

AGENDA

CITY COUNCIL WORK SESSION

February 14, 2022

4:00 PM, City Council Chambers
427 Rio Grande Place, Aspen



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I. WORK SESSION

I.A. Housing - Council Goal: Burlingame Ranch Phase 3 Affordable Housing
- Income Level Distribution and Sales Process

I.B. Housing - Council Goal: Lumberyard Affordable Housing Design Process Update



MEMORANDUM

TO: Mayor and City Council

FROM: Chris Everson, Affordable Housing Project Manager

THROUGH: Rob Schober, Capital Asset Director

MEMO DATE: February 11, 2022

MEETING DATE: February 14, 2022

RE: Income Distribution and Sales Process for 79 New Ownership Affordable Housing Units at Burlingame Ranch Phase 3 Affordable Housing Development

REQUEST OF COUNCIL: Staff is requesting Council approval of the recommended income category distribution for 79 new for-sale affordable housing units at Burlingame Ranch Phase 3 as well as the general approach to the lottery/sales process.

BACKGROUND: In 2019, Council directed staff to move forward with community outreach and design for the Burlingame Ranch Phase 3 affordable housing development. Building permit applications were sought in fall of 2020, and construction began in early 2021. Construction is approximately 65% complete.

DISCUSSION: During the October 25, 2021 City Council budget work session, staff described the 2022 work plan highlights for the Burlingame Ranch Phase 3 affordable housing project as follows:

- ***Determine Income Category Distribution***
- ***Define Lottery/Sales Process***
- Complete Construction & Procure CO's
- Establish New Condominium Association
- Facilitate Sales & Occupancy, Begin 2-Year Warranty Period
- Operate New Condo Association During Declarant Control

The first two items on the list are discussed below.

Income Category Distribution:

The actual 'as sold' income category distribution for the 82 affordable ownership units at Burlingame Ranch Phase 2 from 2014 and 2015 is shown below:



Burlingame Ranch Phase 2 Actual Program as sold						
Unit Type \ Category	Cat2	Cat3	Cat4	Cat5	Total	%
1 Bedroom	9	11	1	0	21	26%
2 Bedroom	11	13	8	0	32	39%
3 Bedroom	7	11	9	2	29	35%
Total	27	35	18	2	82	
%	33%	43%	22%	2%		
Average Category -->					2.9	
Actual subsidy per FTE -->					\$135,000	

Over the past 5 years, APCHA has conducted about 220 for sale affordable housing lotteries for unit types which are applicable to Burlingame Ranch Phase 3. Analysis of the aggregated applicant data for these lotteries shows the following trends for unit types which are applicable to Burlingame Ranch Phase 3:

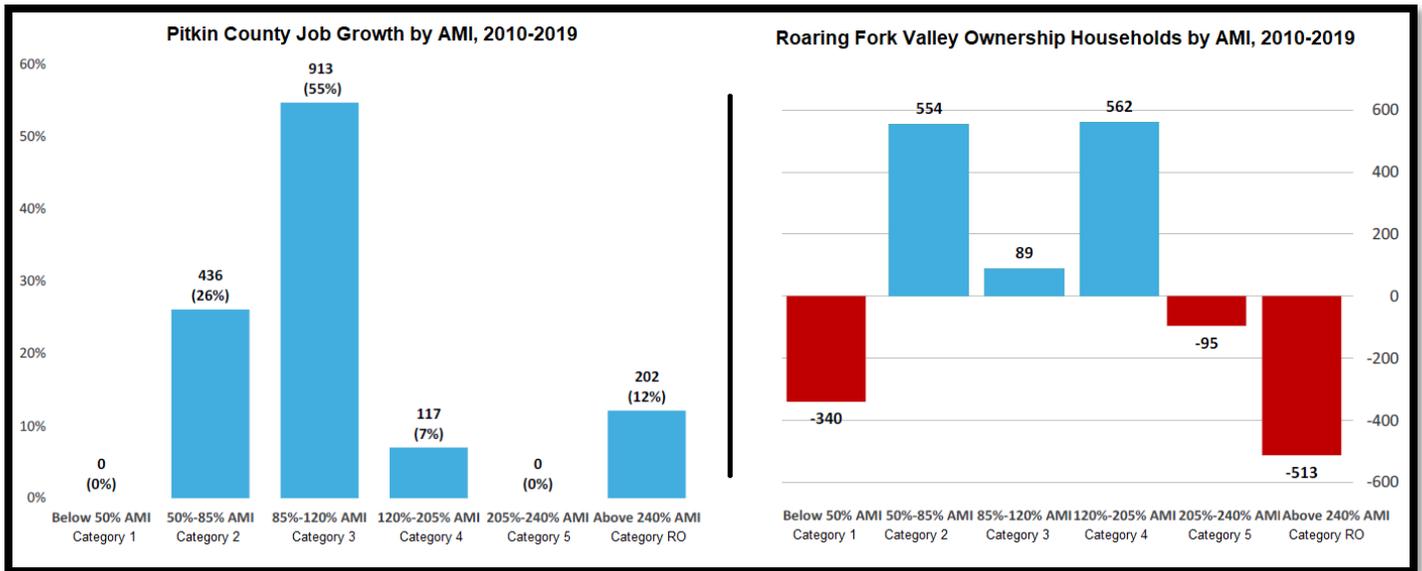
- Highest bidding for 1-bedroom units in Category 3 and 4
- Heavy bidding for 1-bedroom units in Category 2
- Heavy bidding for 2- and 3-bedroom units in Category 4
- Strong bidding for 2-bedroom units in Category 2
- Strong bidding for 3-bedroom units in Category 3
- Notable bidding for 2-bedroom units in Category 3
- Notable bidding for 3-bedroom units in Category 2
- Notable bidding all units in Category 5

One issue that has been noted over the years, as it relates to using APCHA lottery bid data as an indicator of demand for housing type and income level, has been that one can only analyze bid data for types of housing which have been available for sales or resales. Lack of resales, due in part to strong desirability or otherwise lack of supply, creates the possibility that we could miss important areas of demand if we were to rely solely on APCHA lottery bid data as an indicator of demand.

That said, and since in this case we are additionally utilizing the accompanying information described below to further support the recommendations, the use of APCHA lottery bid data can be an instrumental tool in supporting our understanding of the intensity of demand for certain affordable housing types and income levels.

Additionally, and based specifically on the recent EPS Lumberyard demand study, we are also aware of the general market trends listed below. The EPS Lumberyard demand study contains additional detail which accompanies these general market trends:

- There has been a decline in lower income households throughout the Roaring Fork Valley
- Job growth in Pitkin County has been primarily in APCHA Cat. 3, followed by Cat. 2
- The project program mix should account for both of those



Finally, in the APCA Affordable Housing Development Policy, the APCA board has prioritized production of 1- and 2-bedroom units in Categories 2 and 3 and 3-bedroom units in Categories 3 and 4 for public affordable housing development projects. Those areas are highlighted in orange boxes in the table below, which shows the existing APCA inventory of ownership affordable housing units.

Ownership Unit Type	Category								Subtotal	Subtotal Percentage
	1	2	3	4	5	6	7	RO		
Studio	2	9	12	17	0	0	0	2	42	3%
One-Bedroom	9	93	82	84	2	2	0	11	283	17%
Two-Bedroom	7	62	53	198	3	1	0	24	348	21%
Three-Bedroom	1	31	86	130	16	5	4	29	302	18%
Four-Bedroom	0	5	2	21	0	0	0	7	35	2%
Single-Family	1	1	30	91	0	60	0	470	653	39%
Subtotal	20	201	265	541	21	68	4	543	1663	100%
Subtotal Percentage	1%	12%	16%	33%	1%	4%	0%	33%	100%	

Balancing all information sources described above (and to be clear, this is not an empirical exercise and more a subjective balancing), staff is recommending the following income distribution for the 79 new units to be sold at Burlingame Ranch Phase 3:

Burlingame Ranch Phase 3 - Recommended Based on Lottery Data and Lumberyard Demand Study						
Unit Type \ Category	Cat2	Cat3	Cat4	Cat5	Total	%
1 Bedroom	8	8	7	2	25	30%
2 Bedroom	5	5	4	3	17	21%
3 Bedroom	3	14	14	6	37	45%
Total	16	27	25	11	79	
%	20%	34%	32%	14%		
Average Category -->					3.4	
Estimated subsidy per FTE -->					\$205,443	



The estimated subsidy per FTE is higher for Phase 3 as compared to the actual subsidy per FTE for Phase 2. This is most simply explained by noting the fact that annual escalation of construction costs tends to significantly outpace annual escalation of unit sales prices, which are intentionally kept affordable.

Sales Process:

City housing development staff together with APCHA staff are recommending that the APCHA lottery process be utilized for the sale of the units at Burlingame Ranch Phase 3. Below is a list of related details:

- Lottery applicants will be required to satisfy eligibility requirements in the APCHA Regulations,
- Including 2021 federal and state tax returns, W-2s and/or 1099s, as applicable.
- Typical fees for qualification and bidding will apply per the APCHA Regulations.
- Unit sales prices will be based on maximum unit sales prices per the APCHA Regulations.
- Applicants will be required to submit a prequalification letter from a mortgage lender.
- Closing fees will include a capital reserve contribution at the time of sale.

Refinements are expected, but staff tentatively recommends three stages of marketing communications for the sales process:

- Initial advertising will prompt people to submit their qualification application and get prequalified for a mortgage
- Second round of advertising will begin to let people know when to expect the bidding to begin
- Specific lottery advertising will provide notice of any available model open houses, actual lottery bid due dates and lottery dates

In-Complex Bidding:

Staff occasionally hears questions about in-complex bidding for Burlingame 3. The APCHA Regulations state, “The in-complex priority does not exist for newly constructed affordable housing units (resales only).” Since the APCHA Regulations clearly address this policy, staff plans to maintain this direction, unless directed otherwise by Council.

Project Schedule Update:

Staff’s prior Information Only Burlingame Ranch Phase 3 Project Update memo stated:

“As shown in the attached report, the project schedule has slipped by 4 weeks from the original plan. The project team will work toward making this time up in an effort to begin the sales process in September 2022 as planned. Winter conditions and other factors heading into the first few months of 2022 will play a role in whether the time can be regained, and staff will report on such progress as we move forward in 2022.”

As we’ve seen with other regional and statewide projects, impacts due to Covid and related supply chain impacts have impacted the Burlingame 3 construction schedule. Impacts to the project schedule due to Covid-driven labor shortages at the modular factory in Boise began last summer and started slow. Optimism led the project team to believe that it would be possible to make up the time, but the ongoing impacts throughout the fourth quarter of 2021 continued to get worse,



not better. The balance of the factory-built modular housing units were originally scheduled to be on site by early December 2021 and yet the modules for the last building to be set on site are now scheduled for delivery during the week of February 21, 2022.

In late December, Aspen received some 60+ inches of snow over a short period of time. Although snow is to be expected in Aspen in December, for the buildings that were already in place on the project site, excessive snow over a short time slowed on-site construction of roof structures and building appurtenances. And supply-chain impacts are now also causing unforeseen delays to delivery of cladding materials for the exteriors of the buildings.

The combination of in-factory Covid-related delays together with the on-site construction delays described above has caused the 4-week overall schedule slippage described in the Dec 14 memo to compound into a building-by-building completion staggering effect. In our most recent schedule update, while buildings 8 through 10 (30 units) could still be possibly ready by September 2022, buildings 11 through 15 (49 units) may not be completed until October through December 2022, and on a staggered basis.

Staff has been trying to avoid a staggered occupancy and has been planning to make all 79 of the units available for lotteries as one large group of units. This approach has been sought primarily to avoid having to perform a staggered construction of the roadway, curb & gutter, flatwork (concrete walkways) and landscape and a staggering of certificates of occupancy from the building department.

Past City housing projects have utilized a staggered occupancy without major issues, and staff has only just begun to evaluate whether the use of a staggered occupancy can be re-sequenced and whether certificates of occupancy will be attainable to facilitate a staggered occupancy. This construction management effort is only just beginning, and staff will need to provide Council with an update about what may be achievable within the existing budget.

RECOMMENDATION: Staff recommends approval of the recommended income category distribution for 79 new for-sale affordable housing units at Burlingame Ranch Phase 3 as well as the general approach to the lottery/sales process.

BUDGET IMPLICATIONS: Despite the schedule impacts, the project remains on budget. And although material cost escalations are being sought by both the modular factory and the on-site general contractor, the project team has to this point been able to contain such material cost escalations within the existing budget. Project subsidy information related to unit income distribution is included above.

CITY MANAGER COMMENTS: _____

ATTACHMENTS: Exhibit A – Work session presentation slides



Burlingame Ranch

Burlingame Ranch Phase 3 Affordable Housing Development



February 14, 2022 7

Agenda

During the City Council budget work session on October 25, 2021, staff described the 2022 work plan highlights for the Burlingame Ranch Phase 3 affordable housing project as follows:

- ***Determine Income Category Distribution***
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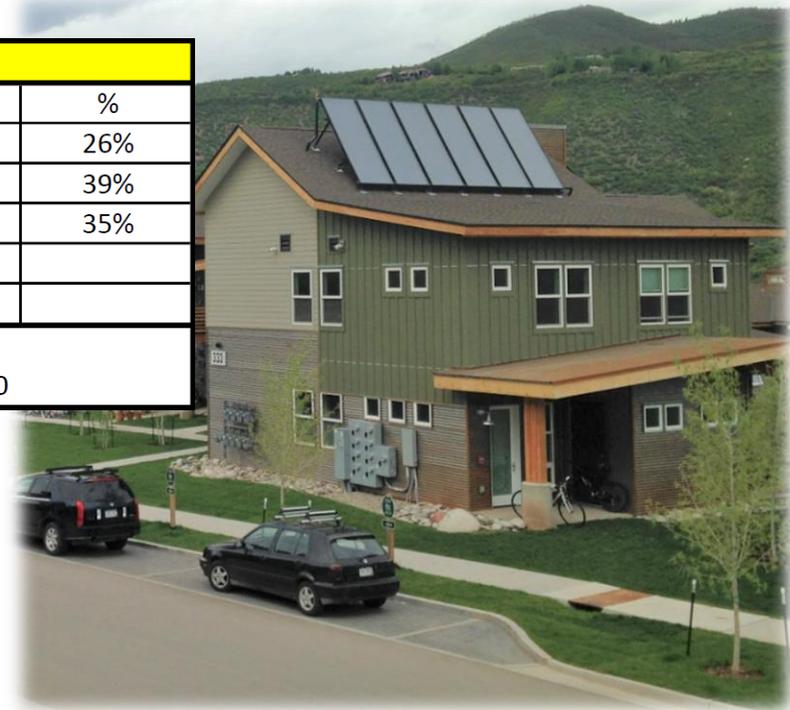


Income Category Distribution

Burlingame Ranch Phase 2

Burlingame Ranch Phase 2 Actual Program as sold						
Unit Type \ Category	Cat2	Cat3	Cat4	Cat5	Total	%
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Total	27	35	18	2	82	
%	33%	43%	22%	2%		
Average Category -->					2.9	
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“As Sold” Income Category Distribution in 2014 & 2015



Income Category Distribution

Past 5 years APCHA lottery bid data

219 for sale affordable housing lotteries, 1-3 Bedroom Units

2017-2022 Lottery Occurances				
Bedrooms	Category 2	Category 3	Category 4	Category 5
1 Bedroom	26	28	16	2
2 Bedroom	8	18	64	7
3 Bedroom	4	13	18	15

2017-2022 Total Applicants per Lottery				
Bedrooms	Category 2	Category 3	Category 4	Category 5
1 Bedroom	30	52	41	13
2 Bedroom	22	25	29	10
3 Bedroom	17	25	28	17

Conclusions - Areas to Focus On
- Highest bidding for 1-bedroom units in Category 3 and 4
- Heavy bidding for 1-bedroom units in Category 2
- Heavy bidding for 2- and 3-bedroom units in Category 4
- Strong bidding for 2-bedroom units in Category 2
- Strong bidding for 3-bedroom units in Category 3
- Notable bidding for 2-bedroom units in Category 3
- Notable bidding for 3-bedroom units in Category 2
- Notable bidding units in Category 5

Heat Map of Areas to Focus on				
Bedrooms	Category 2	Category 3	Category 4	Category 5
1 Bedroom	Yellow	Orange	Orange	Grey
2 Bedroom	Green	Grey	Yellow	Grey
3 Bedroom	Grey	Green	Yellow	Grey

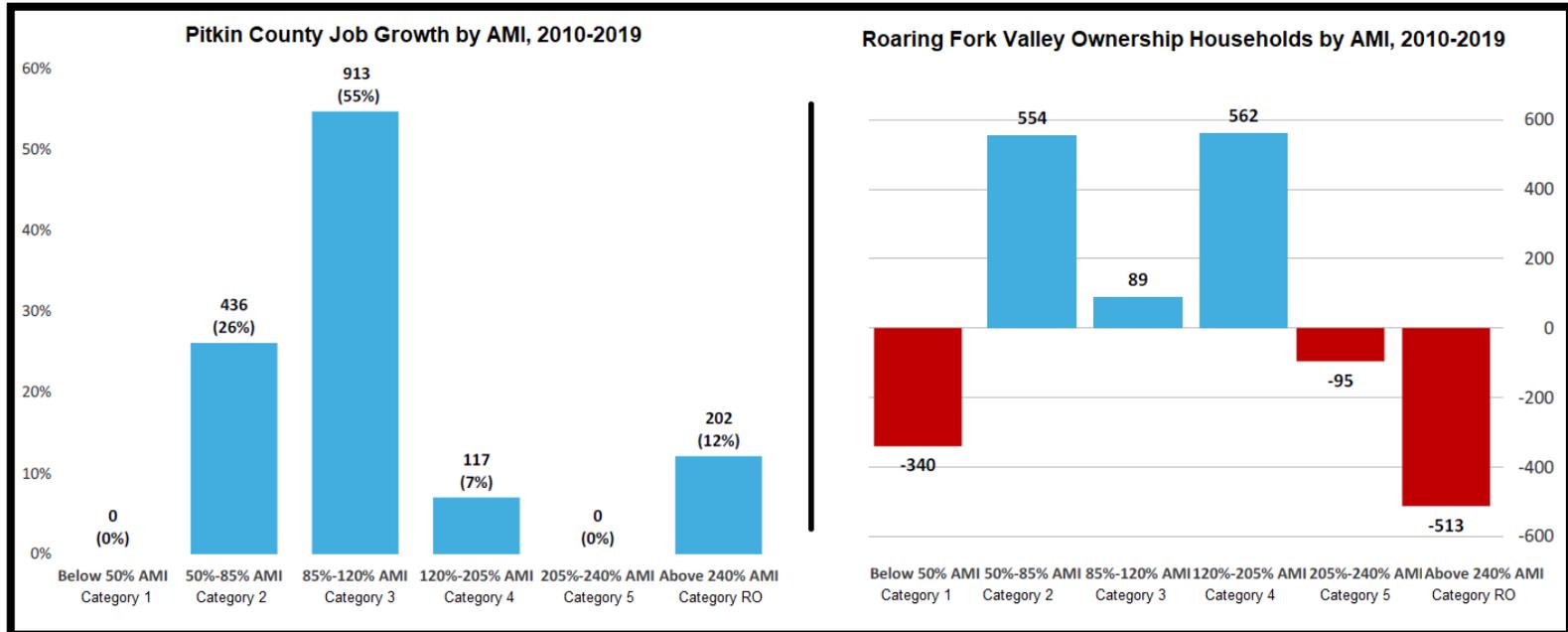


Caution: Data only exists for types of housing which have been available for sales or resales.

Income Category Distribution

EPS Lumberyard Market Study

- Job growth in Pitkin County mostly APCHA Cat. 3, followed by Cat. 2
- Decline in lower income households in Roaring Fork Valley



Income Category Distribution

APCHA Development Policy

APCHA board, for public affordable housing development projects, has prioritized:

- 1- and 2-bedroom units in Categories 2 and 3
- 3-bedroom units in Categories 3 and 4



Strengthening Community Through Workforce Housing

Existing Inventory

Ownership Unit Type	Category								Subtotal	Subtotal Percentage
	1	2	3	4	5	6	7	RO		
Studio	2	9	12	17	0	0	0	2	42	3%
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Income Category Distribution

Burlingame Ranch Phase 3

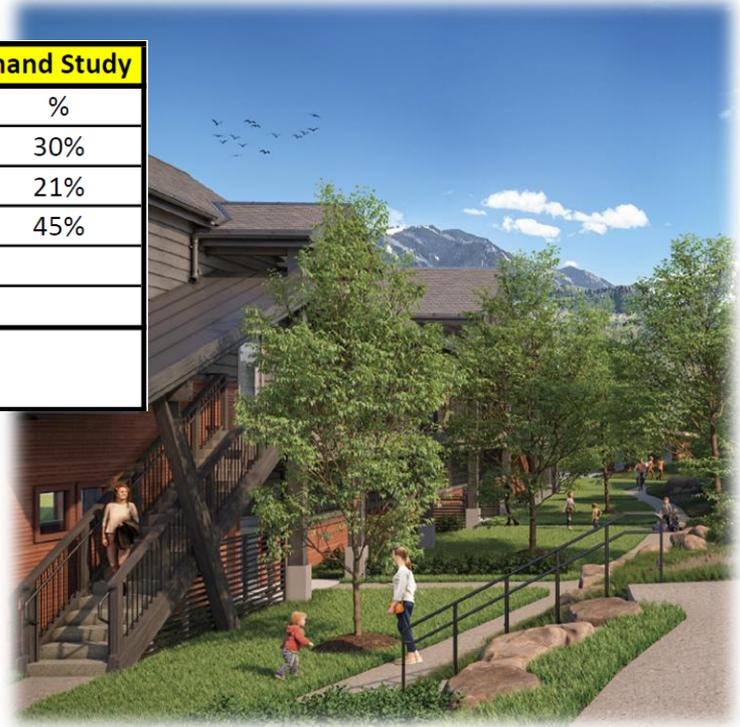
Burlingame Ranch Phase 3 - Recommended Based on Lottery Data and Lumberyard Demand Study

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Total	16	27	25	11	79	
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Average Category --> 3.4

Estimated subsidy per FTE --> \$205,443

Recommended Income Category Distribution 2022



Schedule Update

2019 Community outreach and design

2020 Building permit applications submitted

2021 Construction began
March 2021

2022 Construction is
about 65% complete

2022 Unit sales planned
September 2022 ***



*** Given the schedule impacts described, staff is now considering a staggered occupancy and will need to provide Council with a schedule update about what may be achievable within the existing budget.

Positive News

- The project is still on budget
- Material cost escalations contained within existing budget to this point

Positive note related to delivering affordable housing units to the community:

Up-front planning differences notwithstanding, from construction contract to occupancy, time to market:

- Burlingame Ranch Phase 2: 2013-2015, 82 Units (27 months)
 - Burlingame Ranch Phase 3: 2021-2022, 79 Units (21 months)
- ✓ Project is still on track to deliver roughly the same number of units in 20% less time
- ✓ Few complaints from neighbors related to the impacts of on-site construction

This demonstrates a commitment to incrementally decreasing impacts of new development on neighbors!

Request of Council

Staff recommends approval of the recommended income category distribution for 79 new for-sale affordable housing units at Burlingame Ranch Phase 3 as well as the general approach to the lottery/sales process.

Council Questions, Comments, Discussion



MEMORANDUM

TO: Mayor and Council Members

FROM: Chris Everson, Affordable Housing Project Manager

THROUGH: Rob Schober, Capital Asset Director

MEMO DATE: February 11, 2022

MEETING DATE: February 14, 2022

RE: Lumberyard Schematic Design Process Update #3 - 50% Schematic Design

SUMMARY:

The project team will present an option which Council requested, showing a parking structure on the Deer Hill side of the development. The final community outreach #4 summary report will be presented, and ongoing sustainability, transportation and infrastructure efforts will be discussed. The project team will present a 50% schematic version of the updated site scheme and building design progress for Council's review, and Council feedback is requested.

BACKGROUND:

At the November 1, 2021 work session, the project team presented four parking/site layout schemes - Pivot, Latch, Hinge, and Flange. At the January 10, 2022 City Council work session, the project team presented preliminary feedback from community outreach #4 and proposed sustainability goals. City Council directed the project team to continue developing modifications to the Hinge plan with 310 units.

REQUEST OF COUNCIL:

Is the schematic design development shared today acceptable to proceed with in regard to livability and architectural character?

DISCUSSION:

Parking Garage at Rear (East) of Site

Council requested that the team consider including a parking structure on the Deer Hill side of the facility. The project team will illustrate one such option and discuss reasons why this is not recommended, such as interference with the balance of the programming on the site due to size and location, adverse effect on open site area, and overall inflexibility related to potential future use.

The team will also note that throughout the schematic design process, since the preceding conceptual design phase, the schematic design effort to this point has already reduced the amount of underground parking by over 40% and the strategy of aligning building footprints to underground structures provides an efficient approach for both cost and use of space.

Community Outreach #4 Results:

At the January 10 work session, preliminary results of community outreach #4 were discussed. Some conclusions included:

- Open site area should be generous, looking for a balance between small and large spaces, and with only modestly programmed open site areas.
- Enhanced amenities ranked high and relates to livability. Private outdoor space is highly desirable, where possible. Include great storage in-unit and external, decks and private open spaces, quality interior finishes.
- 'Hiding' parking underground was consistent throughout the outreach. Underground parking and net-zero were both in the top three, in terms of trade-offs.

The final summary report for community outreach #4 was not ready at the time this packet was submitted and will be available hereafter. Although incomplete, the information in the final report shows no deviation from the preliminary results reported at the Jan 10 work session.

Ongoing Collaboration, Engineering, Workshops

Transportation: The project team has been in conference with City transportation staff, and the transportation impact analysis is in process. The project team hopes to have some results to present at the March 21, 2022 City Council work session. The analysis will focus on traffic impacts in the neighborhood, and overall transportation solutions, including evaluation of numerous potential Lumberyard shuttle bus routes. This analysis will also bring focus to the quantity of commuter miles and hours taken off highway 82 as a result of the Lumberyard development and will also discuss any entrance to Aspen effects, which has become a topic of public discussion and should be addressed accordingly.

Civil Engineering: Site grading design is in process and is focusing on utilizing the large horizontal area of the site to design toward a balanced site and looking to limit any non-recycling related trucking of material off site. The design effort is focusing on creating comfortable road grades and turning dimensions for plowing, fire truck access, deliveries and potential shuttle bus circulation.

Stormwater and Utilities: The ongoing stormwater design is focusing on on-site collection, treatment and storage with 3 main basins to detain and with important consideration given to balancing 100% of stormwater on site, with contingency outfall also recently being considered. At the same time, utilities such as electric, sewer and water service are continuing to be explored at the schematic level.

Air Quality: City staff have made progress on air quality monitoring at the Lumberyard project site. VOC air sampling will be conducted at the site mid-February. Mountain Rescue has agreed to host two PM2.5 PurpleAir Sensors at their location, to be completed by end of February. Once up and running PM2.5 data will be available on the PurpleAir website as well as the EPA Fire and Smoke map. Staff is hopeful to have updates for the March 21 Council work session.

Sustainability: The project team hosted another sustainability workshop with City environmental health and utilities staff. Options and priorities are under further review and identifying pathways to meeting priorities are in discussion. Enterprise Green Communities Plus, 10 Key Recommendations, and stretch goals are being further evaluated. Zero Carbon certification looks to be the most applicable stretch goal, and after continued research, collaboration with key City

staff has concluded that it will not be possible to rely on recycled water for landscape irrigation. The demolition of the existing facilities at the site is in discussion related to the requirements of Enterprise Green Communities Plus certification. Recycling alternatives for materials which need to be deconstructed at the site are being considered.

Development of Site Scheme and Building Plans:

The design team has advanced the Hinge site scheme arrangement with refinements to open site areas, parking, roadways, shuttle bus station, trails and walkway connections as well as crucial modifications to building layouts.

Unit programming within buildings are broken down per each building and illustrated. Livability advancements are discussed, including ground level unit entries, patios and balconies, natural daylight, communal spaces, storage and noise mitigation tactics.

Unit plans have been developed and are illustrated, including 1-bedroom flat units and 2- and 3-bedroom units with both flat and multi-level townhome options. Stacking of units and appurtenances will demonstrate how the buildings come together.

Building Design: Massing and Character:

Building massing models have been significantly developed and will be presented. Models include horizontal and vertical articulation as discussed in prior Council work sessions. A preliminary material palette has been applied for an overall building character presentation, although this will evolve as the process moves forward and should not be considered as an attempt to be final.

Financial Resources and Implementation Planning:

With more information about the project becoming available, the schematic design project estimate effort will be kicked off shortly, and the project team hopes to have some results to report at the March 21 Council work session. Sources of state and federal funding continue to be identified and evaluated along with phasing possibilities.

Land Use Actions in Process:

Annexation of the Aspen Mini Storage site is in process. Public notice is being implemented, and public hearings with Council and Planning and Zoning have been scheduled.

An application for subdividing the undeveloped triangle site to the south of the project is still being developed, and details are being completed related to that process.

Next Steps:

City Council input will be crucial to help guide next steps toward completion of the schematic design process. A follow-up Council work session with City Council is scheduled for March 21, 2022.

FINANCIAL IMPACTS: The 2022 project budget of \$1,500,000 was approved by City Council. The schematic design project estimate effort will further inform financial impacts related to project design decisions in the coming update meetings with Council.

RECOMMENDATIONS: Staff recommends that Council consider the design progress as presented and discuss whether the schematic design development shared today is acceptable to proceed with in regard to livability and architectural character.

CITY MANAGER COMMENTS: _____

ATTACHMENTS: Exhibit A – Presentation slides including appendix with schematic building plans and meeting minutes for stakeholder meetings

Exhibit A - Presentation slides including appendix with schematic building plans and meeting minutes for stakeholder meetings



ASPEN LUMBERYARD

CITY COUNCIL WORK SESSION | FEBRUARY 14, 2022



CITY OF ASPEN



TODAYS TOPICS

Cushing
Terrell

I connect one
DESIGN

ROARING FORK
ENGINEERING

DESMAN
Design Management

FEHR & PEERS

PM | CURRELL
PROGRAM MANAGEMENT

Group 14
ENGINEERING

DHM DESIGN

1.0 WHERE WE HAVE BEEN

2.0 WHERE WE ARE NOW

3.0 VISION & GUIDING PRINCIPLES

4.0 TODAY'S DISCUSSION

4.1 COUNCIL'S ASKS

4.2 OUTREACH & ENGAGEMENT

4.3 DESIGN UPDATES

4.4 PATHWAYS FORWARD

5.0 WHERE WE ARE GOING



WHERE WE HAVE BEEN



1.0 WHERE WE HAVE BEEN

Recap of 01.10.2021 City Council Work Session

Our Asks from the Meeting:

Scheme Development

- Can we proceed with a kit of parts approach to a single scheme based on council and community input?
- Acceptance of how the design team will approach finalizing a unit mix

Sustainability

- Adoption of a sustainability program and approach to Net Zero

Our Takeaways / Tasks:

- Proceed with Hinge as the starting point for moving toward a single scheme
- Design toward Enterprise Green Communities Plus sustainability certification
- Aim to reach 75% energy consumption offset through on-site renewables, while continuing to explore stretch goals for approaching Zero Carbon, Living Building Petal Certification and use of Recycled Water
- Address concerns of the livability of large buildings and 4-story height across the site
- Address concerns about the cost of underground parking versus a structured above-ground parking deck and explore structured parking near Deer Hill



HINGE

DWELLING COUNT:



PARKING COUNT:



40% BELOW GRADE PARKING

PARKING COST FACTORS

A higher percentage of underground parking is indicative of higher cost. A surface space is the most cost effective, a carport space is ≈2.5x and an underground space is ≈7.5x more than a surface parking space.



1.77 ACRES

USABLE GREENSPACE

Every scheme provides greenspace, however, this graphic quantifies how much of that space is "useable". Useable areas are those greenspaces with a minimum dimension of ≈40' or 1/8th of an acre.



48.9%

NET-ZERO ABILITY

The higher the percentage, the greater the ability to offset energy usage with rooftop solar. Net zero ability is the estimated energy consumption based on the building shape/unit arrangement and orientation compared to its ability to produce energy via solar.



1.0

TASK AT HAND

Programmatic Elements

- 10.5 Acre Site
- Program of 310 Affordable Housing Units
- High Density 30+ Units per acre
- On-site resident parking for 432 cars
- Combination of Rental and For Sale Units
- Phased approach to construction over 10+ years
- Sustainable and Resilient Design
- Space for Childcare Center on Site
- Trail Connectivity
- Access to Daylight Views within Housing Units
- A Public Transit Stop
- Noise Mitigation to adjacent Highway & Airport
- Elevator Access to Upper Level Housing Units
- A Safe and Inviting Pedestrian Experience

OUR CHALLENGES

- Tight spacing between buildings, access to daylight
- Concern about building scale, heights and orientation
- Noise Mitigation
- Elevator access to units
- Innovation through modular design and sustainable building strategies
- Demographics of target user mix (i.e. "who is this housing for?")
- Maintain a schedule for construction to begin in 2024



WHERE WE ARE NOW



2.0 TODAY'S OBJECTIVES

What will be covered

Address council's asks from previous work session

- Parking Structure at Rear of Site?

Outreach & Engagement

- Final Survey Results
- Stakeholder Sustainability workshops
- City transportation and infrastructure workshops

Design Updates

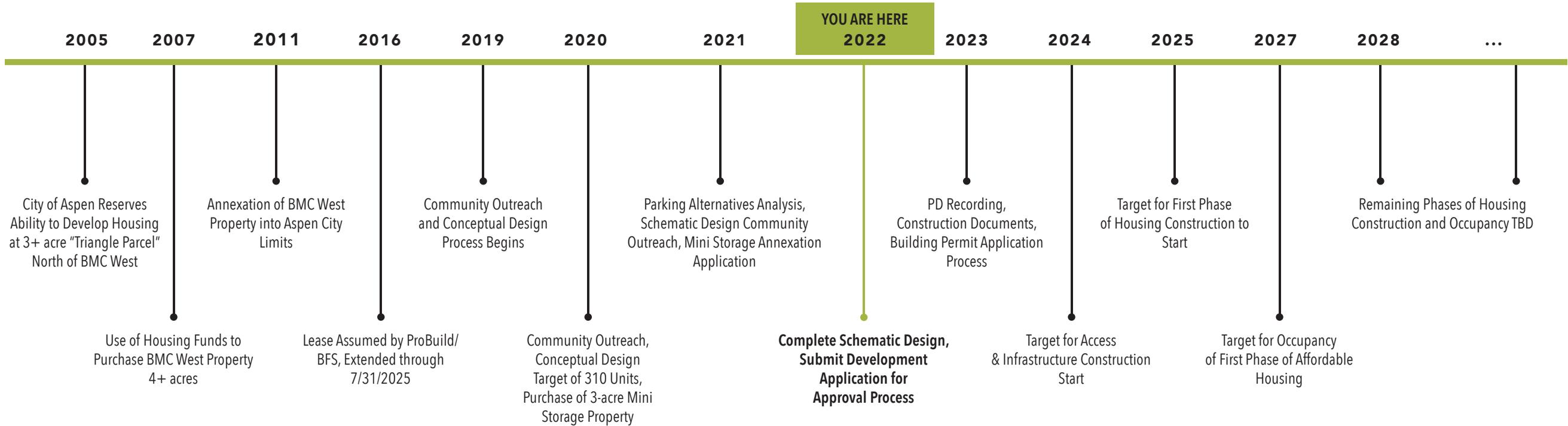
- Site Scheme Progress
- Building Design Progress

Our ask of you:

Is the concept development shared today acceptable to proceed with in regards to livability and architectural character?



2.0 OVERALL DEVELOPMENT TIMELINE



Near-term Timeline

Mid January - December 2022
 Land Use Entitlement Process and Planned Development Documentation

March 21 2022
 Present Final Schematic Design to Council

Late March 2022
 Post Final Schematic Design Package on Project Website

April – September 2022
 Design Development, Land Use Application and Preliminary Budgeting

January 2023 – October 2023
 Construction Documents

October 2023 – January 2024
 Bidding

February 2024
 Construction Start on First Phase



2.0 ENGAGEMENT PLAN OVERVIEW



Public

- December 15th afternoon and evening Public Engagement events at the Limelight Hotel - Featuring a Facebook Live Event
- Completed Online Survey for public input from December 15th until January 15th
- Aspen Community Voice Project page provides project updates and solicits feedback
- Next Chance for Engagement: Schematic Design posted to Community Voice Project page

Stakeholder Groups

- City Engineering and Public Works
- City Environmental Health and Sustainability Department
- City Parks and Open Space
- City Parking and Transportation
- City Managers Office
- City Finance Department
- Community Development
- Building Department/ Accessibility
- Fire Marshall
- APCA Housing
- Pitkin County Community Development
- John McBride - Aspen Business Center
- CORE
- AVLT
- Kids First



VISION & GUIDING PRINCIPLES



3.0 VISION

City of Aspen - 2012 Aspen Area Community Plan (Housing Section) Vision

We believe that a strong and diverse year-round community and a viable and healthy local workforce are fundamental cornerstones for the sustainability of the Aspen Area community.



CITY OF ASPEN

Philosophy

We are committed to providing affordable housing because it supports:

- A stable community that is invested in the present and future of the Aspen Area.
- A reliable workforce, also resulting in greater economic sustainability.
- Opportunities for people to live in close proximity to where they work.
- A reduction in adverse transportation impacts.
- Improved environmental sustainability.
- A reduction in down valley growth pressures.
- Increased citizen participation in civic affairs, non-profit activities and recreation programs.
- A better visitor experience, including an appreciation of our genuine, lights-on community.
- A healthy mix of people, including singles, families and seniors.



3.0 VISION

Aspen/Pitkin County Housing Authority (2021 APCHA Housing Regulations) Mission Statement

The goal of APCHA is to provide affordable housing opportunities through rental and sale to persons who are or have been actively employed or self-employed within Aspen and Pitkin County, and that provide or have provided goods and services to individuals, businesses or institutional operations, within Aspen and Pitkin County (prior to retirement and/or any disability), and other qualified persons as defined in these Regulations, and as they are amended from time to time.



VISION STATEMENT

A stable, thriving affordable neighborhood.
Pedestrian friendly, environmentally sustainable,
connected, and welcoming.
Looks, lives and feels authentically Aspen!



3.1 COMMUNITY CONNECTION

Defining Community Connection

Successful neighborhoods are integrated into the fabric of their communities. A big part of this connection is ensuring ease of access to the diversity of modes of transit that already exist in Aspen.

Having the ability to select the appropriate mode of transit based on weather, destination, purpose, or whim allows residents of the Lumberyard to leave their cars parked for incidental travel.

A connected community can greatly contribute to well-being and contentment in day-to-day life.

What success might look like:

- Adequate parking on-site so as not to negatively impact neighboring areas
- Pedestrian walkways throughout and connecting to the ABC and existing trails
- Maintain and improve the bike paths to the ABC and Annie Mitchell
- Vehicular connections to the ABC and Highway 82 with appropriate stacking distances
- Space for a possible transit stop
- Space for multi-modal transportation alternatives
- Spaces allowing neighbors to engage with one another



SUSTAINABILITY

3.2 Defining Sustainability

In working with the City of Aspen Environmental Health & Sustainability department and Community Office for Resource Efficiency (CORE), the design team has defined Sustainability through three pillars: Environment, Economic, and Social. All three are needed to create a strong and long lasting community.

Environmental Sustainability - The ability to avoid depletion and degradation of natural resources while allowing for long term environmental quality.

Economic Sustainability - The ability of an economy to support an appropriate level of economic capacity and activity to serve societal needs.

Social Sustainability - The capacity to create healthy, accessible, livable places for all.

What success might look like:

Energy

- Full Electrified Buildings and Net Zero Energy Site-wide, including on-site storage
- Forward-looking Electric Vehicle infrastructure
- Leveraging passive solar strategies
- Enhanced building commissioning and metering

Water

- Advanced metering
- Low usage building systems and fixtures
- Native plantings and xeriscaping

Waste & Recycling

- C&D waste management and planning
- Construction activity pollution prevention

Wellness

- Healthy and sustainable building materials
- Dedicated and filtered fresh air
- Increased daylighting and well controlled electric lighting

As history has shown, Aspen has a civic responsibility to act on behalf of its constituents, a moral imperative to take the steps necessary to meet the challenge of climate change, and the potential to be a catalyst for meaningful and effective action around the state, country and world.

- City of Aspen Climate Plan.





3.3 PEDESTRIAN FRIENDLY

Defining Pedestrian Friendly

The goal of this development is to emphasize people over cars. We know there will be a lot of vehicles housed at the lumberyard along with residents. Strategies that calm traffic and reduce physical conflicts between cars and people will be utilized. Providing landscaping or parallel parking along walkways bordering streets helps provide physical separation.

Pedestrian friendly means thoughtfully designed sidewalks. Walkways should be connected and well lit. They should be wide enough to allow people to pass comfortably, especially when pushing strollers, walking dogs, or carrying that particularly heavy bag of groceries. A walkway lined with trees providing dappled shade in the summer makes them inviting places to be.

What success might look like:

- Tree lined, well-lit sidewalks adjacent to but separated from streets by tree lawns
- Sidewalks throughout site that directly connect to adjacent trails
- Safe lighting levels at all pedestrian circulation areas throughout site
- Maximize solar access at sidewalks and outdoor public spaces
- Snow storage areas and awareness of snow shed safety clearances to pedestrian areas



3.4 LIVING WELL

Defining Living Well

At the root of all housing projects, but particularly acute when discussing affordable communities, is the sentiment that everyone deserves a good place to live. What does this mean and how do we get there?

Living Well means providing for community members basic needs, but also allowing them the opportunity to thrive and enjoy all the same benefits afforded to all members of the community.

At a basic level, Living Well means providing a safe and secure environment. It also means creating an environment that allows for positive physical and mental health. For the sake of this effort the Design Team has categorized items such as indoor air quality, noise and hazard materials under the 'sustainability' tag, but it is important to note the interconnectedness.

Specific to the way the community members of Aspen at large live, Living Well might mean creating a community that does not preclude or challenge one's ability to enjoy the natural resources found in abundance in and around the area.

What success might look like:

- Day-lit indoor spaces with access to views
- Adequate storage space for outdoor lifestyle equipment as well as maintenance and repair facilities
- Easy access to parking or public transportation when running errands
- Quality design & finishes to promote a sense of ownership- Easy access to outdoor spaces
- Comfortable spaces to allow for gathering of friends and family
- Quiet, efficient and reliable fixtures and equipment
- Increased accessibility both on site and within dwellings



SKI MAGAZINE



ASPEN TIMES



3.5 AUTHENTICALLY ASPEN

Defining Authentically Aspen

“I think keeping it mountain contemporary in style fits best with the ABC area, the aspen ideal, and the appeal to a broader range of inhabitants”.

“...Needs to have mountain appeal due to entrance to Aspen and how many people see this every day”.

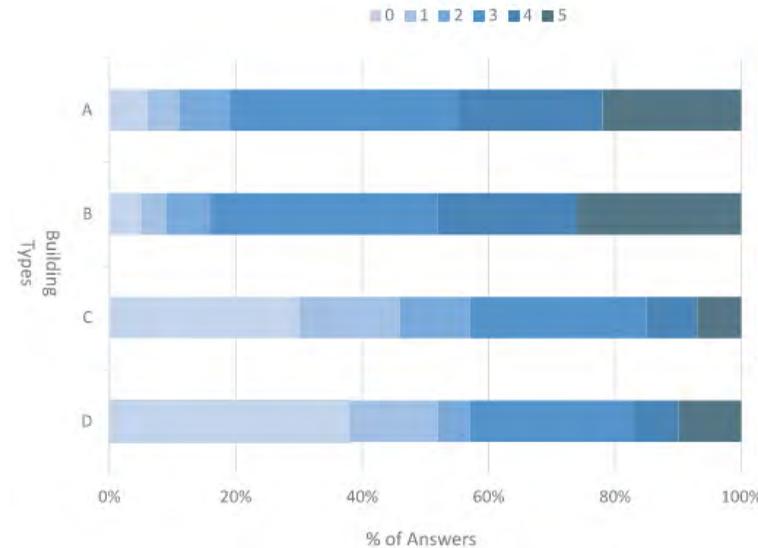
“Efficiency, efficiency, efficiency. The design should be efficient! Aspen has a long history of building very inefficient and affordable housing units with excess emphasis on ‘custom’ design, ‘no 2 units alike’. Housing resources are limited and outstrip demand.”

“Keep the mountain aesthetic



A practical rugged quality that reflects the alpine lifestyle of this historic mining town turned ski destination.

SURVEY RESULTS:





COMMENTS & QUESTIONS



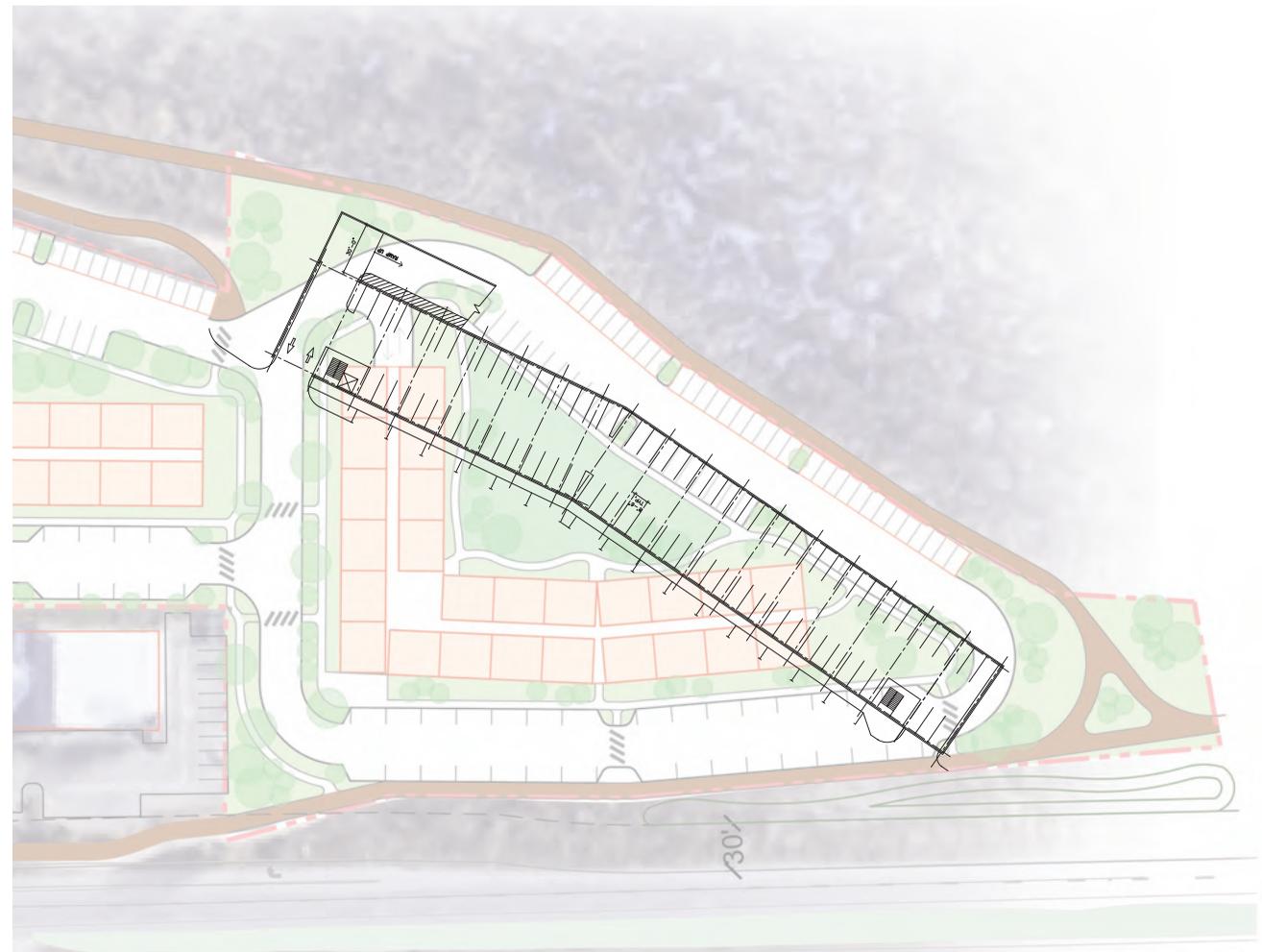
TODAY'S DISCUSSION



4.1 COUNCIL ASKS

Parking Garage at Rear of Site

- A multi-level parking structure has a large footprint, and does not allow for the balance of the programming on the site
- Utilizing the building footprint for parking, as designed in the original Hinges scheme, makes efficient use of the site allowing for more open space meeting project goals for livability, access to daylight and views, and open space
- A dedicated parking structure is a single use structure with ramped floors, thus limiting future flexibility
- The concept designs provided 100% of parking underground. The current scheme reduces underground parking to 57% and utilizes building foundations for the parking structure. Level floors provide future flexibility for this lower level.





4.2 OUTREACH & ENGAGEMENT UPDATES

Final Survey Summary

Total of 411 people responded to the survey

48% of those people live in the City of Aspen

32% of those people live in Pitkin County

67% of those people work in Aspen

23% of those people work in Pitkin County

30% of those people envision living at the Lumberyard

70% of those people do not envision themselves living at the Lumberyard

- Responses to the size, character and uses of Open Space concluded with a desire (on a sliding scale) for larger concentrated open spaces with some defined uses
- Responses to either surface or structured parking concluded with underground parking being favored 62% to 38%
- Responses to extra storage by my unit or near my parking were split 50/50
- Responses to the need for oversized vehicle/camper/rafts, etc concluded with 59% responding not in favor
- Responses to unit access being via interior corridors vs exterior access was 82% to 18% in favor of exterior access
- Responses to Unit Type; single level vs two story town-home resulted in a desire for the two story town-home by 61% to 39%
- Responses to shared wall options showed a desire to have a balance of having lower level utilities and privacy by 54% to 32% preferring privacy and 14% preferring lower utilities
- Conclusion by Trade Offs show a desire for Net Zero Buildings followed by a Pedestrian First Design



Full Report within Appendix



4.2 OUTREACH & ENGAGEMENT UPDATES

City Transportation & Infrastructure Workshops

Transportation:

- Transportation Impact Analysis is in process
- Data collection / existing condition analysis nearly complete
- Trip generation for high and low bedroom count is a difference of on 5 trips
- Shuttle route consideration / analysis underway

Stormwater:

- Designing for short systems and being mindful of outfall
- Looking at 3 main basins to detain 100% of stormwater on-site

Grading:

- Designing toward a balanced site, looking to limit trucking of material
- Designing for comfortable road grades for plowing, fire truck access

Utilities:

- Electrical, sewer, and water service under exploration

Air Quality:

- City staff have made progress on air quality monitoring at the Lumberyard Housing project site
- VOC air sampling will be conducted at the site mid-February
- MRA has agreed to host two PM2.5 PurpleAir Sensors at their location- installation to be completed by end of February. Once up and running PM2.5 data will be available on the PurpleAir website as well as the EPA Fire and Smoke map



4.2 OUTREACH & ENGAGEMENT UPDATES

Sustainability Workshops

Adopted Goals:

- Enterprise Green Communities Plus
- 75% offset of energy consumption through on-site renewables

Stretch Goals Under Consideration:

- Zero Carbon Certification
- Living Building Petal Certification
- Use of Recycled Water

Workshops:

1. Sustainability Overview: Review Options & Define Priorities
2. Sustainability Recommendations: Water are the pathways to meeting priorities
3. *Enterprise Green Communities, 10 Key Recommendations & Stretch Goals*: How do we get there?

Updates:

- Deeper drive on goals, and next steps as an integrated team on how to achieve them
- Created a better understanding of recommendations and early steps
- Narrowing of potential Stretch Goals: After continued research greywater recycling is not feasible. Zero Carbon Certification is currently the most applicable stretch goal.
- Discussed demolition of lumberyard site and related requirements of EGC Plus Certification

Stakeholders

- Climate Action
- Environmental Health & Sustainability
- Utilities
- Building Department
- Public Works
- Capital Asset
- Community Office for Resource Efficiency (CORE)



4.3 DESIGN UPDATES

How to Use this Section

The Design section of this document will focus on the exploration of how to solve the challenges of the Lumberyard project. Design explorations, such as drawings, are a critical tool in which the team synthesizes information into a relatable format to spur discussion and further exploration, but also to drive consensus.

The type and scale of these explorations will be particular to the moment in time within the design process, but will always be specific to conversations and studies necessary to move the project forward. This section will serve a chronology of solutions or possibilities presented to various stakeholder groups.

Timeline

NOV. 1, 2021 COUNCIL WORK SESSION: PARKING ALTERNATIVES

JAN. 10, 2022 COUNCIL WORK SESSION: UPDATED PARKING ALTERNATIVES

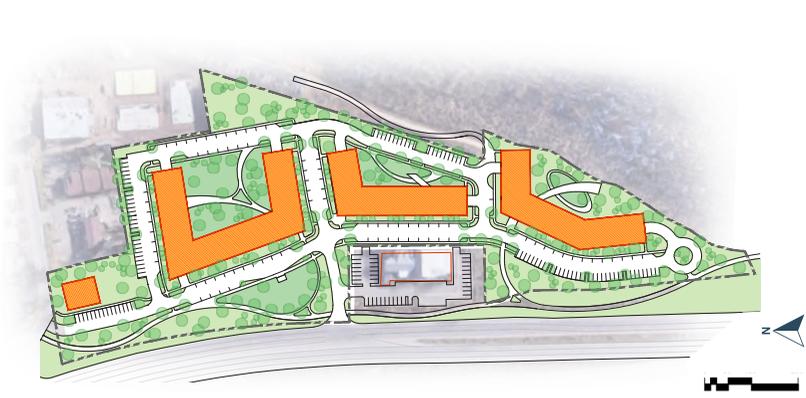
FEB. 14, 2022 COUNCIL WORK SESSION: SCHEMATIC DESIGN PROGRESS UPDATE

This schematic progress update focuses on further development of the site, from scheme into a functional site plan, and marks the first step into the design of buildings and units. The design team continues to layer in information from due diligence efforts such as sustainability strategies, infrastructure, utilities, etc., while continuing to address the Lumberyard’s guiding principles with each iteration and each step forward.



4.3 DESIGN UPDATES

Site Scheme Progress



NOVEMBER



JANUARY



CURRENT

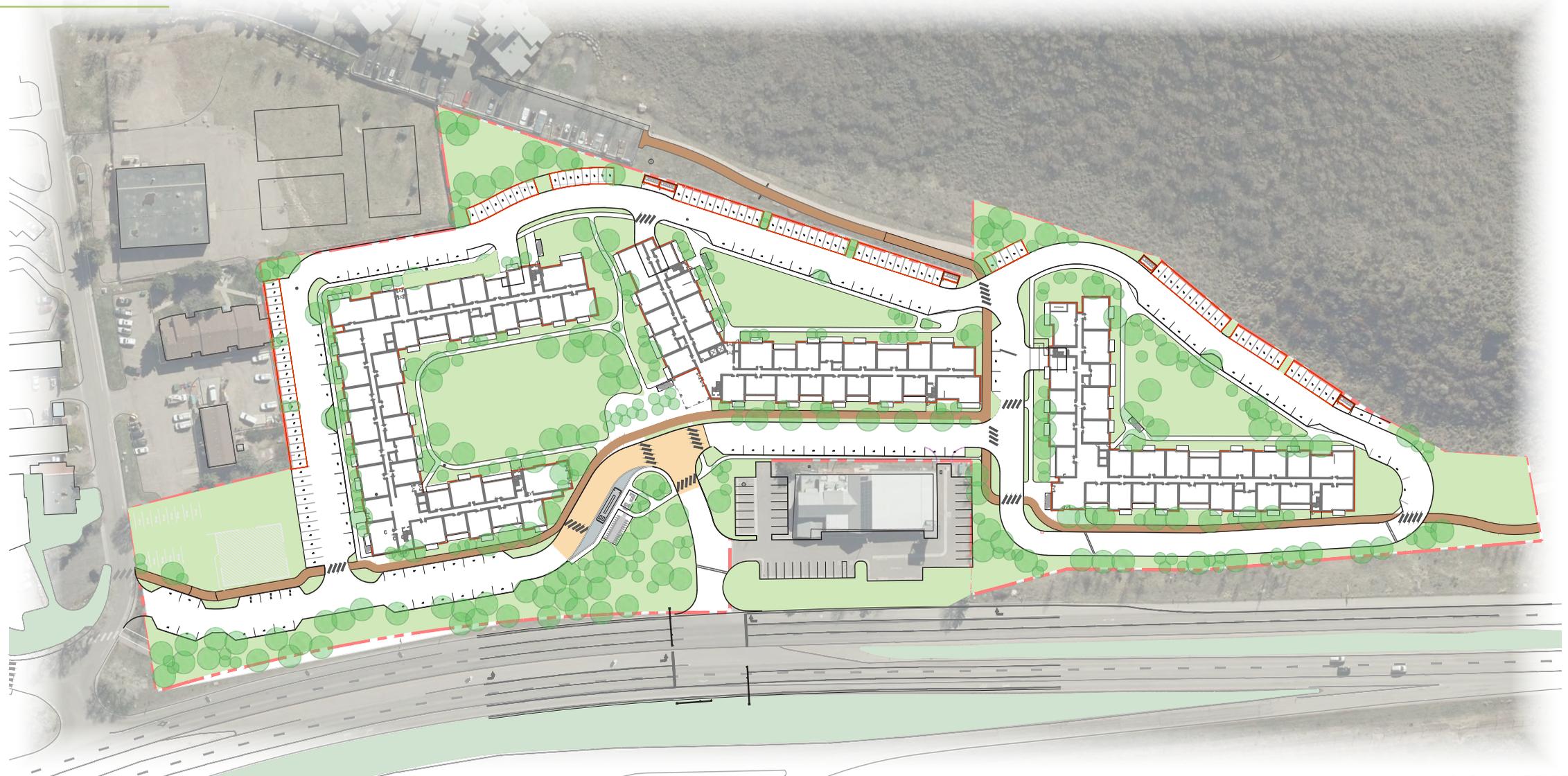
WHAT HAS CHANGED?

- Moving out of "Concept Diagram" into "Site Plan"
- Relocating transit stop allows for better queuing at 82 and access out of MRA
- Building footprints reflect articulated 1, 2 and 3 bedroom units
- Site grading and storm drainage is being incorporated
- Trail adjustments allow for berming along 82
- Underground parking added to building 2 to allow for more tenant storage based on public feedback
- Underground parking ratio shifted from 40% to 57%
- More detailed exploration of underground parking entrances



4.3 DESIGN UPDATES

Site Scheme Progress: Updated Site Plan





4.3 DESIGN UPDATES

Site Scheme Progress: Overhead Site Perspective from West





4.3 DESIGN UPDATES

Site Scheme Progress: Overhead Site Perspective from East





4.3 DESIGN UPDATES

Building Design: Program

Unit Mix	Totals	%	Building 1	%	Building 2	%	Building 3	%
1BD/1BA	144	46%	64	51%	40	46%	40	41%
2BD/2BA	120	39%	46	37%	32	37%	42	43%
3BD/2BA	46	15%	15	12%	15	17%	16	16%
Number of Unit	310		125		87		98	
Building SF	401,400		163,600		113,000		124,800	
Parking Level SF	105,800		43,700		29,500		32,600	
Total SF	507,200		207,300		142,500		157,400	
Bedroom Count	522		201		149		172	

ANCILLARY & SUPPORT SPACES

- Management & Leasing Office
- Community Rooms, Roof Decks, Terraces
- Staff & Common Restrooms
- Maintenance Workspace
- Mail & Package Delivery Rooms
- Trash, Recycling & Compost Rooms- multiple per floor
- Mechanical, Electrical, Data Rooms
- Elevators, Stairs & Corridors
- Underground parking structure and support spaces
- Resident storage- outside of units
- Planning for phased and modular construction



4.3 DESIGN UPDATES

Building Design: Livability

Getting out the door quickly!

- Private/direct entries on ground level
- Easy access to stairs/elevators

Access to outdoor spaces

- Private patios and balconies
- A mix of natural and programmed outdoor community spaces

Addressing corridors

- Natural daylight and views
- Comfortable width to pass with an armload of groceries
- Insets at entry doors to create a sense of place
- Communal spaces for incidental interaction

Stairs

- Not just fire stairs- inviting with softer materials, natural light, primary/celebrated space

Storage

- In the right place - both in unit AND near parking
- Secure for gear / bikes

Mail/Package Delivery

- Secure package lockers
- Adequate space
- Conveniently located

Noise: Both internal (neighbors) and external (82 and airport)

- Assembly ratings
- Placement of mechanical equipment
- Thoughtful unit to unit adjacencies

Trash

- Adequate space for diversion: Compost and Recycling

Value-Added Spaces

- Party/Community Rooms, Roof Decks, Common Areas





4.3 DESIGN UPDATES

Building Design: 1-Bed Flat Unit Plan

Private balconies or terraces, sized to allow a variety of functions

Open floor plans to give residents flexibility in furniture layout

Galley style kitchen to allow residents to use a dining table, a furniture island, or both!

Extra in unit storage to suit whatever your need



All bedrooms sized to allow for king beds and flexibility with furniture

Living & Bedroom spaces push to the exterior walls to best take advantage of daylight & views

Walk-in closet in primary bedrooms

Bathtubs in every unit for families with children

Under-counter washer/dryer to create more usable space above

Mud-rooms with cubbies & bench to kick off and store all your outdoor gear



4.3 DESIGN UPDATES

Building Design: 2-Bed Town-home Unit Plan

Large top-level terrace or a ground-level patio with street entry!

Large contiguous living & dining space allowing for ample daylight

Kitchen scaled to size of unit / number of occupants

Mudroom & under-stair storage similar to 1-Bed Unit



Level 1



Built-in desk nook to help with WFH!

Equal sized bed spaces for roommate scenarios

Ample closet and linen storage

Walk-in shower in one bathrooms and a tub in the other to suit a variety of needs

Bedrooms have separation/privacy from living spaces



4.3 DESIGN UPDATES

Building Design: 3-Bed Flat Unit Plan

Large top-level terrace or a ground-level patio with street entry!

Large contiguous living & dining space located on building corner to allow light from two sides

Built-in desk nook to help with WFH!

Primary bedroom suite



All bedrooms sized to allow for king beds and flexibility with furniture

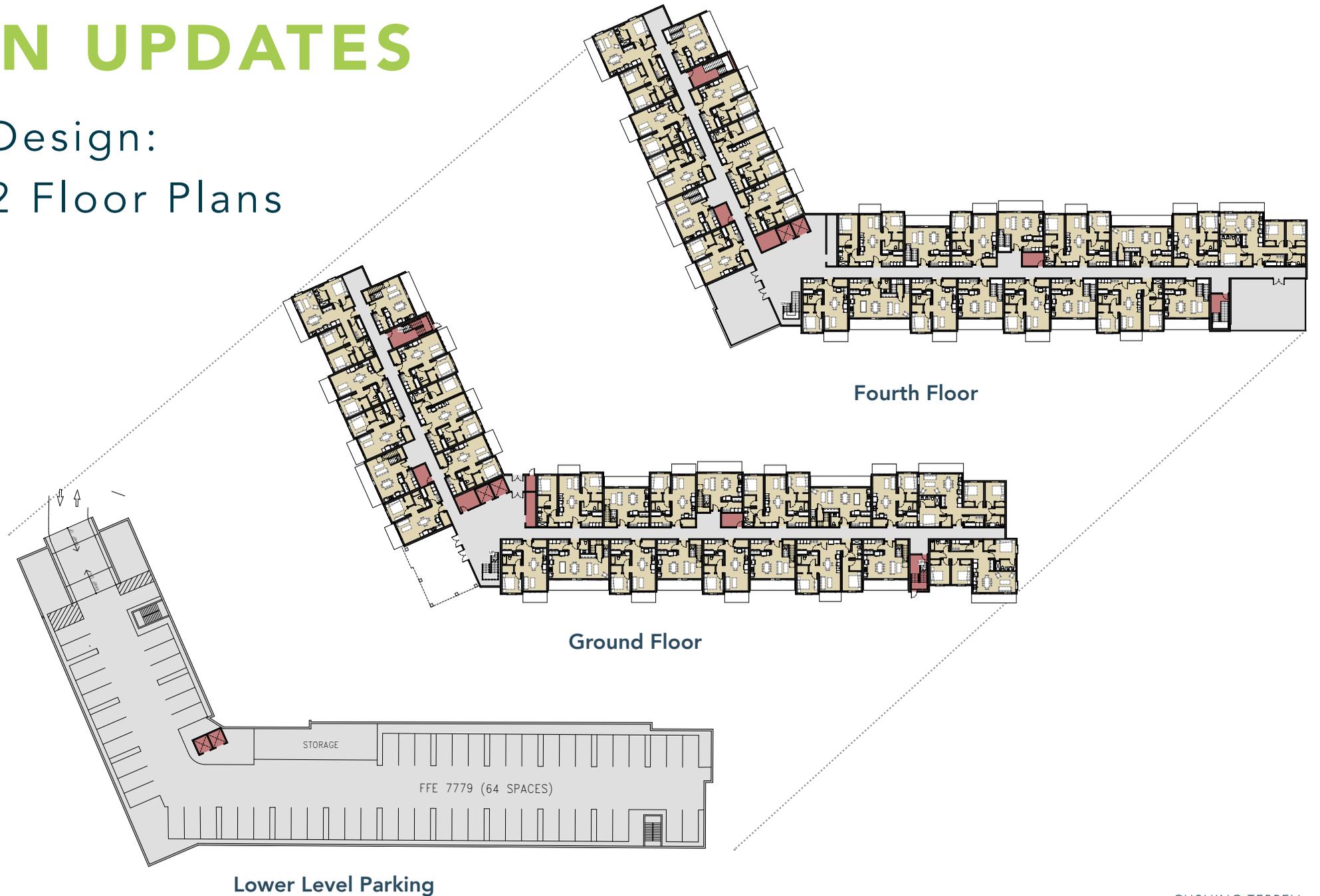
Extra in unit storage to suit whatever your need

Mud-rooms with cubbies & bench to kick off and store all your outdoor gear



4.3 DESIGN UPDATES

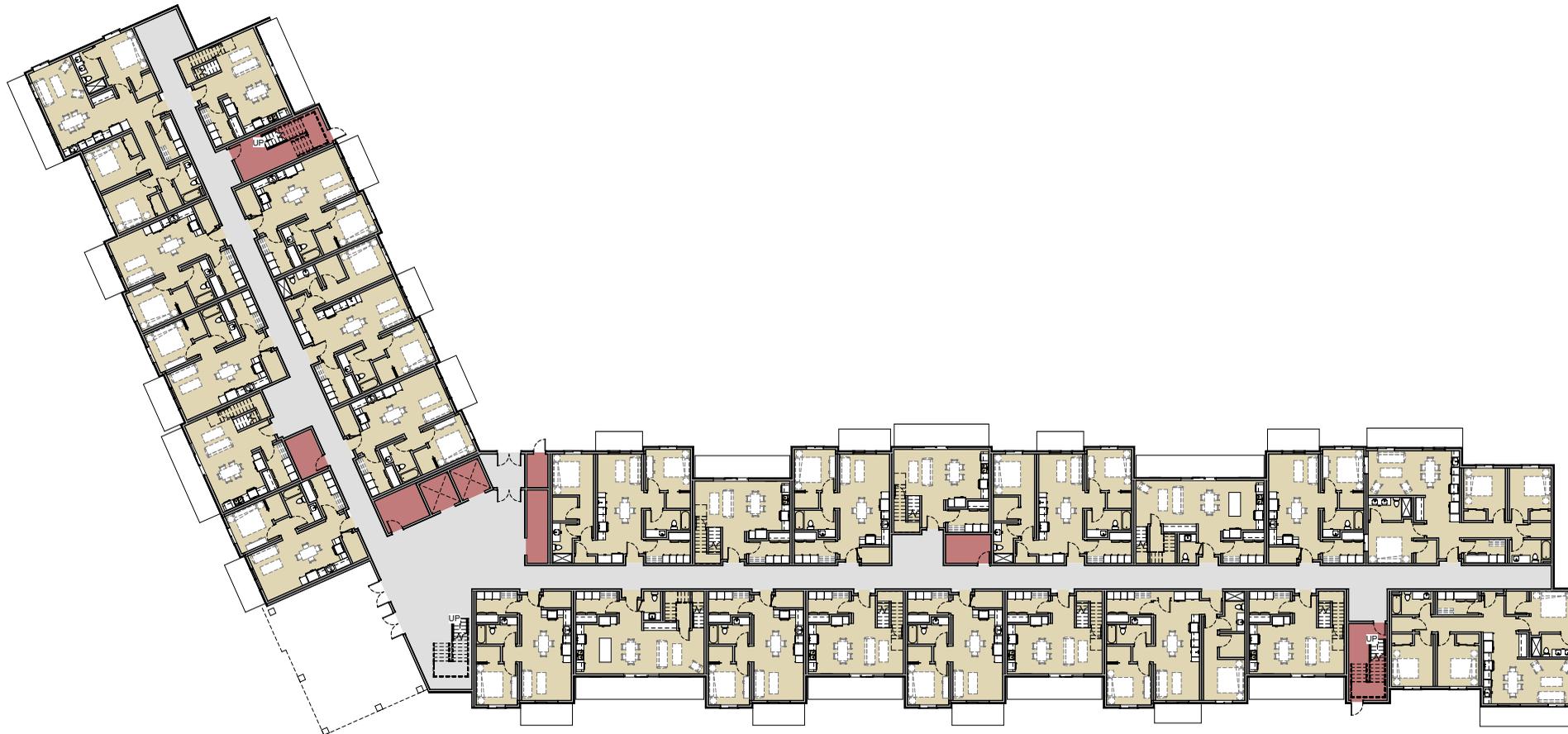
Building Design: Building 2 Floor Plans





4.3 DESIGN UPDATES

Building Design: Building 2 Ground Floor Plan





4.3 DESIGN UPDATES

Building Design: Massing & Character Study





COMMENTS & QUESTIONS



WHERE WE ARE GOING

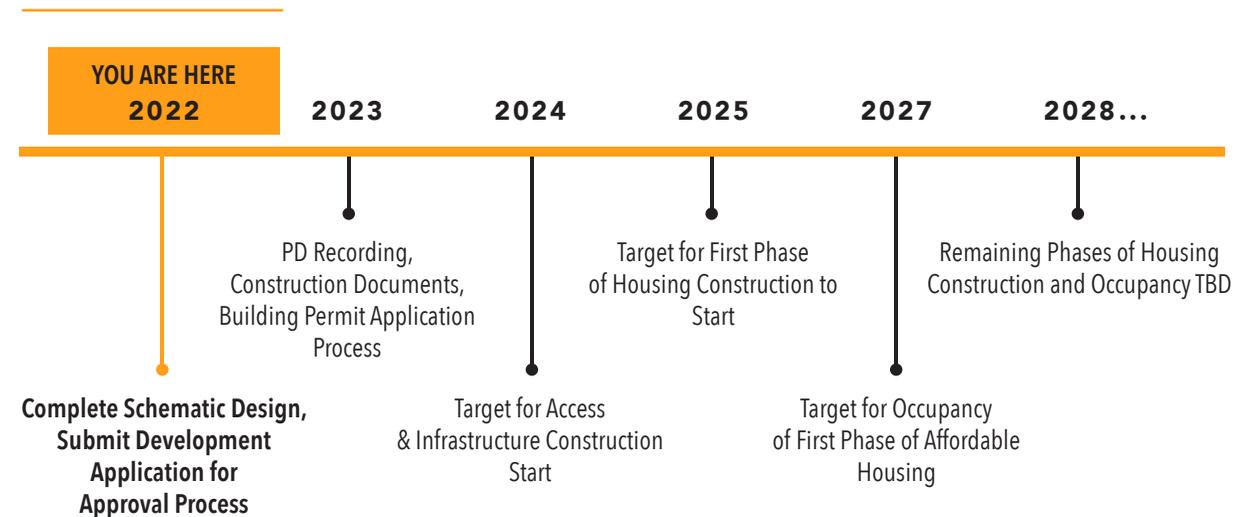


WHERE WE ARE GOING

Our Ask of You Today

Is the concept development shared today acceptable to proceed with in regards to livability and architectural character?

Moving Forward



March 21st : Council Work Session Presenting Schematic Design

Between now and then, the design team will be incorporating council comments, increasing the level of specificity in the design, completing the traffic impact analysis, and further exploration and integration of sustainable strategies. This work will be the basis for preliminary cost estimates and the development of a financial proforma and strategy. Our ask of you will be to confirm that the scope represented in Schematic Design is adequate for moving the project into subsequent design phases.



thank you.

303 East 17th Avenue, Suite 105
Denver, CO 80203
720.359.1416

cushingterrell.com

Cushing
Terrell.



APPENDIX

WALL TYPE LEGEND

SCALE: 1" = 1'-0"

GENERAL WALL TYPE NOTES:
 A. SEE INTERIOR ELEVATIONS (SHEET A801) AND FINISH SCHEDULE (SHEET A501) FOR WALL FINISHES.
 B. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
 C. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE.

KEYNOTES:
 1. NOT USED.

A INTERIOR WALL

PLAN LEGEND

- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- ASSEMBLY MODIFIER, PER TYPE
- ROOM NAME AND NUMBER
- WINDOW TYPE (SEE A600s)
- KEYNOTE
- DIRECTION OF VIEW, IF APPLICABLE
- DRAWING NUMBER
- SHEET WHERE DRAWN
- DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE

KEYNOTES



CLIENT
ASPEN LUMBERYARD - BUILDING 1

CLIENT



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00.00.0000
 PROJECT# | PROJECT#
 DESIGNED BY | LAST NAME
 DRAWN BY | LAST NAME
 REVISIONS

FLOOR PLAN

A101

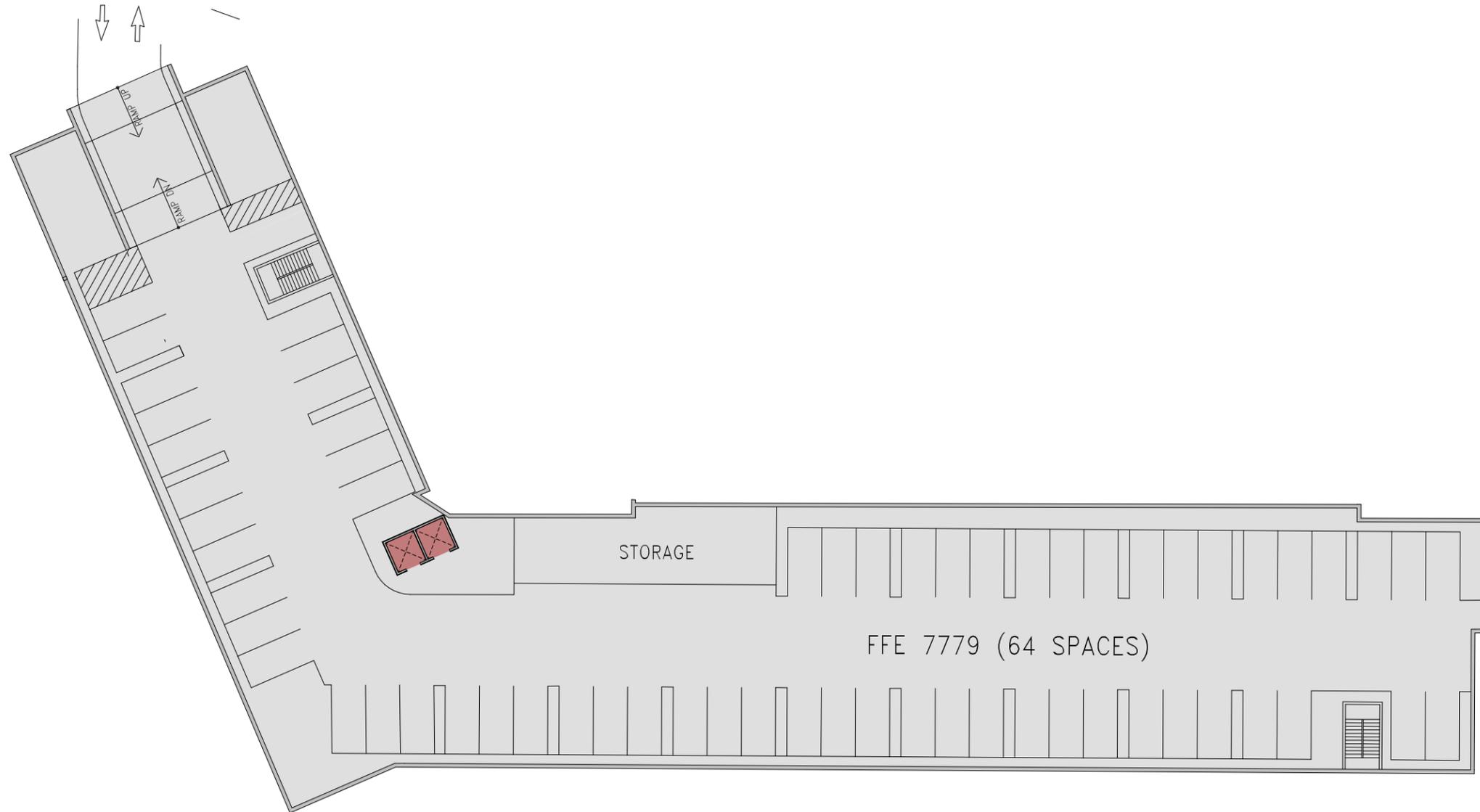
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NORTH REF

1 FIRST FLOOR
 A101 1/16" = 1'-0"

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1 PARKING FLOOR PLAN
A100 1/16" = 1'-0"



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ASPEN LUMBERYARD - BUILDING 2



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00.00.0000
PROJECT# | PROJECT#
DESIGNED BY | Designer
DRAWN BY | Author
REVISIONS

FLOOR PLAN

A100

KEYNOTES

PLAN LEGEND

WALL TYPE LEGEND

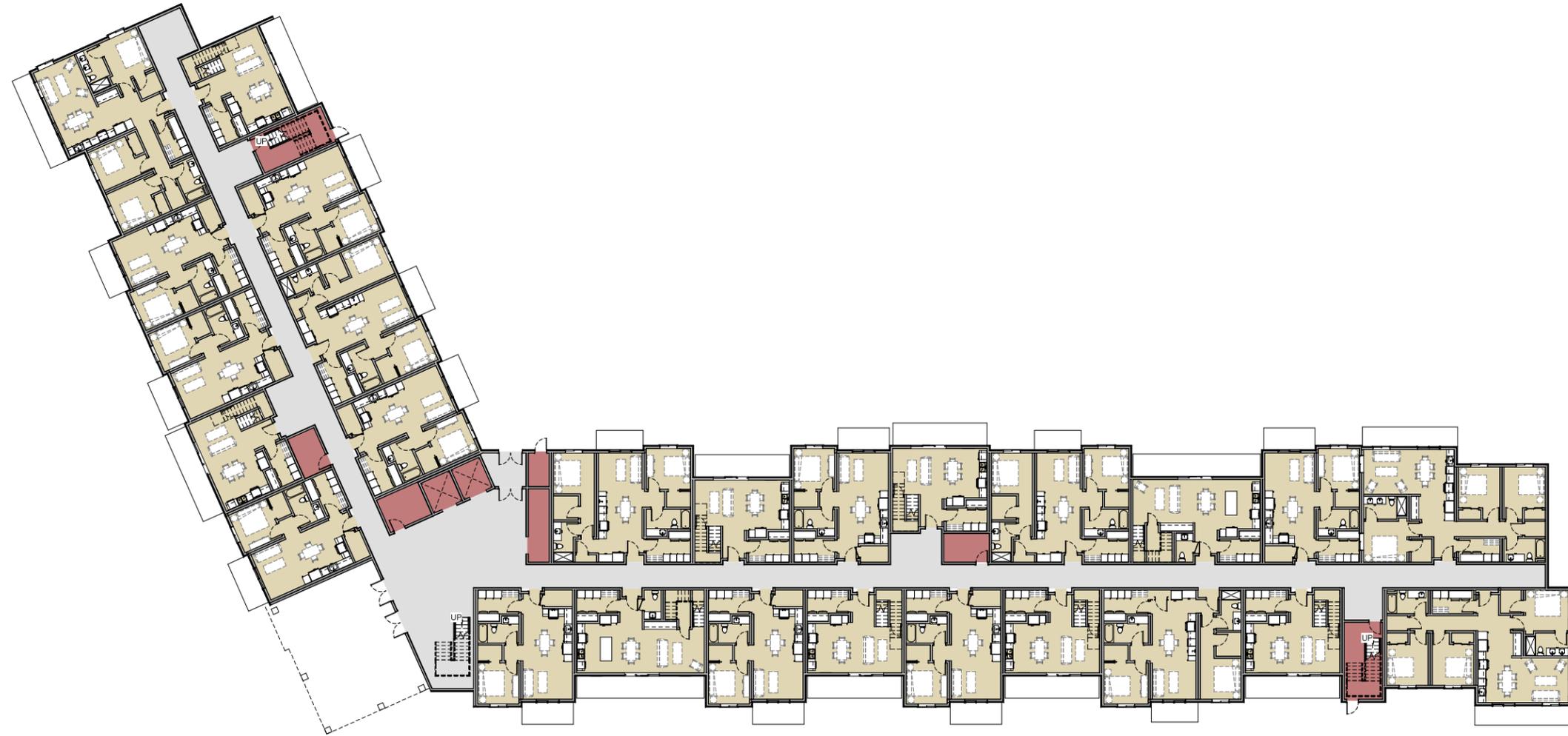
- ◊_{XX} ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- ◊_{XX} ASSEMBLY MODIFIER, PER TYPE
- NAME
101 ROOM NAME AND NUMBER
- △ WINDOW TYPE (SEE A600s)
- ⊗ KEYNOTE
- 1
SM DIRECTION OF VIEW, IF APPLICABLE
- 1 DRAWING NUMBER
- A101 SHEET WHERE DRAWN
- 101-1 DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE

SCALE: 1" = 1'-0"

GENERAL WALL TYPE NOTES:
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KEYNOTES:
 1. NOT USED.

A INTERIOR WALL



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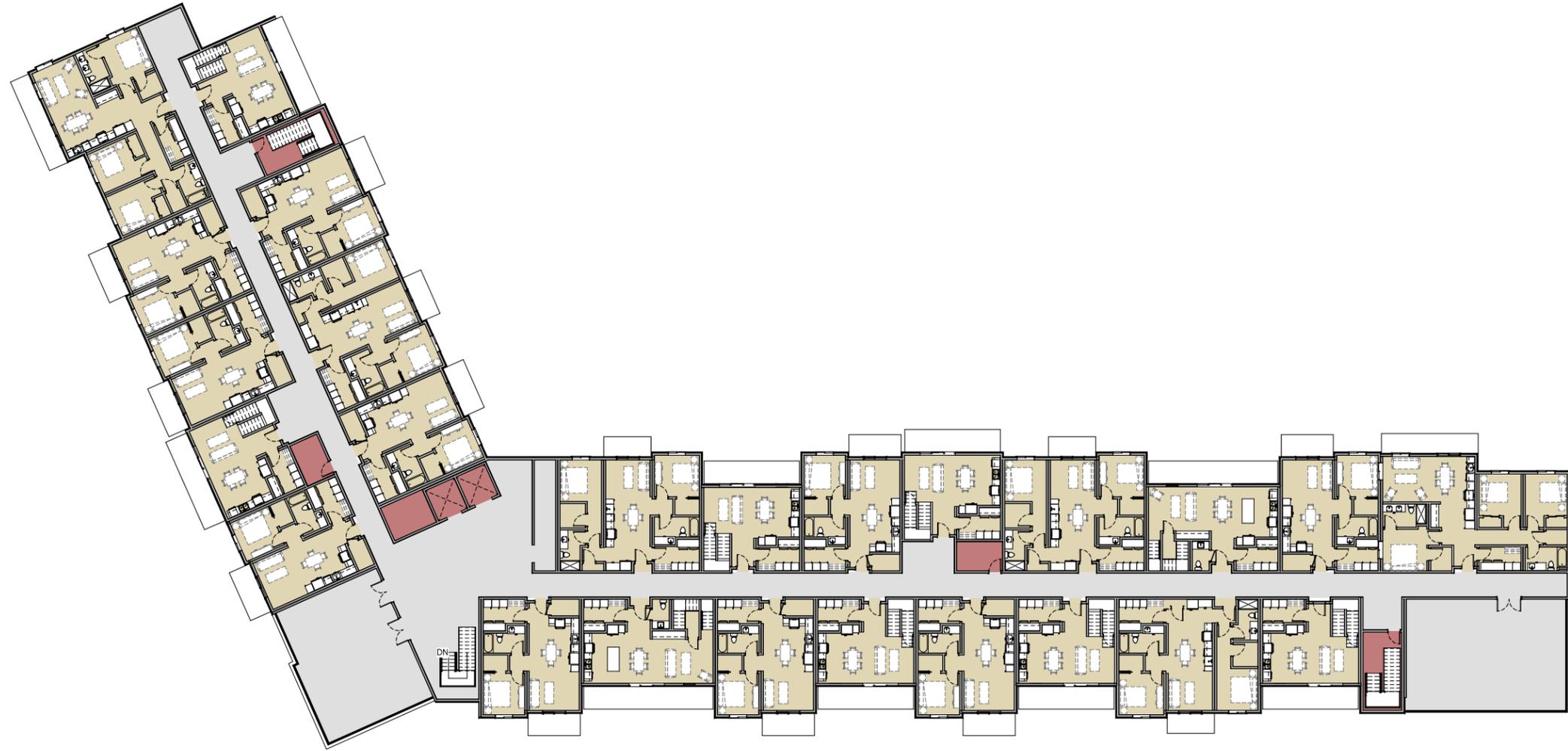
FLOOR PLAN

A101

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1 FIRST FLOOR
 A101 1/16" = 1'-0"



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ASPEN LUMBERYARD - BUILDING 2



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PROJECT# | PROJECT#
DESIGNED BY | Designer
DRAWN BY | Author
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FLOOR PLAN

A104

KEYNOTES

PLAN LEGEND

WALL TYPE LEGEND

- ◊ XX → ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- ◊ → ASSEMBLY MODIFIER, PER TYPE
- NAME
101 → ROOM NAME AND NUMBER
- △ → WINDOW TYPE (SEE A600s)
- ⊗ → KEYNOTE
- 1
SM
A101 → DIRECTION OF VIEW, IF APPLICABLE
DRAWING NUMBER
SHEET WHERE DRAWN
- 101 → DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE

SCALE: 1" = 1'-0"

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A INTERIOR WALL



1
A101
FIRST FLOOR
1/16" = 1'-0"



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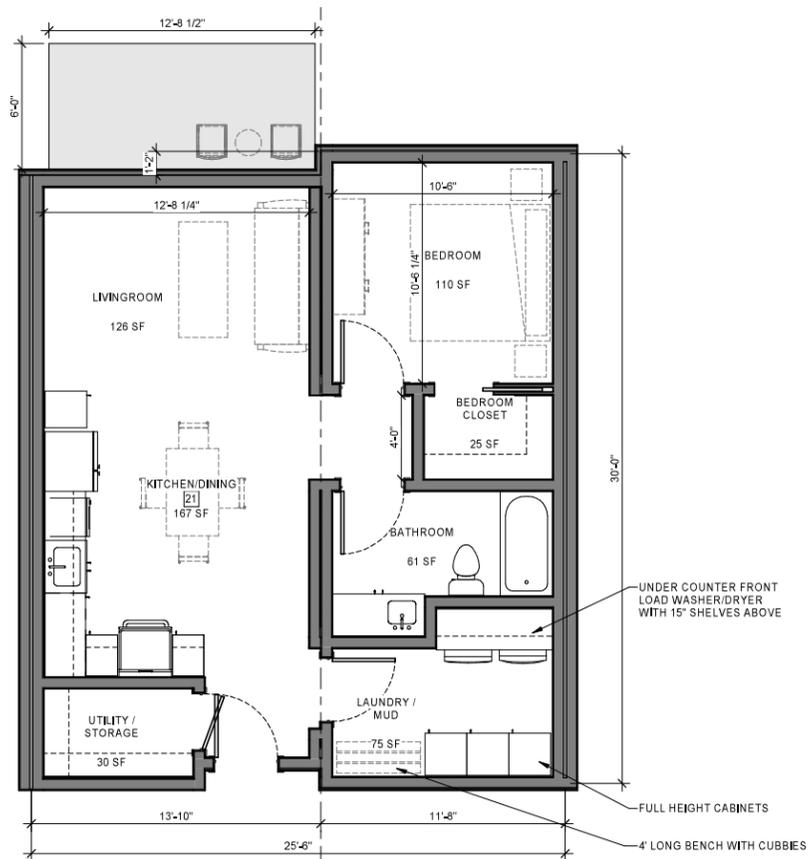
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FLOOR PLAN

A101

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1
A101 1BD / 1BA FIRST FLOOR 688 SF
1/4" = 1'-0"

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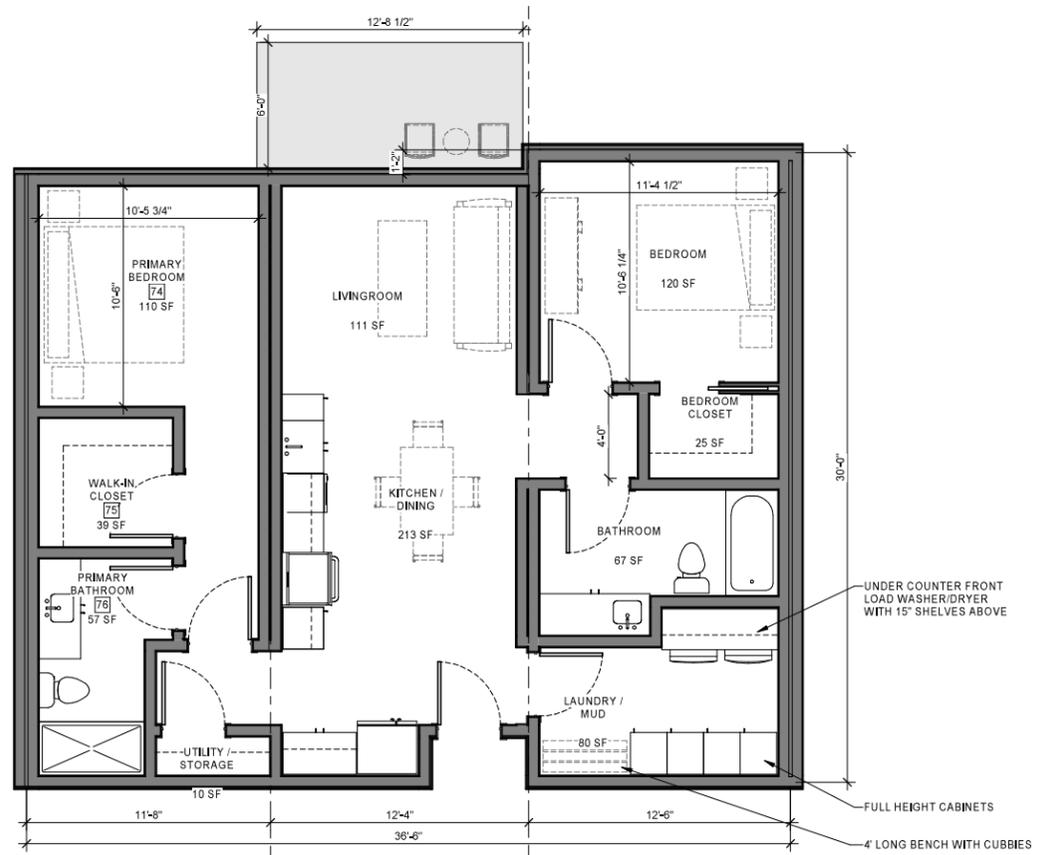
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FLOOR PLAN

A101

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2
A101

2BD / 2BA FIRST FLOOR OPTION 5

991 SF

1/4" = 1'-0"

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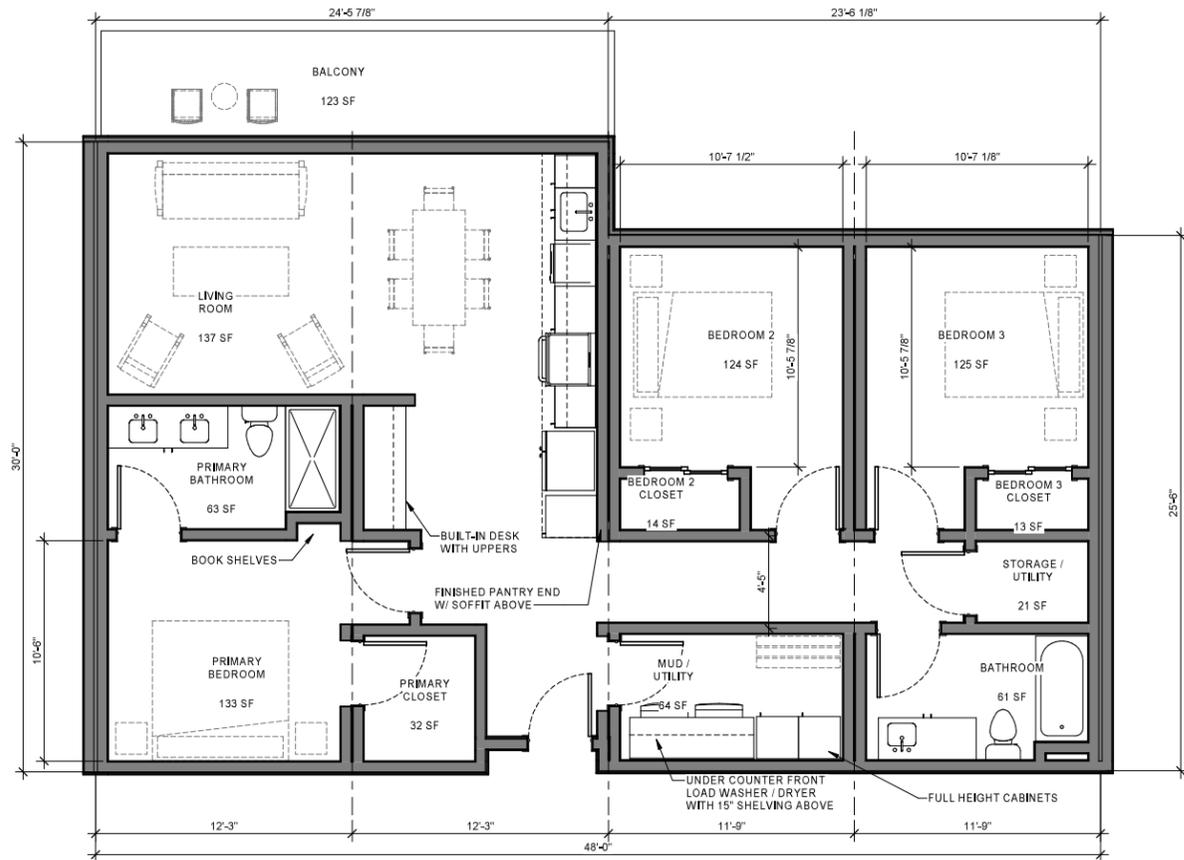
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FLOOR PLAN

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3
A101
3BD / 2BA FIRST FLOOR OPTION 3 1241SF
1/4" = 1'-0"

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REVISIONS

FLOOR PLAN

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WALL TYPE LEGEND

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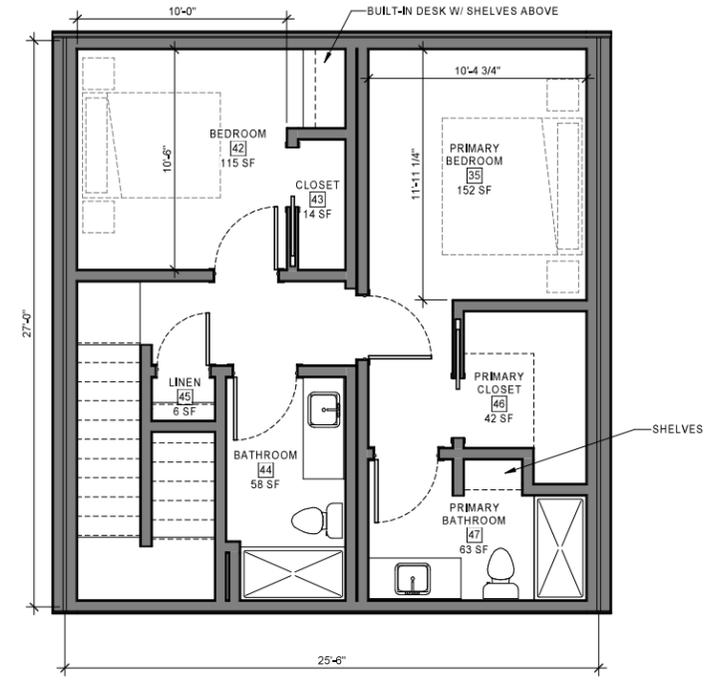
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A INTERIOR WALL

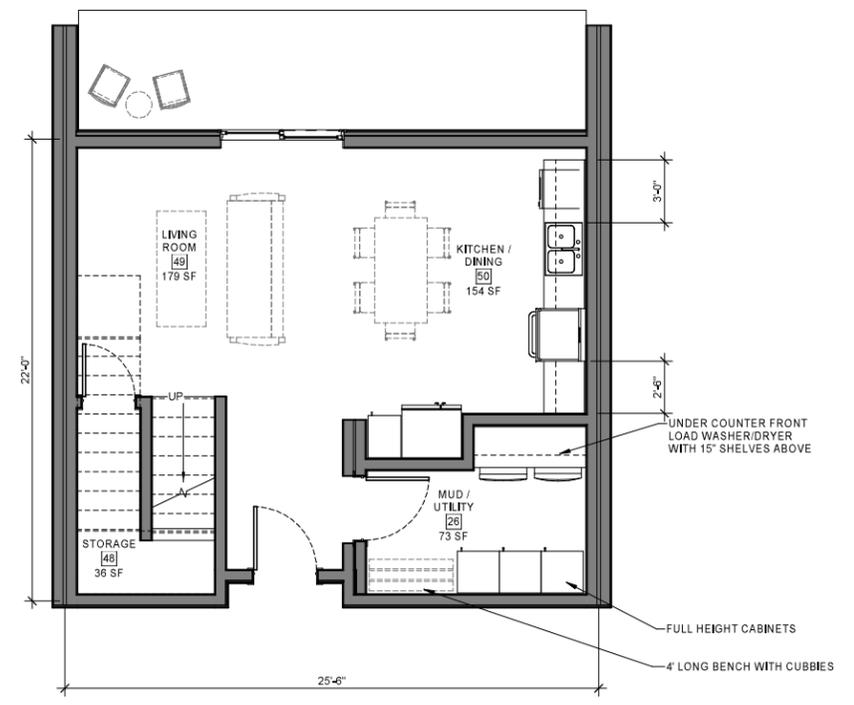
PLAN LEGEND

- ⊗ ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- XX ASSEMBLY MODIFIER, PER TYPE
- NAME ROOM NAME AND NUMBER
- 101 WINDOW TYPE (SEE A600s)
- ⊗ KEYNOTE
- SM DIRECTION OF VIEW, IF APPLICABLE
- 1 DRAWING NUMBER
- A101 SHEET WHERE DRAWN
- 101 DOOR NUMBER (SEE SHEET A601)
- ← DIMENSION TO FACE OF FRAMING
- ← DIMENSION TO GRID LINE
- ← DIMENSION TO CENTER LINE

KEYNOTES



1 2BD / 1.5BA SECOND FLOOR - VERSION 3 638 SF
 A101 1/4" = 1'-0"



3 2BD / 1.5BA FIRST FLOOR - VERSION 3 508 SF 1,146 SF TOTAL
 A101 1/4" = 1'-0"

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 PROJECT# | PROJECT#
 DESIGNED BY | LAST NAME
 DRAWN BY | LAST NAME
 REVISIONS

FLOOR PLAN

A101

MEETING MINUTES

Project: Aspen Lumberyard Affordable Housing

Meeting Minutes Recorded by: Randy Rhoads

Meeting Purpose: Development Finance Meeting

Meeting Date: January 11th, 2022 12:00 pm – 1:30 pm

Attendees: Chris Everson (CoA), Laura Dougherty (CT), Randy Rhoads (CT), Charlie Deese (CT), Sara Ott (CoA), Diane Foster (CoA), Scott Miller (CoA), Pete Strecker (CoA), Tyler Sexton (CoA), Cindy Christensen (CoA), Tom Currell (CPM).

VISION

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Discussion Topics

Attachments:

Meeting Agenda

Meeting PowerPoint Presentation

EPS Market Study date 1.6.22

- Chris provided a high-level update from the City Council Work Session on 1.11.22
- The Design Team will present final Schematic Design based on the “hinge concept” to City Council on March 21, 2022 and will be requesting City Council to approve Schematic Design at that time.
- Need to determine potential City funding sources and timing of both city and other funding sources based on forthcoming project cost estimates.
- Next meeting (with this group) will be in April and the Design Team will be providing cost estimates based on initial Schematic Design. Overall Project Budget will be developed and will be overlaid with available city funding. Also, will have Initial Housing Development Proforma and capital budgets for Site Improvements and Public Infrastructure.
- CBDG, DOLA, and other sources will be analyzed for Site Improvements and Public Infrastructure.

- Tom requested that City Staff look for potential unique funding sources that only they might be aware of.
- Budgeting for and annual approval of city funds will be necessary over multiple years in order to advance the project. The timing and scope of each phase of development will be orchestrated to match available funding over time.
- Preliminary Projections for the Timing of City Funds (the sequence and phasing of housing may change in the coming months as more information is available)

2022	Additional funding for design and engineering
Mid 2023	Site & Infrastructure
Early 2025	Phase 1 Rental
Mid 2026	Phase 2 Rental
Late 2027	Phase 3 Rental/For Sale Conversion Housing
- Scott pointed out that the City approves budgets on a yearly basis so significant coordination will be needed related to the multiyear budgetary needs.
- There may be opportunities to engage a private developer to facilitate and housing development (public-private-partnership), similar to 488 Castle Creek or Mainstreet developments. Need to anticipate a significant legal effort and City Staff time commitment related to these agreements.
- If the strategy of engaging a Private Developer is not pursued, then the fall-back plan would be for the City to act as the Developer.
- Some potential funding sources require significant work to prepare competitive funding application. Negotiating legal agreements and the work required to comply with programmatic requirements can also be significant.
- Most Federal Programs target families at either the 60 % area median income (AMI) level or the 80% AMI level.
- The Design Team is recommending that the Lumberyard follow CHFA income/rent standards so that we are aligned with the Federal Standard and we can maximize the possibility of obtaining funding sources other than City funds.
- **The Design Team will base the financial models on CHFA/Federal standard rent and income requirements.**
- Cindy Christensen stated that for Category 1 households APCHA is experiencing longer vacancy rates for 2- and 3-Bedroom units. They are not experiencing that issue with 1 Bedroom units. More discussion is needed to understand market demand and compliance/tenant intake demands.
- There will be a mix of Deed Restricted income levels between 30% and 120% AMI.
- CHFA LIHTC Tax Credits only have two funding rounds per year,
- USDA Rural Grant Program will be considered as a potential funding resource.
- Cindy Christensen stated that the Federal Programs “Don’t Like” the APCHA requirement that renters must work in Pitkin County.
- To maintain the project schedule and potentially create some cost savings it is important that the Lumberyard receive Major Public Project Designation. Sara acknowledged that this process could get underway right away.
- The design and engineering work currently underway will ultimately position the development of the Lumberyard site to be implemented more quickly in the future. Chris described this as going slower now so we can proceed faster in the future.

- Need to have Ballot language in place by June 2022 if there is going to be a ballot initiative put forth to voters in November 2022.
- Sara stated that she would need cost estimates for Site & Public Infrastructure ASAP.
- Sara and Pete will meet to discuss the potential for Cash Basis funding of the Site and Infrastructure work.
- Pete stated that the RETT is currently extended through 2040 and would see a potential ability to see \$35MM (not \$70MM)
- Sara stated that she did not want the projects financial planning to be contingent on a vote.
- Tom requested that City Staff include the Lumberyard in any funding requests that various departments may be considering.
- Sara stated that Earmarks need to be included in the potential funding resource mix.
- Sara and Chris will meet separately to discuss the approach of Local Employer Employee Housing Buy-in

END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CUSHING TERRELL

MEETING MINUTES

Project: Aspen Lumberyard Affordable Housing

Meeting Minutes Recorded by: Zoe Kowalczyk

Meeting Purpose: Aspen Lumberyard Transportation/Engineering
Progress Review

Meeting Date: January 31st, 2022, 1:00 pm – 2:00 pm

Attendees: Chris Everson (CoA), Randy Rhoads (CT), Zoe Kowalczyk (CT), Gyles Thornely (C1D), Hailey Guglielmo (CoA), Lynn Rumbaugh (CoA), Pete Rice (CoA), Nikki Riemer (F+P), Charlie Alexander (F+P), and Danny Stewart (F+P).

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Discussion Topics

Purpose: Discuss the transportation details for the Aspen Lumberyard site.

- Review traffic count data collection and proposed seasonal adjustments
 - Nicki went over the counts they did: August 6th, 2019, 30th highest hour.
 - Did a comparison from 2019 to 2022 and got an adjustment factor of 1.13
 - Further looked at am and pm peak hours.
 - AM peak adjustment of 1.13 and PM adjustment of 1.05
 - Nicki and Charlie will document this and send out to us.
- Review draft trip generation
 - Between the high and low bedroom counts, there was only a 5 trip difference.
 - Don't let the trips drive the decision. This is not a matter to really worry about.
 - Chris looking to find more accurate survey data for them to use. Will get back to this later.
- Nicki update on field observations

- Nikki trying to get to Aspen on this Thursday, Friday or next Tuesday. Looking for the cues and how long it takes to get through to make sure their information is accurate. If we have anything else for Nikki to look at, let her know by Thursday.
- Randy reminded Nikki that at the new signal, we would like to better understand what we should expect from the car stacking for exiting. This will help drive further design of our frontage road/ entrance into the Lumberyard.
- Review the site plan, traffic circulation, parking arrangements
 - Danny asked who will be removing Sage Way right-in-right-out.
 - Danny to check with coworkers on this.
 - If we get rid of this road, will we then get more traffic from the north streets through the Lumberyards frontage road? --> Further discuss
 - Verified that a 29' radius for fire truck turning is correct.
 - Verified that our 90-degree parking spots at 10'x20' is a good size to use.
 - Verified that our parallel parking spot size of 8'x24' is higher than Aspen City Code of 8.5'x18'
 - We can compact this if needed
 - We have 24 Bikes planned for the bikeshare program, however there is room to add more.
- Discuss shuttle/circulator bus opportunities/considerations for the Lumberyard.
 - **All point mentioned are to be further discussed later on. Brought forward all of our questions so we can work them out as the site comes to fruition.**
 - Should the shuttle circle back around to the ABC, or can we place the shuttle on the other side of the frontage road?
 - Lynn wondering if we could add two bus stops due to the distance some residents would need to walk to get to the proposed bus stop.
 - Lynn would like to see more of a Burlingame bus format.
 - Randy suggested the idea of calculating the amount of time it takes to circle around the Lumberyard, or to just include more stops.
 - Lynn stated that one location would be more efficient. Randy then suggested moving the bus station behind Fire Mountain Rescue.
 - As these decisions get made, we need to figure out if we would like to extend the Burlingame bus route to the Lumberyard (cheaper) or create a new route (expensive)
 - Does this stop serve the ABC?
 - Will most likely serve the A.M. neighborhood
 - John had asked about including bus charging on site. What is the reality of this?
 - Lynn mentioned that there is charging at Ruby Park and the main transportation facility. She does not think that a charging station here would be necessary.
 - Lynn pushed for us to focus on providing a good service, not charging stations.
 - Randy asked who we should talk to next to continue these conversations?
 - Look over the site with F+P for a more accurate telling of the logistics behind our drawings.
 - Nikki to do further studies which will be included in their TDM

- Lynn mentioned that council might push for us to look at having a shuttle connection at the highway. This is not a favorable location for our site.
 - Address this if we can.
- Lynn mentioned that the bike share station will not be there right when phase 1 is complete. The program needs time to expand; so, plan for the space, but implementation not right away.
- Lynn pushed for no inclusion of a Car-2-Go space. There is one in the ABC that does okay, but there's not a huge need for one.
 - This can always be implemented later, too.

END OF MEETING MINUTES

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CUSHING TERRELL

MEETING MINUTES

Project: Aspen Lumberyard Affordable Housing

Meeting Minutes Recorded by: Zoe Kowalczyk

Meeting Purpose: Aspen Lumberyard Aspen Lumberyard
Utilities/Infrastructure Engineering Progress Review

Meeting Date: January 31st, 2022 3:00 pm – 4:00 pm

Attendees: Christopher Everson (CoA), Randy Rhoads (CT), Zoe Kowalczyk (CT), Gyles Thornely (C1D), Tyler Christoff (CoA), Hailey Guglielmo (CoA), Justin Forman (CoA), Steve Hunter (CoA), Richard Goulding (RFE), and Danny Stewart (RFE).

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Discussion Topics

Purpose: Discuss the engineering/utility details for the Aspen Lumberyard site.

Stormwater

- Review of permeable/impermeable surface calcs and stormwater quality & qty management strategies
 - o Push for short storm systems
 - o Be aware that we can't have outfall by east triangle end – lawsuits
 - o No route to river

- Surface Parking Spaces – are permeable pavers as seen at Burlingame Ph II likely required even if the calcs do not indicate a need for them?
 - o Chris wishes to push for these.
 - o No use of sand

Drainage

- Danny to provide quick overview of watershed basins assumed for the site.
 - o 3 main basins (The three main green areas on site) with several smaller ones. If were able to put in new tech, these storage spaces aren't limited.
 - o 100% detained on property
 - o The geological report concluded that the soil will be able to properly drain.

Grading

- Danny to provide assumptions that led to the cut fill calcs
 - o Started at the highway, slope profiling, the while site is just about balanced.
 - o Finished floor above 1-2 ft.
 - o South end is the high point of the site.
 - o Danny showed grade plan
 - o All the surface draining will come and drain into the three main spots
 - o Getting these plans into the snow plow workers hands would be a good idea for them to give their input on the grades
 - o 26' streets for fire access

Utilities

- Power – Danny to inform all of the route needed to pull power into the Lumberyard and likely associated costs with this new line.
 - o To get this scoped out as early as we can. Will be a large budget number
 - o Come up through Woodward instead of Pass n Go.
 - o 2 Power sources from the switch gear in a looped system
 - o Primary electric is not from aspen electric – this is on us.
 - Will need Utility permit from the city – easily accessible- to be able to work on streets
 - o Would need to include an ability to serve letter. What would we need from the electric group?
 - General numbers of meters, meter type, and anticipated load.
 - o If we have multiple services, we will need to get the fire department involved.
 - Multiple servers and panels. → Will work with design team as this evolves
- Moving sewer line that runs parallel to HWY 82 to allow for the berm construction
 - o Not allowed a berm in the right of way of C Dot
 - o Hoping to relocate sewer line, so looking at having smaller, 8" sewer lines throughout the site.
 - o Internal main system to be reattached to the main line on Sage Way.
 - o Only have 10 – 20 ft. of space to berm up.
 - o Existing water line running through the large building – to be further discussed later, but looking at mostly having a looped system
 - Would tie into the line across the highway, and have a main circle with 1 or 2 cut throughs
- Review of proposed utility corridors
 - o Transformer stations? Location will depend on our load counts
- PV Collective – time to kick this conversation up a gear with Justin Forman and Tyler Christoff
 - o What can we max. out? Where else makes sense for the location?
 - o Differ this to Thursday for the sustainability meeting

- Tyler will miss, Mech. designer can make this easy or hard, so to whatever extent we should show a manageable map.
 - Will talk through a concept later. Justin is well versed and will help us on this.
 - Will require us to set up strategic metering for the PV
- Discuss water reuse line recognizing even though it may be many years before we switch from potable to this reuse line.
 - No raw water access would have to design a completely different landscape depending on what kind of water we get. Should we realistically plan for?
 - To get this, will take a long time and out of our ability.
 - Will talk on Thursday + get into the details then.
 - Nitrogen monitoring
 - Can't give answer if its worth it or not
 - Still be resource conscious.

Site Plan

- Rachel Richards mentioned the amount of back and forth it took to get the berm at the Maroon Creek Affordable housing to be just right – If anyone can dig into the lessons learned for guiding the berm design for Lumberyard that would be great.
 - Asked Scott Miller why it was so hard. Was before Scotts time. Was back in 2005. Will need to further dig for this.
- If we lack the space for a berm, will the city permit a wall? (Maybe more of a Comm Dev question than Engineering?)

END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CUSHING TERRELL

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MEETING MINUTES

Project: Aspen Lumberyard

Meeting Minutes Recorded by: Randy Rhoads

Meeting Purpose: Sustainability Workshop #3

Meeting Date: February 3, 2022

Attendees: Zoe Kowalczyk; Robert Schober; Tessa Schreiner; Marty Treadway; Liz Chapman; Justin Forman; Jannette Whitcomb; Tim Karfs; Denis Murray; Scott Miller; Laura Dougherty; Charlie Deese; Randy Rhoads; Shane Gerkin; Paul Goss; Christopher Everson; Gyles Thornely; Richard Goulding; Danny Stewart; Ryan Schwartz; Tim Johnson; Tessa Schreiner; Michael Levinson; Nathan Bronec; Ashleigh Powell; Rachelle Macur

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Discussion Topics

Purpose: Workshop #3 Enterprise Green Communities, 10 Key Recommendations and Stretch Goals: How do we get there?

1. Determine space requirements for EV Chargers, Transformers, and other EV related components.
 - o 15% of parking spaces to be equipped with EV chargers = 65 parking spaces
2. Valerie Macdonald leads emergency response for city. Design team will follow up with Valerie related to her recommendations on how to allocate emergency power.
3. Denis Murry recommends focused emergency power allocation (Community Room) as opposed to dispersed (1 emergency power outlet in each apartment unit)
4. Mountain Rescue facility might be an option for resident gathering space in an emergency situation.
5. ERV special purpose filters for smokey/fire contaminated air to be accessible and easy service.
 - o MERV13 filter was recommended by Jannette Whitcomb.

6. Justin Forman is interested in a deeper dive discussion on PV, battery backup, and metering.
7. Aspen Electric does Net Meter – This needs to get corrected in the Lumberyard Sustainability Outline.
8. Marty Treadway asked if Sub metering is a possibility – Justin Forman thinks it's a great idea.
9. Marty Treadway asked if the financial benefit of PV on site generation would flow to the residents in terms of lower utility bills – Shane Gerkin confirmed that lower utility bills for the residents is a goal.
10. City Zoning has exterior lighting standards that include "Dark Sky" requirements. Michelle Bonfils is working on an update to the Lighting Ordinance.
11. Jannette Whitcomb encouraged the design team to emphasize the restorative and healing nature of our design intent and goals.
12. Need to meet with Liz Chapman to discuss waste diversion strategies in detail. Liz is satisfied with 75% waste diversion standard as part of Enterprise Green Communities Criteria. Liz pointed out that Pitkin County landfill is interested in material for Alternative Daily Cover and ground up demolition/deconstruction material may be suitable.
13. Justin Forman pointed out that Tyler Christof is the key person to discuss details of grey waters reuse.
 - o Design team needs to get some research done on site. Don't assume this is an available and guaranteed water source.
 - o Needs to be set up so that if in the future, it is available we can connect to it as easily as possible.
 - o Landscape irrigation needs to be designed for potable water in compliance with Aspen City "WELLS" program.
14. Marty Treadway asked what the raw KW for remaining 25% of energy above the 75% being produced on site. Shane Gerkin will follow up on this with Marty.
15. Ashleigh Powell suggested we strategically review Red List indoor air quality issues.
16. Cushing Terrell to forward list of upcoming meetings to all attendees.
17. Jannette Whitcomb recommended that Indoor Air Certified Raters be utilized to confirm compliance with Indoor Air Plus Standards. Provide a written description of how we plan to meet Indoor Air Plus standards.
18. Design Team initial calculations indicate that the existing site contains 30,000 cubic yards of road base and concrete that could potentially be used as fill on site. Need to coordinate with Michael Port at Pitkin County Landfill.

END OF MEETING MINUTES

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MEETING MINUTES

Project: Aspen Lumberyard Affordable Housing

Meeting Minutes Recorded by: Zoe Kowalczyk

Meeting Purpose: Site Sustainability Workshop #1

Meeting Date: September 23rd, 2021 3:00 pm – 5:15 pm

Attendees: Randy Rhoads (CT), Chris Everson (CoA), Laura Dougherty (CT), Charlie Deese (CT), Zoe Kowalczyk (CT), Shane Gerkin (CT), Ryan Schwartz (CT), Tim Johnson (CT), Tessa Schreiner (CoA), Liz Chapman (CoA), Marty Treadway (CORE), Ashley Perl (CoA), and Christine Shine (Connect One).

VISION

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Discussion Topics

- The focus of this meeting is to narrow the choices of certifications. This won't need to be selected today but continue into another meeting before November 1st.
- What does success look like for us? What goals do we want?
- **Comments during presentation**
 - o Shane, Tess, and Marty agree that we should look into the Living Building Challenge.
 - o Reminder that we don't have to pursue a certification. We can always utilize the rules and definitions of various certifications. A certification helps keep the goals a priority.
 - o LEED Net Zero Energy Certification must achieve a main LEED certification as well.
 - o Community has shown to want/ like certifications, the council is interested as well but not 100%.
 - o If we pursue funding – might have to follow a certification. → Further discuss
 - o Word is that the city wants to exercise their right to work on this project. We can use this project to push Aspen Electric to respond to zero net more efficiently. Could push some healthy competition between the two companies.
 - See what each company can and cannot do.
 - Be prepared to work around Aspen to achieve our goals.

- Aspen City Electric has a sustainable energy cap – 95% of the energy has to be purchased.
 - Had a discussion on the various types of HVAC equipment to place on site. This will be tricky to uphold the sustainability want, use up as little space as we can, and keep noise down.
 - Liz had a concern on ILFI with the quality and price of materials to be used given the red list. We should not be too concerned with this issue, for when we select the specific types of materials, the green list will have expanded, and we have a history of successful construction and use with all green list materials.
 - Equity inclusion is an important factor – make sure to remember this in our future discussions.
 - Was concern about light availability on site. *Push further with site design.*
 - Concern about passive house and air quality. With the rising temperatures, people are starting to choose between uncomfortably warm, stagnant indoor air temperatures or breathing in smoke with outdoor air cooling the home. *Continue this topic and concern into the site/ building designs.*
 - When the Lumberyard is constructed, make sure that there is regular maintenance on the systems.
 - Further discuss electricity storage via batteries on site.
 - Discussion of including future modeling for when temperatures rise. Make sure or buildings can sustain.
 - No on-site composting.
 - Focus on waste during construction.
 - Further air quality studies.
- **What is important for us? How can we narrow our certification choice?**
 - Create a list of 'must have's and 'strive to have's to narrow choices
 - At this point – we don't have a budget to hold us back. Have been encouraged by Chris to go big.
 - *Set up a document of sorts for everyone to list these.*
 - Pick a baseline certification so were challenged, but not stretching or limiting our design. We are doing this for the community, not the certification sticker bragging rights. This will mean a lot to the community.
 - Next week have a feedback meeting on wants vs. must haves?

END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CUSHING TERRELL

MEETING MINUTES

Project: Aspen Lumberyard Affordable Housing

Meeting Minutes Recorded by: Zoe Kowalczyk and Charlie Deese

Meeting Purpose: Sustainability Meeting

Meeting Date: December 16th, 2021 9:00 am – 12:30 pm

Attendees: Chris Everson (CoA), Laura Dougherty (CT), Randy Rhoads (CT), Charlie Deese (CT), Zoe Kowalczyk (CT), Shane Gerkin (CT), Tessa Schreiner (CoA), Liz Chapman (CoA), Denis Murray (CoA), Marty Treadway (Aspen Core), Gyles Thornely (C1D), Lauren McNeill (G14), Michael Levinson (G14), and Tim Karfs (G14).

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Discussion Topics

- Aspen Utilities Discussion to be tabled – Justin has Jury Duty
-

Questions and Comments from Shanes PowerPoint:

- Council has directed Sustainability office to generate new goals/ action plan
 - o 63% reduction in GHG was set as the new target
 - o Carbon Zero by 2050
 - o Coming to council in January
- A good number of votes went for Zero Net Energy from last night's Open House Event. This option for us is still very much on the table.
- PV will have to be widespread throughout the site
 - o Fully electric – assuming a net zero construction. We want these to be compatible with one another. The challenge of this is having to provide cooling.
 - o Opportunities/Challenges with heat pumps
 - They do provide cooling and provide resilience with wildfires or fumes
 - You don't have to provide cool from the get-go... can be added later

- Additional energy load versus past projects without A/C
 - Supplemental heat is like electric resistance (for super cold)
 - How do you handle noise from heat pumps
 - Location
 - Sound blankets
 - Air Source v. Ground Source
 - City Hall has an open loop aquifer
 - Aspen Globe – suggested it is similar to the Lumberyard site
 - What is the backup source of heat for an all-electric project?
 - Back-up battery power?
 - PV direct... transfer switch
 - Rely on super insulation
 - How often do black outs happen in Aspen?
- Look into convenient access to roof
- We could not include cooling right off the back, but build for this to be able to be added later in.
- EV Charging stations
 - Will Aspen Electric even allow this much energy?
 - Chris is wondering if 15% EV parking will satisfy the city council
 - Funding mechanism within infrastructure bill?
 - How do you handle metering
 - How do you handle fast charging v. level 1
 - If we have EV charging on site, will this encourage more people to go electric?
- Is onsite storage a goal to still hold?
 - Chris says he heard from Justin that we will need storage on site.
 - How much of a grid problem is there?
 - Shouldn't we do load shedding with thermal if the grid isn't an issue?
 - Will we be required to have storage by Aspen Electric?
- Fitness
 - There is a community rec center 11-minute drive away & outdoor amenities
 - Provide storage for personal equipment rather than on-site fitness amenities
 - Battery storage installed where the storage is going? → Further discuss
- Ordinance being able to deal with a long timeline?
 - Haven't seen it happen
- We can use the certifications to help give us the frame of the building
 - Well Plaque for EGC 2020 – This CAN happen in Aspen
 - Looking at Zero Net energy Homes?
 - Biggest hurdle is the water petal from LBCP
 - EGC will be for some of our funding
 - Being certified and building correctly will be harder on the construction workers
 - Enterprise green plus and the Net zero energy process
 - Proposed the idea of going further on this with either zero carbon, Petals, or greywater
 - We should show City 4 slides to tell them what they want, the reality of it, and how we're going to tackle it.
- Consensus of a certification: Tessa agrees without recommendation
- Asked for the members here to be with us at the council meeting at noon
- We can't sell them the certification without having housing expenses in the same folder

- We need the city council to spread the words about wanting to have the decision out n posted
 - o There's a cost number
- We're doing the EGC goals, go forward w that
 - o Chris sees Net zero not being great for trying to do two certifications.
 - o Housing vs. Zero net energy
- Where the value is in these stretch goals?
 - o Is Net zero worth it?
 - o Accountability for the phases?
- Looking at Breck LBC construction on how we can do it too
- Grey water
 - o Providing infrastructure for the future application of Greywater 'Above and Beyond Goals' List.
- Keep options
 - o We will need to spell out to them which Petal's we stretch for. Show them that colorful graphic.
- Look into getting onto Holy Cross again. Would greatly help us.
- Housing by Basalt High School – microgrid housing
- What do we need to change for the Jan 10th Meeting?
 - o Pressure Aspen City energy to work with us to make this situation better. Potentially get a meeting with someone on Holy Cross and try to see if we can switch to them.
 - o Bring everything to the surface n have council do their job and decide.
 - o City Management will need to know were presenting like this.

END OF MEETING MINUTES

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CUSHING TERRELL