#### AGENDA

#### CITY COUNCIL WORK SESSION

October 26, 2020

4:00 PM, City Council Chambers 130 S Galena Street, Aspen



#### **WEBEX**

Go to: www.webex.com Click "Join" at the top right-hand corner Enter Meeting Number 126 227 9421 Password provided 81611 Click "Join Meeting"

OR

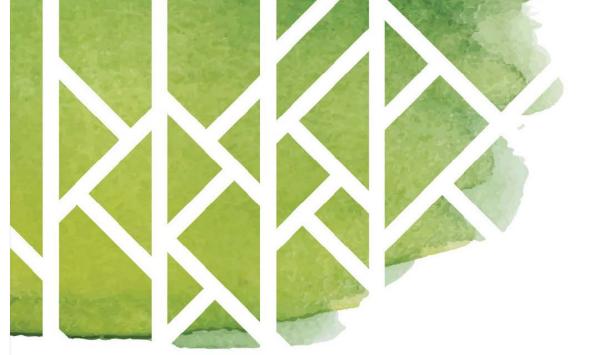
Join by phone

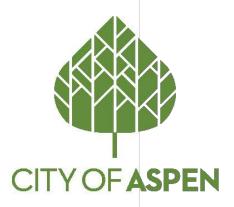
Call: 1-408-418-9388

Meeting number (access code): 126 227 9421 #

#### I. WORK SESSION

- I.A. 2021 Recommended Budget Review 152 Kids First Fund; 130 Tourism Fund; 131 Public Education Fund; 132 REMP Fund; 501 Employee Benefits Fund; 505 Employee Housing Fund; 510 IT Fund; Grants
- I.B. Winter Response Planning for Downtown Business Activity: Part Two
- I.C. Lumberyard Update





#### 2021 BUDGET DEVELOPMENT

Grants, Kids First, Tourism Promotion, Public Education, REMP, Employee Benefits, Employee Housing, IT Fund

## Questions / Outstanding Items

- Evaluate use of Housing Dev. Fund to incentivizing downsizing within the affordable housing program
- Provide list of identified Stormwater projects
- Assess opportunities for Stormwater funding, including when renewal of 0.5% Parks and Open Space sales tax is assessed

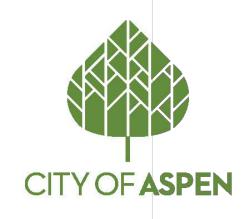


#### Jpdate Items

- 2021 grants recommendations now available
- Component unit budgets also now available
- Updated property management fee calculations worked into affordable housing financials. Net effect:
  - \$20K increase to Truscott I
  - \$30K decrease to Marolt







## **2021 BUDGET DEVELOPMENT**

**Grants** 

Karen Harrington, Quality Office Director

OCTOBER 26, 2020 5

## What We Do: Program Overview

# COMMUNITY NONPROFIT & WHEELER ARTS GRANTS









**Application Deadline:**Late July/Early August



**Application Review:** August/September

# HEALTH & HUMAN SERVICES GRANTS



**Council Review: October** 

**Contracts:** November/December

**Award Distribution: By April** 

## What We Do: 2021 Application Summary



|                          |                   |                       | Cash        | In-kind   | In-kind   |
|--------------------------|-------------------|-----------------------|-------------|-----------|-----------|
| <b>Grant Program</b>     | <b>Applicants</b> | <b>Cash Requested</b> | Available   | Requested | Available |
| Health & Human Services* | 25                | \$320,500             | \$176,360   |           |           |
| Community Nonprofit      |                   |                       |             |           |           |
| (GF + Parks)             | 45                | \$863,950             | \$507,160   | \$103,500 | \$93,500  |
| Wheeler Arts**           | 22                | \$538,000             | \$400,000   | \$24,600  | \$17,000  |
| Total:                   | 92                | \$1,722,450           | \$1,083,520 | \$128,100 | \$110,500 |

<sup>\*</sup> an additional \$327,550 cash is reserved for Human Services IGAs



<sup>\*\* \$30,000</sup> cash is reserved for the Red Brick Center for the Arts

#### Strategic Alignment

Safe and Lived-In Community of Choice





#### Changes Due to COVID

#### Funding Adjustments

- Council created new Wheeler Arts and Cultural Arts Grant Program
  - ✓ Provided funding up to 10% of budget, with \$30,000 max for 2020
  - ✓ Used General Funds and Wheeler funds
  - ✓ Total Recovery grant amount available: \$396,000
  - ✓ Total Recovery grant amount requested/funded: \$304,528 (16 orgs)

#### Service Delivery Adjustments

- ✓ Quality Office and Wheeler staff collaborated on program administration
- ✓ Continued online grant applications
- ✓ Started virtual applicant interviews and review meetings
- ✓ Started electronic contracts
- ✓ Delayed Grants Evaluation Project
- Delayed evaluation of grants management software



#### On the Horizon

- Improved contracts
- Better grant document retention
- Evaluation study underway
- Online system eval to follow



## Monetary Grants - HHS IGAs (GF) (2021)

| IGA   | Recommended Amount |
|---|--------------------|
| Pitkin County Detox Services                  | \$176,600          |
| Pitkin County Mental Health & Substance Abuse | \$107,550          |
| Pitkin County Senior Services                 | \$43,400           |
| TOTAL, INTERGOVERNMENTAL AGREEMENTS:          | \$327,550          |





## Monetary Grants – HHS (GF) (2021)

| Agency Name                                   | Recommended Amount          |
|---|-----------------------------|
| Community Health Services                     | \$31,350                    |
| Aspen Homeless Shelter                        | \$25,000                    |
| Hospice of the Valley                         | \$13,750                    |
| Aspen Family Connections                      | \$11,000                    |
| Buddy Program                                 | \$11,000                    |
| Response                                      | \$9,350                     |
| Aspen Hope Center                             | \$6,600                     |
| Family Visitor Program                        | \$6,600                     |
| West Springs Hospital                         | \$6,600                     |
| Alpine Legal Services                         | \$5,500                     |
| Mtn Valley Development Services               | \$5,500                     |
| Valley Settlement                             | \$5,500                     |
| YouthZone - includes one-time capital of \$5K | \$5,500                     |
| Sum of grants \$5,000 or less (12)            | \$30,525.00                 |
| TOTAL RECOMMENDED:                            | \$173,775. <mark>0</mark> 0 |

#### Monetary Grants - Wheeler Arts Fund(2021)

| Requesting Agency                                     | Cash Requested | Cash Recommended      |
|---|----------------|-----------------------|
| Music Associates of Aspen (AMFS)                      | \$85,000       | \$69,560              |
| Theatre Aspen   | \$50,000       | \$50,000              |
| Aspen Santa Fe Ballet                                 | \$85,000       | \$43,127              |
| Aspen Art Museum                                      | \$50,000       | \$41,736              |
| Jazz Aspen Snowmass                                   | \$35,000       | \$33,389              |
| Red Brick Center for the Arts                         | \$30,000       | \$30,000              |
| Aspen Film  | \$40,000       | \$27,824              |
| Aspen Words (previously Aspen Writers Foundation)     | \$27,000       | \$20,868              |
| Anderson Ranch Arts                                   | \$25,000       | \$13,912              |
| Theater Masters                                       | \$15,000       | \$11,130              |
| Aspen Community Theatre                               | \$10,000       | \$8,347               |
| The Art Base (previously Wyly Community Arts Center)  | \$10,000       | \$8,347               |
| 5Point Adventure Film                                 | \$7,000        | \$7,000               |
| Rogue Repertory Company (Aspen Fringe Festival) (new) | \$10,000       | \$6,956               |
| The Arts Campus at Willits                            | \$10,000       | \$5,565               |
| The Aspen Institute (Arts Program)                    | \$15,000       | \$5,565               |
| Sum of Grants of \$5,000 or less (6 requests)         | \$34,000       | \$16,674              |
| TOTALS:   | \$538,000      | \$400,0 <sub>13</sub> |

CITY OF ASPEN

#### Monetary Grants - Non-Profit (GF)(2021)

| Requesting Agency Name                               | <b>Amount Requested</b> | <b>Amount Recommended</b> |
|--|-------------------------|---------------------------|
| Aspen Public Radio (KAJX)/Roaring Fork Public Radio) | \$115,000               | \$100,000.00              |
| GrassRoots   | \$95,000                | \$85,000.00               |
| Aspen Valley Ski/Snowboard Club                      | \$68,000                | \$66,000.00               |
| Aspen Historical Society                             | \$30,000                | \$30,000.00               |
| Aspen Youth Center                                   | \$25,000                | \$24,000.00               |
| Independence Pass Foundation                         | \$20,000                | \$20,000.00               |
| Aspen Institute - Community Programs                 | \$20,000                | \$15,000.00               |
| Challenge Aspen                                      | \$11,000                | \$10,500.00               |
| Wilderness Workshop                                  | \$10,000                | \$8,010.00                |
| Aspen Sister Cities                                  | \$18,000                | \$8,000.00                |
| Roaring Fork Leadership                              | \$10,000                | \$8,000.00                |
| Shining Stars Foundation                             | \$11,500                | \$8,000.00                |
| Access Roaring Fork (aka Access AfterSchool)         | \$10,000                | \$7 <i>,</i> 500.00       |
| Summit 54  | \$15,000                | \$7,000.00                |
| Carbondale Community Access Radio                    | \$25,000                | \$6,000.00                |
| Sum of Grants of \$5,000 or less (27)                | \$343,950               | \$74,450.00               |
| TOTALS:  | \$827,450               | \$477,460.00              |

#### Monetary Grants – Parks (2021)

| Requesting Agency                      | Cash Requested | Cash Recommended |
|--|----------------|------------------|
| Aspen Center for Environmental Studies | \$20,000.00    | \$16,000.00      |
| Roaring Fork Conservancy               | \$10,000.00    | \$8,000.00       |
| Roaring Fork Outdoor Volunteers        | \$6,500.00     | \$5,700.00       |
| TOTALS:                                | \$36,500.00    | \$29,700.00      |



#### In-Kind Grants - GF & Wheeler (2021)

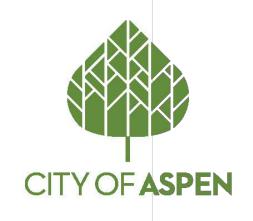
| Requesting Agency                         | In-kind Requested | In-kind Recommended |
|---|-------------------|---------------------|
| Aspen Film                                | \$5,000.00        | \$4,500.00          |
| Aspen Choral Society                      | \$5,000.00        | \$3,000.00          |
| Aspen Santa Fe Ballet                     | \$3,100.00        | \$3,000.00          |
| 5Point Adventure Film                     | \$3,000.00        | \$3,000.00          |
| Aspen Words                               | \$2,500.00        | \$2,500.00          |
| Rogue Repertory Company (Fringe Festival) | \$1,000.00        | \$1,000.00          |
| Anderson Ranch Arts                       | \$5,000.00        | \$0.00              |
| TOTALS, WHEELER IN-KIND:                  | \$24,600.00       | \$17,000.00         |

| Requesting Agency             | In-Kind Requested | In-kind Recommended |
|-------------------------------|-------------------|---------------------|
| Aspen Junior Hockey           | \$45,000.00       | \$40,000.00         |
| Aspen Figure Skating Club     | \$23,500.00       | \$22,500.00         |
| Aspen Swim Club               | \$15,000.00       | \$15,000.00         |
| Revolutions Skate Club        | \$15,000.00       | \$15,000.00         |
| Silver City Gymnastics        | \$1,000.00        | \$1,000.00          |
| Aspen Historical Society      | \$4,000.00        | \$0.00              |
| TOTALS, GENERAL FUND IN-KIND: | \$103,500.00      | \$93,500.00         |
|                               | •                 | 16                  |









#### **2021 BUDGET DEVELOPMENT**

**Kids First (152 Fund)** 

Shirley Ritter, Kids First Director

OCTOBER 26, 202018

## What We Do: Affordability

- 12-22% of a family's gross monthly income for 1 child
- ~\$1,500 avg cost / month for one child
- COVID has meant fewer families using childcare.
  - Not yet returning to work
  - Concerns about family health
  - Older child going to school virtually, parent is at home anyway, so keeping younger siblings home
  - More low-income families qualifying for CCCAP





#### What We Do: Accessibility

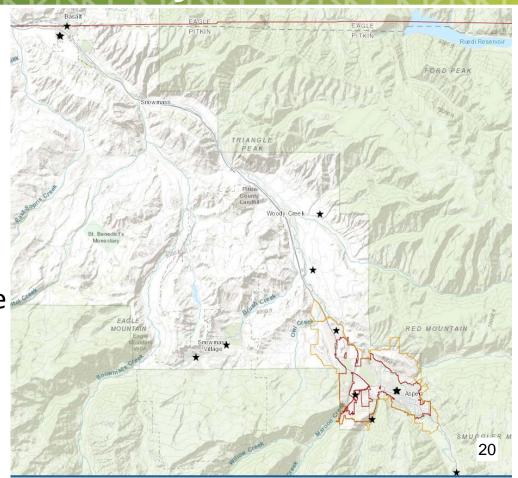
Start-Up Funding

Infant / Toddler Subsidy

- \$3,604 \$4,325 / infant / yr
- \$2,496 \$2,995 / toddler / yr

Highest need: infant care

Highest cost to provide: infant care





#### What We Do: Quality



**Quality Improvement Coaching** 

Resource Teacher

Health Consulting
Mental Health Consulting

COVID has meant virtual coaching, consulting, and training

Professional Development Quality Improvement Grants Education Incentives



## Strategic Alignment



# Safe & Lived-in Community of Choice



# Fiscal Health & Economic Vitality

- Improve childcare affordability
- Increase early childhood education quality
- Increase childcare capacity
- Improve access of resources and services for families with young children
- Increase public awareness about the importance of early childhood education



#### Changes Due to COVID

#### Operational adjustments:

- Prioritization childcare programs recovery and reopening, maintain quality and health standards
- Staffing professional development, contact tracers, more





#### Changes Due to COVID



- Service Delivery:
  - Virtual consulting, coaching, training and meetings
  - Workload changed and increased
- Capital Changes:
  - Office renovation
  - Other projects postponed
  - More maintenance and cleaning





#### On the Horizon

#### **Capacity**

- Continuing the search for new and expanded sites
- Continuing to work with community partners & business leaders
- Partnership with CMC for infant space

#### **Qualified Childcare Staffing for Existing and New Spaces**

Excited to move forward with intern early childhood teacher



#### Supplemental Requests

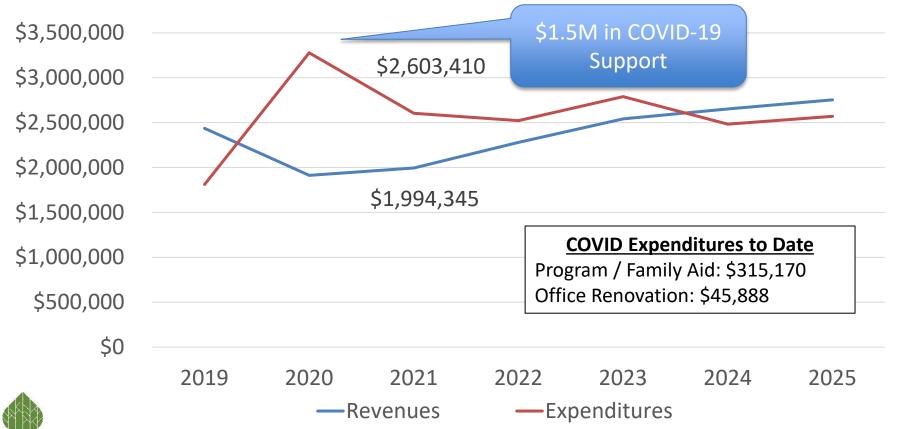
#### **Recommended Supplementals**

• Cafeteria Plan ~\$4.5K



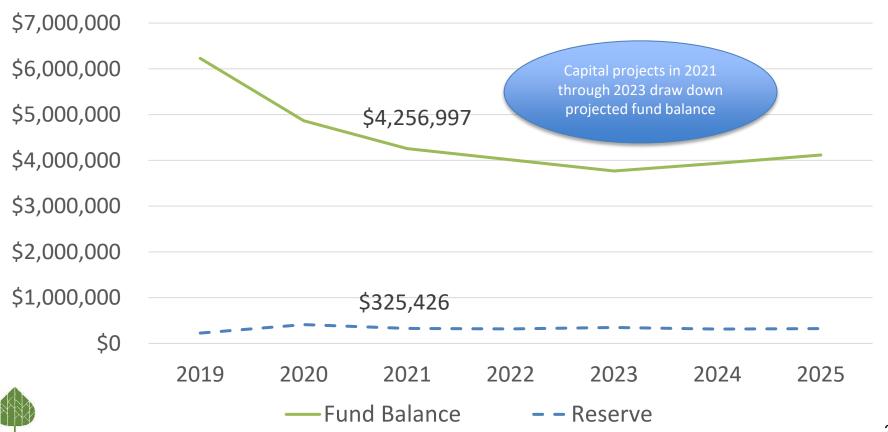
## Revenues & Expenditures

CITY OF ASPEN

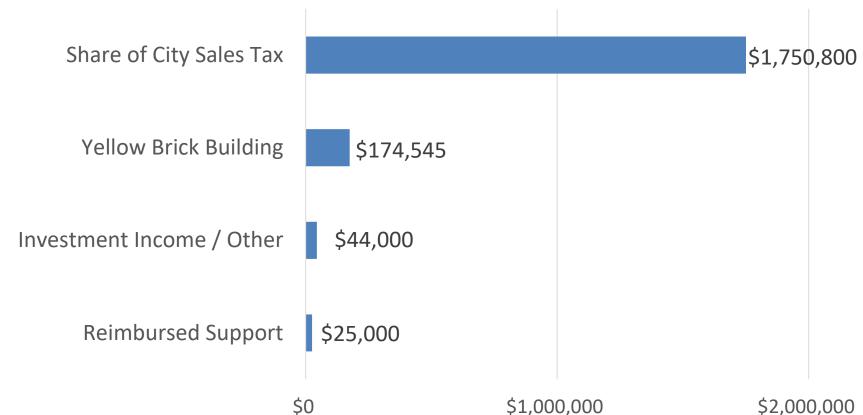


#### Fund Balance

CITY OF ASPEN



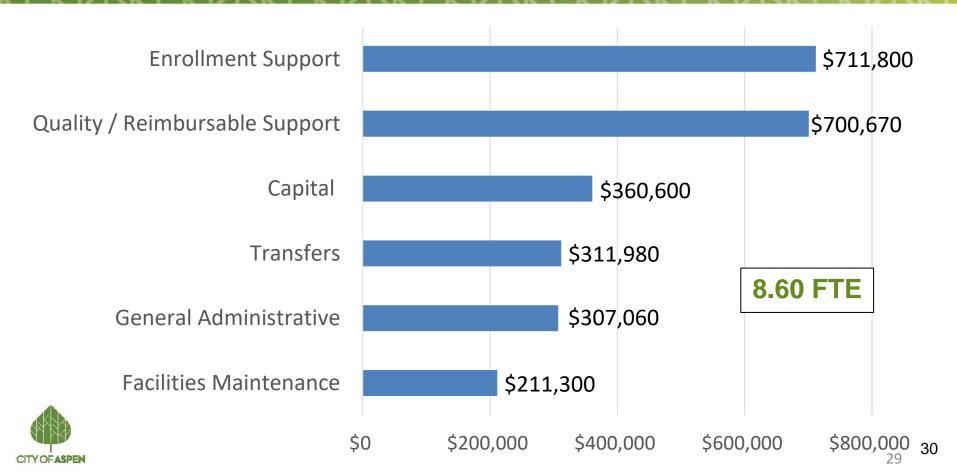
#### Revenue Sources



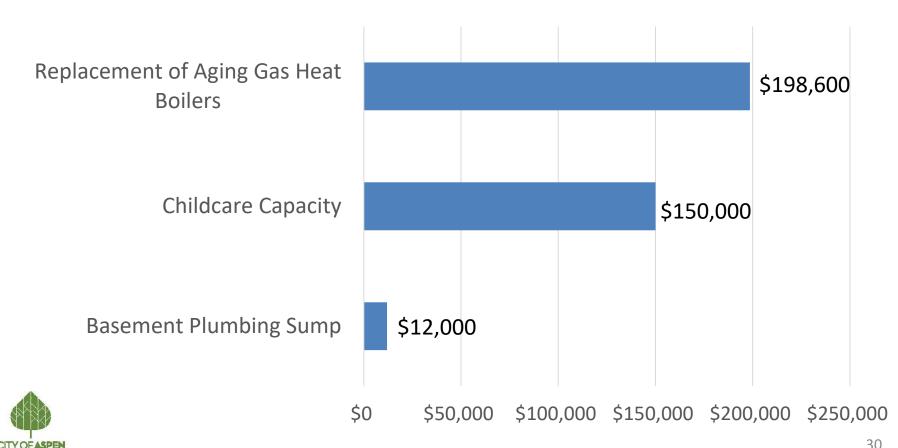


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## **Expenditure by Program**



#### 2021 Capital Projects

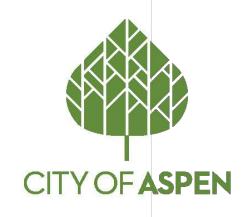


## Questions?









#### **2021 BUDGET DEVELOPMENT**

**Tourism Promotion Fund (130 Fund)** 

Andrew Kramer, Budget Manager

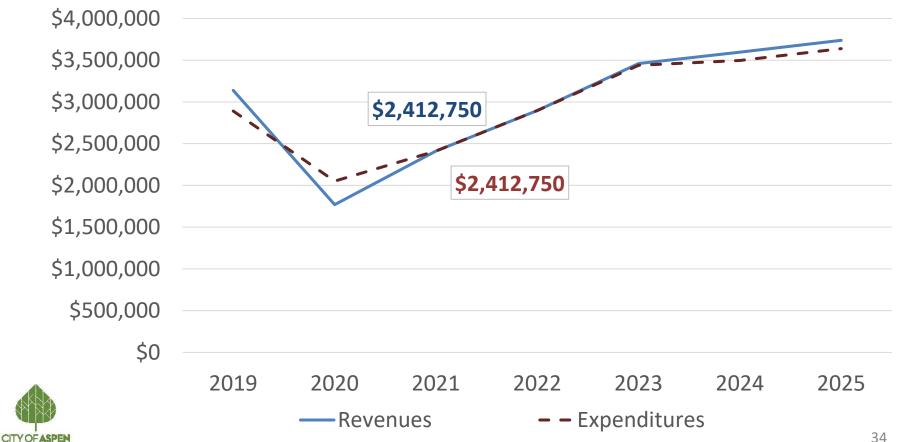
OCTOBER 26, 202033

## Changes Due to COVID

- Funding Has Softened, But...
- ACRA Evaluating Target Markets
- Messaging Has Included Health Safety Aspects

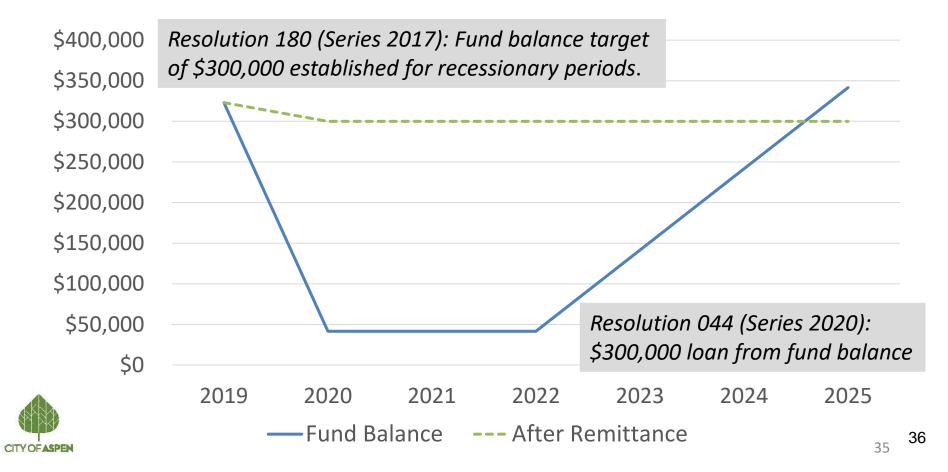


#### Revenues & Expenditures

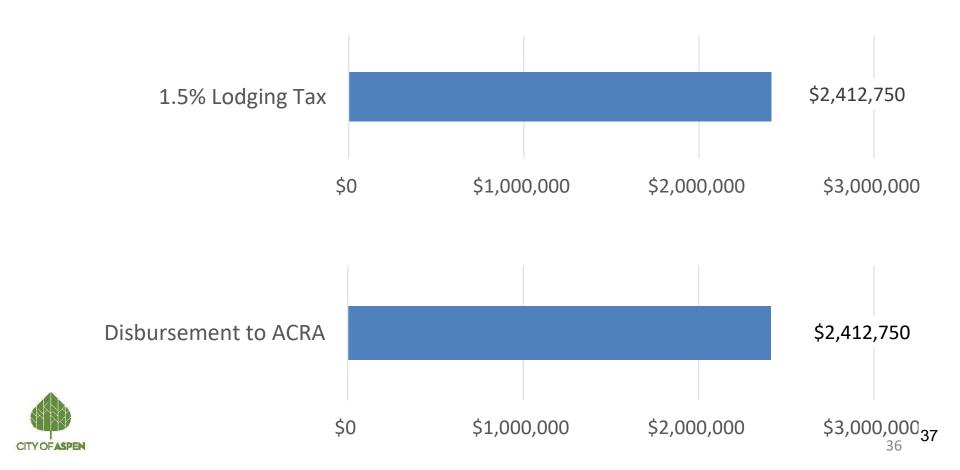




#### **Fund Balance**



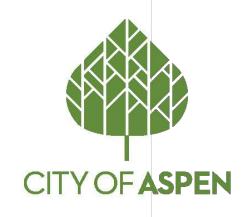
## Revenue Sources & Expenditures



# Questions?







### **2021 BUDGET DEVELOPMENT**

**Public Education Fund (131 Fund)** 

Andrew Kramer, Budget Manager

OCTOBER 26, 202039

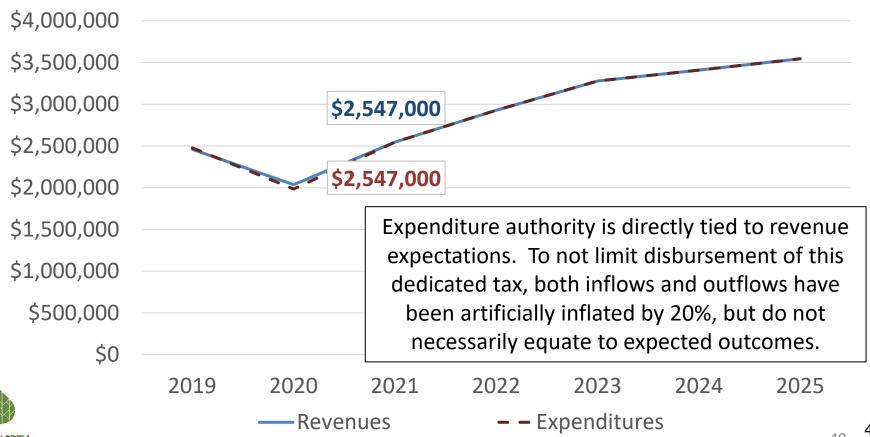
### On the Horizon

#### Nov 3 Ballot Issue:

Extension of Tax for 5 Additional Years

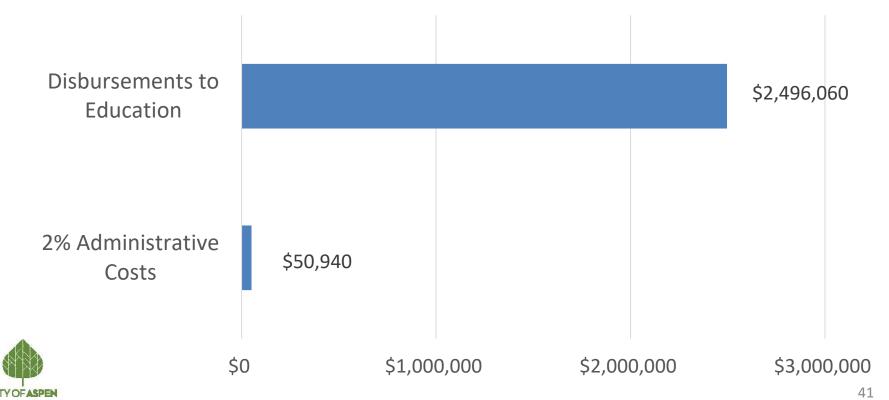


# Revenues & Expenditures



# **Expenditure by Program**

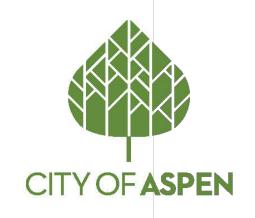
#### 0.3% Dedicated Sales Tax - Sunset 12/31/2021



# Questions?







### **2021 BUDGET DEVELOPMENT**

REMP (132 Fund)

Ashley Perl, Climate Action Manager

OCTOBER 26, 202044

### REMP

#### **Renewable Energy Mitigation Program**

Development Fee
Residential and Commercial
Two Options: Fee or Mitigation

Intended Use of Fee:
Energy Efficiency
Renewable Energy









## Changes Due to COVID

#### CORE:

- Demand for energy assessments and improvements is up
- Rebates and grants are still available

#### City of Aspen:

- Prioritized local businesses and homeowners/renters
- Continue work on Truscott energy upgrades project



## Supplemental Requests

#### **Recommended Supplementals**

• \$50,000 Small Lodging Energy Efficiency Program (SLEEP): On-going



# Revenues & Expenditures

CITY OF ASPEN



### Fund Balance

CITY OF ASPEN



# Expenditure by Program

#### **2021 Requested Authority = \$1,586,700**

CORE: \$1,400,000

- o **Grants**
- o **Engagement**
- Program Delivery



#### Climate Action Office: \$136,700

- Energy Efficiency Programming
- Renewable Energy Programs

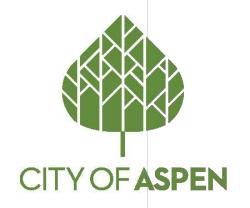


S.L.E.E.P. Program: \$50,000

# Questions?







OCTOBER 26, 2020

### 2021 BUDGET DEVELOPMENT

**Employee Benefits Fund (501 Fund)** 

Alissa Farrell, Administrative Services Director & Jessica Roberts, Compensation & Benefits Manager

## **Health & Benefits Fund Covers:**

- Partially self-funded health plan
- Third-party administrator (TPA) for health claims
- Health Consultant/Broker
- Medical, Dental, & Vision
- Well-Being Program
- Life, Supplemental life ins., AD&D, & LTD



### **Health & Benefits Fund Covers:**

#### **Well-being Program**

**Goal:** Provide education, tools, and access to a comprehensive wellbeing program to foster a healthy, engaged, and productive workplace.

- Annual Health Screenings/Health Check Tool/Primary Care
- Supports Self Funded Benefit Plan
- 2021 Well-being Incentive





# **Health & Benefits Fund Covers:**

#### Valley Health Alliance (VHA) Members

#### 6 employers & regional Chamber representation

**Goal:** Provide healthcare that is **accessible, affordable** & **quality**-based through our partnerships with *employers* and *providers* in RFV.

- Care Coordinators for Primary Care Physicians (PCPs)
- Data Gathering/Quality Measures
- VHA Primary Care Provider Network





Safe & Lived-in Community of Choice



# Changes Due to COVID

#### **Leadership Well-being Committee:**

 Specific Committee formed to address COVID-19 wellness and safety concerns

#### **Health Plan Design Changes:**

COVID-19 testing



### On the Horizon:

- 2021: VHA Shared Savings Proposal
- **2021 Enhanced Wellbeing Program:** 
  - **Annual Health Screenings**
  - **Total Worker Health Program**
  - Personal Health Check Tool



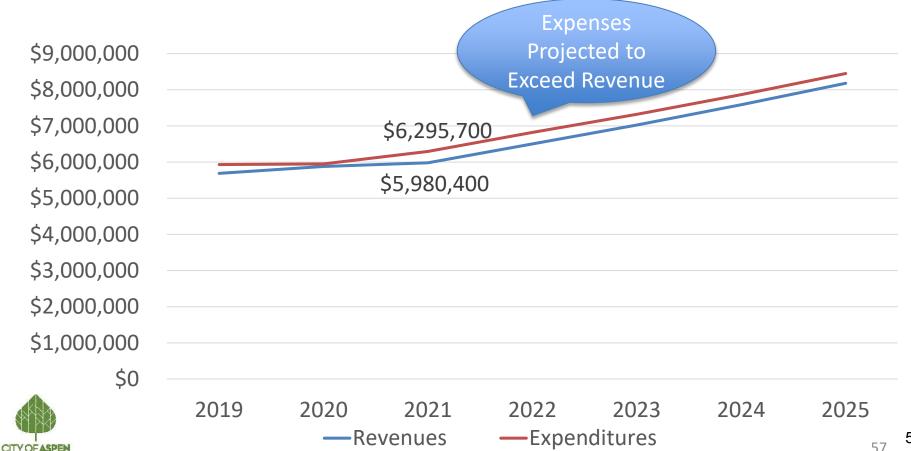




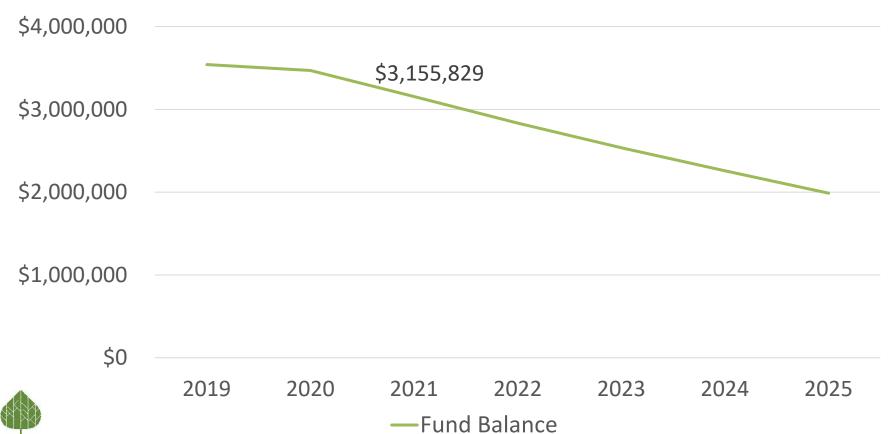
Safe & Lived-in Community of Choice



### Revenues & Expenditures – EE Benefits

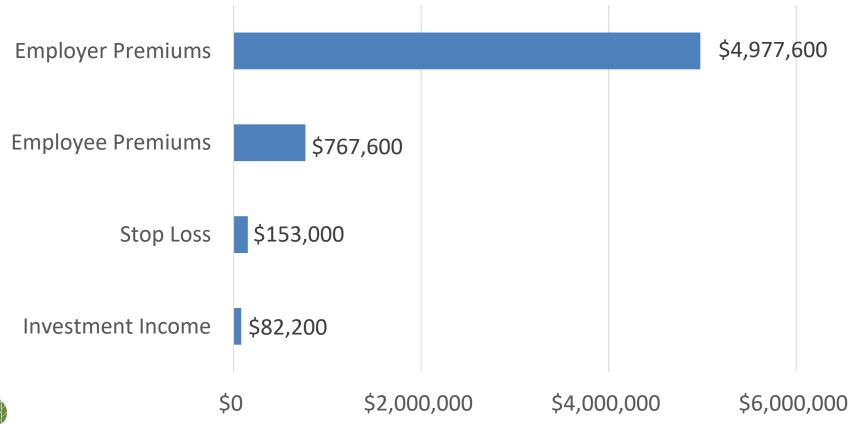


### Fund Balance – EE Benefits





### Revenue Sources – EE Benefits



## Expenditure by Program – EE Benefits



# Questions?







OCTOBER 26, 2020

### 2021 BUDGET DEVELOPMENT

**Employee Housing (505 Fund)** 

Alissa Farrell, Administrative Services Director Jeff Pendarvis, Asst. Capital Asset Director

### What We Do:

- Develop, manage and maintain employee housing for city staff following internal guidelines
- Manage down payment assistance program and city assets
- Recruit and retain exceptional workforce for the community



Water Place

550 E. Main St.

Burlingame





## Changes Due to COVID

- Temporarily paused move in dates in Spring to coincide with decrease in hiring of positions and safety precautions.
- Precautionary public health measures implemented as units transition.
  - 59 total housing units
  - Approximately 4 transitional housing units
  - 23 emergency workers (Police, Utilities, etc.)

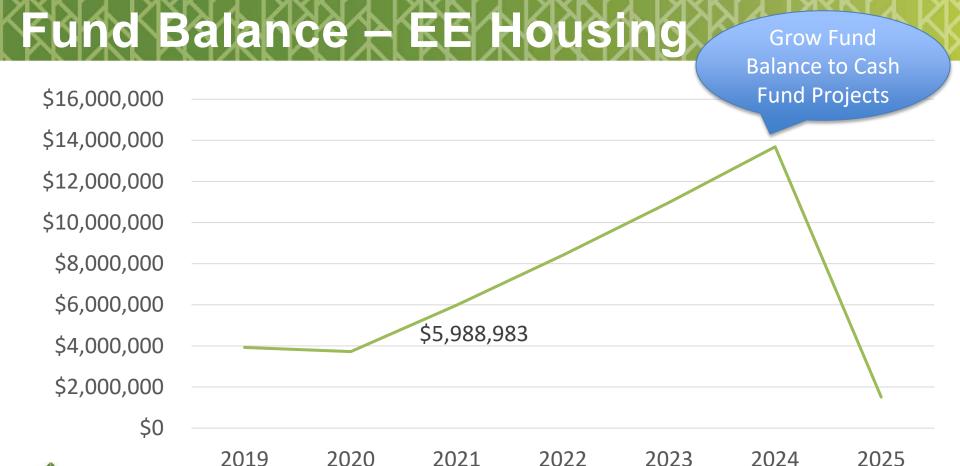


# Supplemental Requests

# Recommended Supplementals (General Funded within HR Budget)

Employee Housing Policy Administration Review: \$17,500 (one-time)

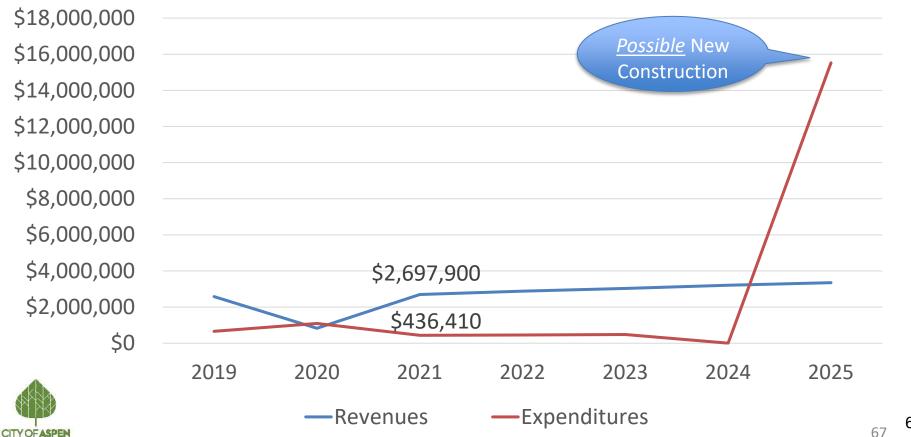




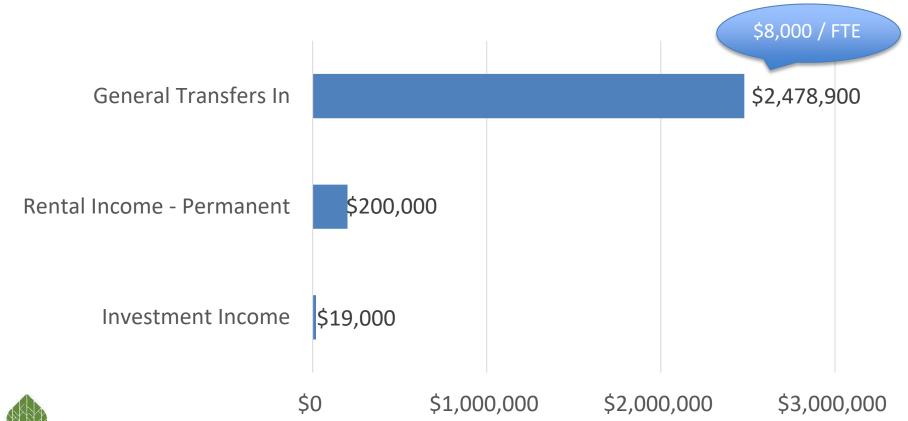


2021 2022 2023 2024 2025
—Fund Balance

## Revenues & Expenditures - EE Housing



## Revenue Sources - EE Housing





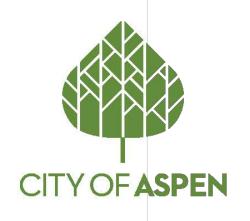
# Expenditure by Program – EE Housing



# Questions?







### **2021 BUDGET DEVELOPMENT**

**Information Technology (510 Fund)** 

Paul Schultz

OCTOBER 26, 202072

# What We Do: Technology & Support

### IT enables City staff to do their best work!







### **IT Supports**:

- 389 Network Accounts
- 146 Desktops, 256 Laptops, 58 Printers
- 20+ Applications
- 50+ Servers, Storage & Backup
- Help Desk: >5k Resolutions/Year
- 10+ Miles Fiber Connecting 35+ Buildings
- Small Cell/5G City Team



# What We Do: Cybersecurity



 Cybersecurity Training w/100% Compliance (4<sup>th</sup> year)



Periodic phishing campaigns w/follow-up



Scaled up secure remote working capabilities





# Strategic Alignment



### **Smart, Customer Focused Government**

- Improving public communication/information via https://cityofaspen.com/
- Enabling remote work and virtual meetings
- Streamlining point-of-sale and web-based payment transactions



Assessing Smart Cities/Internet of Things solutions

# Strategic Alignment



### **Fiscal Health & Economic Vitality**

Improving broadband regionally









# Changes Due to COVID

- Operational adjustments
  - Prioritized: Cybersecurity, virtual meetings, support of remote workers, managing loaner laptops & mobile devices
  - Staffing: Increased focus on wellness, managing "in-office" staff time, continuing daily IT (virtual) check-ins
- Service Delivery
  - In-person vs online support: 1 3 IT staff in-person daily
  - Volume / workload impacts Increased: cybersecurity monitoring & analysis, network and system monitoring, volume of support requests



# Supplemental Requests

### **Recommended Supplementals**

- Operational Reductions One-time: (\$53K)
- Cafeteria Plan: ~\$3.8K



## On the Horizon

- Network Resiliency & Functionality
- New City Offices: Data Center
- Switch Refresh
- Cyber Security Upgrades
- Smart City



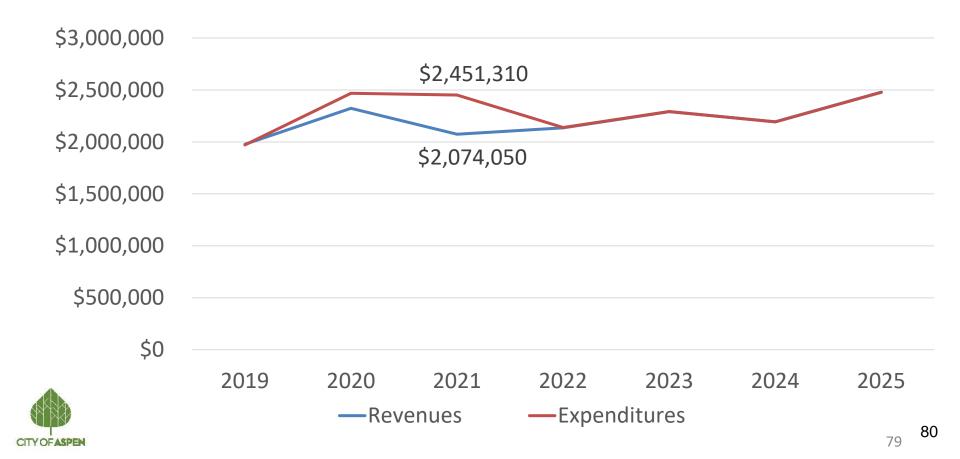




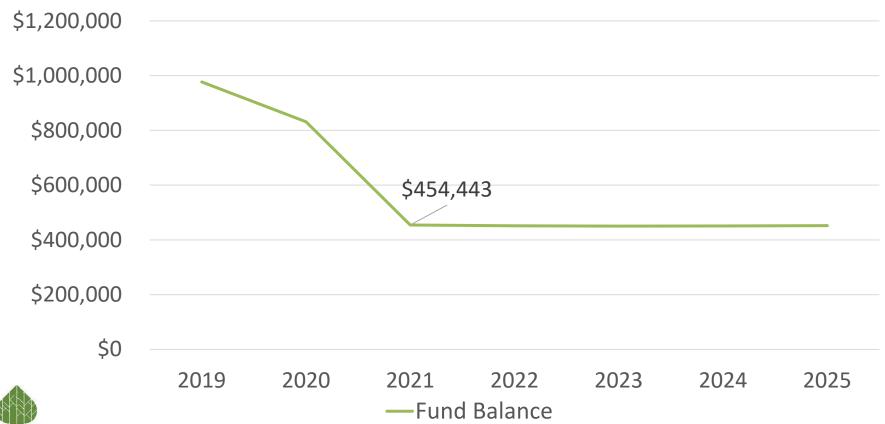




# Revenues & Expenditures - IT

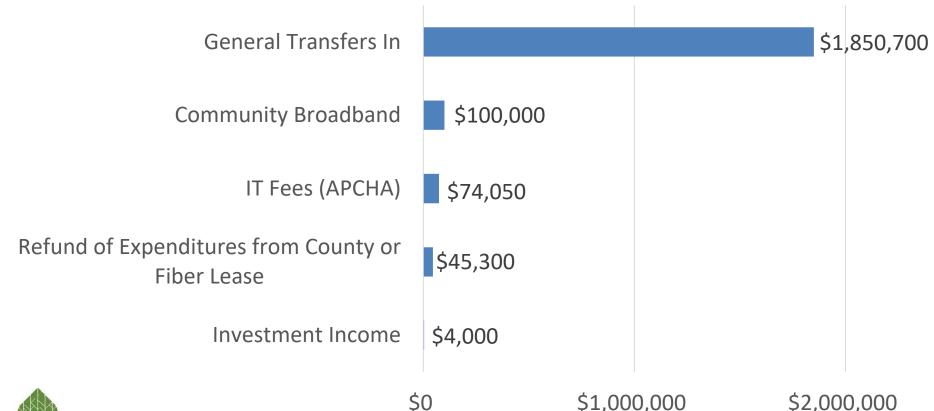


# Fund Balance - IT





# Revenue Sources - IT

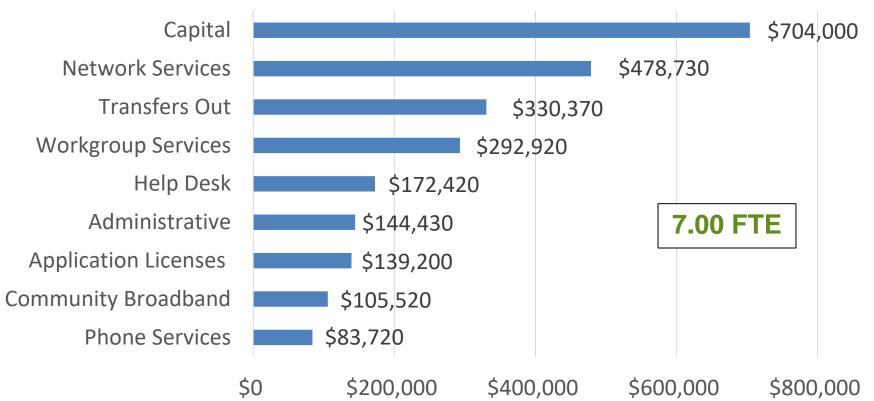




\$1,000,000

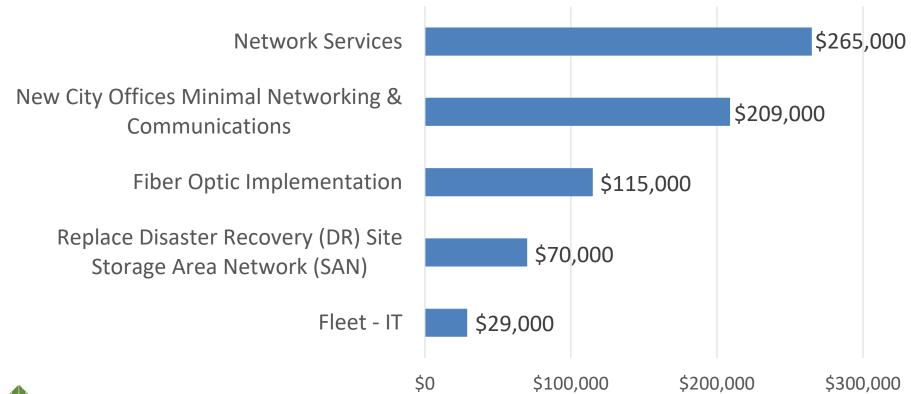
\$2,000,000

# **Expenditure by Program - IT**





# 2021 Capital Projects - IT





# Questions?







DESTINATION MANAGEMENT | MEMBER SERVICES | SPECIAL EVENTS | VISITOR SERVICES

#### **MEMORANDUM**

To: City Council

**Thru:** Pete Strecker, Finance Director

From: Debbie Braun, President

Eliza Voss, Director of Marketing

**Date:** October 26, 2020

Re: 2021 Budget Appropriation

#### Dear City Council,

Please find attached the ACRA's Destination Marketing Proposed 2021 Budget based on the forecasted appropriated amount, provided by the COA Finance Director in the amount of \$2,412,750. Per our contract agreement, ACRA convened with the Marketing Advisory Committee and Aspen Lodging Association on October 6<sup>th</sup>, and reviewed the programming elements of the destination plan and both committees approved the 2021 budget as presented.

Highlights from 2021 budget planning include several elements from our 2020-2025 Strategic Plan. Primarily, we look forward to initiating a Destination Management Plan, an essential element to managing and promoting a destination which considers all stakeholders desires and sets a clear plan of action to accommodate those needs. Another strategic initiative is specific to special event management, which is now under the umbrella of the destination marketing department. As the Chamber streamlines its activities, managing the flow and types of events we want to pursue, the effort compliments the destination marketing department. Special events are a marketing strategy, and this move helps to focus on destination vitality and driving business to our local vendors. The income line item is reflective of the new event management fees and sponsorships and the expenses are under operations and the event production line items.

As we look at a budget that is down slightly from recent years, it is actually nearly the same as the amount the fund generated in 2016, we remain committed to being nimble with our dollars to target visitors that share community values and will help regain travel market share following the COVID19 fallout. The current climate has resulted in emerging travel trends which we continue to address through advertising, public relations and group sales efforts. 2021 initiatives will center around

communication and educational efforts, for example, the continuation of our "How to Aspen in a COVID 19 World" as applicable. Diversity will be at the forefront of marketing initiatives, as will the desire to cultivate inclusivity, how do we invite guests and new homeowners into the fold and make them responsible and sustainable visitors and locals. We look forward to launching a new Defy Ordinary creative campaign reflective of these initiatives.

We will continue to provide quarterly budget updates in the form of profit & loss variance reports along with a top-line narrative to Sara Ott, following approval by the ACRA finance committee. As you might imagine COVID implications have made for a variant budget, but we are pleased to report we are in healthy financial shape heading into the end of the year. Detailed results will also be provided in the 2020 Annual Report which will be made available in 2021 following the close of a most unusual year.

I will be available during your October 26<sup>th</sup> meeting to answer any questions that might come up regarding the 2021 budget.

We look forward to seeing you all virtually at the <u>ACRA Tourism Outlook Town Hall</u> where we will review the 2020 marketing program results. You should have received the invite in your inbox, but please note you may also register for the virtual event here.

Thank you all for your swift and committed response to supporting our tourism industry and keeping business and our community healthy

# 2021 Income Budget Draft

|                         | 2020<br>APPROVED<br>INCOME | 2020<br>PROJECTED<br>ACTUALS | 2021 INCOME |  |
|-------------------------|----------------------------|------------------------------|-------------|--|
| Tax Revenue             | \$2,991,800                | \$2,159,001                  | \$2,412,750 |  |
| Group Participation Fee | \$26,720                   | \$24,000                     | \$24,000    |  |
| Loan + Reserve Access   |                            | \$500,000                    |             |  |
| Event Management Fee    |                            |                              | \$127,159   |  |
| COOP Funds              | \$52,585                   | \$38,585                     | \$10,585    |  |
| TOTAL                   | \$3,071,105                | \$2,721,586                  | \$2,574,494 |  |

## 2021 Budget Expenses Draft

|                               | 2020<br>APPROVED<br>BUDGET | 2020<br>PROJECTED<br>ACTUALS | 2021 PROPOSED |
|-------------------------------|----------------------------|------------------------------|---------------|
| Payroll Expense               | 556K                       | 501K                         | 548K          |
| Operating Expense             | 259K                       | 231K                         | 217K          |
| Marketing                     | 1.5M                       | 1.4M                         | 1.04M         |
| Event Production & Management |                            |                              | 113K          |
| Partnerships                  | 236K                       | 202K                         | 236К          |
| Public Relations              | 292K                       | 250K                         | 201K          |
| Website                       | 155K                       | 90К                          | 135K          |
| Research                      | 80K                        | 60K                          | 75K           |
| TOTAL                         | \$3.07M                    | \$2.7M                       | \$2.5M        |



#### **MEMORANDUM**

TO: City Council

FROM: Ron LeBlanc, Special Projects Manager

THROUGH: Sara Ott, City Manager

MEMO DATE: October 21, 2020

MEETING DATE: October 26, 2020

RE: Winter in Aspen Vitality (WAV) Team Update – Part 2

#### REQUEST OF COUNCIL:

The purpose of this discussion is to update the City Council with a few remaining items that were not addressed or resolved during the October 12 Work Session.

#### SUMMARY AND BACKGROUND:

The Winter in Aspen Vitality (WAV) Team contributed to the material presented tonight. Several city departments are represented: City Manager's Office, City Clerk, Comms, Administrative Services, Public Works, Engineering, Parking, Transit, Community Development, Events, Environmental Health, Police and Parks & Recreation. Work on this assignment began in early August.

This presentation is organized into separate topics to facilitate City Council discussion. Some topics are shared for information purposes only, while others necessitate City Council direction or action.

#### **DISCUSSION:**

In order to facilitate the discussion and support City Council decision-making, this outline provides a guide to follow for City Council discussion:

- 1. Re-opening city facilities.
  - a. Staff will report on the status of conducting in-person City Council meetings and work sessions, allowing members of the governing body to be present in the same room at the same time.
  - b. Scott Miller will provide an update
  - c. City Council information only, no decision requested.
- Transit update. City staff have been in contact with other entities in the Roaring Fork Valley, CAST (Colorado Association of Ski Towns), CML (Colorado Municipal League), and CASTA (Colorado Association of Transit

Agencies, <u>Considerations for the Safe Lifting of Transit Capacity Restrictions out of Operational Necessity in the Times of the 2020 COVID-19 Pandemic</u>).

- a. Sara Ott will provide an update.
- b. City Council information only, no decision requested.
- 3. <u>Communication and messaging.</u> The City of Aspen's first priority with health messages specific to COVID-19 is to amplify the Pitkin County Public Health messages and priorities through our own channels of communication. Alignment is essential in sharing health and safety messages related to COVID.
  - a. The City will take the lead on messaging City specific rules, such as mask ordinances, building closures, events, and policies to name a few.
  - b. The most exciting element to winter messaging for COVID is that the City of Aspen convened a group of Valley communication leaders to unify the look and feel and content of many of the most imperative messages for staying healthy and following the protocols during the winter.
  - c. City communications assembled a team consisting of City of Aspen, Pitkin County, Snowmass Village, Snowmass Tourism, Basalt Chamber of Commerce, Town of Basalt, Aspen Airport, Aspen Chamber Resort Association, and Aspen Skiing Company with support from Eagle County where relevant to Basalt. The mission and work of this team is to create unified messaging for locals and tourists with the same graphics, color scheme, and voice. In addition, graphic designers are working on a logo or emblem that will signify this unity that can go on all outreach materials. It is akin to a communications coalition.
  - d. An example of the impact would be if a customer is going to a restaurant in any of these locations or heading off at a trail head in any of these jurisdictions, they will see the same graphic elements, messages, and emblem.
  - e. The design is currently underway with an initial delivery of early November. The City will make materials available to the business community (such as signs for restaurants or retail operations) as soon as we have final designs.
    - i. Mitzi Rapkin will provide an update.
    - ii. City Council information only, no decision requested.
- 4. <u>Warming stations</u>. WAV Team developed a warming station design and identified 3 locations. These details will be shared with the City Council during the meeting.
  - a. Trish Aragon, Pete Rice and Ben Anderson will provide an update.
  - b. City Council information only, no decision requested.
- 5. <u>Use of Wagner Park.</u> A variety of proposals, ranging from winter polo to outdoor dining, have been proposed by the public. Park staff do not recommend any extended use for Wagner Park, however, plan to evaluate each proposal in terms of existing special event approval process or the existing park rental process.
  - a. Matt Kuhn will provide an update.
  - b. City Council information and discussion only.

- 6. <u>Public Safety Update</u>. Each winter season brings into play additional planning and preparation by the Aspen Police Department. With the advent of COVID, these plans have become more involved. The safety of Aspen residents and visitors remains the top priority of these efforts for the winter season. Given the unknowns at this time, the Police Department will remain flexible and nimble to address changing circumstances.
  - a. Assistant Police Chief Bill Linn will provide an update.
  - b. City Council information only, no decision requested.
- 7. <u>Use of public ROW for retail.</u> WAV Team is seeking clarification regarding the use of public ROW for retail.
  - a. Scott Miller will provide an update.
  - b. City Council policy discussion, Council direction requested.

#### **ENVIRONMENTAL IMPACTS:**

Each of the above situations and conditions brings its own set of environmental impacts which will be discussed during each presentation.

#### **ALTERNATIVES:**

The WAV Team will continue to work on a variety of issues concerning the winter season.

#### **RECOMMENDATIONS:**

The WAV Team has identified items listed above for City Council information. Those items needing direction are identified along with the staff recommendation.

#### CITY MANAGER COMMENTS:



#### **MEMORANDUM**

**TO:** Mayor Torre and Aspen City Council

**FROM:** Chris Everson, Affordable Housing Project Manager

**THROUGH:** Scott Miller, Public Works Director

MEMO DATE: October 23, 2020

MEETING DATE: October 26, 2020

**RE:** Lumberyard Conceptual Design Process - Outreach Round #3

**REQUEST OF COUNCIL:** Staff is reporting preliminary results of the third round of community outreach for the Lumberyard conceptual design process and will suggest steps for moving forward in a responsive manner. Council is asked to consider the information presented, discuss topics as needed, and clarify direction for the project team to produce the expected deliverables for the November 23, 2020 work session.

**SUMMARY AND BACKGROUND:** Beginning June 2019, the goal of the Lumberyard conceptual design process has been to create community-vetted conceptual design alternatives for the development of affordable housing at the Lumberyard property, and for Council to select a preferred conceptual design by December 2020.

On June 24, 2019, Council approved a contract with DHM Design for initial community outreach and conceptual design for the lumber yard affordable housing development for 2019. The first round of community outreach occurred in fall 2019, and a second round occurred in early 2020.

On April 14, 2020, Council approved a contract extension for DHM Design which included a scope of work to allow for the continued conceptual design while the COVID-19 Stayat-home Order was in place. At a work session on July 6, 2020, DHM Design presented the updated conceptual designs, and Council provided the design team with direction for further plan refinements aiming toward 300+ units.

On August 11, 2020, Council approved a contract amendment with DHM Design through the end of 2020. The work plan aimed to reach a preferred conceptual design by the end of 2020 and included a third round of community outreach. At a work session on September 14, 2020, Council reviewed proposed outreach survey questions and provided direction for the survey in the third round of outreach.



#### **DISCUSSION:**

#### Project Update:

The third round of community outreach launched to the public October 1, 2020 and is scheduled to continue through November 6, 2020. The project team has numerous technical studies also in progress. The goal of today's work session is to focus the design team on refining and further developing the conceptual designs developed to date to prepare for the November 23, 2020 work session when Council will be asked to select a preferred conceptual design.

#### Technical Studies Update:

Technical studies currently in process include ongoing analysis of noise, utilities services, existing conditions survey and traffic. These studies will continue through November, and the project team will include a summary report of technical findings for the November 23, 2020 work session. The information provided below is based on preliminary findings to date for each sub-topic:

- <u>Noise:</u> Actual measured site data is within acceptable noise levels per HUD standards, and noise mitigation will be important for livability. Final results of noise study will inform design decisions as to strategies and tactics for mitigation.
- <u>Utilities:</u> The necessary utilities services are available, and there is the potential that upgrades may be needed. Further evaluation of existing services and potential upgrades needed will be provided in November.
- Existing Conditions Survey: The survey has been completed on the 10.5 acre site which is largely flat and tends to drain to the east side of the site.
- Traffic: Pitkin County has an ABC area traffic analysis that is ongoing, and our team is actively engaged with that process. The Pitkin County work is based on standards for access control permitting in the area. Our traffic consultant reviewed the work to date for the lumberyard 300-unit plan and found no fatal flaws. Preliminary findings suggest that a first phase in a phased lumberyard development may not trigger a controlled intersection requirement at SH 82. The lumberyard project appears to add an average of up to five seconds of peak hour travel time on SH 82 within the vicinity of the ABC. And during peak hours, the project will add around 100 vehicle trips to nearby streets. Mitigation of trip generation through mobility alternatives may be possible.

#### Outreach 3:

The goal of this portion of the conceptual design process has been to collect feedback from the community to help inform council decisions in the conceptual design process and to initiate the technical studies. Gaining community feedback on key topics and



increased project visibility are important elements for community uptake. The outreach began on October 1 and is scheduled to end on November 6.

The launch of the third round of community outreach was supported by a comprehensive communications plan which included a significant use of email, paid advertising, social media, media outreach, flyers, conference calls and networking.

The communications messaging has aimed driving online traffic toward the customized project website at www.aspenlumberyard.com. The project website provides several ways for users to learn about the project and provide feedback including a detailed survey about key project topics along with the three conceptual plans created to date and additional information about the history and timeline of the ongoing conceptual design effort.

The community response to the communications messaging has been better than anticipated. In a short time, the project website has registered over 1,300 unique visitors (based on tracking IP addresses) with an average session time of 5 minutes. The project team also conducted live events in the form of two online webinars and two in-person pop-up events which increased project visibility even though less than 100 people were engaged via the live events.

The website has also registered about 500 survey responses, and the survey responses recorded to this point have been attached to this memo as an exhibit. The team has used the survey response information to craft a responsive work plan to move forward with, and Council is asked to weigh in on the suggested plan and provide clarified direction to the project team.

The key topic areas for which the survey was designed to shed additional light on include unit mix, parking, commercial space, innovation, architectural character and site amenities. Information obtained from the community regarding these topic areas is discussed below and then later applied to each of the three conceptual designs which have been created to date through this conceptual design process.

Unit Mix: For rental versus ownership, the mean of all responses is 58% ownership and 42% rental. The most common answer was 50/50. The bedroom mix ratio of 2/3 studio & 1bdrms and 1/3 multi-bedroom units was generally supported with the highest demand for 1 and 2 bedroom units. It was suggested not to mix rental and ownership. The project team interpretation is to suggest that we should increase the ownership percentage on the site and increase the number of 2-bedroom units and decrease the number of studio units going forward. This means that the average unit size will become slightly larger and may have an effect on the amount of density that can be accommodated on the site. Increasing the ownership percentage may also have design implications regarding demarcating ownership portion of the site versus the rental portion of the development.



- Parking: 75% of respondents supported underground parking, and 99% of potential residents say they need a parking space with their housing. Only 14% of potential residents said they would live there without a car. Mobility alternatives are desirable but do not reduce parking demand, and the most-supported mobility alternative is a Downtown/AABC shuttle route. A majority also supported providing ancillary parking. The project team interprets this to suggest that mobility alternatives likely reduce vehicle trips, but personal vehicle parking on site is still necessary. This tends to support the levels of parking which are currently in the conceptual plans.
- Innovation/Co-Living: While a majority of all respondents support co-living as presented, 75% of potential residents of the Lumberyard say they would rather have a larger unit. The project team interprets this to mean that while there is some community support for co-living, those who see themselves as potentially living at the Lumberyard do not support co-living by a wider margin. This may mean that some component of co-living could still be appropriate on the site, although perhaps less than what is currently included in the current Concept C plan.
- Innovation/Sustainability: Two thirds of all respondents support higher-than-code energy-efficiency such as net-zero, and 60% of all respondents support the development obtaining a sustainability certification such as LEED or the like. The project team interprets this to suggest that the Lumberyard development should raise the bar in terms of energy efficiency and sustainability. This means that there is an opportunity to adopt high sustainability goals for the project at a very early stage in the process which is typically cited as a key to success in obtaining such goals.
- Architectural Character/Style: The highest support by all respondents was given to
  mountain contemporary style followed closely by mountain traditional architecture.
  The project team interprets this to mean that more modern approaches to the style
  of the facilities should be rooted in traditional mountain character, and moving
  forward mountain contemporary character should be integrated into the designs to
  a degree.
- Architectural Character/Height: 60% of all respondents support a mix of 2-3 story buildings while 30% support 4+ stories. The project team interprets this to mean that 2-3 stories is largely appropriate for this development while limited 4-story elements may be appropriate. A well-placed 4<sup>th</sup> story may support achieving density goals if desired, and additional study could be performed to potentially sink buildings into the ground a half-level in key locations where impacts are less and where buildings do not coincide with underground parking.



- Site Amenities: The most-favored amenities were generous gear storage, private outdoor spaces such as decks, porches and patios along with lawn and park space. People also favored extra parking spaces. The project team interprets this to suggest that potential Lumberyard residents value more traditional/practical amenities over specialty services and facilities, and planning for gear storage is a necessary design consideration. This may mean that the designs should be more focused on providing quality storage facilities and a variety of high-quality outdoor spaces, both private and shared, as well as equitable access from buildings to these spaces.
- Commercial Space/Commercial Services: Three quarters of all respondents agree
  that the ABC should provide commercial services to the Lumberyard development.
  The project team interprets this to suggest that the conceptual designs should
  continue to focus mainly on providing housing on the site. This means that
  consideration should be given to potentially eliminating any commercial
  component on the site or otherwise maintain flexibility for only a very small
  commercial services component.
- Commercial Space/Childcare: A majority of all respondents support incorporating childcare into the development. The project team interprets this to suggest that this response is an illustration of the overall/general need for increased daycare and the specific need in the ABC area. This may mean that we should continue to carry forward a potential childcare component as a 'plug-and-play' option at the north end of the site, and that there should be continued community evaluation of childcare needs and opportunities throughout the area.

#### Conceptual Plans A, B and C:

- Concept A (250 Units/191,000 Sq Ft Unit Area): One of the main goals of Concept A from the start was to test the relationship of parking, building massing and unit-count specifically for podium-parking. Modifying Concept A in response to the survey results would result in a solution which would be similar to Concept B. This poses the question as to whether or not Concept A should be carried forward as one of the potential concepts for final selection.
- Concept B (300 Units/230,000 Sq Ft Unit Area): Concept B was designed with underground parking and a higher unit count. Suggestion for moving forward would be to maintain underground parking and higher unit count with a mix of 2-3 stories and flexibility for childcare or small commercial services component. Suggested modifications include increasing ownership percentage and increasing the number of 2-bedroom units while decreasing the amount of studio units. Consider a fourth story in key locations to maintain unit count. Create protected park areas and access. Consider adding ancillary parking and shuttle stop.



• Concept C (330 Units/185,000 Sq Ft Unit Area with Co-Living): Concept C was created to test the use of co-living studios with common area amenities, underground parking and the highest unit count of the three concepts. Suggestions for moving forward include maintaining underground parking and higher unit count with a mix of 2-3 stories and protected park spaces. Suggested modifications include increasing ownership percentage and increasing the number of 2-bedroom units while decreasing the amount of studio units. Consider a fourth story in key locations to maintain unit count. Consider adding ancillary parking and shuttle stop.

<u>Deliverables for November 23 Work Session:</u> The project team proposes to bring the following materials to the next work session on November 23:

- Modifications to plans as suggested or otherwise as directed by Council
- Final Outreach 3 report
- Summary of technical studies

<u>Decisions at the November 23 Work Session:</u> The project team proposes to request the following decisions by Council at the November 23 work session:

Suggested decisions for 2020 Conceptual Design Selection:

- General site layout with density biased to the north of the site and access as proposed
- General approach to parking facilities
- Ratio of building footprint and site open area and uses as generally proposed
- Number of building stories as proposed or otherwise as modified by Council
- Unit mix, general level of rental percentage and ownership percentage
- Unit mix, general level of bedroom mix percentages
- Architectural character, study materials will be provided to demonstrate responsiveness
- Commercial uses
- Energy and sustainability targets
- Co-living as a percentage of overall

Suggested items for further consideration as the process moves into 2021:

- Final parking counts could be modified later
- Childcare could be swapped in or out later in the process
- Ancillary parking could be swapped in or out later in the process

At the November 23 work session, the project team will propose additional detail about the remainder of the development process which may be considered for 2021 and beyond. This will help inform what decisions are best made as part of the current conceptual design process and what decisions may be deferred until later in the process after more information can be assembled on any outstanding matters.



**FINANCIAL IMPACTS:** Financial impacts of the suggestions herein are generally directional in terms of project cost increases but also maintain a high level of land utilization which helps to decrease the need to invest in land elsewhere for more housing units. These impacts could be further quantified for the November 23 work session if requested by Council.

**RECOMMENDATIONS:** Staff recommends that Council consider the information presented, discuss topics as needed, and clarify direction for the project team to produce the expected deliverables for the November 23, 2020 work session.

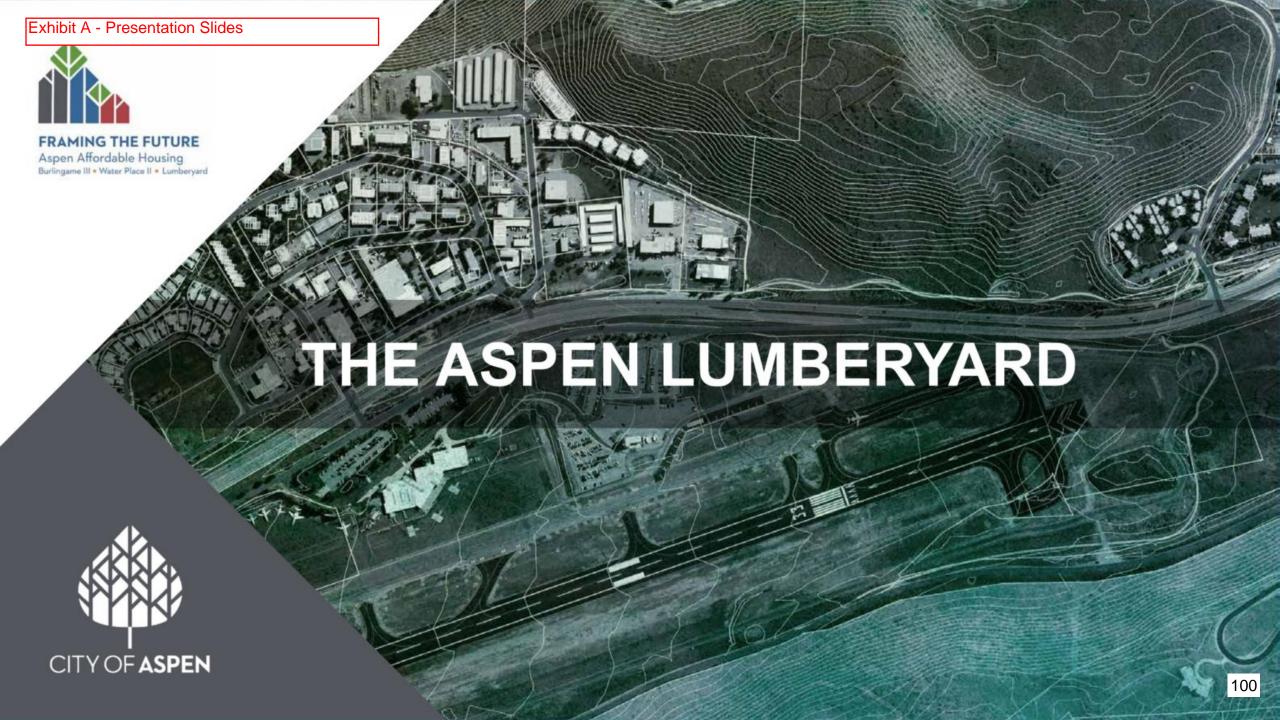
| <b>CITY MANAGER COMMENTS:</b> |  |  |
|-------------------------------|--|--|
|                               |  |  |
|                               |  |  |

#### **EXHIBITS:**

A – Presentation Slides

B – Outreach Survey Results

Page 7 of 7





# PART 1. GENERAL PROJECT UPDATE AND TECHNICAL STUDY INFORMATION

PART 2. WEBSITE AND OUTREACH 3 SUMMARY

PART 3. 6 FEEDBACK TOPICS AND THE CONCEPTS – WHAT WE HEARD

PART 5. PREPARING FOR THE NOVEMBER 23 DELIVERABLES



OCTOBER

NOVEMBER

Week 4

(10/25 - 10/31)

Week 1

(11/01 - 11/07)

Week 2

(11/08 - 11/14)

Week 3

(11/15 - 11/21)

Week 4

(11/22 - 11/28)

Week 5

(11/29 - 11/30)

CONTINUED OUTREACH

ONGOING TECHNICAL STUDIES

COUNCIL UPDATE

OCTOBER 26

REFINEMENT AND FURTHER DEVELOPMENT OF CONCEPTS

PRESENTATION TO CITY COUNCIL

SELECTION OF PREFERED ALTERNATIVE

**NOVEMBER 23** 



### **NOISE**

- Actual measured site data is within acceptable noise levels per HUD standards
- Noise mitigation will be important for livability
- Results of noise study will inform design decisions

### UTILITIES

- Services are available
- Upgrades are possible
- Evaluation of existing services will be provided in November

# EXISTING CONDITIONS SURVEY

- Survey is complete
- Largely a flat site
- Draining to east side of site

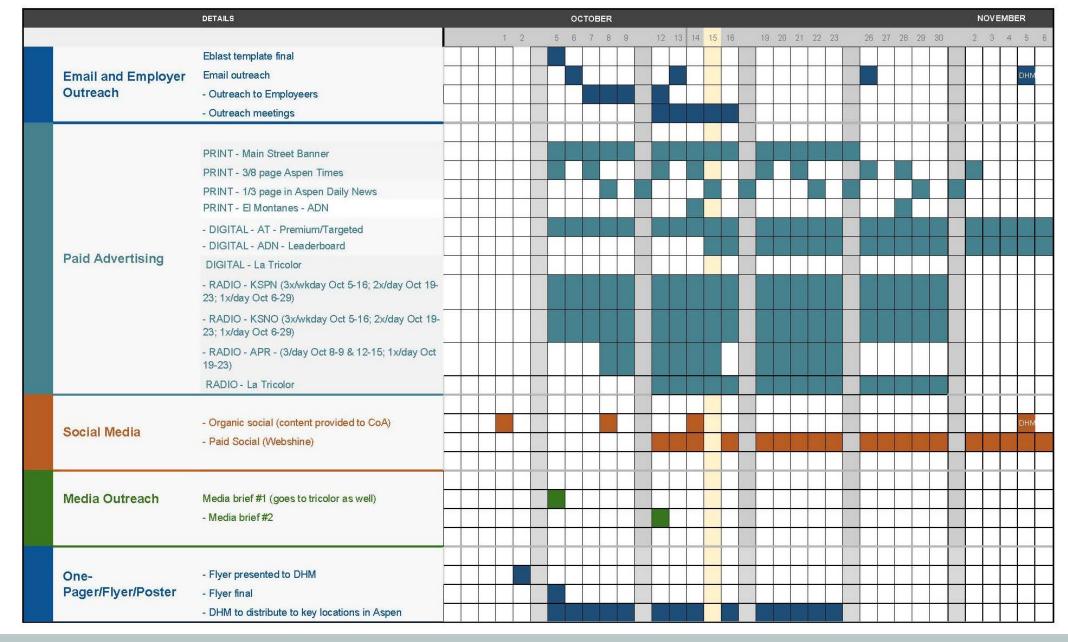
### **TRAFFIC**

- The county has an ABC area traffic analysis that is ongoing, team is actively engaged in process
- County is doing it based on standard for access control permit for this location
- Findings (based on 300 units):
  - No fatal flaws
  - Phased development may not trigger a controlled intersection requirement
  - Project adds up to five seconds of peak hour travel time on SH 82 within the vicinity of the ABC
  - During peak hours, the project will add around 100 vehicle trips to nearby streets



# **GOALS OF OUTREACH**

- Collect feedback from the community to help inform council decisions
- Initiate technical studies
- Test key topics
- Continue to develop and refine conceptual plan studies
- Increase visibility of project
- Outreach launched October 1<sup>st</sup> and ends November 6th



### **OUTREACH 3:** COMMUNICATIONS PLAN



### **WEBSITE**

- SURVEY: ±500 RESULTS
- RICH CONTENT
- 1,300 UNIQUE VISITORS
- AVERAGE SESSION: 5 MIN

### VIRTUAL OPEN HOUSE(S)

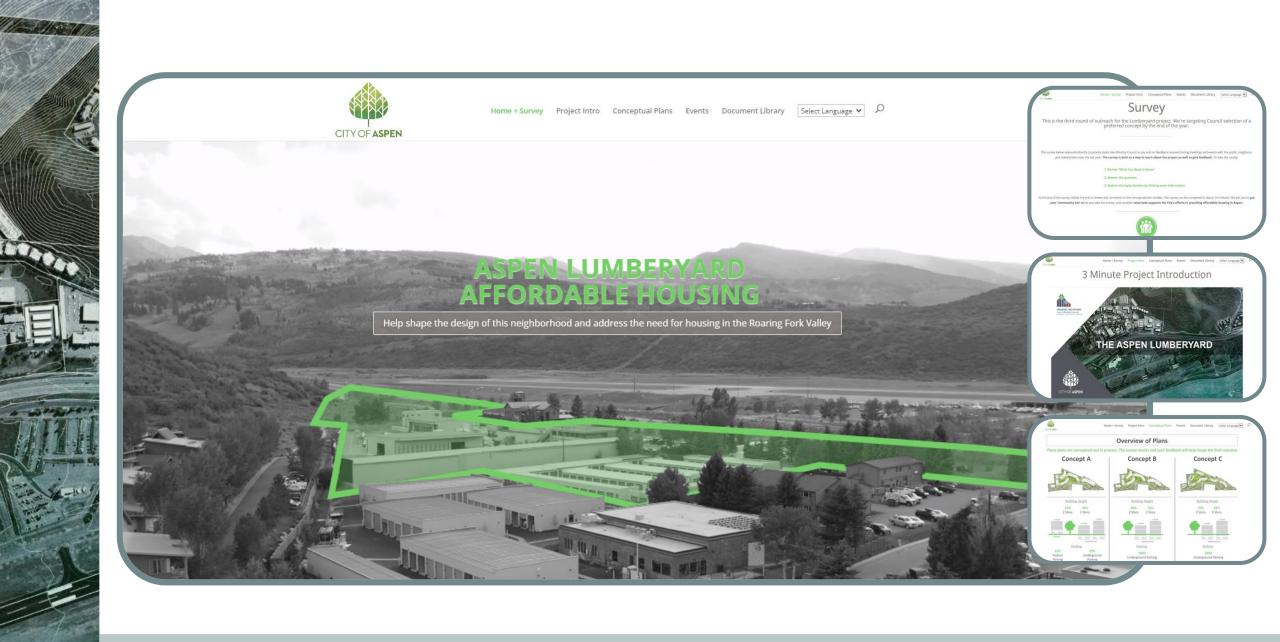
- INTERACTIVE WEBINAR
- OCTOBER 15<sup>TH</sup> AT 12 AND 6 PM
- PROVIDED IN BOTH ENGLISH AND SPANISH
- ATTENDED BY 30 PEOPLE TOTAL
- UPLOADED ONTO WEBSITE

### **POP UPS**

- ASPEN MALL, OCTOBER 19<sup>TH</sup> FROM 11:30-4 PM
- ROXY'S MARKET, OCTOBER 20<sup>TH</sup> FROM 11:30-1:30 PM
- 40+ TOUCHES TOTAL (ATTENDEES)
- INFORMAL AND MINIMALLY
   ADVERTISED DUE COVID AND
   ENVIRONMENTAL HEALTH REQUEST

OUTREACH 3: TO DATE





ASPENLUMBERYARD.COM

















SITE AMENITIES









## UNIT MIX



- 58% own, 42% rent. The most common answer was 50/50
- Ratio of 2/3 studio & 1bdrms and 1/3 multi-bedroom units supported
- Highest demand for 1 and 2 bdrms
- Do not mix rental and ownership

Our interpretation is: Increase 2 bdrms, decrease studios. Increase ownership percentage.

What it means: Increasing size of units affects density. Increased ownership has design implications if adopted.

## **PARKING**



- 75% of respondents supported underground parking
- 99% of potential residents say they need a parking space with their housing
- 14% of potential residents would live there without a car
- Mobility alternatives are desirable but do not reduce parking demand
  - Shuttle received highest support
- Majority supported providing ancillary parking

Our interpretation is: Mobility alternatives likely reduce vehicle trips; personal vehicle parking is necessary.

What it means: Supports current parking quantity. Include mobility alternatives in design.

# WHAT WE ARE HEARING

## **INNOVATION**



### Co-Living

- Majority of all respondents support coliving, but...
- 75% of *potential residents* would rather have a larger unit

Our interpretation is: likely users are less interested in co-living than the general public

What it means: some component of co-living may be appropriate but less than shown on Concept C.

## **Sustainability**

- 67% support higher energy efficiency (such as net zero)
- 60% support for sustainable development certification

Our interpretation is: this development should raise the bar in terms of energy efficiency and sustainability.

What it means: early of adoption of sustainability goals is important in design process

## WHAT WE ARE HEARING



# ARCHITECTURAL CHARACTER



 Highest support for mountain contemporary and mountain traditional architecture

Our interpretation is: More modern forms and materials should be rooted in traditional mountain character.

What it means: Integrate mountain contemporary character to next round of design studies.

- 60% support for 2-3 story buildings
- 30% support for 4+ stories

Our interpretation is: 2 to 3 story buildings are appropriate for this site. Limited 4 story building may be appropriate.

What it means: A well-placed, stepped 4<sup>th</sup> story may support achieving density goals if needed. Study opportunity to 'sink' the building a half level in key locations.

# WHAT WE ARE HEARING



## **SITE AMENITIES**



- Most favored amenities:
  - Generous gear storage
  - Private outdoor space (decks, porches, patios)
  - Lawn/park space
  - Extra parking spaces

Our interpretation is: Potential residents value traditional/practical amenities over specialty services and facilities. "Gear" is a necessary design consideration.

What it means: Focus on providing storage and a variety of high quality outdoor spaces (private and shared), as well as access from buildings to these spaces.



## **COMMERCIAL SPACE**



 75% of respondents agree that ABC should provide commercial services to development

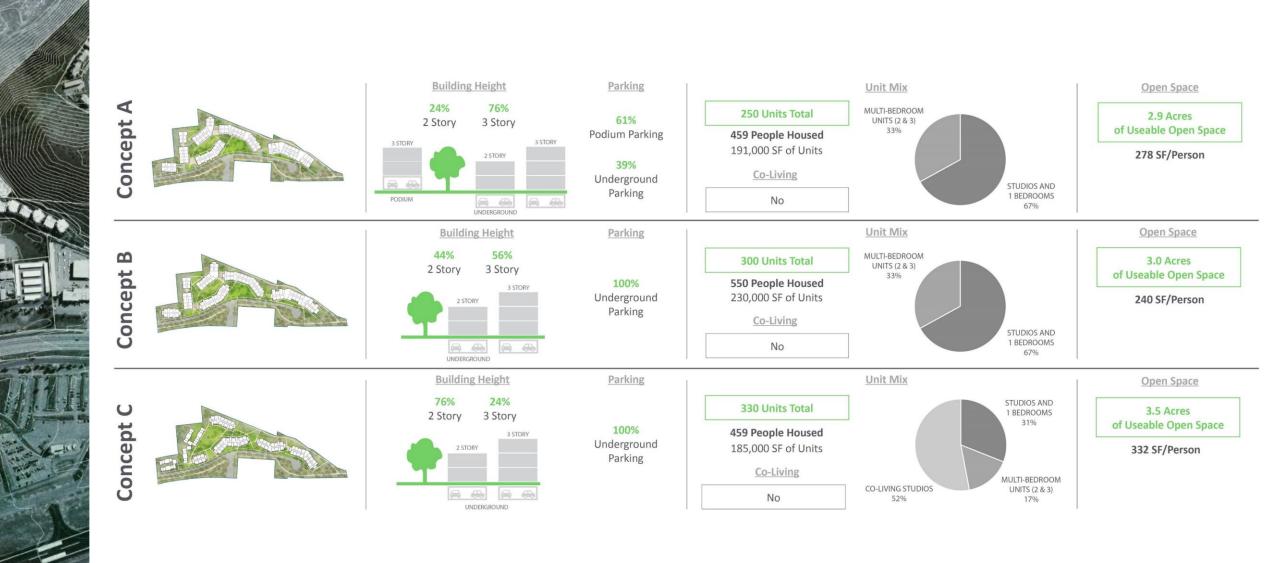
Our interpretation is: Focus on housing for the Lumberyard site.

What it means: Consider elimination of any commercial on site or maintain flexibility for very small commercial component.

 Majority in favor of incorporating childcare

Our interpretation is: Result is an illustration of the general need for daycare, and the specific need in the ABC area.

What it means: Continue to carry this as a plug and play option at the north end of the site. Continue to evaluate community need and opportunities.



# **DISTINGUISHING FEATURES**





Concept A tested relationship of parking, building massing, and unit count - specifically podium parking

#### **KEEP**

 DO WE CARRY THIS CONCEPT FORWARD?

#### **MODIFY**

MODIFYING THIS CONCEPT IN
RESPONSE TO OUTREACH RESULTS
CREATES A SOLUTION SIMILAR TO
CONCEPT B





# Concept B illustrates underground parking and a higher unit count

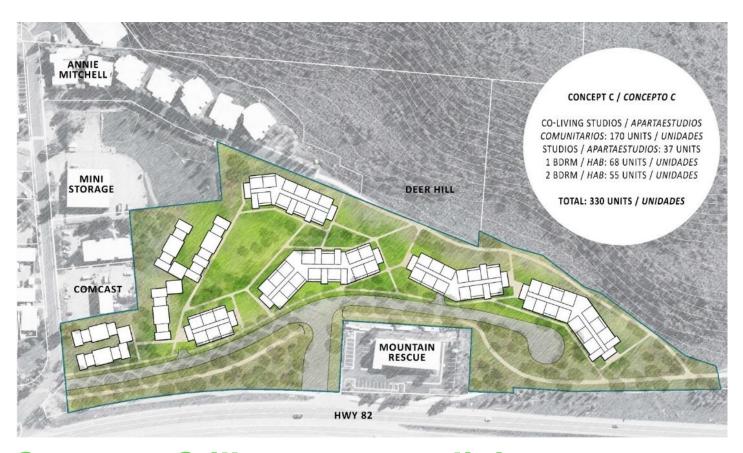
#### **KEEP**

- Underground parking
- Higher unit count
- 2-3 story building mix
- Flexibility for childcare or other commercial

### **MODIFY**

- Rental/sale mix
- Unit type
  - Increase 2 bdrms, decrease studios
  - Potential for 4<sup>th</sup> story to maintain unit count
- Add ancillary parking
- Create protected park spaces
- Propose childcare?





Concept C illustrates co-living, underground parking, and the highest unit count

#### **KEEP**

- Underground parking
- Higher unit count
- 2-3 story building mix
- Protected park space

#### **MODIFY**

- Rental/sale mix
- Unit type
  - Significantly reduce total coliving
  - Increase 2 bdrms, decrease studios
  - Potential for 4<sup>th</sup> story to maintain unit count
- Add ancillary parking









## **NOVEMBER DELIVERABLES**

- Modifications to plans
  - Incorporating feedback
  - Refined plans and site design
- Outreach report
- Summary of technical studies

## **NOVEMBER DECISIONS**

- Overall approach to density (density to north)
- General site layout
- Open space ratio
- Number of stories
- Unit mix
  - Rental and ownership
  - Unit type
- Architectural character
- Commercial uses
- Energy targets
- Co-living

# PLUG AND PLAY DECISIONS

- Parking ratios
- Daycare
- Ancillary parking

## DELIVERABLES FOR NOVEMBER

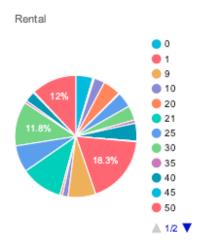
## **Outreach 3 Survey Results**

Last updated on October 19th

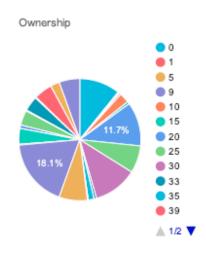
Total Entries: 490

# What percentage rental vs ownership do you think the community needs at the Lumberyard?

Entries: 465



Entries: 454



- We need housing for seasonal workers young people who come to town. Unfortunately the trend has been that people to not move out of their owned employee housing.who come to town.
- The City needs housing. Dont be foolish. This is the perfect site for more units.
- Rental is the only way to go. It is employee housing and not housing for retiring. Keep it active. If you retire you need to move on. Otherwise we will run out of options.
- ownership within a building that is primarily rentals doesn't seem that appealing: transient tenants, potential high noise levels during peak seasons, lower commitment of renters toward maintenance and upkeep. Seems like shorter-term, immediately available housing is of greatest need to both employers and employees.
- Families are struggling to find bigger houses to buy!!!
- The city should reconsider this location. Its proximity to the airport create noise, and pollution problems for the residents.
- ALL RENTAL
- Please do not mix rental and owned. Go 100% one way or the other.
- Ownership units create community. We need a sense of community at the ABC.
- How leveraged is the city now against their rental units?
- No studios
- The problem with owner employee housing is retirement. It removes the unit from the much needed inventory. A retiree is not an employee.
- I think the two areas should be separated and have different HOAs/management. Having all rental will make the density really high which makes for a less enjoyable living experience so be careful about packing people in. Employees deserve housing that is better than a shoebox!
- Why would you need to borrow against anything?
- Would like to see high desn rental, beyond current landuse density allowed, in this location;
- We have lost so many rental units in recent years to Airbnb and VRBO and we need to start making up for it. This neighborhood and density is appropriate for rentals vs. ownership.
- I agree that the Lumberyard should have more rental units than ownership units. There is such a need for young professionals to have affordable rental units, otherwise, the young working class will not survive here. Most of the ownership units in "affordable housing" are too expensive for me anyway. Hence, the generation of renters.
- I think more rentals would be fantastic. But rentals don't create the environment of ownership of people staying in a community nearly as much. I think looking a little further into the future, a little more ownership units would help the community grow
- For this reason, the constantly changing nature of affordable housing residents, and the HOA reserve funding issue, plus the lack of opportunity for owners' equity to appreciate, the City should focus on rentals.
- There is a very high need for both equally. Many people are stuck renting due to the high cost of of "affordable housing". This gravely effects people in long term as there is no way to get ahead and set a foundation of success and destroys any chance of ever being able to retire

- What?
- rent needs to be less expensive and there needs to be more pet friendly accomodations!
- You know what is really needed better than the general community.
- With 3 new rental properties coming on line, 8th St, Park Cr and Marolt, I think the greater need is for more sale units
- Owner traditionally display pride of ownership and maintain their homes.
- From a utilitarian perspective, rental units make the most sense. Housing is a baseline pressure that prevents employers from being able to hire transient staff, which Aspen relies upon. I say this as someone desperately searching for a larger ownership unit to accommodate my new family. However, housing is not the only pressure that families face in Aspen—child care and lack of viable careers also drive families out of the valley.
- Once you own a unit, it is very difficult to move to a larger unit if your family expands.
- While I think it is good to offer some ownership units, if the need is greater for rentals and it is fiscally better for the City, we should emphasize rentals.
- You want people to come here to work and stay in the community. Having rentals only does not help this cause.
- Owners take care of their property & units. A high turn over rate for rentals increases poor property management.
- 75% should be 2-3 bedroom. Give town more local familys.
- I think this is a great location for high-density, smaller unit, rental housing. I'm not concerned about heights at this location and parking ratios can be much lower given access to transit.
- I currently live in a 1 bedroom condo at BG II and am very appreciative of the fact that I live and work in the same place + I have a beautiful home and view. This should be available to more people.
- this city has ample revenue opportunities, and should explore them. we can all come up with the in your face easy answer to our issues when pushed
- I think it creates a better neighborhood mix to have a fairly even split between owned and rented units.
- I much prefer a less dense project.
- There is a very high need for both equally. Many people are stuck renting due to the high cost of of "affordable housing". This gravely effects people in long term as there is no way to get ahead and set a foundation of success and destroys any chance of ever being able to retire
- Make it 75-80% rental. Also, some homeowners take care of their homes; some do not. Maybe rentals are a better idea.
- I believe that there needs to be more 3 bedroom houses than 2 bedroom houses. I understand the need for a few studios but working people in Aspen need units that can support growth and families vs asking families to cram 4 member households into 2 bedroom places.
- There is a very high need for both equally. Many people are stuck renting due to the high cost of of "affordable housing". This gravely effects people in long term as there is no way to get ahead and set a foundation of success and destroys any chance of ever being able to retire
- the City should have a much better quantitative understanding of the housing needs to the community. Based on my observation, rental housing in greater demand than ownership units. An advantage of rental units is they tend to be for shorter term facilitating occupancy by qualified individuals and provide greater opportunity for appropriate long term

maintenance of units versus ownership. Deed restricted ownership units have a long history of being inadequately maintained.

- ownership units create a more stable lived in responsible community member. rental units create a haphazard fly by night neighborhood with no incentive to maintain units
- Why don't you work with cmc and rent to their students as well
- As pricing houses rise, providing housing 2-3 bedrooms for families to own is important.
- For sale units return some of the construction cost upon completion and sale. rental unit's revenues will be needed to pay off construction debt.
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- For sale units return some of the construction cost upon completion and sale, rental unit's revenues will be needed to pay off construction debt. After Burlingame 3 gets built there are no other 'ownership' projects planned.
- People who buy don't want to live in a neighborhood that is constantly in influx with new tenants that may not respect the property as much as the owners because they're not as invested as the owners.
- All rentals units to preserve our inventory. Said rental units should be a partnership with essential services such as schools, RFTA, police/sheriff, AVH, fire protection, airport personal. The community already has inventory of deed restricted housing that would equal the population Aspen had when the Employee Housing Project was created in 1974. The 60% workforce goal can never be obtained for employees create job needs.. Resident owned Employee housing has evolved into retirement housing which has further evolved into a quasi second home housing inventory stock that the owners can rent out for 3 months at a time for any reason. The idea that ownership housing would create a housing stock that would be better maintained has proven false and has led to shortfalls in deferred maintenance costs that the residents want a bailout for since they didn't charge themselves a suffic
- The 3 new units from housing partners are all rentals. We
- With the launch of the three new rental complexes, we need more ownership units.
- I think as more people start families and settle in the upper valley there should be more ownership to great a community who is proud of there homes and where they live. Rental units tend to be more transient and less likely to improve their housing.
- I feel that ownership units create longer term residents with more of a stake in the committy than rentals. Rentals are very important for people to get established but i think this community needs more opportunity for people to be longer term residents.
- I think it's prudent to build subsidized private owned homes building a normal neighborhood owned and managed by the homeowners there not the government. I think the government should behave as a developer would. Build then leave.
- Only workforce allowed. No retirees in ANY of Aapen subsidized housing!

- Rental units are a good way to vet possible owner applicants.
- When employees no longer is here, can that person stay in his or her home forever
- None
- ownership generally allows people to take more care of their units, whereas renters tend to have less at stake, and are
  not as prideful in the upkeep...
- Rental units would allow the City to own the property, thus doing away with employees who eventually no longer work in Aspen but keep their homes. This requires more demand for AH and thus increasing Aspen's population.
- We need more ownership units, not rentals
- seek revenue streams from sources other than debt. Perhaps from a complimentary community partner.
- we need rentals. Ownership units eventually end-up being owned & occupied by non-workers and then we need more housing for the workers!
- Tax second homeowners on 100% of assessed value. Other ski towns do. Skip the vacancy tax idea
- too much housing at this point and still no answer to traffic problems. aspen needs to stay a small town.
- Ownership encourages stability and is the best option to create a community
- · Ownership units create maintenance/HOA issues the city and APCHA have failed to deal with
- Need more 2 bedroom units
- Rental units keep people in poverty, ownership creates better credit and opens up rentals that are occupied by those people currently wanting to be owners
- Project should double the units and individuals, half the open space. Plenty of open space on Deer Hill.
- Should subsidize workforce only.
- Rental units keep people in poverty, ownership creates better credit and opens up rentals that are occupied by those people currently wanting to be owners
- Once in a purchased unit no one leaves, even if the kids are gone for years, so a rental would make them leave when the lease is up and the kids have moved out.
- There could be an uncomfortable and thus desirable relationship between the majority unit owner ie the city and individual unit owners who would always be in the minority. Separate HOAs?
- I think many people want the opportunity to own so that they feel they aren't throwing their money into a black pit with a rental. Especially since free market ownership is mostly off the table.
- · Mixing ownership and rental Not compatible
- Have homeowners finance the project not the city govt.
- Truscott is not housing the rental workforce. we need a project 3 or 4 times that size of just rentals. Burlingame needs to be infilled and leveraged for more rentals as well.
- Rental communities should not take priority, people who commit to this town should/
- Let's learn to build adequate, livable housing and fix previous housing needs before creating more housing problems;
   high HOAs, unaffordable unit costs, building defects, community living v's community bullying. People who don't follow the rules need to be removed from housing and then there will be plenty... DO NOT BUILD MORE UNITS AT BURLINGAME. THERE IS ALREADY TOO MANY PEOPLE THERE!!!

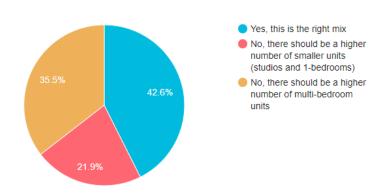
- We need people to stay in aspen which means ownership.
- A path towards ownership is important.
- While some rental housing is good we are trying to build a community not just housing for temporary workers.
- Unless you cannot retire in your unit need more rentals or we lose housing stock
- I want the lumber Yard On small remodels do you want to pay me to drive down valley for material or work!
- More ownership lends its self to more resposible people on the property, better kept area and safer.
- I am not so sure, but I support whatever will maximize density on site
- I don't know. Please maximize density as the priority. I am happy to let the designers and planners do what is best for the community in terms of mix.
- at least 50/50, if not 60/40 or more
- the site is more appropriate for rental units than for-sale units due to density and proximity; mixing rental and ownership units is a detriment to owners
- I think density is a question we have to consider seriously. If we can put 500 units there and we need 500 units, how can we justify not bridging the gap as quickly, efficiently and cost-effectively as possible?
- The city should be issuing municipal bonds supported by taxes, not leveraging the housing inventory.
- I suggest increasing the number of 1 bedroom and studio ownership opportunities for the single person who makes more than the rental cap
- rentals should be predicated on working—this solves the retirement problem
- Rental units only for workers who work in Aspen/Buttermilk.
- High density would be best for the rentals, like Hunter Creek or Centennial
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- The city needs to acknowledge growth is going to happen regardless. We need to have better management of existing units but also adding units for the real workers that keep our town afloat.
- I don't know, but I support maximizing density.
- There is a need for more 1 bedroom units in the deed restricted sales units. Creating more rental units restricts younger
  residents of aspen trying to grow their assets. This lack of opportunity for home ownership in aspen is a huge factor in
  younger professionals relocating from aspen and thus making it harder for local businesses to retain talented
  employees.
- There should only be more ownership if they are AFFORDABLE for working residents make less than \$80,000yr
- Creating ownership opportunities that are affordable is important. So is creating housing density.
- I am a homeowner in this valley but I moved here 26 years ago. I have no idea how new people in the valley find affordable rentals forgetting an affordable home to purchase. At this time I think more affordable rentals are needed.
- I don't know, but I support maximizing density.
- Too few options especially for seasonal workers to get into while still be able to afford to live/play in the valley.
- Price of ownership units are out of reach for hourly valley residents.

- rental units = higher density, ownership units = lower density. The project needs to be livable and not developed like a bee hive. Employees are not just single people. The community needs units for families too.
- I think it's important to provide ownership opportunities for locals committed to staying in the area.
- As harsh as this sounds. There should be a proposition of relocation of residents that own deed restricted of three
  bedrooms that no longer have dependents living with them or no longer have a spouse. The reality is that there is a
  younger population purchasing employee housing and have no plans of leaving.
- Owner are committed to our community on a level renters are not. People who commit to living here need ownership opportunities.
- Affordable options to buy
- lower density, more units for families which is healthier for the community, instead of singles or cramming large groups
  of people into units
- There is the need of ownership units. As well as there is large population retiring in the valley, there is also a large
  number of young couples and families that want to establish residency here. Colorado has one of the lowest property
  tax rate in the nation. Maybe raise property taxes? FYI I have no understanding of how the financial side of borrowing
  against rentals or collecting taxes works.
- The newest employee housing builds (Park Ave, Castle Creek, N 7th, etc) from my understanding, are all rentals. I and many other people I know are fighting for the opportunity in lotteries for ownership units that few and far between.

  Waiting years and bidding continuously on the limited supply is disgruntling, thus my response.
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- Most of the workforce that is needed in Aspen and Snowmass is seasonal in low paying ski area and hospitality roles.
   The likely employees for these positions are single, young adults who want to spend a season skiing or enjoying the mountains. Therefore, rentals are the greater need because they are short term and the employees are usually in Aspen for 1 year or less.
- There are almost no detached single family homes for sale. That is the biggest need for a family wanting to be close to work!
- I may not have the best understanding of the current mix of ownership V rental. I need to understand the pros and cons better
- rental units should be on a priority lottery system from the get-go
- I may not have the best understanding of the current mix of ownership V rental. I need to understand the pros and cons
   better
- The volume of building it entirely too large. The taxpayers should not be responsible for paying for outlandish county growth of huge homes, for insurance that so many contractors make \$\$\$\$ dollars. It is time to STOP GROWTH and remember wwe live in the MOUNTAINS.
- Preference should always be given to those living year-round in Aspen.

## In the current plan studies, the unit mix maintains this percentage for two of the three options. Do you agree?

Entries: 465



- Very few one bedrooms needed. Families work here and stay and need space.
- Studios should be minimal. 1 and 2 bedroom apartments are best for rental purposes. 3 bedrooms don't work as well for rental.
- Families = more sense of community
- Families are struggling to find bigger houses to buy!!!
- Theoretically tiny homes are good, not if there are multiple people living in them, however. If there are roommates in multiple bedroom units, less fewer kitchens, bathrooms etc are needed.
- ALL SMALL RENTALS FOR THE WORKFORCE
- Studios and one bedrooms are still very affordable for a lot of aspen people, even the affordable housing options. I would not be able to afford a 1 bedroom centential but could share a 3 bedroom.
- Not sure why we want single units at all? We should be encouraging longer term living not transients looking for a place to crash for a season
- 1 and 2 bedroom units only.
- The bullet point from above that says "more studios and 1-bedrooms do not necessarily mean more people are housed..." is misleading in terms of density because it does not address car density. More family units means children are occupying the rooms which I feel is a better situation than dense housing for only adults.
- Is the need for more seasonal workers in Aspen? Meaning a need for more Studio 1 bedroom?
- Employee housing is a crisis, and will impact service levels in Aspen. Right now, lets try to solve the rental problem in this location
- the higher number of multi-bedroom units should accommodate couples and singles
- Yes! We need more one-beds for the younger working class. We are young but old enough to want our own space.

  Thank you!!
- · Roommates, make some friends

- I lean more towards 1-bedrooms than studios.
- stick with the learnings from the well considered, data driven study
- Look at previous apcha lottery results, there are often many more people trying for the smaller units, more units for single people should be a priority
- If we want to continue to have a community of families (look at ASD enrollment) you need the ability to house those families.
- Two bedrooms rarely become available.
- I believe the APCHA regulations need to change with regards to the difference between income allowed for one person vs. two. This impacts my opinion. It is totally off.
- Again, this is a technical question of what the community needs, more so than my hunch.
- but more 2 bedroom units
- There is a lot of turnover in studios. Almost everyone would like a separate sleeping area even if it is tiny.
- Folks can always live with roommates in a larger unit. A family of four cannot live in a one bedroom.
- I suggest grouping the studios and 1 BRs in the same area to reduce noise and outside clutter.
- Like many other City housing projects you are not supporting family if you have mostly studio and 1 bedroom units.
- I think its a mistake to make each project an exact reflection of our statistical needs. I think it should be viewed as a system instead with each project optimized to what its orientation can and should be. I think this project is the best opportunity for smaller unit, rental housing. I think other sites can serve larger unit, ownership housing better than this site.
- We need to pay attention to what the data and the experts tell us about what is actually needed. Also more studios =
- It is close to the right mix, I think a few more larger units still allow more people to be housed.
- Since people that live here typically have gear to store I think more bedrooms per unit provides some of that gear storage opportunity. Any then when a family size changes and there are additional children there is bedroom space available and they can continue to live in the same unit.
- We need to provide more housing for labor force with families that are living beyond Basalt/Carbondale.
- I think it is important to plan for families to be recognized and supported in this plan. This helps to promote diversity and community in my mind; which in turns helps to build a stronger and more vibrant community over all.
- Look at previous apcha lottery results, there are often many more people trying for the smaller units, more units for single people should be a priority
- I don't care about the seasonal people. The valley is getting crowded with all this seasonal housing.
- Look at previous apcha lottery results, there are often many more people trying for the smaller units, more units for single people should be a priority
- I don't care about the seasonal people. The valley is getting crowded with all this seasonal housing.
- Assuming this is a good study, the results of the study should be the basis of size mix. Without reviewing a study, my
  leaning would be to smaller units.

- multi-bedroom units can allow people to live and stay within our community when they want to expand their family. the current unit mix needs to be a 180 switch
- Smaller units are a great place to start but most people and up getting married and having families... It seems that a stock of only studio/1 bedrooms leads to a big shortage of family relevant units down the road with no place for those folks to go
- 60-40 Rental to Owner
- !!!
- For those that are single, they can always live together in 2-3 bedrooms but for families, you do need more space so 2-3 bedrooms are needed.
- there is need in all areas
- there is need in all areas, a resident moves through different housing needs at different points of their lives. People buy the studios in other complexes just to have "in-house' priority to move into a 1 bedroom (or larger) once they come up
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- there is need in all areas, a resident moves through different housing needs at different points of their lives. People buy the studios in other complexes just to have "in-house' priority to move into a 1 bedroom (or larger) once they come up
- Studios are hard to live in. We are members of the community not workers bees. People need a living room and a sleeping space that are seperate.
- Studios are no good. People need a separation between sleeping space and living space. We are not worker bees, we are people.
- Just slightly, however I think there are way too many families smooshed into a small two bedroom with lots of kids.
- I think higher number of multi-bedroom units would allow people who qualify for affordable housing to live together if they aren't in the same families (i.e. roommates).
- I think it's important to clarify this mix is it for rentals or ownership? I think ok to have higher percentage of studio rentals, but people don't want to by a studio if they intend to make this valley their home more permanently.
- What does the demand say? Certainly you could figure that out by polling waitlists.
- There is a lack of housing for people with families.
- See previous comment
- Its very hard to retain qualified employees. A lot of times these people are older with families. More housing that supports families is needed.
- None
- I think it in many ways depends on what the study shows as a need, and what the overall community requires (individual housing vs. family housing)
- Rental units allows ownership by the City. How long can an ex-employee of Aspen remain in his or her home after retirement?

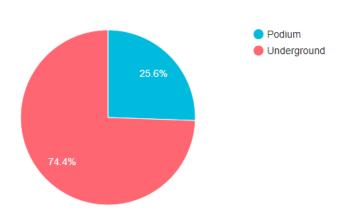
- Larger units never become available we need more multi bedroom units plus the school is better here than Badalt
- More large units for families and couples
- Larger units never become available we need more multi bedroom units plus the school is better here than Badalt
- Prioritize housing the workforce, not building affordable housing. Small units do that.
- especially for rental units
- Family housing is a dire need in our community.
- multi bedrooms leads to "community" and studios and one bedroom leads to "non-community"
- There are already too many small units in the area. If you want to create a community you should be encouraging FAMILIES to move into the area. Also I believe a families should be given priority on two and three bedroom apartments.
- More 1 bedrooms than studios. Studios make it hard for couples. We want to promote families, not just single people.
- Single parents need the 2 bedroom configuration
- Multi bedroom housing allows for a community that is more than just a lot of workers. Without multi-bedroom housing
  people must choose between a family or staying in Aspen
- Add more co-living units, also.
- Multi bedroom housing allows for a community that is more than just a lot of workers. Without multi-bedroom housing
  people must choose between a family or staying in Aspen
- This area needs to house young worker bees. Not families. The closeness to town and the bus make this ideal.
- Offering more 2-bedrooms could have some really amazing quality-of-life impacts for couples stuck renting longer than intended.
- mu Iti bedroom units will likely be prone to overcrowding- is a 3 BR unit for 3 people or 6? Not a good management configuration
- Larger units for families should be physically separate from structures that have smaller units. Families are not always compatible with singles
- Just use the trends from APCHA on what unit mixes are needed.
- Families should be the priority not studio.
- Families who want to live here need to be the priority, not single people who come for a season
- DO NOT BUILD ANYTHING ELSE UNTIL YOU CAN FIX EXISTING HOUSING PROBLEMS
- more 2 bedroom than anything
- Most working adults don't want a roommate.
- I only have one child because I don't think my housing would accommodate two children. More units that have 3
  bedrooms is what everyone wants.
- If you want people here long term, they need to be able to grow into a place.
- · Build homes for families.
- 50 50 ratio
- More ownership units at AABC, have more rental units in Aspen.
- I am not sure. For me, what matters is whatever will maximize density on site.

- I don't know. I trust our consultants and planners, but I am definitely in favor of maximizing density
- We need to accommodate more families
- studios are a waste of money, build 1 and 2 bedroom units
- We should be trying house as many people as possible. Most of the commuters from downvalley are couples and people with families and this is a huge opportunity to bring those people closer to Aspen.
- Still high density, but there are many young families in need of 2 or 3 bedrooms, as evidenced by he number of applicants to APCHA lotteries
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- Depends on price per unit for rental. Many people will opt for greater number of bedrooms to split costs and make it
  more affordable.
- Most of the affordable housing doesn't have more than a 2 bedroom unit. THERE ARE FAMILIES NOT JUST SKI BUMS THAT NEED THIS HOUSING.
- As the young Millenial generation (anyone ages about 27-37) enters the point in their lives where they get married, start families, while housing costs increase and the generation entered the economy in a recession, more 2 and 3 bedroom affordable rental units will be in high demand over the next 10-20 years. There are already quite a lot of housing options for single people.
- I don't know, but I support maximizing density.
- I believe more 1 and 2 bedroom places rather than studio or 2 bedroom would be ideal. 1 bedroom provides a better quality of living. 2 bedroom apartments become affordable when people share rental properties and can be more appropriate for couples or families as well.
- need more affordable options for people who live alone and don't want roommates
- The multi-bedroom units should be used for ownership to give new families an opportunity to own and build equity.
- I don't know, but I support maximizing density.
- Families need more support in this area so that we can build a long term community and not just young people who come to play for a few years before leaving
- two and three bedroom units are priced too high for the average valley employee
- I'm less concerned about the unit mix than the size of the units shown. I have seen excellent Studio floor plans that are between 300-400 sf that are equally functional to what is drawn.
- Unite Type and Mix: This statement is misleading, "increasing the number of studios and 1-bedrooms allows us to control the massing while increasing the unit cout". The City is in control of the massing and unit count regardless of the unit mix. Additionally, please reference the particular study by name and who completed the study. The statement, "The original unit mix fo the Lumberyard was based on the findings of the regional housing needs study, with 67% studio and 1-bedrooms and 33% 2-and 3- bedrooms" has not credibility.
- Two bedrooms offer so much more versatility. A roommate or a child or a guest room / office if you can work from home.

- I am an employer and I have some dorm style housing for my single employees but my biggest problem is housing for managers and particularly those with families. Right now, if I hire a manager from out of town with a spouse and just one child they may have to look as far Glenwood. That impacts quality of life and is a deterrent when hiring.
- lower density, more units for families which is healthier for the community, instead of singles or cramming large groups
  of people into units
- My husband and I have lived in the valley for 9 years. I only agreed to start a family when we had the opportunity to live in a 2-bedroom and not have to move every 6 months. If the studios are for seasonal employment only that would be different. But there are a lot of younger couples and families looking for a permanent place to live. The caveat lies in where do you draw the line and who do you prioritize when there is a clear need for studios and multi-bedrooms?
  Maybe start considering less studio units and smaller 1-bedroom units as that would be more beneficial for long term residents.
- Although I believe it would be beneficial to consider a few more larger units. I know a lot of people who start families
  here in Aspen cannot find larger units to fit them and end up getting pushed down valley. Although I also know of a lot of
  single workers and understand the need for single bedrooms and studios.
- I don't know, but I support maximizing density.
- I think more 1 and 2 bedrooms would be ideal for those with roommates or those that want to live alone but not live in a studio
- need the type of housing that people will grow out of eventually (bc of marriage, career etc) instead of they types of units where people camp out in for years
- I think more 1 and 2 bedrooms would be ideal for those with roommates or those that want to live alone but not live in a studio
- Needed for renters to be able to share units and keep price down. Also better for families.
- Affordable Studio and 1BR are the biggest single missing rental opportunities in this valley.
- Your job is to honor the needs of people, not the numbers.
- I don't know, but I support maximizing density.

## Does the community benefit more from podium parking or underground parking at the Lumberyard site?

Entries: 454



- More room for units!
- I would also limit the amount of parking per unit. They should have to pay to have a parking space. Incentivisize no cars!
- Need to maximize above ground for living units.
- Don't be stupid. Triple your parking needs
- I think both options are good options but if with the underground we can have more units that's better!
- No one wants to see cars. Above ground space is valuable for gardens, etc not cars. This location is not ideal for
  residents as it is next to the airport.
- MAKE IT A CAR-FREE COMMUTER NEIGHBORHOOD
- Depends on the subsidy and median price.
- Underground is better but how much more expensive and who pays for this?
- underground assuming that it results in 3 stories of residential units
- IF there is going to be the mass of a 3 story building, it would be preferable if one of the stories was for housing, not for podium parking. The third option, underground and two stories is ideal, but seems untenable as the cost would take it out of the "affordable" housing category.
- etiher or i dont think commmunity cares if podium or underground
- make it high clearance for mountain lifestylers with racks on the roof.
- Charge for parking to incentivize no cars.
- Although podium parking will increase the height of the project, underground parking is incredibly expensive and allows
  for excessive density above ground. The Fire Department is doing underground parking and they have 15 units on just
  3/4 acre. Too DENSE!!
- I share the view we should only have 1 car parking for the owned units, and none for the rentals, so all space and money can go to rentals—right on bus lane.

- Please consider less parking in general.
- Less expensive is better. Keep costs down unless they are for sustainability. However, only one parking space per one bedroom unit is ridiculous. What are couples with two cars supposed to do?
- I think they should be rental units with NO parking. Have a car lot established at the intercept.
- Don't overbuild the parking, it's ugly, carbon intensive, and contributes to traffic issues
- This is supposed to be affordable housing... make it affordable
- Not only does underground parking preserve green space and keep building heights lower, but it also provides a more
  pleasant winter parking experience.
- maximize density and put parking underground.
- What is going to happen for guest parking? In terms of transportation are there going to be bus stops throughout as there are for burlingame?
- This is the most important question in the survey. There aren't nearly enough units in the city with a garage.
- It is very challenging to do good urban design with podium parking.
- Underground parking results in snow free, warm cars. There would be less idling to warm up vehicles and reducing emissions. Also hard to insulate units above podium parking
- You have to provide adequate parking by fiscally responsible means. If that means larger buildings, then that's fine. The public's resistance to larger buildings in Aspen is a fundamental cause of the housing shortage. Larger buildings means more people can live here. You must provide parking—it is unsettling to see members of the public advocate to not provide parking for these types of projects. New residents have every much to same right to be able to access the areas outside of the public transit corridor that require a car.
- The more units we get, the better. The podium parking in Burlingame phase 1 is awful looks trashy.
- I think podium is fine
- I think this could go either way, with long term benefits favoring underground parking, due to more units being available.

  However, because it is more expensive, it might not be the best solution.
- in favor of the 3 stories 30 units especially if the underground parking could be located in the back away from the highway.
- Hope underground parking would allow for more unit to be built.
- This question is sorta in the weeds. I'm for high density and really pushing this site for density. I think the parking ration can be lower given this site's proximity to transit. But, push density, whatever that means for podium, not podium, sorta podium, partial podium.
- Underground parking results in less mess and is more pleasing to the eye. It also capitalizes on geothermal heat.
- the cost of digging in the Rockies is ridiculous.
- Less maintenance, snow removal
- What is the actual dollar rate difference that gets passed on to the renters owners if the City goes with underground versus podium?
- Many women feel safer with podium parking than with underground parking.
- Could be a combination

- Although I know that this adds so much additional cost.
- it would look cleaner in an otherwise cluttered area.
- I think the site looks cleaner and neater with underground parking but that seriously limits the types of vehicles the people living there can have. I personally have a lumber rack on my personal pick up truck. Many people in the valley have luggage racks or bike racks on top of their cars 7 trucks. Also people have bike racks mounted on the rear of their cars. So tight underground parking structures often curtail these personal habits. So I think I prefer podium parking with some surface parking area available for larger vehicles.
- This is supposed to be affordable housing... make it affordable
- tradeoff in cost is hard to offset if usable outdoor space is only slightly impacted, there will always be conflicts with cars/peds.
- This is supposed to be affordable housing... make it affordable
- The project should be cost efficient. Cost efficiency, with due consideration of land & infrastructure cost, and maximum housing for our tax \$\$, is more important than mass considerations. There
- underground creates the best footprint for more units and more open green space above on ground level where people can walk, ride bikes, and not get hit by cars backing out and turning in. build parking below before you can't after you build. cost will be beneficial to overall neighborhood. every turn is already tight in the AABC and overcrowded.
- · Way cheaper... Less energy use
- Not really sure. Does the height affect others living near by?
- Podium keeps cost down, but also shouldn't make it a more dense development.
- Maybe more expensive but in general the AABC roads are neglected for snow plowing. Due to density, keeping streets plowed and "hiding" cars will be good for all.
- Underground parking 'creates land' for housing- it is expensive but not when you compare it to the 'new' land cost needed to get to more total units 'anywhere'.
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- The part of the ABC you will build in will benefit from less building/units/mass as tripling the density of this small area is undesirable at best.
- you can't go back and add underground space.
- visually the underground seems better but costs the owners/tenants more so not clear on answer
- Underground parking is never accessible to larger trucks or vans with racks on them. Podium parking is usually more
  accessible to the residents.

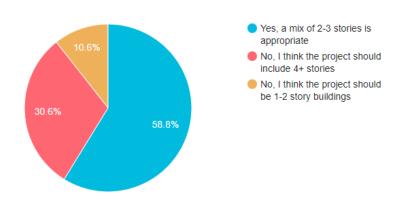
- Podium parking is unsightly and messy with everyone's cars, bike racks ,skies etc. Also u stated previously that Studios
  and 1 bedrooms were good for couples , but you are only allowing 1 space for those units . Face it people have way
  more gear and. Are than anticipated.
- I think the majority of parting should be underground BUT the height needs to be such that larger trucks / SUV's can access the garage. There also needs to be surface parking for residents that have vehicles that still don't fit in the garage (SPrinter vans). And there also needs to be a lot of guest parking. There should also bee additional parking available to residents for an additional cost. Please do not limit parking as an attempt to disincentive cars and driving, that just ends up causing parking issues and spillover into neighboring communities.
- Podium, cheaper and easier to access. More funds to build taller, smarter buildings.
- Saving money
- While costing more, the community benefit of underground parking is immense.
- The cost savings could go toward more units for future AH.
- underground is worth the extra cost
- The entrance to Aspen is already unsightly with the massive parking lot for jets at ASE. Burying the cars at Lumberyard housing will help mitigate the unsightliness of this important corridor.
- Underground parking is extremely expensive to build! We should opt for height and density at this sight with smaller rental units and reduced parking as the Bus Service is immediately serving this site.
- Aspen has a parking problem So solve it one development at a time
- Underground parking has serious long term management fees
- Underground hides the vehicles and is better for the environment
- Rent based on NO car sized vehicle. Maximum one car sized vehicle per unit. Offsite free parking somewhere. Free
  locking storage cage for bikes and sports equipment.
- It's not like the view of the lumberyard is so fantastic. I'd just as soon see housing.
- It naive to thinkthat a3 bed room unit has a need for only 2 cars. Parking should not be free to reduce overcrowding
- Underground is also very expensive... but worth it in the long run.
- Is there a way to do a mix of the two types? Also, will there be guest parking at all as some houses with 3 bedrooms may have three drivers (two parents and one teen) and will thus not have enough space?
- Need to maximize space as much as possible in order to preserve green space in the valley. It is well worth the investment in underground parking in order to maximize the space.e
- Unless underground costs can be mitigated by additional income from units gained, parking should be above ground.
- · Either seems fine.
- There is a small amount of podium parking at Burlingame and is used as storage and looks messy. Do underground
  parking.
- good luck digging an underground lot in the rocky mountains. what is the estimate for both?
- less of an above ground footprint, also better for the elements

- There should be considerations for tenants in studios/1 bedroom units who are only allotted one parking space. Couples
  and families still live in these units where having 2 vehicles is necessary. Just because a unit is larger should not
  necessarily mean they need multiple parking spaces. Smaller units do as well.
- More cars are adding more traffic to our already huge traffic problems..... No more housing, no more cars!
- Better for weather
- It would be crazy to build underground parking. At some point the city needs to do some value engineering.
- Maybe some exceptions ala RedRoof
- There should be a least one parking space for every bedroom. Parking is a big problem at the AABC!
- I am not sure. I am happy to see less parking if it maximizes density on site.
- I don't know, let the planners do their work, but I am in favor of maximizing density.
- The community doe not benefit from either
- Open Space is limited. It may cost more upfront but in the long run you will be provided more units per area. I like to
  think long term. If there is housing outside, consider putting solar panels over the parking spots? Maybe reduce costs on
  electricity for renters.
- underground will have less impacts on the neighborhood and provide additional storage opportunities
- More total units is the most important goal in my opinion.
- Underground parking will allow more housing units. We need to house as many people as possible.
- I prefer underground parking despite the additional cost as it means more units can be built in this project which is the main goal.
- Maximum Density/Most possible units
- Again, higher density is best
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- We need to maximize both above and below ground space. The lumberyard backs up to a small hill. There won't be vision impeded and we should smartly allow a higher building in this zone.
- Podium parking is unsightly
- I don't know, but I support maximizing density.
- 100% underground parking to maximize space
- More affordable and should be passed on to renters and owners.
- save money and have places for residents to put cars
- Underground parking would maximize density.
- I don't know, but I support maximizing density.
- If podium yeilds more affordability for the renter than that makes the most sense.
- one bedroom apartments need two parking spaces, I live with two people in a one bedroom apartment, this is the normal for this valley
- Mass and scale are important; put the garage underground and maximize the living above ground with a decent mix of units. In addition, make a decent amount of storage underground. Stop being stingy and with storage.

- More parking needed. A couple in a studio/one bedroom will have two cars and sometimes guests. Parking at ABC is a huge problem for anyone who lives or works there or tries to visit a business there.
- keep it covered
- Either is fine, but covered parking is essential.
- lower density, more units for families which is healthier for the community, instead of singles or cramming large groups
  of people into units
- It is more costly, but with the options of adding more units and complying with height restrictions that town council is leaning towards.
- I don't know, but I support maximizing density.
- Mix? One underground per unit.
- It costs significantly more money but underground parking has the advantage of ease for car owners and it opens up a third floor for housing units.
- More units total
- The amount of money this city makes- please spend the money to provide underground parking.
- · podium is so ugly
- The amount of money this city makes- please spend the money to provide underground parking.
- Each studio and 1 bedroom should be allowed 2 parking spaces if a couple is living there. WTF is wrong with you people? Couples in 1 bedrooms WILL have two cars, i'm sure businesses at the ABC are going to love having them parked everywhere on their streets.
- I don't know, but I support maximizing density.

City Council has recently indicated support for a mix of 2- and 3-story buildings at the Lumberyard, and clearly signaled discomfort with 4+ stories. Nearby buildings are a mix of 2 and 3 stories. Do you agree?

Entries: 461



- 4 is too high and locals will not like that
- Wirth the height of Deer Hill as a back drop a higher, more dense project will not be noticeable. Besides there is already a four story Annie Michell Housing next door.
- In this location you should max out the footprint and the height. One last chance at getting as much housing as possible.
- Maximize density here. This is a golden opportunity to build more affordable housing units, so that consideration outweighs density concerns.
- Need to maximize the number of units in this area, to provide for affordable housing needs.
- This site needs to be maxed out with high density.
- The buildings should be in character with those at the ABC. however the units will be subject to air pollution and noise from the airport across the highway.
- MAXIMIZE THIS PLACE. IT'S JUNK LAND. BUILD AS MUCH RRNTAL HOUSING AS POSSIBLE
- the location of the buildings would be a perfect place to have higher buildings as the views would not be obstructed.

  Especially if you could maximize the unit space and save on podium parking as opposed to underground.
- I think based on the location, 4 stories might be acceptable, but without a visual representation I couldn't say for sure.
- If you need the housing you need to go up
- This is the correct location for taller buildings.
- DO NOT GO HIGHER!!!!! THIS IS NOT THE CORE OF ASPEN!!!!
- Shortage of employee housing is a crisis for business owners-with a higter building, we could find a private public partnership to fund this
- Smart design could give four stories without being offensive to the community.
- No higher than 3 stories. It provides maximum space but doesn't obscure too much of other views.

- I'd say a mix up to 4 stories, but not bigger than that
- It is the AABC, I do not find a 4 story building to be unacceptable in that area, especially if it is built to complement the surround locale, look how Burlingame Seasonal is built in the hill. If the majority of complaints of the height come from people on Red Mountain we need to sort out our priorities, locales who drive the economy or people who support the local economy on a limited basis.
- Despite the unjustified stigma, higher density is clearly more environmentally friendly. This is across from the airport where G5 destroy our foot print all day long. Give a flake.
- go up and down and maximize the site Vail style
- I think 4 stories is acceptable.
- Depending on how it is executed, a minimal amount of 4 stories could be integrated toward the hill where the density would be felt less.
- No. We have extremely limited land left to develop affordable housing. The discomfort with slightly taller buildings must end. Our lack of affordable housing is directly related to previous council's taking the same tact. If we continue to make inefficient use of our remaining developable land, then we'll have no one to blame for housing shortages but ourselves. What is the greater threat facing our community, a few larger buildings or a wholesale loss of reasonable places for employees to live? People with secure housing may select the former, but that is not who this project is trying to serve.
- I think you should just make them all 3 stories for continuity and more space
- While it is good to limit the number of stories, this is a constraint that affects most other aspects of the project. I think considering 4 stories is reasonable.
- I am bias because I live at Annie Mitchell's 700 building and dont want to loose my view. Selfishly simple.
- We need to get the biggest bang for the buck. Free martket build huge buildings. Downtown looks nothing like it did 30 yeras ago. Four stories is not out of line. It can be built tastefully
- Push the density! I'm not concerned about height at this location. Building half of what we could would be a huge
  disservice to the housing program and the residents and businesses that rely on rental housing. Please don't be meek. I
  don't really care if Council is queasy! Since when are they not queasy?
- need to move beyond height limitations. Housing more important than the luxury/privilege of improved views/sight planes for the fortunate residents of aspen.
- More than 2-3 stories would cut off view for Annie Mitchell housing.
- the veiw plane issue is moot, if you are hell bent on building housing
- 4 stories would require a flat roof construction which can lead to many problems. Some of the numerous issues would be; snow removal, heat tape, roof drains and excessive foot traffic on the roof which leads to more leaks.
- No problem with 3 stories including underground parking.
- There is already so much clutter on that side of town, let's make it look less cluttered with clean lines.
- It may be necessary to have 1 or 2 4-story buildings in order to squeeze everything in.
- as long as other units arent losing their view lines
- I agree that architectural aesthetics and community character is important, but if there is any research to show that taller buildings would be more environmentally friendly because they take up less square footage and require less natural

land clearance, then I support taller buildings. I don't think that's true in this case, but generally the environment should be a priority over aesthetics.

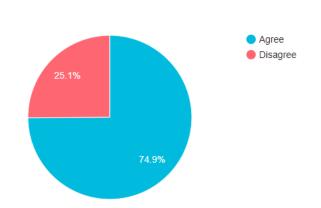
- I have no concern with 4 story structures on this site. The community needs to cost effectively utilize its land and
  financial resources. This requires taller buildings. Note, Aspen Square and other buildings in Aspen are 4 stories or
  more. Other mountain towns routinely build buildings far taller than 4 stories. The buildings are dwarfed by the
  surrounding mountains.
- maintaiing aesthetic with surrounding neighborhood is important. density is not always best.
- If we are going to build it, let's just add the fourth story now since we know we need those units anyway.
- Getting too high will truly create an "overdevelopment" feel. I think 2-3 stories is responsible and tasteful.
- Some 4 story buildings could be worked into the design, but overall liveability is important
- Some 4 story buildings could be worked into the design, but overall livability is important. ADA access and 'visitability'
  must be included in design work-
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- Some 4 story buildings could be worked into the design, but overall livability is important. ADA access and 'visitabilty'
  must be included in design work-
- There is no need to go above 3 stories. Think of the view plain.
- The buildings should not exceed the height of the current lumber yard buildings.
- With underground parking
- This project will be one of the first things people see when they arrive to Aspen. It should reflect the mountain character of our town. It shouldn't be too big and massive yet balance housing enough people. I think the project should try to abide by the WOMP for the most part. The majority of the project should max out at only two stories with pitched roofs. I think the only exception for a third story would be to "break up" the roofline and possible mimic the ridgeline of Deer Hill behind the buildings. But not block it from sight while driving on Hwy 82. Even if its housign a lot of people, the buildings should blend in and fade away as much as posible. Also as you get higher up with these buildings it will be harder to block out the jets taxiing and waiting on the runway. I'm guessing people are going to want a massive berm as a barrier between them and the runway. The higher the building gets the higher the berm needs to be creating a tunnel effect on the way into town.
- Think of future use, and more demands for housing. Up not out!!
- 3 stories above podium parking
- Maybe some 4 story bldg
- Nothing wrong with 4 stories at the rear
- Maybe some 4 story bldg
- Built environment should be consistent with community values.
- 2-story would be best but some 3-story might be OK

- Build a fifty story ghetto style high rise and actually make a dent in the 5k affordable units needed. Tear down the
  Burlingame seasonal buildings. That development should be the example of how to not house humans trying to make it
  here.
- keep the height down so we can enjoy the view of our area!
- Make the most of the space you have
- Whatever allows more 3-bedroom units!
- This is consistent with Aspen as a whole
- The increased number of people in bigger building will create more problems with traffic and be too dense.
- Double the number of units!!!
- The increased number of people in bigger building will create more problems with traffic and be too dense.
- The Lumberyard location seems like a prime site to explore and develop 4-story housing.
- 3 stroy buildings are much more subject to highiway and airport runway noise and av gas fumes. Not deisrable. The ABC residential area has some 3 story equivalent units but they are set backfrom the highway and runway.
- Annie Mitchell,?
- Four stories feels like a mistake...
- High density is more efficient and environmentally friendly.
- The back part of the project should include 4 stories since it can house more people and will not effect view. Start with 4 then 3 then 2 mix.
- Infill what are we missing here? maximize the space. its already next to an airport and sewer system at least make it so people can live there.
- NONE!
- Whatever it takes to make more housing.
- Priority should be on housing the maximum number of people even if that means higher buildings.
- Annie Mitchell,?
- Please keep the view plane in mind and stay below 22 feet.
- I am in favor of MAXIMIZING density!
- I picked 4+ because it will maximize density.
- Parking could be on the roof and the living could be below grade.
- Honor those that have been in the valley. Less is more.
- With this seeming to be one of the last opportunities for
- Again, I think density is important. We are never going to solve the deficiency if we don't take the opportunity to build a significant number of units where we can.
- I think if podium parking is chosen, 3-4 story buildings but if underground parking is chosen, 2-3 story buildings are better
- We have a clear need of more employee housing, this fits the bill as it is within walking distance of the bus stop and a grocery store. In addition it is close to the highway and will not be negatively impacting the view plane for other houses.
- This is the appropriate location for higher buildings. 4 Perhaps but not higher.

- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- Again, we need to maximize space for true year round workers.
- I don't know, but I support maximizing density.
- Let's maximize the limited spaces that are available within the valley for new builds.
- Building height restrictions at the AABC area is dumb, it only makes sense in the towns of Aspen and Snowmass.
- Although view shed is obviously an issue, housing is also an issue and the people who comfortably live large places should not have a say in how readily available housing is compared to their view.
- Limiting the potential units available to appease a neighbor or two in the hopes that they have a better view is a missed opportunity.
- These units are not right down town and wouldn't really conflict with any other housing's views. Four is tall but in this case I think it is appropriate.
- I don't know, but I support maximizing density.
- · quit squabbling and build higher!
- Consistency with the character of the surrounding neighborhood is important. Consider reading and applying the City's
  Residential Design Standards for Multi-Family structures (Sec. 26.410.040. Multi-family standards). Make the project a
  neighborhood not just a place to house employees. For goodness sake the AABC does not even have sidewalks.
- I realize we are trying to keep the look and site line the same but we are in a serious housing crisis and we need to maximize beds. We may sacrifice a little on the height but having more people living closer to town should reduce traffic on 82 as fewer people have to live and drive from daownvalley
- lower density, more units for families which is healthier for the community, instead of singles or cramming large groups
  of people into units
- I don't know, but I support maximizing density.
- The area needs more housing and building vertically is cheaper than building horizontally. The trade off is between an eye sore and continuing the housing shortage. I think the eye sore is the lesser evil.
- I support maximizing density.

The council is inclined to allow the ABC to provide commercial services to the Lumberyard and focus on providing housing on the site. Do you agree or disagree?

Entries: 458



- We already have "city-like" amenities at the AABC. We don't need a second urban spot.
- More housing less commercial space
- There should be at least a few options for small businesses
- I strongly believe we need professional office space development at the AABC (healthcare, finance, architecture, etc) rather than housing. To solve traffic problems and provide a shorter commute for employees living downvalley.
- Not sure on this one. Primary services are there now, grocery, gas, workout, etc.
- The Lumberyard is zoned S/C/I, so it should have some S/C/I businesses there.
- There should be at least a few options for small businesses
- some limited mixed use is warranted and needed. At least the space to offer to local serving businesses.
- The mixed use ABC is tacky. Do it right like Willits
- Maximize housing, don't promote commercial
- Housing is what the community desperately needs!
- Work with AABC to develop new businesses there
- NEED A COFFEE SHOP AND CONVENIENCE STORE SO RESIDENTS DONT HAVE TO COME INTO TOWN FOR EVERYTJING. A RESTAURANT WOULD BE NICE.
- Mixed use is never a good idea with the affordable housing concept. Two different business models. One income
  restricted, and one free market capitalistic.
- Mixed use becomes complicated, especially when deed restricted is involved. Keep the housing separate.
- Though I do think more commercial space is needed for small businesses, I don't think this is the right location.
- · Housing is the biggest need
- I would love to have a new building for my business and be able to attract quality employees with housing
- As a business owner at the ABC, feel that more services are needed in the area for both the business AND residential tenants to avoid trips into Aspen.
- Leave that to private industry.

- Provide commercial services? Do you mean actual commercial services and offices on site at Lumberyard
   Development? Then yes. I firmly believe in commercial and housing in co-existence here.
- · every inch should be used to imcrease units
- Honestly, that above statement isn't clear. I think there should be a focus on housing and the Lumberyard should not compete with existing ABC commercial spaces.
- Is this for housing? Simple... this space should only be used for housing. There is no need to even involve commercial property here, there is no room for it with the current housing crisis
- It would be nice to see the AABC businesses expand serivces in response to more housing.
- some commercial space is appropriate.
- I think limited uses for commercial spaces could be on the table. The idea that the ABC provides services that suit the residential population is a bit off... are they supposed to go to roxies for groceries? Mawa's Kitchen for lunch?.... This goes back to the transportation issue. The grocery shopping in Aspen is not ideal.
- It does not seem like commercial would be viable at the Lumberyard. The ABC is a great option.
- We must provide commercial alternatives to the downtown core for affordable options. Rent in the core eliminates the
  possibility of truly affordable retail or food service. That wouldn't be the case in the lumberyard.
- The lumberyard should only be used for housing (and day care), not for commercial space.
- We have enough commercial space, it should be housing only
- I am conflicted on this. I think having a lumber yard in town is important. I wonder if the City could work with the County to find a suitable site in the ABC for a lumberyard, or even out at the intercept lot area
- Someone needs to think about traffic. Aspen has a huge issue with AM & PM traffic. Traffic is already bumper to bumper from the roundabout to the airport. What will this look like with added commercial and residential units?
- Need all the housing we can get. I can't imaging what commercial services would be needed that are not at the AABC
- I agree. I don't think we continue to need a lumberyard. Its commercial anyway and not available to local residents –
   Closed on Saturday!!
- Some commercial use would benefit the community. The threat of losing North Mill Street station commercial space should be a factor in considering this. Also, a small bodega would be helpful to eliminate car trips to town or the ABC
- Nobody wants to hang out at the ABC
- the area neds affordable housing. There is currently plenty of empty and available commercial space. Building more commercial/retail space will also increase the need for even more affordable housing.
- AABC should be encouraged to develop a full-service grocery store, such as City Market or Trader Joe's.
- We need housing not an extension of the ABC.
- Great idea!
- Is this for housing? Simple... this space should only be used for housing. There is no need to even involve commercial property here, there is no room for it with the current housing crisis
- but, if this causes a parking problem at ABC, then how is the addressed? bringing commercial to the Lumberyard will increase use by nonresidents (if tenants can be found, and customers want to come, but if no parking ...) No one is going to come out to Lumberyard just to shop ... not when town is so close, and ABC can probably fill those needs.

- Is this for housing? Simple... this space should only be used for housing. There is no need to even involve commercial property here, there is no room for it with the current housing crisis
- The community at large and public officials are always interested in commercial at various sites. As a real estate professional, it is clear these remote commercial sites rarely if ever work. Please recall the City included retail space at both 7th & Main and at the ARC. I believe commercial and/or day care was allowed for at Burlingame. It does not exist and/or failed. Even Aspen Highlands year round retail is a failure. Commercial at sites such as Lumber Yard housing with 300 units sounds good but rarely works. The ABC spaces can evolve to meet additional demand for retail.
- Council/County MUST improve traffic safety and navigation from LY to ABC
- The businesses around the AABC stand to thrive. No need to compete. Keep this development strictly as housing.
- This many new residents should create enough of a marketplace for businesses in the ABC to offer needed services
- Doesn't seem like a good idea if it is going to cost the county money. Otherwise may be ok
- But there needs to be more community focused business in ABC (restaurants/retail/grocery).
- If the commercial space is used for the lumberyard think that is valuable for our construction workers. I am not sure we
  need more commercial space in AABC. Currently the entire AABC could use a face lift to make the spaces more
  effective.
- other than perhaps childcare, which the free market never provides without subsidy. You can't have 300+ more units without bringing other service levels up. You will have children and babies in the new units
- other than perhaps childcare, which the free market never provides without subsidy. You can't have 300+ more units
  without bringing other service levels up. You will have children and babies in the new units
- This is worded just a little funny so to be clear, I feel Lunberyard should be JUST housing.
- The ABC businesses should reap the benefits of the new close by neighbors rather than competing
- Could there be an opportunity to offer more affordable rent to attract commercial services that are currently lacking at the ABC like dining? If rent was lower, prices could also be lowered or capped. Could be a lottery situation like the Wheeler restaurant space.
- I agree but also think a live work scenario could be advantageous. Although the mixed use at the ABC makes it seems very industrial right now and people drive extremely fast through the ABC
- Council/County MUST improve traffic safety and navigation from LY to ABC
- I think it
- Just housing, no need for more commercial.
- Just housing, no need for more commercial.
- APCHA is having a hard enough time dealing with public housing effectively. I don't think adding a commercial space into the mix helps them focus on their core mission of housing. As much as losing the lumber yard will negativly impact local contracts i don't think its fair for the city to rent out locally funded properties to corporate entities. That being said i think that if a child care facility was run by the city then that would be fair and would be valuable to the comminity.
- While I am personally disappointed to lose the lumberyard and it's associated business, I don't think the City should be involved with providing commercial business space.
- housing only

- Just housing
- ABC commercial space is more than adaquate to support Lumberyard units. This fund is for affordable housing NOT commercial development.
- the ABC does not need to become a town of its own like WILLITS.
- This is aTrick question
- Businesses would be pushed out of the ABC. Where will they go?
- You are taking away a vital commercial space with the lumber yard. Every small business that needs things from the lumber yard will be tripling there time for small jobs by having to drive down valley to buy even a few boards.
- Project should be a small futurist city of 600 units and 1000 people. All rooftops should be organic greenhouses with cooperative food store on ground floor.
- focus on housing and don't compete with privately owned business.
- You are taking away a vital commercial space with the lumber yard. Every small business that needs things from the lumber yard will be tripling there time for small jobs by having to drive down valley to buy even a few boards.
- What? I'm saying no to commercial at the lumberyard. Is that what you're asking?
- Especially If you consider the co-living option, it would be appropriate to include a bodega-style commercial space stocked with staple food and household items.
- question wording is confusing. Well designed connectivity from the lumberyard area to the ABC commercial services should be a goal
- I agree if there is a clear and safe way to walk or bike to the ABC so that people do not have to drive or otherwise commute.
- · corner shougl be commerical
- By developing the lumber yard one would be rendering the cost of any future affordable housing even more expensive, for decades to come. Logic: removing the lumber yard will make it more difficult to source lumber and other materials and supplies for construction. This makes Valley Lumber our closest option. Have you ever seen how many people stop by the lumber yard especially in the morning? Think about the carbon impact of construction vehicles now doing 1.5 hours round trip to pick up....anything that you could otherwise currently buy at pro build. More traffic for years to come! The cost of private construction also impacts affordable builders like Shaw Construction who also need to use the lumber yard. This will just make these affordable developments more expensive and removing the yard will disrupt their supply chain significantly. It's already a complete mess with the building departments but we just have to roll with it because we are at their whim for new permits. There's Land all around in the valley. Why take away a strategic input for building new housing density and stock?
- Keep Lumberyard housing only.
- Again rebuild and infill the aabc for commercial services. what is there now? what could be there?
- Please, just don't build. You are not qualified to and have proven you can not manage existing housing issues.
- We have a problem with affordable housing in this area, not business spaces.
- not sure I fully understand this one

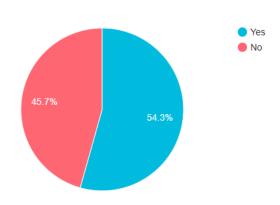
- if increasing the population by so much in the ABC you'll need to create more amenities for people living there, so commercial space will be necessary (restaurants, cafes etc)
- Please do not impact the residents that already live at the AABC.
- There are already great amenities next door. I am in favor of allowing the ABC to provide services so that we can
  maximize density on site.
- If it increases maximizing of density.
- this is a housing development not a commercial development
- This space will essentially be its own community and a limited number of commercial use spaces will reduce the need for car travel from this "island" location.
- I don't think that that much business would detract from the ABC establishments. I think it's good for community health to have some mixed use in this area. It encourages less driving as one positive reason.
- Are we trying to build a ghetto? There's gas, a bank, a store already at ABC.
- More Housing is needed desperately so I think we should not have commercial space here.
- · High density housing please
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- Any area of living should benefit from also having amenities nearby. This would also help to limit traffic into the town core for food/drink.
- Look at Willits. A successful neighborhood has both housing and commercial.
- I don't know, but I support maximizing density.
- Yes, let's make this development housing dense to further support existing area businesses
- Any new businesses added effectively reduce the housing impact of adding all the rentals. If you add 3 businesses that
  require 5 staff each, you end up with 15 more employees that need housing and you lose apartment space to the
  businesses.
- There is plenty of commercial use space at the ABC and in town. This space should be focused on maximizing housing density.
- I don't know, but I support maximizing density.
- · Housing has to be priority number 1
- No need for commercial. There are enough empty commercial spaces through out the valley.
- more housing, less commercial is good, we do not need a starbucks (small business) on every corner
- The few restaurants in ABC are very small and have almost no parking. Trying to find a lunch table in the winter is hard.

  Attempting to pick up a takeout lunch order is a mess.
- This is interesting bc if you require residents to travel into town to work, as opposed to offering a work and live setting which may impact traffic into and out of town.
- Yoga!
- we don't need more shops, we need more housing.

- why are you removing the only lumber yard in Aspen? this means way more cars/trucks on the road, and heavy trucks, going down valley to pick up lumber supplies. you need to provide space for BFS lumber yard either on this site, or provide new zoning to allow them to relocate nearby with the same size facilities
- I don't know, but I support maximizing density.
- The right commercial services can add vibrancy to a neighborhood. "The right kind" being a restaurant or bike shop and not another car mechanic or laundromat.
- Options past the round about are convenient for residents. ABC is outdated and needs a face lift/re-planning. If the right thought goes into planning businesses will do well!
- Plenty of commercial services in the ABC already exist
- Options past the round about are convenient for residents. ABC is outdated and needs a face lift/re-planning. If the right thought goes into planning businesses will do well!
- You don't want people commuting up and down the valley for resources... especially building supplies.
- You don't want people commuting up and down the valley for resources... especially building supplies.

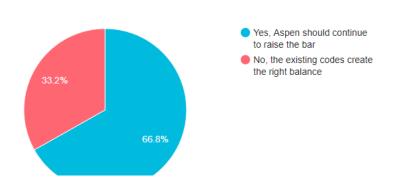
### Do you think the Lumberyard is a good potential site for co-living?

Entries: 460



The current building codes promote energy efficiency. The City has considered pursuing a cutting-edge target for energy use (e.g. Net Zero) for this project. Net Zero comes at a higher cost than only meeting the existing codes. Should the Lumberyard go above and beyond the existing energy efficiency codes?

Entries: 455



#### Comments:

- This project should be net-zero and be a model what private developers can do I. The city, county and throughout the country. It should also have solar.
- · Of course!
- this should be an exemplary project when it comes to energy efficiency. Net zero as a baseline and as much on site solar as possible Geothermal should be explored as well.
- Just get it built; don't worry about adding costs.
- When issuing RFP for the project, request it based on building performance not "cutting
- PRIORITIZE UNITS IN THIS LOCATION

- Real maintenance costs of "cutting edge" technology defeats the purpose of affordable living by passing on untenable,
   free market maintenance fees to low income residents.
- Its a small development, great way for the City to try it out, get it right, and use it again on future projects if successful.

  Perhaps the City could even get paid back in the first few years for some of the construction on the cost savings.
- Maybe? HOW much more expensive is the key to giving a clear answer. Will it put the units out of reach for the population it was intended for?
- Costs balloon and the project will take years longer
- I think that the ability to build MORE housing CLOSER to aspen (where the jobs are) will ultimately eliminate more greenhouse gases.
- Issue is everytime this comes up there are serious issues for the owners later ie: Burlingame. I think cutting edge isn't alyways tried an true.
- Go Green stop talking about it and do it
- Again, employee housing is a crisis.
- going net zero for a specific building is a waste of money, take those funds and go net zero at scale. That said, it should be super efficient, perhaps beyond code and hvac should be electrified
- Our community badly needs coworking space like other resort communities have had for years. It clearly benefits the community, economy, tourism and rural economic vitality. Though should be downtown.
- Net zero with on site solar is a must
- Continue to raise the bar while also balancing quality of life. I firmly believe in being able to open windows.
- A thoughtfully designed, well built community, adjacent to transit is what we need. Labels such as Net Zero are not necessary.
- The most energy efficient choice of all is to provide affordable housing within biking distance of employers. We can sometimes get distracted by shiny things like NetZero that seem nice but distract from the true goal—housing our workforce.
- We have so much money to spend on housing that is needed, spending extra money just so you can say you are net zero is ridiculous. YOu want to go to all electric versus natural gas but that is incredibly expensive for the renters/owners in an already ridiculously expensive market and guess where electricity comes from? fossil fuels
- Aspen should lead the way in making buildings more energy efficient.
- This is supposed to be affordable housing.
- It can be green but not at a huge cost.
- Just focus on housing. Our codes are good enough. Stop trying to solve all the worlds problems in every project.
- but not at the expense of quality construction. As a resident of poorly constructed affordable housing (two different locations), the city needs to be more stringent in what they sign of on.
- set an example in our wealthy little haven
- Again how much of this \$\$ will be passed onto the people buying and renting these units? What's the monetary
  difference between minimum codes v raising the bar. If it's minimal, Aspen has generally been a place where innovation
  comes first and foremost.

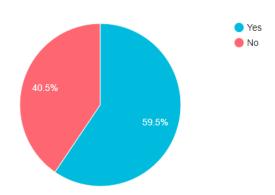
- And be sure that the operating costs are lower for residents. It is not OK to make an 100% electric building if the
  community's lowest income residents have to pay more in utility costs to meet the community's environmental goals.
- · Lead by example.
- Amend the existing codes if they are inadequate.
- We have always been at the forefront, why stop now?
- I whole heartedly support aiming for higher energy efficiency.
- I think that this is creating too many codes resulting in more expenses buildings and resulting in a more families that cannot afford to live in aspen
- Who cares the cost. Energy saving and conversing natural resources are ideal
- Yes, but there does have to be a cost benefit ... if my electricity bill is going to skyrocket because we do electric
  everything, not sure. but if some of the power can be offset with on-site renewables ... maybe. As much as possible
  costs should be embedded up front.
- Who cares the cost. Energy saving and conversing natural resources are ideal
- Net zero buildings are the only way to eventually reach carbon neutrality! We should be moving in that direction.
- Cost is always a consideration. Resources are not infinite. Net Zero is an admirable goal but Buildings should be energy efficient within reason. Marginal gains tend to be very, very expensive.
- We are nearly out of buildable sites. do this right.
- Absolutely! This project absolutely must be exemplary. Aspen is really falling behind on this and investing early on is
  much less expensive and much more impactful than the retrofitting later. This project should be a visual hallmark of
  Aspen's climate commitment
- This would be a fantastic element to this project.
- Does not have to be Net zero- but we should raise the bar-
- It's new construction we should be developing it with the future in mind. We don't want to spend time and money on something that will be outdated by the time it's finished.
- More efficient standards are needed and we need to set this example. We can continue to collect funds and build more, but retrofitting won't be possible. I don't know if the certification is needed, it's a bit like "organic" you can buy sustainably grown produce that just doesn't have the designation. Cheaper, but the same thing.
- If you do co-living but are progressive in the energy efficiency then this could be a really cool development at a reasonable cost. You can follow LEED guidelines but not obtain the certification is fine w/ me. LEED has gotten so expensive but we can still follow their guidelines.
- Save money in the long run
- This is already going to be expensive enough. The current local codes are already very progressive. The one thing that i'd suggest would be adding solar panels to roofs which would add a bit to height but would both help recoup some costs and also be a visual cue to visitors that energy conservation is important to us, again reflecting the character of Aspen the consideration for that would be who would maintain moving forward?
- Yes. We need to lead and be an example for energy efficiency.
- FYI coliving is an idiotic Idea

- No!
- FYI coliving is an idiotic Idea
- Just do it.
- As long as the quality is good. It doesn't make sense to pay more for efficiency up front and to have large maintenance due to poor quality construction.
- Project should be more than Net Zero. Please involve Rocky Mountain Institute.
- As long as the quality is good. It doesn't make sense to pay more for efficiency up front and to have large maintenance due to poor quality construction.
- Not sue what raising the bar means given that the City will be buying electiricty from JHoly Cross. If the City puts on solar panelswill it plan to sellexgraenergy to HC? this would be change in City policy because currently extra solar veneaged poswe i he City is notableto be sold.
- Above the bar is good but net zero may be too high a price to afford
- Existing codes in this county are the most stingent in the country, net zero is almost unattainable from a cost perspective.
- YES why not?! Cost should not be the factor.
- Net zero or better. We need to set the bar!
- · Be a beacon!
- If you only build to code, you are building a crappy and cheap product
- I think we need to think long term here. Lets build something that in 20 years down the line we can still be proud of it and not want to or need to rip it down. Provide energy security right here in the valley through energy conservation.
- Net Zero or near it would be great, but the higher cost for a more energy efficient building should impact the amount of units built
- Energy efficiency and climate change are important values for our community. I see no need to compromise either with this project.
- Need to consider some of the other cutting edge ideas being implemented in this project may help offset underground parking expenses.
- Focus on cost efficiency
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- · Focus on number of units and amenities first and foremost.
- I don't know, but I support maximizing density.
- Thank you for all the hard work related to employee housing. Unfortunately you can't please all the people all the time.
- green energy ?? net zero ?? how real is this stuff
- Get it established first. Fine tune and improve later where applicable.
- electric heat is too costly for rental units! please consider cost of use for the consumer
- The Basalt Vista affordable housing project, in partnership with Habitat for Humanity, CORE and Holy Cross seems to be a good example to mirror on. Especially the

- The codes are ever changing and building for the future assists the residents to spend less on energy when it could be built into the system.
- net zero is not truly net zero. you never factor in all of the ancillary costs associated with building "green". The current codes are already so strick
- It comes at higher cost. Looking at the Basalt Vista housing project, maybe the addition of "sweat equity" would be an option as well as partnering with CORE, Habitat for Humanity and Holy Cross.
- I don't know, but I support maximizing density.
- Who are we if don't!!?
- Who are we if don't!!?
- We live in a place where there are incredible rebates available for net zero development and the only way we are going to have a chance in reaching our climate goals is to build net zero.
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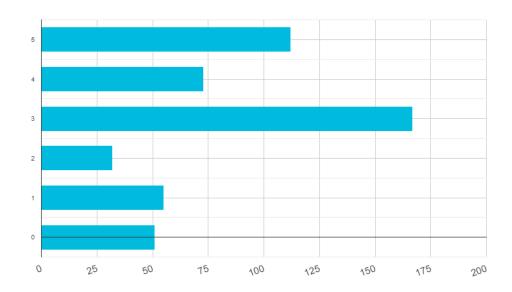
A sustainability certification, such as LEED can provide valuable accountability and visibility to a project. Certification comes at a higher cost to the project, funds that could be used for amenities and more housing. Do you feel that it's a community priority to pursue a sustainability certification for the development?

Entries: 452

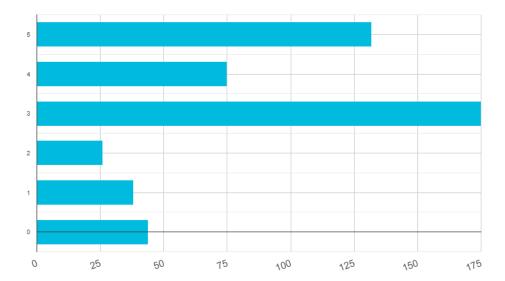


Childcare: A childcare facility could be provided on the site. This would be in place of one housing building, reducing the total unit count by 20-30 units. The facility would be a four-room daycare with a dedicated play yard, drop-off, and parking. Rate on a scale of 0 to 5 (not appropriate for Lumberyard to highly support):

Entries: 490

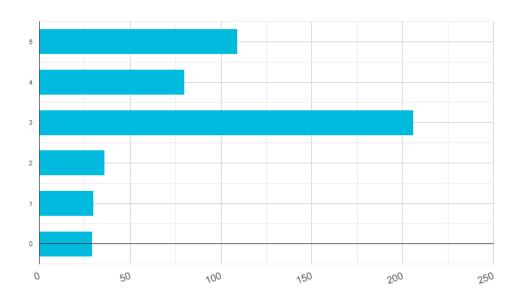


Shuttle Station: Although a RFTA BRT station is located about 1/4 mile from the Lumberyard, a shuttle from the ABC to downtown could add a measure of convenience and encourage transit use. The shuttle station could be located along the east or west side of Sage Way. Rate on a scale of 0 to 5 (not appropriate for Lumberyard to highly support):



Ancillary Parking: Mountain Rescue currently uses Builder's First Source's parking lot and yard during events and field operations and has asked that the project accommodate intermittent parking. Additionally, ABC neighbors have advocated for extra on-site parking to relieve pressure on ABC streets and parking lots. Approximately 24 surface parking spaces could be provided between the ABC Trail and Highway 82 near the Lumberyard entry. Rate on a scale of 0 to 5 (not appropriate for Lumberyard to highly support):

Entries: 490



#### Comments:

- I think there are other sites within the ABC that would satisfy this issue so that maxing out the housing component would be best.
- Adequate ,parking is necessary but even if it is available it will be abused because the City has no will to enforce the
  rules.
- On additional parking, it doesn't look beautiful but the project should be a good neighbor.
- ABC is a great place for additional parking. Child Care who runs it, who can use it? Although good in theory, it brings lots of questions that need to be thought out. Can all ABC people ride the shuttle? if so, add it. Who pays for it?
- focus on public transit and what encourages its use
- Scale is confusing 0 is not appropriate and 5 is highly appropriate in my answers.
- Love the idea of daycare at the site
- no surface parking build a parking garage and some daycare

- All of these are needed. Without a shuttle service how are folks supposed to go grocery shopping? A quarter mile can be a long way when weighed down with groceries.
- Smaller grouping of parking may be preferable to one larger lot.

A shuttle sounds stupid – the existing 8 million buses per day IS the shuttle system. I don't care about McBride's
concerns about parking (or anything else). Yes, daycare seems super important.

 Please do not underpark this project. Telling someone they have to go to Walmart on the bus is just not fair. Also – underparking doesn't work.

- if the mix at the project is tipped towards studios and one bedrooms the day care center doesnt seem like a good idea
- If the project is primarily small units, day care demand will be low and utilized by non-residents. Other sites are better for day car. 1/4 mile is a very reasonable distance to walk to a bus stop for Aspen's active & healthy community. In no case, should the Lumber yard be utilized to meet parking needs to the ABC. The ABC is not even in the City!
- appeasing neighbors at AABC and Mountain Rescue with parking seems ludicrious. They can use their footprint, plan
  accordingly, or use car-to-go. the parking issue is tireless, and neighbors continue to bark about the dangers of traffic
  and children. ugh. they likely just want to store their cars. too bad.
- Connection to transit is important, but come on... The location is literally right on the transit line! Rather than a shuttle station, there should be a micro mobility transit hub to connect the project to the main corridor with things like scooters and other personal mobility options
- I agree that we need ancillary parking available but I worry that especially during peak times it becomes a place for people to park and commute. It should be paid parking by day (less than parking in Aspen but at some cost) and perhaps free at night. Also you don't want tenants using that parking lot for parking vs. commuting. I would need to understand more how what this extra parking is used for. "Free parking" can get abused pretty quickly. Tenants in units in the ABC constantly deal with places to park.
- Note i'm assuming 5 is agree the most / 0 is agree the least and rated that way. 1) Chilecare: I'm mixed on this one but know there is a need and this is probably one of the few spots the city can do it but i do worry about young kids that close the airport runway and caustic fumes from taxiing and idling planes. 2) Bus Terminal: we live at N40 and would really like a bus line that specifically services our area. I think one that serviced Lumber Yard, AABC, N40/CMC, and Airport would make a lot of sense. The airport and their connectivity goals being a critcal part of it. 3) Parking: yes please add as many parking spaces as possible. If you add child care will need even more!
- None

Childcare – maybe. Shuttle station – yes. Extra parking – no.

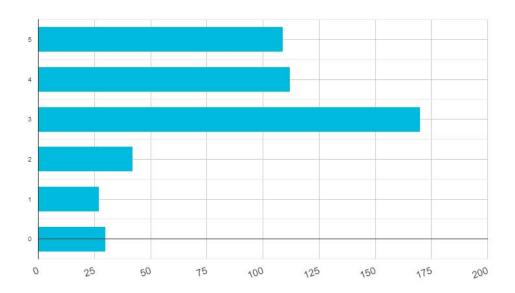
- All three serve as ammenities to this development. Again, if housing remain the priority I must say the City stick with housing! 1/4 mile not too far to pick up a bus. less fuel emmissions- Limit parking!!!! I am certainly more inclined to lean in on chidcare, as its just so important everywhere. Whould certainly be a great amenity to the project!
- Childcare reduces project by 60 tenants. Childcare should be cooperative by parents in 2 bedroom units on ground floor. Project should free offsite parking somewhere(airport?)
- Sliders Did Not Work: Childcare 5; Shuttle Station 3; Ancillary Parking 5
- I think I answered the above correctly. I think it is extremely important and absolutely necessary to ad childcare for 0-6 year old children. Our valley has a huge lack, especially for infant spaces, and it makes it impossible to live and work in Aspen. It is one of the reasons we have had to look at leaving the valley all together. Housing should be subsidized or provided/reserved for early childhood education teachers as well. They cannot afford to live here.
- If there isn't an operator for the day care don't include it. Parking seems like a waste to include just focus on providing
  more housing units.
- Seriously ? NOT QUALIFIED>
- I am in favor of maximizing density. Whatever does that is good by me.
- Maximize density first. Maybe use Burlingame for child care?
- Mountain Rescue can solve it's own event induced parking challenges but the problem of street parking in the ABC is real and can't be mitigated other than not adding to the problem
- I work at the ABC and feel the need for additional parking for existing businesses is important moving forward. Childcare is an important need to keep our local workforce available to work and having something onsite is a big benefit. Shuttle is probably my lowest priority given the RFTA bus stop nearby.
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.

- Child care on site makes sense if it's NOT co-living and there are more 1-2 bedroom options. No matter what- child care is desperately needed in the valley. If you can staff it!
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The following images begin to hint at potential design character for the project. Use the sliders to rate each set of images as inspiration for design at the Lumberyard. Rate from 0 (not right for the Lumberyard) to 5 (perfect for the Lumberyard)

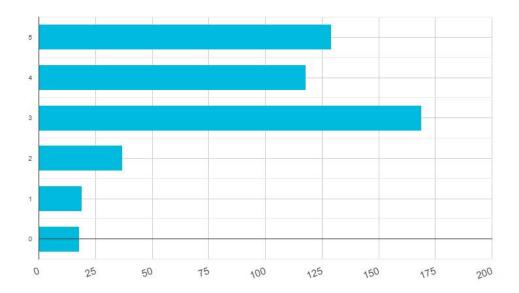


Entries: 490



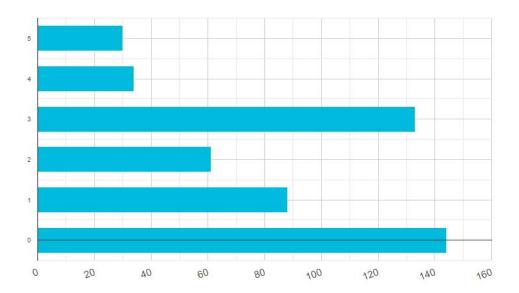


Entries: 490



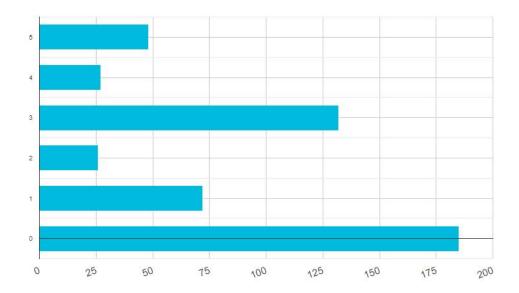


Entries: 490





Entries: 490



### Comments:

- Hmmmmm.....needs to have mountain appeal due to entrance to Aspen and how many people see this every day.
- Drop the cutie architecture and associated cost. Simple m
- The mountain contemporary is a safe choice but doing something very innovative at this site like in the last set of imagery could be an engaging statement for Aspen does everything have to be mountain contemporary in housing.
- MAXIMIZE DENSITY
- The ultra modern would seem out of place in our valley.
- stick with more traditional styles
- 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.
- Residents need some outdoor space and appropriate storage, etc for living in this climate skis, boots, camping equipment, kayaks, etc.
- We live in a mountain town. This project is right off the highway and will be seen by everyone entering town. Design is super important to keep the Aspen feel.

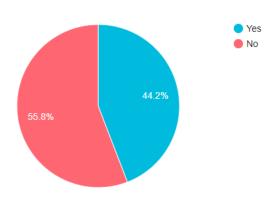
- Current designs show no character think of this as an entrance to aspen and should represent the community, green
  innitive, and a few more options. Current design plans all look like they came from same desk and there is zero
  imagination. I know Aspen can do better! This is to last 100 years! We need to be proud and take out time and design a
  masterpiece and something to be proud of.
- provide private porches/outdoor spaces attached to each unit! and YES to greenery/plants on buildings.
- Moderen and efficent
- Green space should be maximized.
- While I like all of the examples, the first three seem more appropriate. That said, integrating examples of a well done contemporary architecture may be a welcome mix.
- Pleas keep project separated by fence at back of property. Annie Mitchell does not need overflow parkers from lumberyard housing.
- Make it look cool. I really like the modern look examples inspiring. I like the modern look better than the faux ranchy stuff.
- 1. Make it good looking, a place residetns will be proud to live 2. Use materials that have a lower total carbon impact (including transportation) 3. Build it well 4. Create an initial capital replacement fund for the project to minimize future special assessments.
- ONe of the biggest downsides to most of the housing in Aspen is the cost burden associated with HOA fees. I.E
  category 1 paying \$400-\$500/ month in Burlingame 2 for poorly managed HOA fees. PLease do not let this project
  burden future residents!
- ONe of the biggest downsides to most of the housing in Aspen is the cost burden associated with HOA fees. I.E
  category 1 paying \$400-\$500/ month in Burlingame 2 for poorly managed HOA fees. PLease do not let this project
  burden future residents!
- Your sliders don't work very well. I would rate the second row of pictures a 4, the 3rd a 2, the bottom one a 0. The top one a 5.
- Use a mix
- dont really care
- Efficiency, efficiency, efficiency. The design should be efficient! Aspen has a long history of building very inefficient affordable housing units with excess emphasis on "custom" design, "no 2 units alike". Housing resources are limited and outstrip demand.
- look at the VELOS condos development in Boulder
- I love this stuff with the green elements/green roofs! Let's do this and add in gardening and carbon sequestration.
- The last modern option is a mix of concrete and then green covered buildings. Don't mind the green but not the cement look. I think something like the bright oranges and colors is too bright. You want to blend in to the open space and not be an eye sore for visitors flying in across the street. Wood look is nice.
- The last design character grouping suggests biophilia I liek this idea but unclear on how this would be maintained in this climate zone

- Please do not do MODERN! The employee housing at the base of Shadow Mountain is terrible! This project will be visible from Hwy 82, the entrance to Aspen and the first experience many people will have to our community. Please refer to the WOMP first and foremost. I suggest pitched roofs and wood / brick / stone construction. Keep the mountain contemporary but not too modern. Use green materials where possible but not cheap or industrial / urban. More Phase 1 Burlingame, not Phase 2.
- Do modular stackable units. Huge savings!
- There are quite a few different design ideas within the photo slides... I like green walls, but don't appreciate the tall blank walls in the lowest photos... Some type of porch and outdoor living space per unit seems a desireable design direction.
- I like decks on the units
- I like decks on the units
- whatever is most cost efficient but not ugly
- Mountain traditional. Nutraul colors. Lets not let some architect's self expression win out here. Snowmass latest
  developments read well. That lane is appropriate here.
- Build the bedrooms larger!!!!
- No decks. Modular construction similar to Marolt Housing. Pitched roof is greenhouse roof which is psychologically more residential and quieting.
- Sliders Did Not Work: Image Set 1 2; Image Set 2 5; Image Set 3 3, Image Set 4 4
- I encourage something that feels family friendly but is modern. Not something that will be out of style in a few years.
- · Let's try to be more interesting than Annie Mitchell and Burlingame in the design
- Availability of outdoor living areas whether a balcony or small yard area in front of a ground level unit is important for people and their mental health
- For the smaller units Annie Mitchell is a good layout and for larger units Burlingame did it right.
- Get your shit together with previous employee housing units. Build them right or don't build at all. You just add more problems to families trying to make it here.
- Expensive exterior details!
- Let the designers do their magic!
- I don't know, just focus on maximizing density and let the architects And planners /. Professionals do the rest.
- goal should be timeless and lasting, not trendy and dated in 10 years
- I think the live plants on outside walls makes sense in warmer climates but its feasible and won't look horendous in the winter then yes. I worry a little that it is taking away from the old charm of aspen.
- It should look more like fake single family homes, but include the green elements in the final images. (the final image buildings are too 'high-rise', thats why they got a lower score)
- Please be more creative than replicating burlingame phases 2 & 3 here. Those buildings do not adhere to the original
  intention of Burlingame having the feel or an organically built community. make this neighborhood authentic in design
  without being cheap and replicating a completely repetitive design. you will get more public buy in if the design is
  articulated and breaks up mass.

- A European walking community would have the best feel in this neighborhood. I like the outside walkways, lots of balconies and connection to the outdoors.
- We're in rural Colorado. not in Miami.
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- Keep the mountain aesthetic.
- I don't know, but I support maximizing density.
- · 'Mountain Modern' would be great
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- Lots of natural light and windows or garage doors that open so workers can have fresh air.
- We are a mountain town. Don't go modern
- We are a mountain town. Don't go modern

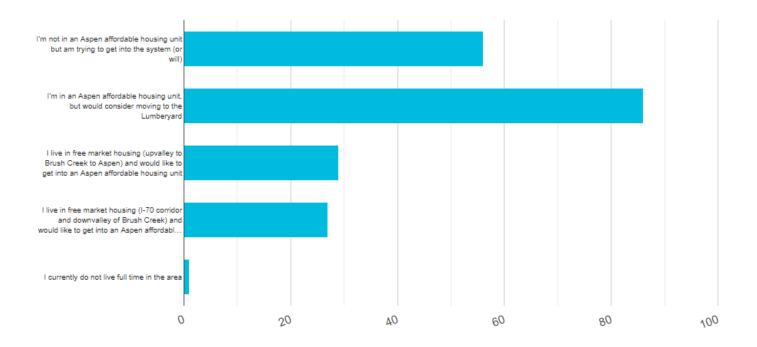
Are you looking for affordable housing right now or do you see yourself as a potential resident of the future Lumberyard?



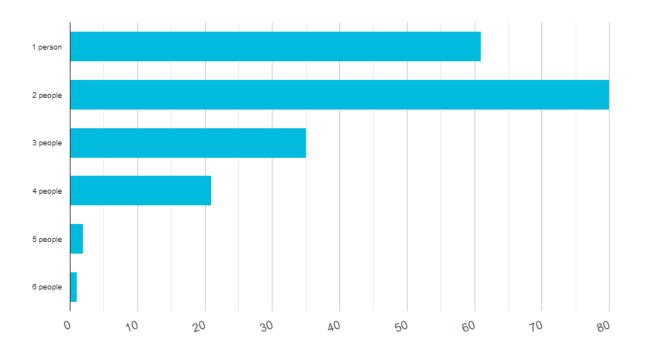


### Which statement most closely applies to you?



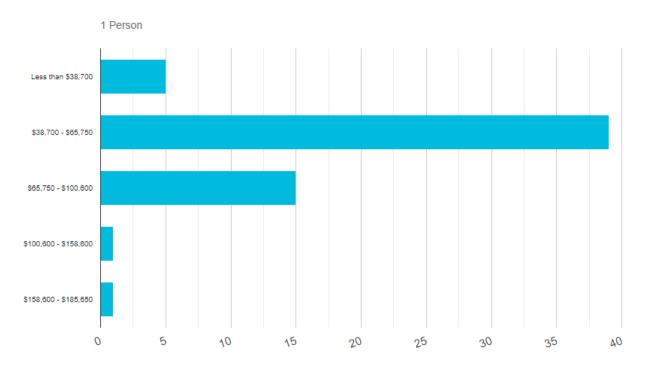


# What is your current household size?

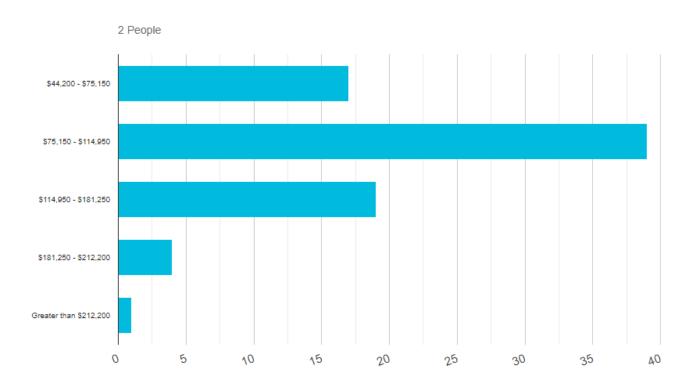


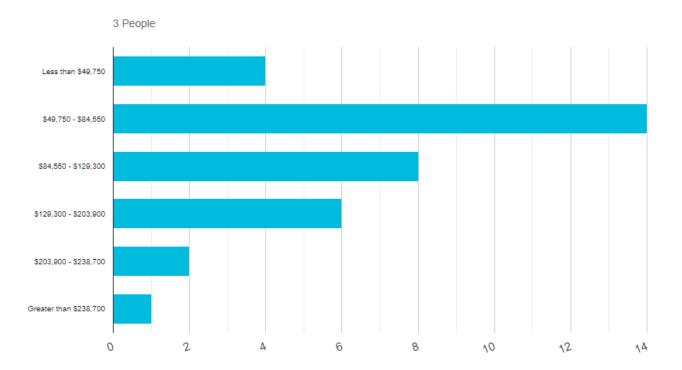
## What is your Income?

Entries: 61

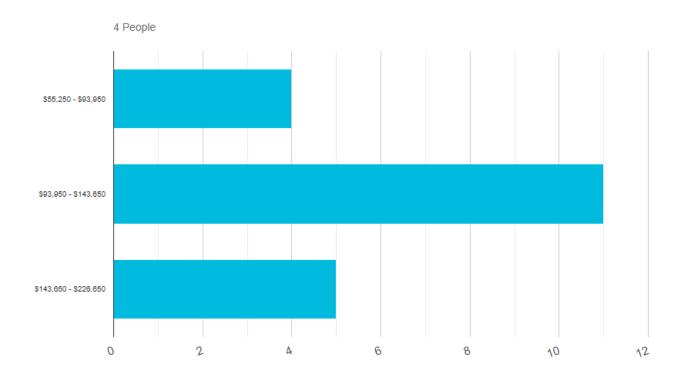


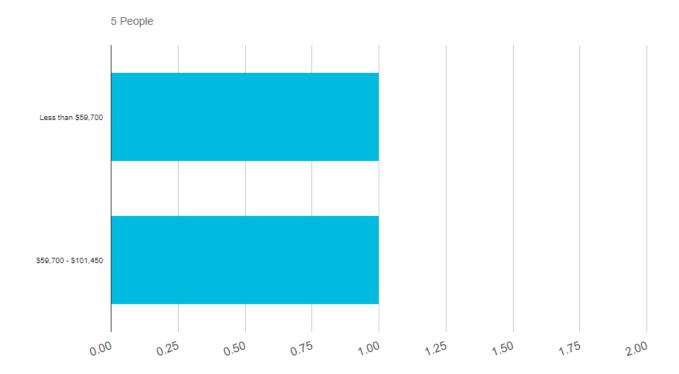
Entries: 80



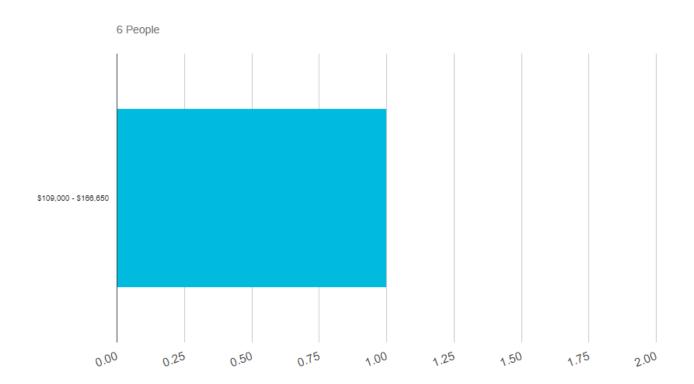


Entries: 20



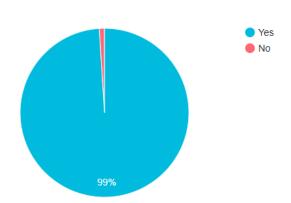


Entries: 1

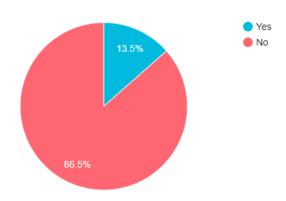


### If you were to live at the Lumberyard, would you need a parking space with your housing?

Entries: 200

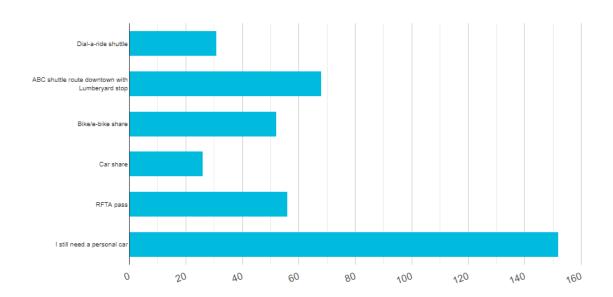


Would you be willing to live at the Lumberyard if you could not have a car parked on site (or anywhere in the ABC)?

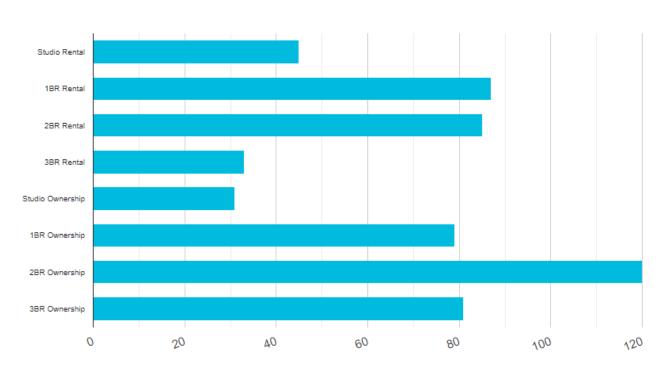


Which of these would you need to comfortably live at the Lumberyard without a car? (check all that apply)

Entries: 200

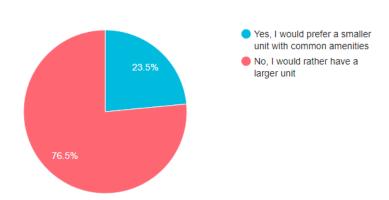


Over the next 5 years, would you be interested in living in (check all that apply)



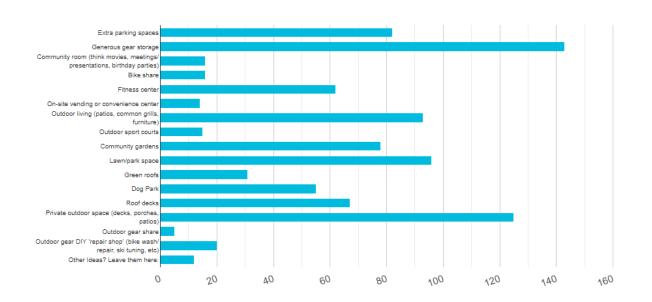
Think about the co-living information from earlier in the survey. Would you consider living in a smaller unit (340-400 square feet) if you had access to professionally managed, on-site amenities like a fitness center, co-working space, social gathering areas, private gathering areas, media room, gear storage, etc?

Entries: 200



Regardless of the unit mix or format, what types of on-site amenities are most important to you to create a livable and vibrant neighborhood? Select your Top 5:

Entries: 490



#### General comments? Leave them here:

- Thank you!!!!
- Don't waste this opportunity. We need housing now.
- I like the idea of outdoor gear DIY shop but not sure if it would be well taken care of.
- I already own affordable housing. Its a savior for long term employment in this town.

- Need pet friendly housing not enough pet friendly affordable housing
- We are fortunate to own Employee housing....
- The space planning is very important. I once lived in affordable housing (west ranch) and found wasted space as well as a not functional kitchen and no storage for equipment (was added later).
- Rental units should be good for 3-5 years and then the tenant needs to reapply to MJ she sure they still qualify.
- With the proposed density, I'm fearful that this project will end up looking and feeling like a slum. Skippy's thoughts about trying to cram as many units in as possible are scary and I will not be voting for him again. Please make these livable units!!
- Anything to not add more cars/traffic/community noise
- Really hope we can solve one problem here: small unit employee housing with extra density and exclusion to the current code—Aspen should not be afraid of a modern well built modern set of buildings.
- Density needs to be increased at this site. I know council is hovering around 300 units, but this is one of our last places to develop housing in the city and it should be done with maximizing density in mind.
- Some communal spaces would be awesome if able to still creating some private spaces and being dog friendly
- I think this project should focus on providing quality seasonal housing for younger people at a high density with strict limits on on-site or neighborhood parking. Create a long-term lot at the intercept lot and require public transit use.
- I have employee housing
- Must be dog friendly for rental AND ownership. Locals with dogs are being forced into free market units!
- Please keep these afforda ble. I literally have no hope in this valley and I am a very hard working person with three jobs who grew up in this valley. It's hard to even take this survey and see where priorities are, clearly every one on this community has money and shouldn't even be considered. Also as far as common areas go.... has anyone in the last two years used any of the common areas at the inn at aspen apcha housing. NO. While this very appealing it can also create noise issues when you live in a shoe box and a bunch of people are drinking etc and then you can't escape the noise because your apartment is so tiny you can not just go to your bedroom and close the door. I'm not trying to live in college dorm room. Our valley absolutely needs affordable housing, without this I fear the delicate balance will be lost. We live in area with one of the lowest average incomes and highest costs of living. This gap makes everyone's life's harder, if business owners were able to retain employees because they could afford to live here, they would have a higher potential for success. This is the only way to ensure a steady and healthy growth in our community. If business can't have employees the can't operate. I truly don't think anyone understands our actual need for truly affordable housing and not talking a half million dollar home... that's not affordable and if you afford that then you can afford free market down valley. Many amazing smart people who have a lot to offer our community leave due to housing but I guess they are smart enough to leave. I appreciate your survey and time and hope to be heard.
- Co-living debate depends on how prices would be impacted. I don't understand why the number of children isn't differentiated from number of adults. We have four working adults in our household.

- I would be willing to live here without a car, if I could get my mountain bike to a trail with relative ease and if I could take my dog on busses. Right now, RFTA does not allow pets on busses and they do not allow bikes on busses during night hours. For these reasons, I would need a parking space if I lived here.
- Why no comment section for Co-living section? I don't want to live in college dorm setting, I want/need my own personal private space after being in crazy town working all day. A private deck/small outdoor area is needed for sanity.
- IF we want to recruit families to come to Aspen we need to have 2 and 3 bedroom units, there are barely any 3 bedroom units available in Aspen and most families have more than 1 child. It is a necessity of we want t people to come and stay.
- I am generally a big fan of co-housing space but given the ongoing nature of COVID, we should probably attempt to make outdoor common spaces the norm.
- Already own apcha housing
- ....but yes, I could see myself in newer housing within the ABC.
- Why no comments sections allowed on Co-living question and the sustainable development certification? Also consider some reward for people who don't choose to not own a car and e-bike or bike to town. E-biking is very popular and is here to stay. Also increase car share at AABC or the rental car lots at the airport and bike share. Also the the bus stop in not that far of a walk and the rental lots are close for a person who uses car share 2-4 times a month
- I'm set for housing. We desperately need housing as a community. Our businesses really need mid-Category rentals. Its hardest to hear the voices that aren't here. This is not about the people that are already here. It about the need to house people that are not here. Our problem is employees that are NOT here. Its tough to ask people that aren't here and even more important to speak on their behalf.
- As someone who will be an empty nester in the not so distant future, this project hold zero interest for me to downsize.
- NOT currently looking, but it is always changing around here
- NOT currently looking, but it is always changing around here
- Proximity to the airport and its effects needs to be considered and addressed. Tired of hearing negative comments from the North 40.
- I think this is a great idea, thank you for reaching out to the public about what we need.
- Please keep these afforda ble. I literally have no hope in this valley and I am a very hard working person with three jobs who grew up in this valley. It's hard to even take this survey and see where priorities are, clearly every one on this community has money and shouldn't even be considered. Also as far as common areas go.... has anyone in the last two years used any of the common areas at the inn at aspen apcha housing. NO. While this very appealing it can also create noise issues when you live in a shoe box and a bunch of people are drinking etc and then you can't escape the noise because your apartment is so tiny you can not just go to your bedroom and close the door. I'm not trying to live in college dorm room. Our valley absolutely needs affordable housing, without this I fear the delicate balance will be lost. We live in area with one of the lowest average incomes and highest costs of living. This gap makes everyone's life's harder, if business owners were able to retain employees because they could afford to live here, they would have a higher potential for success. This is the only way to ensure a steady and healthy growth in our community. If business can't have employees the can't operate. I truly don't think anyone understands our actual need for truly affordable

housing and not talking a half million dollar home... that's not affordable and if you afford that then you can afford free market down valley. Many amazing smart people who have a lot to offer our community leave due to housing but I guess they are smart enough to leave. I appreciate your survey and time and hope to be heard.

- This is terrible to offer fitness as the City already offers Recreation fitness, sport court spaces. As a City why would you ever consider this. I think that Chris should not be in charge of this project.
- Please keep these afforda ble. I literally have no hope in this valley and I am a very hard working person with three jobs who grew up in this valley. It's hard to even take this survey and see where priorities are, clearly every one on this community has money and shouldn't even be considered. Also as far as common areas go.... has anyone in the last two years used any of the common areas at the inn at aspen apcha housing. NO. While this very appealing it can also create noise issues when you live in a shoe box and a bunch of people are drinking etc and then you can't escape the noise because your apartment is so tiny you can not just go to your bedroom and close the door. I'm not trying to live in college dorm room. Our valley absolutely needs affordable housing, without this I fear the delicate balance will be lost. We live in area with one of the lowest average incomes and highest costs of living. This gap makes everyone's life's harder, if business owners were able to retain employees because they could afford to live here, they would have a higher potential for success. This is the only way to ensure a steady and healthy growth in our community. If business can't have employees the can't operate. I truly don't think anyone understands our actual need for truly affordable housing and not talking a half million dollar home... that's not affordable and if you afford that then you can afford free market down valley. Many amazing smart people who have a lot to offer our community leave due to housing but I guess they are smart enough to leave. I appreciate your survey and time and hope to be heard.
- Great survey design! Thanks for taking feedback
- live in N40
- Concern is for community housing needs, livability, community character, and seeing a quality project all of Aspen can be proud of-
- Building this project with no clear answer (or even a proposed solution) to how an extra 200+ cars will not worsen an already terrible morning commute/backup problem is irresponsible. No, another stop light will not fix this problem.
- I applied for several units in the past, just have an employer provided situation currently.
- I already have a townhome at the North 40.
- I'm concerned with density. The proposed plans seem too dense
- There is no mention of a possible homeless shelter at the site
- We own at North 40 and consider ourselves extremely lucky to have the opportunity to do so. If it were not for employee
  housing we would not live in Pitkin County. We love our immediate neighborhood but also the greater West Aspen
  community. We
- I live in the North 40, traffic and impact matter. I believe housing/rooms should built for CMC students on the Lumber Yard site as well.
- Build it and get out of the way. Allow it to be owned and managed by the owners.
- Where are Aspenites going to buy lumber?
- this development seems targeted at single folks, versus those with a family

- Until I can take car to go to utah I need my car / make pets allowed
- Until I can take car to go to utah I need my car / make pets allowed
- No, but I rely on the local economy. which requires a workforce. Which requires housing.
- we need rental housing
- Appreciate the survey. Density is appropraite for this site. Reduced parking for units should prevail.
- The questions stopped loading after "childcare"
- Let's address the traffic problem and banning cars at employee housing is not the way to go! We all deserve the same conveniences as the well to do..
- I played the lottery for 7+ years and finally won a place. I understand the need for workforce housing!
- Underground or covered parked
- For co-living, is there an option to explore smaller 2-bedroom units? Having lived with my partner and dog in 1-bd and 2-bd, the quality of life experience we share is greatly improved with the extra "private space" afforded by the 2nd bedroom.
- A new bus stop near lumberyard for the Burlingame transit route better than shuttle. Burlingame route more efficient for RFTA than shuttle
- I'm already in Burlingame Phase one and love it. In a one bedroom unit not many of them in Phase one as we are a couple with no kids and the unit we are in is spacious with nice outdoor space.
- Please allow dogs and cats
- Please address a robust sound mitigation from the airport property across the road and the highway traffic. thanks and keep up the good work.
- I live in phase 2 and we were not told that a rental community would be in our backyard, rather the opposite. Renters do not maintain nor care for the space in the ways that owners do. I feel like the community needs to value the input of the current residents. We also pay ridiculous HOA fees and only have one parking spot, and no community resources. A fitness center or pool would be an asset for the entire neighborhood.
- There wasn't a comment box for the question regarding co-living space, so I would to place that comment here. Co-living space should be designated for full-time professionals only and not be used for seasonal ski instructors and other short term workers. Based on history this co-living space will be inappropriately used by seasonal ski instructors who come here simply to ski and party. Priorities should be placed on families, public employees, and professionals. This city needs to stop catering to the rich and wealthy and start focusing much more on families, full-time residents, public employees, etc. These groups are the life blood of Aspen. Start making Aspen a livable city for all and not just the few.
- Evict people who break and don't follow the rules and there will be plenty of employee housing for all.
- As a teacher, I am living in "affordable housing" through Basalt that the school leases and subleases to me. I'd rather be
  in this housing where I know it will be longer term
- maybe
- We need to build homes that people want to live in and become part of the community. While the idea of housing everyone in Aspen is appealing we should focus on the quality and not the quantity.
- This is exciting for the community! Can't wait to see how it unfolds.

- Housing anywhere from 400+ to 500+ employees in this complex and assuming most will be headed to Aspen, how
  have you planned for access to Hwy 82 at any time and particularly during rush hour? I did not see any of this in your
  planning process.
- I don't tkink so, I own at the AABC. I don't think i would qualify for the program becouse of my age.
- Much of my staff is. Please maximize density! This may be our last best chance to get closer to the housing we need!
- I do not, but my kids will. And my friends do!
- not a renter
- This is a once in a century opportunity to add more housing to our affordable inventory. GO BIG!
- We need all the beds we can get. This is unsustainable if our workforce can't afford to live in aspen!
- There is no town without a lumberyard, ever.
- Aspen is being destroyed because the city is being managed as a big business rather than a community of human beings. Aspen is a great brand name but increasing capacity without resolving traffic problems is creating bigger problems as we kick the can down the road. If we want to improve the experience of being here we need to stop growing. Skico is a business and only cares about the bottom line. The city needs to stop pandering to it! Killing the goose that lays the golden egg. What should I do if I needed to buy something at the lumberyard? drive 40 miles? Philistines!
- We need all the beds we can get. This is unsustainable if our workforce can't afford to live in aspen!
- Please allow dogs and cats
- High density
- I don't know, but I support maximizing density.
- I don't know, but I support maximizing density.
- COMMUNITY ROOMS ARE NOT USABLE TO COVID AND WILL THEY BE IN THE FUTURE.
- This is a huge issue and needs to be considered from the young worker's position not from one of living on the east side of town and never dealing with traffic or housing.
- I don't know, but I support maximizing density.
- Currently reside in purchased affordable housing.
- Pet friendly is a MUST. It is absolutely ridiculous that the majority of low income housing isn't pet friendly. We live in an area with higher than normal depression and suicide rates, and it is statistically shown that having a pet can be a huge boost to mental wellbeing. STOP BUILDING NON-PET FRIENDLY HOUSING!!!!!!
- Laundry
- More pet friendly units hard to find affordable pet friendly options.
- We are planning on building down valley. As a manager of a large number of seasonal staff I believe this is important.

  Providing quality living situations can help the valley and welcome a more diverse workforce to our valley.
- I don't know, but I support maximizing density.
- My wife is disabled and has a small fixed income, this makes it impossible for us to qualify for housing with the current income structure.

- Shared amenities means more shared expenses. It seems nice until you realize your neighbors are jerks and don't take care of things, for example, or that you don't actually use the shared amenities and that is a waste.
- I currently live in an ownership APCA unit and I am thankful for it. Other working locals should feel the same housing security.
- If covid and other pandemic issues plague society in coming years
- I don't know, but I support maximizing density.
- I work for ASC, full time year round. My office and work location is not in pitkin county- riverside. I work to bring in a lot of revenue for pitkin county but I am not eligible for any affordable housing due to my work location- it's incredibly disappointing. Are there any solutions?
- I work for ASC, full time year round. My office and work location is not in pitkin county- riverside. I work to bring in a lot of revenue for pitkin county but I am not eligible for any affordable housing due to my work location- it's incredibly disappointing. Are there any solutions?
- We need all the beds we can get. This is unsustainable if our workforce can't afford to live in aspen!
- Increase density to max
- I do not support this project, at all. I hope you put more thought into running the only lumber yard in Aspen out of the valley, causing more traffic to/from Aspen every single day, changing the vitality of local businesses in a very negative way with severe long term affects, etc, etc B R Y A N T R A G A N Founder/CEO CONSTRUCTION + DEVELOPMENT + ESTATE MANAGEMENT 970.948.6166 601 E Hopkins Ave, Suite 202 Aspen, CO 81611 www.peak3aspen.com bryant@peak3aspen.com