</p>
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<p>2) Protect the visual quality and character of residential UGB neighborhoods by requiring development and redevelopment to reflect the context of architectural heritage in terms of site coverage, mass, scale and form, while encouraging the preservation of residential historic landmarks.</p>	<p>of work would include: a) Estimate future TDR supply, b) Review potential adjustments to ensure adequate demand, such as reducing the FAR awarded for a TDR, c) Explore a sliding FAR scale for TDRs based on scenic or other value related to sending site, d) Explore potential for inter-jurisdictional TDR exchange between County and City, e) Explore other possible “awards” for receiving sites (aside from FAR). <u>(I-P)</u></p> <p>1.h Amend city and county codes to address proper solar orientation of homes, and the accommodation of renewable energy structures. <u>(I-P, B, CI)</u></p> <p>1.i. Amend city and county codes with regard to development in riparian area, with the intent to strengthen regulations and establish consistency as appropriate. <u>(I-P, OS/P)</u></p> <p>2.a Amend City code to reflect policy, using some combination of, 1) site coverage requirements in residential zone districts, 2) amended Residential Design Standards that address individual neighborhoods, 3) explore the potential of form-based design standards. <u>(I-P)</u> <i>(Current Residential Design Standards were based largely on the City’s West End [R-6 Zone District], which currently has site coverage requirements in place.)</i></p> <p>2.b Amend City code to reduce maximum house size using a sliding scale appropriate for different neighborhoods, allowing additional square footage through Historic Preservation TDR program to a hard cap of 5,000 square feet. Study historical FAR and site coverage in Aspen and other similar mountain communities such as Crested Butte, Steamboat Springs and Telluride. <u>(I-P)</u> <i>(Part of overall intent is to eliminate the current potential for the largest homes now allowed on the largest city parcels, while creating more demand for City TDRs</i></p>
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<p>3) Encourage permanent residents to stay in existing free market stock and reduce real estate speculation.</p>	<p><i>that would preserve historically designated homes as is.)</i></p> <p>2.c Amend the County code to establish an FAR for substandard size parcels in the AF-10 zone. <u>(I-P)</u></p> <p>3.a Amend the city and county land use code to provide incentives for local residents to voluntarily deed restrict their units/houses to an RO level restriction for some period of time by offering a series of incentives:</p> <ul style="list-style-type: none"> i. Reduced property taxes; ii. City/county fee abatements; and iii. Faster processing of land use applications and zoning permits <p><u>(I-P, AO, APCHA)</u></p>
<p>II. LODGING SECTOR POLICIES</p> <p>1) Lodging development or redevelopment should emphasize the town and surrounding area as the primary amenity rather than including extensive amenity space on-site, thereby encouraging the integration of visitors with residents, promoting the use and enjoyment of local businesses and recreational opportunities, reducing the need for bulk and mass to accommodate extensive on-site amenities and limiting unnecessary job generation.</p> <p>2) Encourage the development or redevelopment of moderate/economy lodging to maintain a balanced lodging inventory and to reduce employment generation.</p> <p>3) Prevent the further loss of lodging inventory in the Lodge</p>	<p>II. LODGING SECTOR ACTION ITEMS</p> <p>1.a Amend city <u>and</u> county codes to implement policy. <u>(I-P)</u></p> <p>2.a Explore the potential for city fee abatements and limited public financing with regard to the development/redevelopment of moderate/economy lodging. <u>(I-P)</u></p> <p>3.a Amend City code to eliminate provision for new multi-family free</p>

<p>Zone District.</p> <p>4) Different types of lodging inventory (deluxe, moderate, economy) should be mixed on-site and throughout the area rather than segregated geographically.</p>	<p>market residential use in Lodge Zone District. <u>(I-P)</u></p> <p>4.a Amend city code to accommodate and incentivize a mixture of types of lodging inventory on-site. <u>(I-P)</u></p>
<p>III. ASPEN COMMERCIAL CORE POLICIES</p> <p>1) Ensure that new Commercial Design Standards and Historic Preservation Guidelines will result in development that reflects the context of architectural heritage in terms of site coverage, mass, scale and form and will maintain a diversity of heights.</p> <p>2) Ensure that stores providing basic products and necessities are maintained in the long-term.</p> <p>3) Encourage a downtown commercial mix that is balanced, diverse, unique and vital.</p>	<p>III. ASPEN COMMERCIAL CORE ACTION ITEMS</p> <p>1.a Use City’s new 3-D model of downtown area to test Commercial Design Guidelines and Historic Preservation Guidelines. <u>(I-P)</u> <i>(Commercial Design Guidelines were adopted in 2007, but have never been applied to an actual development proposal.)</i></p> <p>2.a Establish working group including representatives of City, ACRA, Aspen Retail Association to conduct outreach with property/business owners providing essential products in an effort to explore succession planning. <u>(LT-P)</u></p> <p>2.b Explore potential for adopting criteria to identify an “Essential Public Service” with regard to private sector retail. <u>(I-P)</u></p> <p>3.a Explore Growth Management incentives for non-prime commercial space including basements and alleys. <u>(I-P)</u></p>
<p>IV. AABC AREA POLICIES</p> <p>1) Ensure that comprehensive transportation services are in place as part of any substantial new development in the West of Aspen Corridor.</p>	<p>IV. AABC AREA ACTION ITEMS</p> <p>1.a Establish Master Plan for West of Aspen Corridor, from Maroon Creek Bridge to end of airport runway. <i>(This is anticipated to be completed as part of the AACP update.)</i></p>
<p>V. PUBLIC SECTOR POLICIES</p>	<p>V. PUBLIC SECTOR ACTION ITEMS</p>
<p>VI. NON-PROFIT/INSTITUTIONAL POLICIES</p>	<p>VI. NON-PROFIT/INSTITUTIONAL ACTION ITEMS</p>

VII. MITIGATION POLICIES	VII. MITIGATION ACTION ITEMS
<p>1) Ensure that new residential development and residential redevelopment fully mitigates for its range of impacts.</p>	<p>1.a Conduct a comprehensive review of all mitigation options. The action items below reflect a range of studies needed for this review. <u>(I-P)</u></p> <p>1.b Conduct updated study on job generation impacts of residential development and redevelopment. <u>(I-P)</u></p> <p>1.c Recalculate cash-in-lieu payment amount to reflect the job generation study, as well as the actual cost of providing off-site affordable housing, including the “soft” costs of locating developable property, design, planning, public process, identifying buy-down properties etc. <u>(I-P)</u></p> <p>1.d Review potential for establishing a “mitigation menu” of deed-restricted housing projects and potential buy-down properties. Property owners developing or redeveloping single-family or duplex homes may choose from menu to fulfill mitigation requirements. A payment calculation would still be made based on net new square footage, and would determine from which “mitigation menu” they could choose. <u>(I-P)</u> <i>(The rational basis for this approach would be the immediate offset of mitigation rather than accumulating cash in lieu payments for future projects.)</i></p> <p>1.e Re-evaluate City and County ADU programs to determine overall effectiveness, including updated database, rate of rental, survey of ADU owners to explore rental incentives, and investigating legal capability of requiring mandatory occupancy. <u>(I-P)</u></p> <p>1.f Review existing city and county policies allowing APCHA-eligible homeowners to defer mitigation payments until property purchased by non-APCHA-eligible owner. Amend city and county policies so they</p>

<p>2) Encourage moderate lodging with small rooms and minimal on-site amenities to re-balance lodging inventory, limit job generation and limit mass and scale.</p> <p>3) Ensure that fees fully mitigate for impacts.</p>	<p>are fair and consistent. <u>(I-P, APCA)</u></p> <p>1.g Revise list of affordable housing mitigation options for residential redevelopment based on the outcome of studies recommended in action items above. <u>(LT-P, APCA)</u></p> <p>2.a Amend County code to implement policy by reducing mitigation for lodge projects with small rooms and limited on-site amenities. <u>(I-P)</u></p> <p>2.b Reevaluate City code to implement policy. <u>(I-P)</u> <i>(Current city code includes a sliding scale that reduces mitigation for development or redevelopment with small average room size and limited on-site amenities.)</i></p> <p>3.a Review existing impact fees in the city and county with regard to schools, parks, roads, stormwater etc. <u>(I-P, AO)</u></p>
<p>VIII. PACE OF CONSTRUCTION POLICIES</p> <p>1) Manage level of construction activity so that it does not degrade quality of life for residents and visitors.</p>	<p>VIII. PACE OF CONSTRUCTION ACTION ITEMS</p> <p>1.a Adopt Building Permit Allocation System in City and County, following a review of other cities and towns using such a system. Establish a “target” year determined to be acceptable in terms of construction activity, to be used as baseline for building permit cap. Examine potential for a Building Permit Allocation System with a “sunset” that is tied to specific infrastructure improvements or other accomplishment that ensures improved quality of life. <u>(I-P, B)</u></p> <p>1.b Identify development to be exempt from pacing system, i.e. explore potential for local residents to “go to the head of the line,” and defer mitigation [see Action Item VII(1.f)]. <u>(I-P)</u></p>

<p>2) Reduce the “spike” of construction activity during national economic booms by limiting speculative development practices.</p>	<p>2.a Amend City and County code to implement stricter criteria for the extensions of vested rights after initial three-year term, based on the provision of substantial community benefits. (<i>Vested rights must be granted for three years according to state law.</i>) Conduct research on vested rights policies of other cities and counties. <u>(I-P)</u></p> <p>2.b Amend building code to restrict the extensions of building permits unless development includes substantial community benefits. <u>(I-P, B)</u></p>
<p>IX. NEXT GENERATION POLICIES 1.) Ensure that Aspen is an attractive place to live, work and play for the “next generation.”</p>	<p>IX. NEXT GENERATION ACTION ITEMS 1.a Establish working group with representatives of major non-profit institutions, City, ACRA, APCHA, Aspen Retail Association, CCLC, Wilderness Workshop, other environment groups etc. to generate recommendations for implementing this policy. <u>(LT-P)</u></p>
<p>X. DATA GATHERING POLICIES 1) Track future trends in various population segments for the UGB to inform future public policy discussions.</p>	<p>X. DATA GATHERING ACTION ITEMS 1.a Use Population Segment Chart as a starting point to establish reliable, repeatable methodology for tracking UGB population segments. Require yearly updates as part of city and county annual reports. <u>(I-P)</u></p>

Draft P&Z Review Schedule for AACP

- November 10, 2009 at 4:30 in the Library Meeting Room
- November 24, 2009 at 4:30 in Sister Cities
- December 1, 2009 **beginning at 5pm** in Sister Cities (note there is a joint Council BOCC work session that night at 4:30 in Council Chambers where staff will be giving an update on the process since August)
- December 8, 2009 at 4:30 in Plaza 1

2010 Schedule – All meetings at 4:30pm, locations TBD

- January 12
- January 26
- February 9
- February 23
- March 9
- March 23
- March 30
- April 13
- April 27
- May 11
- May 25
- June 8
- June 22
- June 29
- July 13
- July 27