

# **AGENDA**

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

**Rio Grande Meeting Room  
Aspen, Colorado**

**February 9, 2010**

### **4:30 PM WORKSESSION**

1. Review of the Aspen Area Community Plan update
  - a. Review of Housing
  - b. Review Historic Preservation

### **7:30 PM ADJOURN WORKSESSION**

## MEMORANDUM

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

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

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

**DATE OF MEMO:** February 4, 2010

**MEETING DATE:** February 9, 4:30pm in Rio Grande

**RE:** Historic Preservation

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**SUMMARY OF FEBRUARY 4 MEETING:** The P&Zs met on February 4<sup>th</sup>, and substantially completed the review of the Housing Chapter. The group asked staff to revise some language, and bring it back for final review at the February 9<sup>th</sup> meeting. The revised draft is attached as Exhibit A.

The group also asked staff to include information on the next topic in this packet. The next topic is Historic Preservation, and the rest of this memo is dedicated to that topic.

**BACKGROUND:** Because the topic of Historic Preservation has been the focus of extensive public policy debate during the last three years, there is a great deal of information available to review. However, it's important to begin this topic with a "philosophical" discussion, as the P&Zs have done for all other chapters. It's critical to start by answering the fundamental question of why historic preservation is important before moving into specific public policy directions.

Later, as we get into discussions regarding Policies and Action Items, there will be extensive "Resource Expert" material to consider, including the Historic Preservation Task Force Final Report, which was presented to City Council in October 2009.

**THE AACP: WHAT SHOULD WE CARRY FORWARD?** It will be helpful to use the 2000 AACP Intent and Philosophy statements as a way to get a general discussion going. Some of the key statements from the 2000 AACP include:

Philosophy: "Aspen's distinctive history is irreplaceable, whether it be the late 19<sup>th</sup> century miners' cottages, the Bauhaus buildings introduced by architect Herbert Bayer, or the faux chalets built by ski instructors in the 1950s and 1960s. Aspen is not a great example of a mining camp; the architectural context is much more varied."

Philosophy: “Decades of economic booms and busts have brought significant changes and periods of redevelopment to Aspen. This opportunity for constant revitalization of our town must be directed in ways that continually enrich Aspen rather than challenge its heritage.”

Philosophy: “While the overall goal of protecting individual sites or the historic character of a larger area are foremost, the preservation process must be one of reason and balance, predictability and economic fairness.”

Policy: “Retain and support an eclectic mix of historical structures in our community.”

The Historic Preservation Commission will be meeting to provide its feedback on the AACCP update at 5 pm on Wednesday, February 10, in City Council Chambers. P&Z members are invited to attend. Staff will summarize this feedback at the next P&Z meeting.

**PURPOSE & BACKGROUND OF ASPEN HISTORIC PRESERVATION:** Historic Preservation is the act of preserving a community’s heritage and passing it down to future generations. It is about retaining the visual capability of *telling all the chapters of our story*. In the City of Aspen, the effort to preserve historic buildings actually pre-dates the effort to establish an affordable housing program.

In 1972, a group called the Save the Victorians Committee led a grass roots effort that resulted in the formation of the Commercial Core Historic District in 1974, and the Main Street Historic District in 1976. Today, there is general agreement that our Victorian-style architecture should be preserved -- but it should be recognized that this question was widely debated here and across the country in the 1960s and ‘70s, and many fine examples were lost to redevelopment.

The city currently has 280 properties that are designated historic, with the overwhelming majority built in the 19<sup>th</sup> century. Only a handful of designated structures were built in the last 100 years.

As time goes on, new and more recent eras of history have been examined, such as post-war European-style Chalets related to the onset of the ski resort, and Modernism cultivated by the Aspen Institute. Perspectives about what is “historic” change over time. Which buildings should be preserved, and how to preserve them, are complex issues that have resulted in ongoing community discussion.

That discussion was jump-started in December 2006, when the City Council established an emergency moratorium on building permits in the Commercial Core Zone District, while staff researched options on preserving the interiors of historically designated buildings. During the moratorium, the owners of the Red Onion negotiated an agreement with the City that required the historic restoration of the interior. This comprehensive reclamation project was completed last year, although the space has yet to re-open. In December 2008, the City Council lifted the moratorium without taking specific action on the issue of requiring historic interiors to be preserved.

In the face of ongoing residential redevelopment pressure, City Council approved an emergency ordinance in July 2007 that required all buildings over 30 years old to be reviewed for historic integrity before receiving a building permit or demolition permit. Local residents objected to the

requirement – particularly the uncertainty created by the new legislation – and Council adopted a revised ordinance in late 2007.

The revised ordinance identified a list of 53 properties that cannot receive a building or demolition permit until a 90-day period has elapsed, during which the city negotiates with the property owner regarding the economic and community benefits of historic designation. If the property owner still wants to move forward with alterations or demolition, they may proceed after the 90-day period has elapsed. The revised ordinance was intended as a temporary measure while a new Historic Preservation Task Force was established to explore a wide range of issues related to the historic preservation program, and make recommendations to City Council.

In June 2008, the city released a 28-minute documentary titled “A Fragile Heritage: Aspen’s Historic Preservation Debate.” The documentary focused on the complex issues surrounding historic preservation, and also relied on local architects to explain the architectural styles of different historical periods in Aspen’s history.

In October 2009, the 21-member Historic Preservation Task Force issued a series of recommendations to City Council. Since October, staff has begun working with the Council to implement the recommendations. In summary, the recommendations involve adopting a new method of evaluating post-war architecture so that only the very best examples could be preserved on an involuntary basis, while incentives could help preserve others voluntarily. Staff will continue to work on generating new historical “context papers” with outside help, as well as new criteria and evaluation tools. No final decisions on the method for preserving post-war structures have been made, but progress is being made. At the same time, economic conditions have temporarily “cooled” this issue, as redevelopment pressure has eased during the last two years.

**PITKIN COUNTY HISTORIC PRESERVATION:** In 2005, Pitkin County passed a significant revision to the Land Use Code providing for the protection of the important historic properties that exist in the urban growth boundary area. These code provisions have been successful in encouraging preservation throughout the county. The Pitkin County program relies on voluntary designations. In 2008 the county completed work on Historic Preservation Handbook, which includes background information on the history of the county, a description of the incentives available to historic property owners and a listing of good preservation practices.

**PUBLIC FEEDBACK:** A review of public feedback shows that Historic Preservation is important to the community. At the Community Vision (clicker) Meetings, 79% agreed/strongly agreed that Historic Preservation “is important to me.”

The randomly-mailed Community Survey showed that 50% of voters and 49% of local homeowners rated Historic Preservation as important, although second homeowners weighed in at 65%. As indicated in the table below, voters and full-time homeowners believe the Historic Preservation effort is slightly exceeding their expectations.

<b>Historic Preservation</b>				
	Voter List	Full Time Homeowners	Second Homeowners	All Homeowners
Importance of topic	50%	49%	65%	55%
Assessment of topic	57%	53%	61%	56%

Note: Survey uses a scale of 1-5, 1 being the lowest and 5 being the highest. The figures above add the results of those who chose 4 or 5.

It's important to recognize that Historic Preservation was a high profile issue during the 18 months before this feedback was taken, and the Historic Preservation Task Force was just beginning to meet on the subject. This makes the value of the public feedback regarding "assessment" or performance somewhat questionable.

### Post War Preservation

The question of whether and how to preserve post-World War II properties has been a matter of debate in the community over the last 10 years. The Community Survey showed relatively little support for the need to reach a "consensus" on protecting Post-War buildings.

	Full time Homeowner	Second Homeowner	ALL Homeowners	VOTER LIST
Support of reaching consensus on Post-War Preservation	33%	48%	39%	35%

Survey uses a scale of 1-5, 1 being the lowest and 5 the highest. The figures above add the results of those who chose 4 or 5.

Presented with a different question and more specific choices, participants at the Community Vision (clicker) Meetings showed considerably more support for the preservation of Post-War buildings.

When asked if "it is important to preserve structures from Aspen's Post-War history, such as European chalets, and modernism," 19% of participants stated "Yes, it's important for our history," and 37% of participants stated "Yes, but only the most superb buildings." A total of 23% stated "No, I'm not convinced yet," while only 19% of participants unequivocally stated, "No, we've preserved enough."

The 2008 "Fragile Heritage" documentary included footage of Victorian, Modernist and Chalet buildings as well as educational commentary from local architects. More than 120 community members who watched the documentary were asked in a follow-up survey if the Modernism and Chalet styles of architecture were worth preserving. A total of 71% indicated support for the preservation of Modernist buildings and 68% supported the preservation of Chalet styles.

### Interior Preservation

At the Community Vision (clicker) Meetings, participants were provided background on this complex issue, stating that interior preservation would not apply to private residences, and would only apply to publically accessible buildings that are already historically designated.

However, there was no clear direction from participants on this issue. Only 47% of participants felt that “interiors that truly reflect the time period they were built should be designated,” while 53% thought “the City should not be in the business of designating the inside of buildings, even if they are publically accessible.”

**LINKS TO OTHER TOPICS:** Staff has also outlined some linkages between topics that might come up during the P&Z’s discussion of Historic Preservation.

***Sustaining the Aspen Idea:*** This is a new topic in the update of the 2000 AACP, and is meant to focus largely on Arts and Culture, while recognizing the uniqueness of the Aspen Idea’s conception of balancing mind, body and spirit. The Aspen Idea emerged in the Post-War era and some remaining buildings reflect what was happening in Aspen during this time period.

***Environmental Quality:*** The Historic Preservation Commission guidelines currently accommodate renovations to buildings that can increase energy efficiency, while allowing for the protection of architectural features and elements.

***Economics:*** Historic Preservation is important to the economic sustainability of Aspen as a resort. Heritage Tourism is an acknowledged element of attracting visitors.

### **ATTACHMENTS:**

Exhibit A: 2/4/2010 Housing Draft Chapter

Exhibit B: Large Community Meetings, Keypad Question Results

Exhibit C: Community Survey Results

Exhibit D: 2000 AACP Historic Preservation Chapter

## **DRAFT AACP HOUSING CHAPTER**

Staff Note: replace AH terms with “Community Workforce Housing”

Add a definition of Affordable Housing – “Community Workforce Housing: Housing that is created to support a healthy year-round community and a healthy workforce.”

### VISION

Community Workforce Housing is the cornerstone for our strong year-round community and a healthy economy. The City and County should collaborate to create new Community Workforce Housing within the UGB. Continuing to create Community Workforce Housing is necessary to:

- Ensure a reliable local workforce exists in the Aspen Area,
- Minimize adverse transportation impacts,
- Encourage environmental sustainability by enabling people to live where they work,
- Recognize existing growth boundaries and build on existing neighborhoods, and
- Reduce adverse pressures on other communities in the Roaring Fork Valley.

### PHILOSOPHY

We know what our strong and thriving year-round community is: It means the “lights are on” in neighborhoods, that we have a reasonable chance of living here for the long-term, that we form lasting friendships and become part of local groups and institutions. Our visitors on the street experience and appreciate our authentic local identity, in favorite gathering places, on the lifts. Community is communal; it goes both ways. People give their time to volunteer and receive appreciation and a sense of community in return.

Continuing economic pressures in the form of high real estate prices in the Aspen area, and downvalley, require ongoing efforts to expand our Community Workforce Housing program, and to maintain and build upon the year-round community that exists today. Past community plans have used the phrase “critical mass” to describe the number of year-round residents needed for a strong and sustainable year-round community.

The 1993 AACP established a goal of housing 60% of our workforce in the Aspen Area. By the 2000 AACP update, we recognized that the 60% goal was practically unachievable due to limited land and funding. Instead, the 2000 AACP established a goal of creating 800 – 1,300 new housing units. While we have built more than 800 units since 2000, during the same time period more than 500 free-market units were converted from housing local working residents to second homes.

Continuing economic pressures in the form of high real estate prices, shifts in the national economy, limited public funds, and limited available land in the geographical “bowl” at the top of the Roaring Fork Valley are all critical factors in our ongoing effort to maintain a healthy housing program. We cannot build our way out of this problem.

Affordable housing is not a right or a guarantee, but a privilege: It creates more vested members of the community. We need to focus our efforts on growth policies that limit or reduce the need for more housing. These policies could include expanding our ability to limit annual growth (i.e. residential redevelopment), maximizing our ability to require housing mitigation, and limiting the types of uses that result in excessive job generation. Unless new development clearly results in important community benefits, the developer must provide housing to offset the job generation by 100%, and our top priority is for such housing to be built on site.

We continue to believe, as was stated in the 2000 AACP, that, “Our housing inventory should bolster our economic and social diversity, reinforce variety, and enhance our sense of community by integrating affordable housing into the fabric of our town. A healthy social balance includes all income ranges and types of people. Each project should endeavor to further that mix and to avoid segregation of economic and social classes ... Housing should emphasize quality construction and design even if that emphasis increases costs and lessens production.”

Creating housing is the community’s responsibility, not just the responsibility of government.

#### POLICIES AND ACTION ITEMS

The following policies and action items are adopted to address the following critical issues: 1) sustainable housing inventory, 2) workforce & community diversity, 3) public sector, 4) ADU & CDU programs 5) private sector mitigation, 6) new construction.

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 government department or agency responsible for any given action item is indicated as follows: Aspen/Pitkin County Housing Authority (APCHA); Planning (P); Building (B); Environmental Health (EH); Canary Initiative (CI); Capital Asset Department (“CA”); Attorney’s Office (AO).

<b>I. SUSTAINABLE HOUSING INVENTORY POLICIES</b>	<b>I. SUSTAINABLE HOUSING INVENTORY ACTION ITEMS</b>
<p>1. Ensure all existing deed-restricted housing units are maintained for the longest possible term regarding functionality, with an emphasis on the use of durable and environmentally responsible materials, while recognizing the realistic lifecycle of the buildings.</p> <p>2. Demonstrate fairness and equal treatment by ensuring that residents are complying with APCHA rules and regulations.</p>	<p>1.a Create incentives for affordable housing residents to improve the energy efficiency and safety of their units. (I – APCHA, CI/EH, B)</p> <p>1.b Conduct an inventory study that sets priorities for maintenance of existing housing stock (LT – APCHA, City, County)</p> <p>1.c Conduct a study of housing inventory to determine the cost-benefit of maintaining vs. upgrading existing housing stock. (I – APCHA)</p> <p>1.d Require a professional home inspections when housing units are sold. (I – APCHA)</p> <p>1.e Work with HOAs to ensure adequate capital reserves for continued maintenance of affordable housing. (I – APCHA)</p> <p>1.f Educate buyers and existing owners about their responsibility to update and maintain units, including financial ramifications. (I – APCHA)</p> <p>2.a Ensure APCHA has the staff and monetary resources needed to enforce rules and regulations (I – APCHA)</p> <p>2.b Identify steps necessary to improve APCHA’s ability to enforce its rules and regulations. (LT -- APCHA)</p> <p>2.c Continue to update and unify deed restrictions as practically possible. (LT – APCHA)</p>

	<p>2.d Create and implement a comprehensive education program for buyers of affordable housing that explains the overall goal of the housing program, how the program is funded, what community trade-offs have occurred to create housing, what the buyer’s rights and obligations are, and describes maintenance responsibilities.</p>
<p><b>II. WORKFORCE &amp; COMMUNITY DIVERSITY POLICIES</b></p> <p>1. Ensure that our housing inventory bolsters our economic and social diversity and enhances our sense of community.</p> <p>2. Ensure the community is prepared for the growing phenomenon of employees retiring in affordable housing by exploring the adverse impacts and productive opportunities</p>	<p><b>II. WORKFORCE &amp; COMMUNITY DIVERSITY ACTION ITEMS</b></p> <p>1.a Conduct a study determining the profile of existing affordable housing residents, including age, income, family status etc., relying on existing survey information and other information sources if necessary. (I - APCHA)</p> <p>1.b Establish a database that can be continually updated to illustrate the demand profile of those who are bidding on affordable housing (sale and rental), using same measures as above. (I - APCHA)</p> <p>1.c Establish standardized waiting list for all rental housing facilities to contribute to the database described in 1.b. (I - APCHA)</p> <p>1.d Rely on Action Items 1.a-c to determine profile of new housing product or buy-down acquisitions, including unit type, category, rental v. sale, seasonal – based on the need for a healthy workforce and social diversity in the Aspen Area. Use this profile when approving any new affordable housing. <i>(This has been done on an informal basis to date.)</i> (LT - APCHA)</p> <p>1.e Investigate options to provide greater flexibility for movement of existing residents within APCHA inventory to accommodate shifts in household/family needs. (LT - APCHA)</p> <p>2.a Establish reliable data on the trend of employees retiring in affordable housing. (LT – APCHA)</p>

<p>related to this issue.</p> <p>3. Ensure the provision of affordable housing opportunities for a broad spectrum of workers that make the community function.</p> <p>4. Adequate seasonal rental housing should be provided and managed by the employers who use it.</p>	<p>2.b Explore the opportunity for a new senior housing development that ranges from independent living to assisted living. (LT – Housing Frontiers Committee)</p> <p>2.c Establish an Active Retiree Database that includes a list of retirees and their talents/skills, along with a list of volunteer and part-time/full-time “help wanted” opportunities to match people with activities/jobs. (LT – ACRA, private sector)</p> <p>3.a Broaden the responsibility of providing new housing through the creation of a new working group that includes representatives from local governments, all Aspen Area taxing districts and large to small employers. This working group could be modeled on the organizations that collaborated to produce the 2007 Housing Summit. (I – City Manager, County Manager, APCHA, ACRA, Taxing Districts, SkiCo, etc)</p> <p>3.b The City, County, and APCHA should not be the primary housing developer in the Aspen Area. The working group should share responsibility and accountability for creating new housing. (LT – City Manager, County Manager, APCHA, ACRA, Taxing Districts, SkiCo, etc)</p> <p>3.c Study the potential for replicating the model used by Aspen Volunteer Fire Department for lease of units, with partial return to renter for down payment program. <a href="#">Staff: Look at Aspen Alps, ACS D examples</a></p> <p>4.a Encourage Aspen Area businesses and non-profits to partner in the creation of new seasonal rental housing, rather than relying on the public sector providing seasonal housing. (I – City Manager, County Manager, APCHA)</p> <p>4.b Place greater responsibility on employers for the management and use of existing seasonal housing. (I – City Manager, County Manager, APCHA)</p>
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<p><b>III. PUBLIC SECTOR POLICIES</b></p> <p>1. Strike a community-supported balance between a buy-down program and building new housing.</p>	<p><b>III. PUBLIC SECTOR ACTION ITEMS</b></p> <p>1.a Establish a Housing Master Plan that includes buy-downs and building new housing, according to community priorities and fiscal responsibility. (I – City Manager, County Manager, APCHA)</p> <p>1.a.i Identify community expectations for future affordable housing, such as cost, location, durability, energy efficiency, pride of ownership, etc. (I – City Manager, County Manager, APCHA)</p> <p>1.a.ii Convert community expectations into a set of standards &amp; criteria that can be used to evaluate future housing options. (I – City Manager, County Manager, APCHA)</p> <p>1.a.iii Use standards &amp; criteria to establish buy-down and new development priorities. (I – City Manager, County Manager, APCHA)</p> <p>1.b Use the Housing Master Plan to identify partnership opportunities for a range of large to small entities, including local government, non-profits and the private sector. (I-APCHA)</p> <p>1.c Leverage real estate community to make bi-annual recommendations to the buy-down or redevelopment program list, based on developed criteria. (LT – APCHA)</p> <p>1.d Create a private sector equity-sharing model to allow for employer and employee shared ownership stakes. (This may be applicable to new construction as well.) (LT – City Manager, County Manager, APCHA)</p>
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<p>2. Evaluate all affordable housing income streams and their sustainability and evaluate if new income streams should be explored.</p> <p>3. Existing deed-restricted housing development that carries an expiration on its deed-restrictions should be converted to apply in perpetuity.</p> <p>4. Improve our ability to develop and maintain affordable housing by learning from our past experiences.</p> <p>5. Improve our ability to provide affordable housing by working with state leaders on legislative opportunities.</p>	<p>1.e Explore purchasing historic properties that can also meet buy-down program goals. (I – P, APCHA)</p> <p>1.f Explore creating a program where the city/county would provide a tax benefit, payment or life estate planning to a free-market homeowner to donate their property to the city/county for land banking of future Community Workforce Housing. (I – APCHA)</p> <p>1.g Explore public-private partnerships to create new Community Workforce Housing. (I – City Manager, County Manager, APCHA)</p> <p>2.a Study projected affordable housing revenues to determine if they are sufficient to reach community goals. (I – City Manager, County Manager, AHPCHA)</p> <p>2.b Explore using APCHA’s ability to tax as a way to raise additional money for Community Workforce Housing. (I – APCHA)</p> <p>3.a Identify all deed-restricted housing development that carries an expiration on its deed-restrictions, such as Centennial, Castle Ridge, and conduct negotiations to convert the deed restrictions to apply in perpetuity to the greatest extent possible. (LT -- APCHA)</p> <p>4.a Establish an annual evaluation of what worked well and what didn’t work well so that “lessons learned” can be incorporated into the housing development and review process. The evaluation should examine a few projects of various ages and should include owner/renter participation.</p> <p>5.a Monitor and analyze obstacles created through state law and lobby the state legislature to make it easier to develop affordable housing. Lobbying topics should include allowing operating costs and future maintenance to be included in a cash-in-lieu payment; requiring mitigation for past development and eliminating “existing development” credits; allow</p>
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	mandatory occupancy of ADUs.
<p><b>IV. ACCESSORY DWELLING UNIT &amp; CARETAKER DWELLING UNIT POLICIES</b></p> <ol style="list-style-type: none"> <li>1. Increase the rate of occupancy for existing ADUs &amp; CDUs.</li>   <li>2. Determine if the ADU and/or CDU programs should be eliminated.</li>   <li>3. For new ADUs, ensure the units result in housing for local workforce.</li> </ol>	<p><b>IV. ACCESSORY DWELLING UNIT &amp; CARETAKER DWELLING UNIT ACTION ITEMS</b></p> <ol style="list-style-type: none"> <li>1.a Establish and maintain a current database of inventory including current rate of rental, and establish system to match willing owners with housing applicants. (I – APCHA, P)</li>   <li>1.b Contact ADU owners to explore effective incentives for higher rate of rental. (LT – APCHA, P)</li>   <li>2.a Determine whether new incentives or occupancy requirements are effective in generating a substantially higher rate of rental, or discontinue ADU and/or CDU program. (LT – APCHA, P)</li>   <li>2.b Determine whether the ADU program could provide as much or more mitigation as other Growth Management options. If it does not, then discontinue the program. (I – APCHA, P)</li>   <li>3.a Amend the city and county land use code to ensure that new ADUs and CDUs are occupied by local workers, rather than remaining vacant. (LT – P, AO)</li>   <li>3.b Investigate opportunities for deed restricting new ADUs &amp; CDUs. (LT – P, AO)</li> </ol>
<p><b>V. PRIVATE SECTOR MITIGATION POLICIES</b></p>	<p><b>V. PRIVATE SECTOR MITIGATION ACTION ITEMS</b></p>

<p>1. New development should provide 100% employee mitigation on site, while allowing for partial exemptions for projects with community benefits as defined in the Growth Management Quota System.</p>	<p>1.a City and County shall conduct updated study on job generation impacts of part-time and full-time residential development and redevelopment, including consideration of different property types and neighborhoods. (I-P, APCA)</p> <p>1.b Amend the city and county codes to incorporate the 100% mitigation policy, while allowing for exemptions for projects with community benefits. (I-P)</p> <p>1.c Explore establishing an objective “points” system in growth management and/or a pacing system for all development that encourages community benefits. Development that offers critical community benefits may be partially exempt from full mitigation. (I – P)</p> <p>1.d Amend the APCA Guidelines and Land Use Code to require that the Category of housing mitigation matches the income level of the jobs created by the development. (I – APCA. P)</p> <p>1.e Amend APCA Housing Guidelines to establish an increased rate for payment-in-lieu of housing that reflects the total cost of development.(LT - APCA)</p> <p>1.f Amend city and county code to require housing mitigation to be built prior to or concurrent with the development that generates it. (I – P)</p> <p>1.g Amend existing review standards that allow off-site housing to take into account community benefits that are created. (I - P)</p>
<p><b>VI. NEW CONSTRUCTION POLICIES</b></p> <p>1. Ensure that new Community Workforce Housing optimizes density and is compatible with the massing, scale and character of the neighborhood.</p>	<p><b>VI. NEW CONSTRUCTION ACTION ITEMS</b></p> <p>1.a Amend the city and county land use codes to establish policies 1 and 2 as standards of review for new affordable housing development. (I – P)</p>

<p>2. Enhance our sense of community by integrating affordable housing into the fabric of our town,</p> <p>3. Housing should emphasize quality construction and design even if that emphasis increases costs and lessens production.</p> <p>4. Ensure that residents of affordable housing and free-market housing in the same neighborhood are treated fairly, equally, and consistently regarding quality of life issues.</p>	<p>1.b Amend city Residential Design Standards to ensure that all new development (both free-market and affordable housing) is compatible with the massing, scale and character of the neighborhood. (I – P)</p> <p>2.a Examine city and county land use codes to ensure they enable housing to be distributed throughout existing and new neighborhoods. (I – P)</p> <p>2.b Examine adding Community Workforce Housing location to the list of community benefits (see Action Item xxx in managing Growth)</p> <p>3.a Amend the Housing Guidelines to establish standards for materials, equipment and utility systems that emphasize durability, environmental stewardship, and winter safety. Allow for amendments to keep pace with technological improvements. (I – APCA)</p> <p>3.b Amend Housing Guidelines to establish livability standards that promote a pride of living in affordable housing. These should include sound proofing, and storage that meets the needs of a community that enjoys an active, outdoor lifestyle.</p> <p>4a. During the review of a new affordable housing development, the prohibitions, constraints, and permissions generally found in the neighborhood (i.e. parking, pets, etc) should be consistently applied to the proposal. New affordable housing development must not be the subject of discrimination. (I – P)</p>
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Exhibit B: Large Community Meeting Results, Historic Preservation Questions

**32.) Historic preservation is important to me (Select one)**

	Responses	
	(percent)	(count)
Strongly agree	37.14%	155
Agree	42.43%	177
Disagree	12.12%	51
Strongly disagree	7.80%	33
I don't know enough to have an opinion	0.51%	2
<b>Totals</b>	<b>100%</b>	<b>418</b>

**33.) Historic preservation is vital to Aspen as a community, and as a taxpayer I would be willing to support it through a new dedicated public fund. (Select one)**

	Responses	
	(percent)	(count)
Strongly agree	10.54%	43
Agree	26.84%	110
Disagree	24.05%	99
Strongly disagree	29.43%	121
I don't know enough to have an opinion	7.61%	31
This does not matter to me	1.50%	6
<b>Totals</b>	<b>100%</b>	<b>410</b>

**34.) In order to illustrate Aspen's history, I think it is important to preserve structures from Aspen's Post-War history, such as European chalets, and modernism. (Select one)**

	Responses	
	(percent)	(count)
Yes, it's important for our history.	19.28%	80
Yes, but only the most superb buildings.	36.58%	153
No, I'm not convinced yet.	22.52%	94
No, we've preserved enough.	19.15%	80
I don't know enough to have an opinion.	2.23%	9
This does not matter to me.	0.24%	1
<b>Totals</b>	<b>100%</b>	<b>417</b>

**35.) In terms of the interiors of historic publicly accessible buildings, which best describes your position: (Select one)**

	Responses	
	(percent)	(count)
I believe that interiors that truly reflect the time period they were built should be designated.	46.92%	192
I do not believe the City should be in the business of designating the inside of buildings, even if they are publicly accessible. Exterior preservation is good enough.	53.08%	217
<b>Totals</b>	<b>100%</b>	<b>409</b>

Exhibit C: Community Survey Results, Historic Preservation

<b>Historic Preservation</b>				
	Voter List	Full Time Homeowners	Second Homeowners	All Homeowners
Importance of topic	50%	49%	65%	55%
Assessment of topic	57%	53%	61%	56%

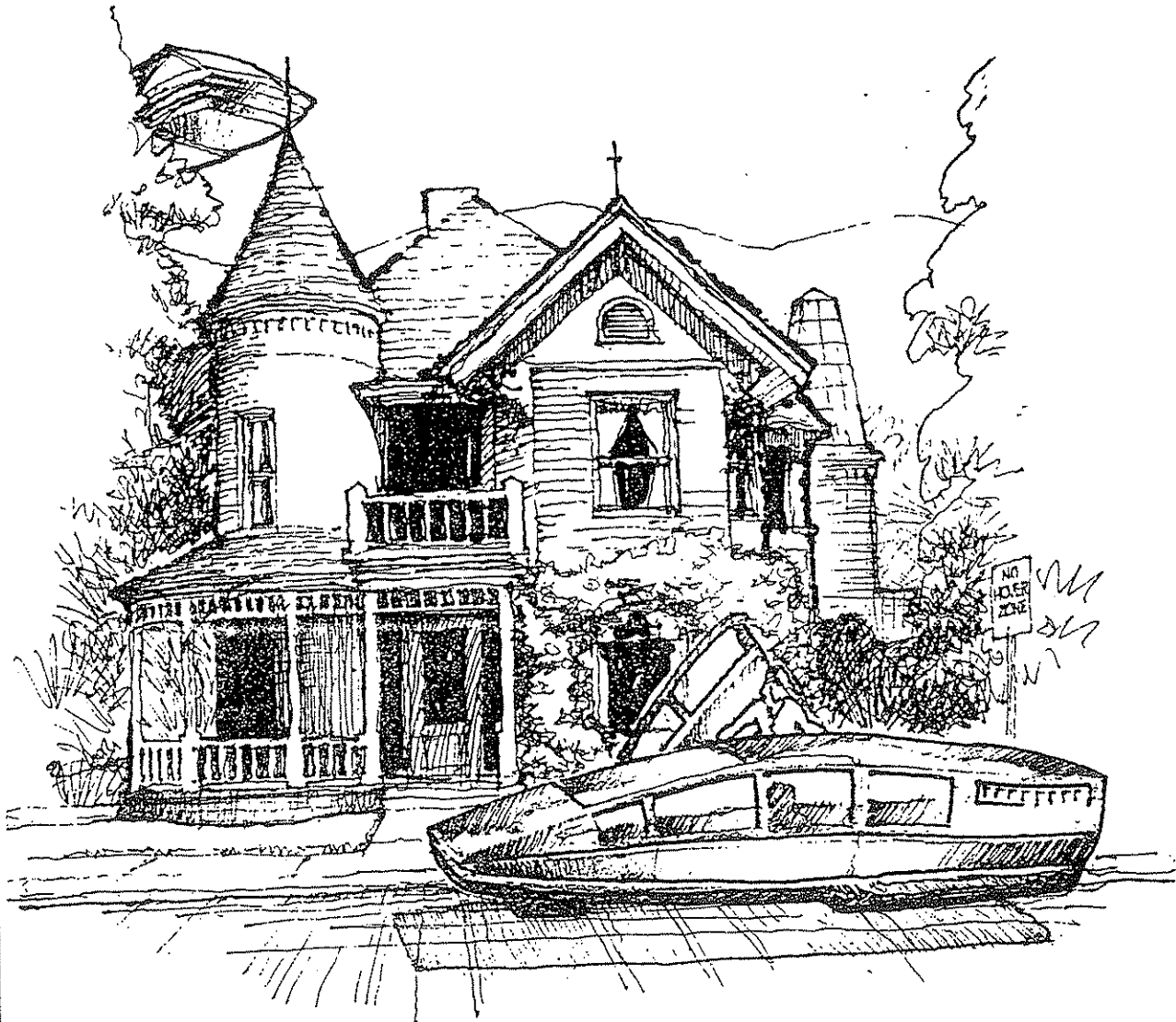
Note: Survey uses a scale of 1-5, 1 being the lowest and 5 being the highest. The figures above add the results of those who chose 4 or 5.

	Full time Homeowner	Second Homeowner	ALL Homeowners	VOTER LIST
Support of reaching consensus on Post-War Preservation	33%	48%	39%	35%

Survey uses a scale of 1-5, 1 being the lowest and 5 the highest. The figures above add the results of those who chose 4 or 5.



# Historic Preservation



NOTE. renderings depict old and new  
or future aspects of the community.



# Historic Preservation



## Intent

♦ Preserve Aspen's irreplaceable historic resources.

## Philosophy

The mission of the preservation community is based on two interlocking convictions: a desire to safeguard a broad representation of our region's cultural, natural, and historical treasures; and, the belief that by promoting appreciation of our history we maintain a "sense of place" and a sense of community while strengthening our local economy through tourism. The wealth of buildings, traditions, and stories that one generation leaves to the next are inherited assets. The purpose for encouraging preservation is to protect those assets for the enjoyment of present and future generations.

Aspen's distinctive history is irreplaceable whether it be the late nineteenth-century miners' cottages, the Bauhaus buildings introduced by architect Herbert Bayer, or the faux-chalets built by ski instructors in the 1950's and 60's. Aspen is not a great example of a mining camp; the architectural context is much more varied. Our heritage also includes a rich intellectual, recreational, and social history. Our town's unique character is what attracts visitors and residents to our community. We must continue to build on what we have by authentically preserving historic structures and creating thoughtful new buildings that encourage and shape that feeling of historical continuity. Every marker of community spirit brings us closer together.

Aspen should strive to be a lively and viable resort community, not a theme park tourist

destination. We recognize that the travel and tourism industry is a powerhouse for economic growth and that the development and marketing of tourism is necessary to sustain our local economy and way of life. Decades of economic booms and busts have brought significant changes and periods of redevelopment to Aspen. This opportunity for constant revitalization of our town must be directed in ways that continually enrich Aspen rather than challenge its heritage. We must consider what we hope to pass on to future generations. A historically significant building torn down is an asset destroyed, whereas a building that is respectfully restored continues its useful life.

While the overall goal of protecting individual historic sites or the historic character of a larger area are foremost, the preservation process must be one of reason and balance, predictability, and economic fairness. The importance of historic preservation may not at first be apparent to members of the community who are struggling to earn a living or to those who are new to the community. It is possible, however, to let history inform all levels of development through sensitivity to scale. Many land use policies that have been implemented defy the traditional development pattern in Aspen. We encourage returning to higher density development within the city limits where appropriate.

To promote and perpetuate historic preservation and to protect and preserve Aspen's distinctive cultural heritage, we must assist those involved to understand Aspen's history and its current vision of itself. We must raise community awareness through education and communication. A community united and firmly grounded in local circumstances can accomplish much.

## Policies

- Retain and support an eclectic mix of historical structures in our community.
- Provide support and education for the preservation of historic resources.
- Ensure that the rules and regulations regarding development and historic preservation in our community create projects that are consistent with our broader community goals.

about compatibility in terms of “sympathetic, subservient, and contextual.”

- D. Refine the Historic Preservation review process to make decisions less subjective.
- E. Improve compliance with the recommendations and “Conditions of Approval” of the mandatory review process.
- F. Protect all buildings and sites of historic significance.

## Goals

- A. Create a more vibrant town with appropriate mixed uses and a variety of building sizes. Allow historic patterns to inform new development throughout town.
- B. Work to improve the Historic Preservation Commission (HPC) review process.
- C. Do not approve “copyecture” solutions. Encourage sensitive additions and talk

- G. Improve communication, education, and advocacy for historic preservation, and create better tools to accomplish this goal. Raise community awareness of the importance of preserving our local history and of the value of having a Historic Preservation Commission.
- H. Maintain and add innovative ways to make preservation work in Aspen, such as the historic landmark lot split.

