

# **A G E N D A**

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

### **SPECIAL MEETING**

**THURSDAY, May 19, 2011**

**4:30 p.m. Sister Cities**

### **CITY HALL**

---

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

**Next Resolution Number: \_\_\_\_**

## MEMORANDUM

**TO:** City & County Planning & Zoning Commissions

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

**DATE OF MEMO:** May 6, 2011

**MEETING DATE:** Thursday, May 19, 2011  
4:30 – 7:30 pm, Sister Cities

**RE:** Joint Public Hearing on new draft of AACP  
Historic Preservation, Lifelong Aspenite

---

**BACKGROUND:** The P&Zs agreed to review the document chapter-by-chapter. This memo addresses the “Historic Preservation” and “Lifelong Aspenite” chapters. All P&Z members have been given a hard copy of the plan, so an additional copy is not provided with this packet. Direct links to these chapters are: [Historic Preservation](#), [Lifelong Aspenite](#).

**A quorum of each board is required for all public hearings. If a quorum is not present, the meeting will need to be continued.** Each meeting date has been scheduled based on chapter, and members of the public are planning on attending meetings based on the publicized schedule. Staff recommends that if a meeting is continued that the topic be moved to the end of the review schedule.

**LIFELONG ASPENITE:** The P&Zs reviewed the lifelong Aspenite Chapter in February, and suggested a number of changes. All these changes have been incorporated.

The Vision and Philosophy statements are largely unchanged, and no substantive changes were made.

The “What’s Changed” section includes a detailed background that was missing in the last draft. It focuses on the various activities supported by the community since 2000, including the Healthy Community Fund and the Child Care Sales Tax. In addition, there is a recognition that the polices outlined in the chapter will require significant financial resources.

The “What’s New” section recognizes that this is the first time the AACP has addressed health and human services.

The Policies were reorganized based on P&Z direction. The first section “General” was eliminated and the concepts were incorporated into the “Health” section as Policy III.1. The

September 2010 draft included 2 food policies, which were combined into one policy by the P&Zs.

**HISTORIC PRESERVATION:** The Historic Preservation chapter is nearly identical to the September 2010 draft. The Vision and Philosophy sections are unchanged.

The “What’s Changed” section uses some of the background information about the County HP program that was previously included in a call-out box. New background information about the City’s Commercial Core moratorium and the Historic Preservation Task Force is also included.

The “What’s New” section recognizes that there are no substantive differences between the 2000 and 2011 AACP’s regarding Historic Preservation.

There were some changes made to the Policies and Action Items. One policy (previously II.1) that called for evaluating the significance of Post World War II architecture was deleted because this work was done by the Task Force and incorporated into the City’s Land Use Code. In the latest draft, Policy II.1 (old Policy II.2) and Policy IV.1 have been slightly revised to focus on the need for code amendments to achieve the policies.

**HOMEWORK PRIOR TO MEETING:** In an effort to facilitate the discussion at the meeting, staff requests that the P&Zs please come to the meeting with a list of the items you would like to “flag.” It would be helpful if the commissioners who are unable to attend the meeting forward their “flags” to the entire group prior to the meeting. This will allow the group to discuss the feedback in the meeting.

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

- [State of the Aspen Area Report Historic Preservation Chapter](#),
- [State of the Aspen Area Report Lifelong Aspenite Chapter](#),
- [Clicker Session data](#), and
- [2008 Survey data](#).

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

The most recent [clicker sessions](#) (Nov 2010) and [survey](#) (March 2011) are also available online. The September 30, 2010 [preliminary draft Historic Preservation](#) and [preliminary draft Lifelong Aspenite](#) chapters are available on-line.

**ATTACHMENTS:**

Exhibit A: Public Comment

## Jessica Garrow

---

**From:** Scott Writer <writer@sopris.net>  
**Sent:** Wednesday, May 11, 2011 4:08 PM  
**To:** Jessica Garrow; Chris Bendon; Cindy Houben; Ellen Sassano  
**Cc:** Bert Myrin forward; Cliff Weiss; LJ Erspamer forward; John Howard  
**Subject:** Writer comments from 10may11 AACP PZ meeting - supplemental

**I don't have all PZ emails address - please forward to all AACP PZ members**

**To County and City PZ members and Staff re AACP. Below is information to support some points I made at last night's meeting.**

**I believe the Aspen Idea** section should include some reference to the importance of "commerce" to Walter Paepcke. Paepcke was a business man and developer who sought to weave culture and humanism into every component of his personal and business, and American, life. He realized the importance of funding culture and the advancement of that cause through commerce.

Please reference "The Romance of Commerce and Culture", Capitalism, Modernism and the Chicago-Aspen Crusade for Cultural Reform. By James Sloan Allen (buy at Explorer Booksellers – please, selected quotes):

"Having learned from Friedl Pfeifer that the cost of substantially improving the ski facilities would be great Paepcke sought help from Paul H Nitze. 'Let's divide Aspen three ways', Paepcke said lightheartedly: 'Pussy will be in charge of taste and culture; I'll be in charge of business and mind; and you be in charge of body; i.e. skiing.'"

"The educational philosophy behind the institute held that the problems of the modern world, be they moral social or political, can be solved only by exploring the perennial questions of value – what ought to be, not what is – that underlie them."

"How could the institute live by the 'laws of show business' without abandoning its cultural aspirations?"

"Businessmen and intellectuals could join together to supplant the vulgarity, scientism, and aimlessness of American life with cultural refinement and humanistic idealism." ... "Walter Paepcke, who had long felt those discontents and pursued those aspirations both within business and outside it, would now round out his varied career by translating them into reform of business culture itself."

Or, just go by the title of the book.

### **Regarding housing:**

100% mitigation as a target for developer mitigation. I, in no way thought we were talking about retroactive application of 100%. I also understand that renovation does not generate mitigation. Two points I tried to make 1) It is not absurd to suggest that considering that AH is built from Old Snowmass in, there are certainly opportunities for the AH program to evolve into a program seeking to house 100% of the Aspen Area employees in the "Aspen Area". Cliff suggested there was 3.5mm sq ft left before buildout and that would also, presumably, allow for that kind of growth. Personally I don't believe that the greatness of a community is necessarily defined by its size, but in master planning this community size and needed services are precisely the kind of issues to be addressed. And 2) mitigation of 100% from here on also results in dramatic growth. Either way it drives big time growth – at least ON PAPER. My impression is that this is designed to effectively stop development – but that is a whole other discussion. If you put it in you must account for the potential and called for growth and related impacts.

But just assuming we stick with 60% target that yields adding 4,337 MORE employees and over 2,400 MORE units to the existing 2,808 units -see below. Am I missing something?!

Source: "Memorandum: Materials for Housing Summit", 8/31/07, by City of Aspen staff, APCA staff and Mick Ireland.

AACP State of Aspen - Sec 1 -page 44

Note: Calculations assume a constant 1.8 employees per housing unit in all locations in both 2000 and 2007.

	Employees 2000	Employees 2007	Units 2000	Units 2007
Aspen area affordable housing - ownership	2,059	2,651	1,144	1,477
Aspen area affordable housing - rental	1,427	2,336	793	1,293
Aspen free market units that house employees	3,145	2,070	1,747	1,150
Snowmass and Downvalley	7,408	8,595	4,116	4,775
<b>Total</b>	14,039	15,652	7,800	8,695

When I apply the above data provided in AACP:

<b>GOAL: Number of new AH Units</b>		
Total Number of Employees	15,653	
Target % of Total Employees living in Aspen Area	60%	
GOAL: number of employees living in Aspen Area		9,392
<b>EXISTING</b>		
Total Existing AH Units in Aspen Area	2,808	
Average FTE (employees) per unit	1.8	
Total Employees in Units		5,054
<b>NEW TO MEET GOALS *</b>		
Shortage of Employees in Aspen Area		4,337
Average FTE (employees) per unit		1.8
<b>TOTAL NUMBER OF NEW UNITS</b>		<b>2,410</b>

\* Assuming we must replace all free market employee units.  
2000: 3,145 employees housed in FM (22%). 2007: 2,070 (13%)

Needless to say more than just employees live in these units so we are talking about nearly doubling the size of the community (depending where all these boundaries are drawn).

**My questions are:**

What defines the Aspen Area for AH?

- Are OBJ (old Snowmass), Lazy Glen and Aspen Village in the Aspen Area?
- When calculating Employees housed in Free Market why are the employees in that same area not used?
- If so how many Aspen employees live in Snowmass?
- Are those units accounted for in the "free market" housing employees (13%)?
- "55% are housed in Snowmass and down valley" (SOAR Sec 1 p 44)

What year was 60% employee number based as target?

- What were the employment stats that year?
- How many kids were in school that year?
- What were population numbers that year?
- Do we want to adjust goals every year to react to actual employment numbers or set a numerical goal?
- How can we be so far from reaching our goals of community “critical mass” when we have more kids in school than the “idyllic” 198\_ when 60% of the employees lived in Aspen?

What infrastructural impacts will this have on the Aspen Community whether developed in the Aspen Area, or free market down valley?

Thank you,  
Scott Writer

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 6114 (20110511)  
\_\_\_\_\_

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Email secured by Check Point

# Valley Life for All

*Connecting our Valley Resources for People with Disabilities*

TO: Planning and Zoning Commissions for Aspen and Pitkin County

FROM: Valley Life for All  
Margaret (Gary) Bender, Executive  
Katie Grange, Co-Founder

DATE: May 12<sup>th</sup>, 2011

RE: Aspen Area Community Plan

---

By way of background, Valley Life for All (VLFA) is a newly formed -nonprofit dedicated to creating access to resources by connecting opportunities for people of all disabilities, their families and communities. We serve our residents from Aspen to Parachute. One of our goals is to reinforce and support initiatives that are already in place to bring awareness to the people in our community with disabilities.

We were very pleased to have the opportunity to review the Aspen Area Community Plan. It is a very comprehensive, detailed and organized document. We also appreciate the ongoing references to the diversity we have in our community, both as “locals” and “tourists”. Diversity is something which gives our community strength and as an organization VLFA recognizes diversity as one of the cornerstones of our mission, particularly as it relates to people with disabilities.

As we read over the plan we noticed a number of places where a few words could reinforce this diversity. We believe this would support the plan in describing a vision for the future of the Aspen Area. Not only do we have over 120 young adults in our Valley with disabilities, we have over 400 children who will graduate from our local schools in the next ten years. This coupled with our aging population, as well as the second home owners and tourists provides us with an incredible opportunity to create a place where people with disabilities feel welcomed and included. By promoting this philosophy of inclusion we believe the Aspen Area can be even more attractive to residents and visitors than it already is.

A few examples for your consideration:

- Page 8 – themes of the plan – add Creating a Sustainable Inclusive Community
- Page 10 – sidebar, third paragraph, last sentence – add diverse (before groups)
- Page 12 – third paragraph, last sentence – add diverse (before residents)

As mentioned, we have reviewed the entire document and would appreciate the opportunity to add our additions throughout the document.

Attached is an information sheet about Valley Life for All. Our e-mail is [valleylifeforall@gmail.com](mailto:valleylifeforall@gmail.com). I can be reached at 847-971-4831. Thank you for your consideration.

Best regards, Gary Bender

# *Valley Life for All*

*Connecting our Valley Resources for People with Disabilities*

Valley Life for All (VLFA) is a grassroots movement created by concerned citizens throughout the Roaring Fork Valley who are empowered to build a bridge between people with and without disabilities from Aspen to Parachute. This community of parents, self advocates, community organizers, service providers, business owners, educators, professionals, and government organizations joined together in November, 2010 to work together to work together to create awareness and opportunity.

Since that pivotal November meeting the group has created a formal organizational structure with a Board of Directors and a Community Builder (Executive Director) dedicated to actively engaging the community by connecting the current resources in place to facilitate more opportunities for our population of people with disabilities. In a few short months VLFA has connected families in need of adult services with the local CCB. We have engaged a local Rec center, not for profits and government agencies in our mission and become partners as services and policies are revisited. We have recognized and are working on the following issues:

- Attitudes and awareness
- Career and Recreational opportunities
- Housing and Transportation, Waiting List (for services), and
- Respite, Families in isolation that need support

Additionally we have been awarded a \$2,000 grant to create a much needed centralized resource based web site for our Community. It will include a calendar of events, list of service providers and information for and about our community of people with disabilities.

There are so many opportunities and such potential to create a positive change in our Valley. We know with the people we have in place, the passion we bring and the overriding community acknowledgment that VLFA is a needed and necessary organization for the future of our community we will succeed and our neighborhoods will prosper.

Valley Life for All is based on the principles of Asset Based Community Development (ABCD), as described on the following page.

**Asset-based community development (ABCD)** is a methodology that seeks to uncover and utilize the strengths within communities as a means for sustainable development. The basic tenet is that a capacities-focused approach is more likely to empower the community and therefore mobilize citizens to create positive and meaningful change from within. Instead of focusing on a community's needs, deficiencies and problems, the ABCD approach helps them become stronger and more self-reliant by discovering, mapping and mobilizing all their local assets. Few people realize how many assets any community has, for example:

- Skills of its citizens, from youth to people with disabilities, from thriving professionals to starving artists
- Dedication of its citizens associations — churches, culture groups, clubs, neighborhood associations
- Resources of its formal institutions — businesses, schools, libraries, community colleges, hospitals, parks, social service agencies

By the late 1990s, communities around the country were mapping and using these resources in imaginative ways, bringing them out of the closet and into creative synergy with each other, with dramatic results. Asset-based community development has provided leaders and institutions in all sectors with an approach that is relatively cheap, effective and empowering, that avoid paternalism and dependence — an approach that can be supported by all parts of the political spectrum and initiated at any level of civic life.

The first step in the process of community development is to assess the resources of a community through a capacity inventory or through another process of talking to the residents to determine what types of skills and experience are available to a community organization. The next step is to consult with the community and find out what improvements the residents would like to make. The final, and most challenging step, is to determine how the residents' skills can be leveraged into achieving those goals.

**Community development (CD)** is both an occupation (such as a community development worker in a local authority) and a way of working with communities. Its key purpose is to build communities based on justice, equality and mutual respect.

Community development involves changing the relationships between ordinary people and people in positions of power, so that everyone can take part in the issues that affect their lives. It starts from the principle that within any community there is a wealth of knowledge and experience which, if used in creative ways, can be channeled into collective action to achieve the communities' desired goals.

Community development practitioners work alongside people in communities to help build relationships with key people and organizations and to identify common concerns. They create opportunities for the community to learn new skills and, by enabling people to act together, community development practitioners help to foster social inclusion and equality