



Don't Miss Your Chance to Comment on New Changes to Aspen's Land Use Code!



Aspen City Council has a Top Ten Goal to reconcile the Land Use Code with the Aspen Area Community Plan. After six months of public input, the City is ready to implement policies into the LUC that will be the largest code update in ten years. This is your Land Use Code and we need community input so that ownership over future development in Aspen is guided by a collective voice.

Please give your comments on these proposed changes to the Land Use Code on October 24 at 5pm in Council Chambers.

Land Use Code Policy Areas

Below you will find information on the direction these code amendments are taking.

1
Commercial Design Standards

Commercial Design Standards are what buildings look like. The goal of the update is to create requirements that reflect development that enhances, supports, and is compatible with Aspen's historic development pattern. **Proposed policy direction includes:** Making sure public amenity spaces are accessible, useable, and meaningful and allowed in alternative locations if appropriate. Allowing alternative public amenity space such as second level, off-site or cash-in-lieu in limited circumstances. Allowing access to second tier commercial spaces through public amenity. Establishing guidelines that reinforce and support the historic character in Aspen while allowing flexibility outside historic district.

2
Commercial Use Mix

Commercial Use Mix describes the types of businesses that should be encouraged or discouraged in Aspen. The goal of the update is to provide a mix of uses in the City's commercial districts that supports locally serving and unique businesses. **Proposed policy direction includes:** Considering new zoning rules to encourage basic consumer needs. Supporting commercial spaces in alleys or other nooks that would provide diversity to the marketplace. Revising allowed uses in commercial zones to encourage businesses providing basic consumer needs.

3
Affordable Housing Mitigation

Affordable Housing Mitigation is how much affordable housing is required of development. The goal of the update is to ensure that development mitigates its job generation impacts. **Proposed policy direction includes:** Requiring housing mitigation for existing spaces that have not previously been mitigated. Exploring an increase in current commercial and lodging mitigation requirements that can be reduced in exchange for public benefits like public amenity space or second-tier commercial space.

4
Off Street Parking and Mobility

Off Street Parking and Mobility refers to how people get to and move around Aspen, via car, bike, bus, or walking. The goal of the update is to change the code to coordinate with the City's mobility priorities. **Proposed policy direction includes:** Maintaining current minimum parking requirements while adding a maximum requirement. Adding mobility standard for all development. Encouraging shared parking.

5
Residential Use Mix

Residential Use Mix refers to what type of residential units are allowed in commercial zone districts. The goal of the update is to prioritize commercial uses in Aspen commercial zone districts by limiting residential uses. **Proposed policy direction includes:** Eliminating new free-market residential uses all commercial zone districts. Limiting the amount of affordable housing that can be built in mixed use buildings.

6
Dimensional Standards

Dimensional Standards describe the size of buildings. The goal of the update is to ensure zoning code results in mass and scale that reflects Aspen's small mountain town character. **Proposed policy direction includes:** Limiting commercial and mixed use development to two stories throughout Aspen. Updating dimensional standards to reflect lower building heights.

7
View Planes

View Planes describes the views of the mountains from downtown. The goal of the update is to reinforce the importance of these views and clarify regulations. **Proposed policy direction includes:** Improving the clarity and ease of use of the code language while strengthening the impact of the regulations.

In addition to joining us on **October 24th at 5pm in Council Chambers** you can also provide comments via email to aacp@cityofaspen.com.

Other future meetings include: **11/2 – Council Work Session; 11/9 – Public Outreach at Limelight Hotel, 11/14, 11/28, 12/5, 12/12 – Council Meetings; 11/15 – P & Z; 11/16 – HPC.**

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