

Note: Comments are presented side-by-side for conciseness. There is no correlation between comments on each row, as responses to each are presented in a random order. Profanity has been automatically redacted by the survey vendor. Comments are otherwise presented here in full and unedited.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
1	Cost of living	Housing, traffic, commute most important
2	Cost of living is way too high for the normal person. I have lived here for 40+ years so I am established but to a new person, it's nearly impossible.	The bubble is going to burst. If you don't . make affordable housing the top priority, the worker bee community will leave. With it goes the economy.
3	Cost of living will make it hard to raise a family, dating pool small, Aspen lacks modernity (which is also a good thing...bottom line: there are major sacrifices to make a life here).	work on affordable housing
4	Because it's insanely expensive	Make sure there is housing for the full time workers and locals before creating more housing for 2nd home owners! My neighbors leave their house empty 9/12 months. What a waste!Also stop allowing mark hunt to buy property and close businesses when he doesn't build anything of value (or anything at all) - thinking of bamboo bear and Ryno's!!!
5	Housing only for the extremely wealthy, events only affordable to the extremely wealth, Parking only the wealthy can afford, Unaffordable dining and wages that don't cover housing expenses.	APCHA and our affordable housing programs are mess. Enforcement is poor. Corruption is rampant. The lumberyard project is poorly designed and laughably overpriced. Management of the entire affordable housing effort should be outsourced to real professionals.

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		<p>I support employee housing but have been appalled to learn recently that the school relies on its own supply, the hospital relies on its own supply, and now there is a group of nonprofits who have formed an alliance to secure their own supply as well. If we are not housing teachers, hospital staff, or people at 3 of the biggest nonprofits in town, who are we housing and why does apcha need so many more units if these parties are all sourcing their own housing? It just seems another example of zero accountability from the city, just like the yellow brick child care debacle and so many others. It seems there is no accountability for properly managing our housing inventory and every expectation that we will just keep building our way out of a messy situation.</p>
6	Expensive and too much traffic	
7	Affordability	Affordable housing for diverse economic backgrounds

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8	Too expensive!	<p>There are no other areas in survey to discuss items, so I would like to address 2 topics.</p> <p>1. Too many tourists and short term rentals. Since the onset of Air BNB and VRBO the amount of tourists in town has grown exponentially. Many communities are experiencing the same thing. While it might be good for owners - now there is no place to live for longer term renters. Barcelona just outlawed STR's. I think Aspen should do the same or restrict them more. Less renters - more people driving every day - more emissions. Do what a lot of other communities are doing and allow mother in law units or studio apartments on the larger lots. The city is so uptight about FAR that it is missing an opportunity to house more WORKING people. Allow more density in the commercial core for housing. You want messy vitality - Free up your zoning code and draw younger ski bums back to Aspen</p> <p>2. Fix the entry to Aspen Council has been sitting on their asses for the 34 years. You were elected to fix this problem instead of kicking the can down the road. Start leading! It is not rocket science to fix this problem. Start getting stuff done. You want to be a green city? How many tons of CO2 is produced EVERY DAY from cars idling from the ABC to Aspen because no elected official wants to deal with it. Its embarrassing to have a world class city on some many levels and have such a back *** way of getting into and out of our town, and needless traffic congestion. In town you have so many design professionals that could help you solve this problem in 1 week - but you will commission an expensive out of town study to reaffirm what everybody already knows. you are missing the boat.</p>
9	The cost of ousing is out of control. It requires that many more hours of working to cover those costs. If you have to work too much it affects your quality of life.	<p>Locals struggle to live here to serve the Aspen community. There needs to be better housing option, or a tram to allow for a quick commute from down valley. It is wild to me that housing is such an issue for those who work here. No wonder the hospital has regular turnover and people get forced out of this valley. It's time to work to make this valley affordable and liveable for those working so damn hard to maintain it.</p>

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10	Too expensive	Affordable housing doesn't seem to have an economically viable plan and FAIR funding mechanism. This is critical to the economic engine and overall community building.
11	Nothing is affordable unless you are mega rich. Service, no matter what it is you need is terrible.	The Aspen and Physics Institute informed the West End residents last week that they'd be building a massive amount of deed-restricted housing at their locations. An article was in the local paper the next day saying how well it was received. Nothing could be further than the truth. My neighbors and I are vehemently opposed to squeezing more buildings into Aspen, which would cause the obvious years of construction noise, as well as more traffic to the city of Aspen, which is already overloaded.
12	cost of living, lack of affordable restaurants	Housing Affordable options
13	cost of living	Real estate prices out of reach for the 99%
14	Expensive healthcare, housing	When every resident lives in public housing that is paid for by part-time residents and tourists, what kind of a community is that? When every resident in public housing is a retiree or low paid worker, what does that say about the economic model of Aspen?
15	MONEY!	Need affordable housing and food.
16	Muy caro ir a restaurants y eventos . Very expensive to go to restaurants or entertainments, often sold out.concerts etc	It is essential to address affordable housing and the high cost of living in order to preserve a sense of community in Aspen. It is important to create opportunities for the working class to be able to live in Aspen and provide vitality in the community.

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17	Cost of living. Unless you are a multi-millionaire-billionaire. Eg- Not longer possible to go out and dine with friends without it being associated with a punishing bill	Affordable housing and opportunities for affordable home ownership is absolutely essential. All the rules and regulations the city is imposing on people who live in the mobile home parks who need new mobile homes but can't afford it because the city is requiring all these things like foundations that are a certain depth, permits, etc etc makes it nearly impossible financially to better our homes & neighborhoods. I understand imposing all those rules to the multi million dollar mansions but the regular people in Aspen Village who live and work in the community cannot afford a \$30,000 foundation on top of the permits, home costs, and all other costs associated with requirements from the city.
18	Too expensive for rent and home ownership.	Golf course pricing is awful. Cost of permits are awful. Been here 20+ years and there is no way I could ever move here now.
19	How do you pay for it?	Affordable housing and lack of building has stymied town over the last decade.
20	Price - a lot of this is due to bureaucracy and fees from the city and county that drive up expense	I am not a wealthy individual by Aspen standards. I came to Aspen with less than \$1000.00. I worked hard for the last 37 years and was able to buy a home 26 years ago. I feel sorry that being able to purchase a home now is extremely difficult for working people in Aspen. The housing lottery is a wonderful opportunity but there doesn't seem to be enough inventory. My other comment is that there is a misperception or generalization of wealthy people in our community both full time and part time. Having served on several non profit boards over the years, there are many wealthy individuals who support (sometimes anonymously) numerous causes and organizations that directly benefit individuals, families and the community in general. In addition, their tax dollars assist in keeping our community clean, beautiful and safe. I feel extremely fortunate and grateful to live and work in this amazing community Just my thoughts...
21	Cost of living here is not cheap	More housing supply will decrease costs.
22	Very expensive housing, very expensive restaurants and shopping,	El tema de vivienda o apartamentos para bajos recursos es limitado no hay

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23	Expensive and caters to rich tourists	I'm VERY concerned about the ability of "real" people to live in Aspen. I've lived in Aspen since '01 and have owned two APCHA units with my family. I am a school administrator and my wife is a teacher. We have made it happen and are grateful. However, if I was a teacher moving to Aspen now -- forget it. I would not/could not stay. That's not sustainable for our community. We need teachers, nurses, police, bartenders, lifties, etc. They represent the foundation of this community and are at risk in a variety of ways.
24	If they can't afford it!	APCHA restrictions are not equitable. Why can a 2 person household not purchase a 2 bedroom house just because one does not live in the valley. My husband's remote work helps us barely afford to live here and for me to work in the community. For him to do that he needs a dedicated office space. Not to mention space for family visiting since they cannot afford to stay in a hotel here. Meanwhile the people who own houses they use for 2 weeks of the year and remain largely vacant can purchase/create a home of any size. Family of 3? Sure build or own a 6+ bedroom home, taking up valuable space they rarely even use. While those of us who actually contribute to this community are treated like second class citizens. It's emotionally taxing and the hardest part about living here. The loss of local restaurants that people can afford and feel welcome to the numerous tax shell "art galleries" is disheartening and takes away from the sense of community I love the access to outdoor recreation. The sense of community is decent but it doesn't feel like most of us are respected because we aren't billionaires. All of this makes living here long term seems unsustainable.
25	Too expensive and we don't need more residents	Include part-time and full time property owners in discussions and stop discrimination against part-year residents.

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26	I usually would recommend but only if financial circumstances dictate it would be possible	We need affordable housing and food! We are in a crisis! Everyone under the age of 30 is either living with their parents or moving!! We need the armory to be both a food and community space! Picture a community indoor park, a place our community to BE together (without being restricted to commerce)! Especially important during the winter months!
27	too expensive	More transparency in APCA
28	Cost of living. Job opportunities and housing too limited.	There needs to be more affordable housing opportunities that are affordable for the lowest wage earners in the community, and that means making sure that housing will not cost those low wage earners more than 30% of their monthly income AT MOST. If you can't provide housing opportunities like this, they aren't considered affordable.
29	Economic inequality, loss of local serving businesses, loss of third places, lack of community connection, entitled locals and tourists,	This insane focus on "STR's" and bleeding extra money from people to fund "affordable" housing is ridiculous. Let me market dictate the prices and stop taxing part-time rental properties differently from each other based on woke, socialist guidelines.
30	1) Unless you're a multi-millionaire or trust funder you can't afford a place to live. 2) Unless you love winter, the season is way too long.	We need more Emergency egress so we can get out during a wildfire
31	It is far too expensive to eat out, or to hire people to work on your home, the billionaires have driven the prices up, so it is hard for locals to enjoy the community as much as we used to do in the past.	Impacts from homeless people on our parks is not acceptable, given the amount of trash that is left behind all year long. If a major fire occurs, we need faster egress to downvalley: we need the new straight shot bridge + replace existing Castle Creek Bridge.
32	En general es muy caro vivir en Aspen, las ofertas de trabajo que te pagan lo suficiente para vivir aquí son pocas. La vivienda es cara y en muchas ocasiones vieja. Es muy difícil poder comprar una propiedad para vivir si eres de clase media.	Fire preparedness is critical and is not happening. If we have to evacuate we are in trouble. This should be top priority. Also, there are a LOT of opportunities for development of much better affordable housing, for example ripping out the trailer park in east aspen and building a nice complex of multi-unit affordable housing.

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33	The cost	More recent arrivals to Aspen do not seem to contribute to the community in the same way as has been the case in the past- could be a existential long term problem. Also extremely concerned about the ability to evacuate the town if there is a natural disaster event, both in time and also as it relates to being able to more localized emergencies and being able to get to the airport in under 20 minutes in heavy traffic. Can take an hour to get through the roundabout with everyone cutting into Main Street and alternative routes.
34	Prices of restaurants unafordable. Messed up street configurations and terrible parking in downtown. Desparately needs family pricing for skiing and summer activities.	The additional STR tax is pushing visitors away from Aspen, and forcing lower nightly rental rates to cover the 21.3% lodging tax a guest must pay.
35	There is an economic disconnect for the real workers who live here vs the people who are taking over the area who are rich. It's hard to find normalcy here and it's become so expensive it's outrageous for workers	Wildfire evacuation is a major threat. The straight shot will save people's lives.
36	too expensive	Climate action is essential and I'm surprised it's not included in this survey. Some of our elected officials are not versed on the needs of local, working-class residents, whether they reside within Aspen City Limits or travel an hour each way to Aspen to provide the essential services needed for Aspen to function. Elected officials make decisions that prolong and impede progress because of self-interest and lack of essential knowledge of our community's past and present (specifically Aspen City Council).
37	Aspen is too expensive for working class people to realistically afford it, and affordable housing opportunities are limited and constricting.	Water from Overflow pond from Highlands backs up on our property because the pipe under Highway is not situated right. I keep calling Road & Bridge and they keep ignoring me.
38	Too expensive	WATER - remove fluoride from our drinking water!
39	It is becoming harder for locals to live here -- limited options to eat out, cost of housing, etc.	I'd like to see more competency in the DMV which I guess is Pitkin County. Also the process of a building permit is way too complicated and takes too long.

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40	Too expensive for locals	Fixing Highway 82 is the most important issue before Aspen and there has been NO public outreach as council does extensively on other issues (Lumberyard, Old City Hall). No outreach to impacted neighbors or enities. No transparency or independant review of the single most important issue facing Aspen and its commuting workforce. Not even a decent section in this survey on it! Council and staff taking direction simply from Friends of Marolt, and trying to avoid all unbiased public scrutiny, or indepemndant evaluations how 3 lanes works 25 years from now. A deliberate 'black-holing' of vital information.
41	It is getting absurdly expensive	like to have a conversation with the Parks department about the state of Glory Hole Park.
42	Cost of living	The mayor is out of touch and defensive if you do not agree with him. The CCLC is an absolute joke, they are rude and self serving.
43	Too expensive	The construction and maintenance on second homes is out of control. Can we regulate this to help mitigate traffic and our ground level ozone issues?
44	High cost of living, but not out of line w/ other Desirable Places	Good that Lighting ordinance was passed. Disappointed it is not put in effect immediately.

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45	cost of living and high rates of tourism with priority placed on tourists rather than full time residents	I am deeply insulted and disgusted with Aspens seemingly pro-genocide, Israel loving council and community. Comments by Guth, Rose, and visiting Israeli ambassador were absolutely racist and ignorant. I love the outdoors. I love ideas and culture. It's why I'm here, the aspen idea got me. But the hateful rhetoric, constant back-bending for the ultra-elite, and sad construction of town with empty buildings and gucci but no Red Onion? Erics? mi Chola closing soon because rent skyrocketed, it's a sad warning for what the wealthy white men are capable of. I want the amazing community of Aspen that I know to be represented in decision making more. That means including the young familes, ski bums making this place run, and your every day rfta rider. I don't need some rich old white dudes who moved here the 70s to tell me about the good ole days and then turn around and sell property to Mark Hunt. Or the nimby ***** who want to gold mine on their property to prevent public access to a river?? When is someone going to power check these people? Where is the mind body spirit?
46	The community is too divided economically. Only the wealthy can afford all that Aspen has to offer.	APCHA tiene que tener un mejor sistema y mas claro de seleccionar a las personas para comprar una propiedad. Los precios de las propiedades en venta siguen siendo miy altos.
47	It's to expensive if you don't have a trust fund. Impossible to find housing.	Planning and zoning is paralyzed. Construction projects take way too long. Planning and review process is a joke. Properties sit abandoned for decades. But mainly -- the city council is totally ineffective. We have representative government for a reason. We elect them to run the city, not plan and review and plan some more -- then kick it to the voters for an election. Set a course on the S curve and Castle Creek Bridge and DO SOMETHING CONSTRUCTIVE. The council has the best tax base in the USA and fritters it away.
48	It is expensive and somewhat isolated and not good for those who do not like snow & cold	City council is a joke. They have no interest in bettering the community and are only in it for themselves. Torre is the only one who has half a mind to try and help with initiatives as he actually cares about the community. Bill Guth is horrible and doesn't believe in diversity or doing the right thing.

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49	Expensive barrier to entry	city staffing has grown exponetially
50	Too expensive. It serves mainly the ultra wealthy. I've lived here for 17 years and I can't go into any retail or restaurant establishments without careful financial planning.	Self-serving people elected to city council appoint self-serving people to boards. Boards should only have ONE person from the industry they are regulating... the rest of the board should be from non-financially associated backgrounds to be able to adjudicate impartially rather than in the best interest of the board member. All meetings should be Zoom so more people can participate on boards and more people can participate at meetings.
51	Too expensive and the way the town has changed from influx of new folks and the money they have and the control they have of all the new construction from residential to commercial.	Dislike the allowance of Mark Hunt & any other Developer to be able to buy up & tear down, or allow to fall down, their real estate holdings. Aspen is under siege to their delay tactics. Get some damn balls & stop this!
52	far too expensive for an average person. i pay an exorbitant amount for a tiny apartment in poor condition. food is extremely expensive as well. cannot possibly afford to shop for clothing in town. basically have to buy 90% of things online.	The mayor is a poor leader and the City Council lacks the vision required to face the issues the city needs to address. The mayor is stuck in the past along with some of the other council members. They have too much money to spend and they waste an awful lot of it.
53	Very expensive	These problems have been growing for a long time and the City Council is asleep at the wheel. They hire consultant after consultant and ruminate on issues ad nauseam. Most of the Council members are ill equipped to deal with the sophisticated decisions that need to be made. Staff has its own agenda and is out of touch with the needs of residents. There is too much of a "we" vs. "they" attitude.
54	Affordability! There are practically no affordable services. Everything from haircut to tailoring to going out for a meal is outrageously expensive	Alot these questions are leading so don't feel like you can take credit for much of the above. Alot of it is baseline, such you MUST take care of the parks, bike paths, and roads. That is your job so don't ask for a pat on the back to do the absolute minimum.

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55	The cost of living and quality of affordable housing. The income limits to qualify for affordable housing when it's more than a 1-person household are too restrictive and t forces people out. There is no middle. You must be either low income or rich. Likewise, affordable housing has no standards or responsibilities to fix anything. The attitude is if you don't like it they have 100+ other people lined up to take your spot. Just because housing is tight does not mean landlords should provide better living environments. It's a very negative cycle.	It is very difficult to reach city or county employees by phone or at their office (except maybe police & fire depts)
56	Not many affordable restaurants for dinner,Or employee housing,Or parking,Construction all year round now in a small one mile longOne mile wide town.And all the parking spots are taken up by construction workers one person per car. And overpriced rentFor commercial and residential	City manager's office: unwillingness to listen to community input that differs from her direction.
57	Cost of living, caters to super wealthy	aquiring building permits is a HUGE issue. please figure out how to allow necessary construction projects to proceed in a timely manner! building around here unnecessarily difficult. all the empty buildings in town is disgraceful. new businesses wanting to come to town are definitely deterred due to this well known issue. FIX IT!
58	Too expensive, as in property taxes. Too much construction. No neighbors just short term rentals.	City council and mayor are biased and not working for the whole community
59	Cost of living	I find it difficult to communicate with city employees. Many spend little time in the office and many do not answer their telephones. I believe that the telephones of city employees should be answered promptly and courteously. I also feel that city employees should be in their office is one possible so that members of the public are able to communicate with them in person. And enormous amount of taxpayer money was recently spent on new city offices. City employees should be using those offices.
60	The cost of living is way too high	The city members are only interested in hearing matters they personally care about. There is not a lot of inclusion for young, working employees and people or effort to keep young professionals a part of the community.

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61	Exorbitant cost of living, lack of affordable housing, bureaucratic gridlock, lack of available services, no foreseeable solution to the entrance to Aspen problem.	I don't think we should be supporting illegal immigrant work force.
62	too expensive	The professionalism, lack of timeliness and customer service from the Community Development department is terrible. This department is in need of an audit and additional training to understand how they are to serve the community they work for.
63	Expensive to live here	Sarah Ott needs to listen more closely to the community.
64	prices are ridiculous; airport is a disaster.	Rescind the Gorsuch bait and switch project that they barely won. All we need is a new chairlift at 1A
65	Cost of living, housing... When the powers at be decided to allow chain stores into town things took a huge turn, as one example! Out went the locals and the unique community vibe that was Aspen and defined who we once were, and that of which I grew up in.	I'm disappointed that the COA voters elected an out-of-town developer to sit on city council.
66	Unaffordable and no housing	The re-design of the Amory for sole use as a "food hall" is a mistake. There needs to be shared public space for community members mtgs. and work. The City had an opportunity to provide this with the prior Holy Cross building on the river a near the Rio Grande, and they blew it. Now we have the Taj Mahal new city building of what? 70,000 s.f?. Isn't that enough empire building!? The Aspen City budget and # of employees is ridiculous, for a city of this size.
67	cost of living has gone up too much in recent years	Government leaders and city staff don't seem to grasp that their roles exist to make the citizenry's lives better. Instead they behave as though the opposite is the case.
68	Economics	would like a smaller police force, and hire subcontractors to help police with special events
69	Cost of living.	All employees should be limited to one day a week to work from home.

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70	Too expensive	I'm afraid there is an attitude of grandfathered special and discounted treatment by the electeds and the employee housing debacle. Their shortsighted actions may drive out the middle and collapse the economy of Aspen and their over reliance of billionaires to pay their way may be lethal if the billionaires pull out. More focus on the middle is desperately needed mere millionaires can barely survive here. The low marginal class are given unending perks and special treatment and the taxation of the middle is becoming too much that other ski towns may be the option necessity for many. The Town has a bad reputation at the government and grumpy locals level which may well drive out the necessary tourist and second to fifth home owners who grow tired and recognize there are many competing cities around the world that could become appealing if things to begin to change for the better.
71	Too expensive	It appears to many in town that the planning/permit department gives favors to certain developers. Why doesn't the City make the folks who own the Park Circle buildings, the Boomerang Hotel, etc. build their projects so there would be more affordable housing in Aspen, Favoritism?
72	It is very hard to live here if you don't have a ton of money.	I have been yelled at, dismissed, and marginalized by the front desk staff at city hall, staff at the street department, the mayor and Councilmen Ward H.
73	Cost of living	Aspen is circling the drain. Without better leadership, we're toast.
74	No affordable housing, Cost of living & traffic	The permitting process needs to be better. Too much traffic at the S curve hurts air quality and ingress and egress. Parking is a problem.
75	The cost of living in Aspen precludes most people to live here. Locals have been replaced by 2nd homeowners and VRBO renters.	There are always many subjects for our city staff & council to work on, however, Castle Creek bridge and housing are the big ones. City needs to work with APCHA to offer retired residents options to move so full-time employees can have their units.
76	Too expensive to live here; too hard to find affordable housing and if you do - then you're always scared of making more money and losing it.	Grandstanding on council by new elected is disgraceful
77	Too expensive, some sense of community is gone, goods are expensive, eating out is expensive, too, too much entitlement	Construction permits should be limited in number and require completion is a specific time period

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78	If I left it would only because it got too expensive	The older, long term Council members are much more in tune with the Town and its residents.
79	Too expensive, this town is made for the billionaire and tourists. The support for locals who work so hard for the town is not supported or cared for.	In 27 years of residency, we have ALWAYS had an outstanding mayor! We have also prioritized the open space over a two lane highway that leads to our town with such limited parking. Keep it up !👍
80	Obviously the cost of living, it is remote, and unfinished downtown construction is a constant.	stop the closed sessions city council
81	Cost of living is ridiculous on many levels except for special employee qualified people living at a discount here or Billionaires who are immune to high costs and absurd and costly rules restrictions and regulations imposed to live here.	Stop the Mark Hunt takeover with Emory buildings and focus more on local-owned stores, not chains
82	Aspen has now priced itself out of the middle market. To truly enjoy all Aspen brings about one needs to be very wealthy.	The services received in return for the insane tax income the City receives are pitiful.
83	very expensive	Please do something about the stalled development of all of the Mark Hunt properties. These projects are a blight on our community.
84	the expense of living here	The strident voices of disgruntled residents and Council members are just reflections of the general state of discontent that bubbles under the surface of what appears from the outside to be a life lived in paradise. Obstinace, personal attacks on people and character, annoyance with anyone who arrives new to the community with different ideas, and a far too strong yearning for the past, "how it used to be," make this an emotionally difficult place to thrive and maintain a good mental health balance. And the exclusivity and expense of institutions, commercial businesses, and personal services make this a difficult place to afford to live for the average worker, who is critical to the community's success.

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85	Unless you've got a lot of money and ready to spend it on a place to live-forget it!	It's a total waste of time trying to discuss our neighborhood problems with some staff members and the majority on the council. They have no concept of reality nor practical solutions. Citizen comments are an attack on their unilateral and authoritative attitude. Some people live in fear in this City due to their treatment after speaking up. These comments will be immediately dismissed as a disgruntled citizen. It would be nice to speak to someone who cares. Knowledge, experience and solutions are nothing but a threat to those who are so naive that they only listen to those close to them who have their own hidden agenda. Those with practical solutions and expose the deceptions of others are nothing but a threat to those in authority. Still living in fear in Aspen.
86	Expense	Property tax increases are driving locals out reducing the vibrancy of our wonderful city
87	Cost of living, coming here without employee housing	Need for a unified city council with the needs of the residents and visitors in mind. Currently we have special interests involved for their own benefit.

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		<p>Based on the questions about our council members, I think they've been doing an amazing job for the last 10 years. Sadly with the new elected council members that only care about the high class community members, they're not working for us all. They've been disrespectful to other community members with different opinions, to city of Aspen employees, and the only topics they care about is allowing more demos, constructions and development of the private sector, but they can't get a new entrance to Aspen approved, or new affordable housing developments. We need to offer residents and community members of the Roaring Fork Valley accessibility to get to Aspen and live close to work. The life style some of these people are able to have today is miserable. People are driving all the way from Rifle or GJ because they can't afford to live in Aspen. All the council members should be ashamed of where they're taking Aspen as a whole, not enough affordable housing, dinning options or activities for the middle class community, but yes to more mansions and luxury stores and dinning experiences. I've been living in Aspen for the last 9 years, and I'm ashamed and sad to see how more and more people are excluded of this beautiful town. Young people that could be the future of Aspen, is moving away...</p>
88	Very expensive! At times difficult to do traffic & tourism	
89	too expensive , too many part-time owners who don't contribute to the community culture	City of Aspen employees (especially APCHA) act like occupying soldiers in a foreign country
90	Too big a wealth gap decreases the experience for all but the richest.	The city should not be involved in housing as if they are the developer.
91	Too expensive	City manager's office: appears to believe she knows the right direction for the community and seems unavailable to community input.
92	cost	Gather facts before Council debate and Mayor's public statements. Limit and diversify the ownership of the core buildings.

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93	It is beyond expensive for normal people. Can't afford restaurants, condos, homes, etc. Ridiculous how realtors have been allowed to set the prices.	We seem to lack leadership at the governmental level. I have seen us saw over the entrance Aspen issue for 45 years, and we are no closer to solving it evidently. It is easy for those who already own restricted homes and free market homes in Aspen, to continue to vote to keep the S curves in place. For those that cannot live here and are waiting in traffic every morning to work in our community, polluting the valley with auto fumes, we need leader ship to support an entrance that will work to our town.
94	Too expensive	The city council is out of touch,
95	It is so hard to make the finances work here. I would have a hard time telling someone to move here without connections.	City government employees are completely out of touch, especially with traffic - all council members should be required to drive back and forth to the airport daily. THEN, they would do something to solve the traffic problem.
96	caters to the rich/ not affordable/loss of middle class visitors/restaurants too expensive for avg person	It's all political ---like some on City Council the mayor is the worst
97	Aspen is too expensive for many people.	I feel like the city spends so much time, effort, and resources resolving quagmired issues created by the super rich homeowners and commercial developers that it keeps them from being able to live with and focus on the community here, especially the working class community.
98	Too many wankers here...unaffordable for most	This town is going to ****, traffic is out of control, rampant construction, and no pulse of a town. Sold to developers this town is not going in a good direction for anyone, it has become harder for the established workers to live here (impossible). Apacha is a joke and you have done nothing to slow the expansion of new money.. guess you'll let them push out the quality workforce, culture, restaurants, and housing I've been fighting to maintain since I moved here a decade ago.
99	Expense of housing and groceries and dining	Property tax burden is becoming increasingly untenable for workers.
100	Too expensive	City government needs to represent locals I

	If you would not recommend living in Aspen, please specify why:		Is there anything else you would like to share about the state of our community? Please explain only one topic.
101	Cost of living, traffic		The community has deteriorated. City council and city employees treat second homeowners as second class citizens. They treat those who disagree with their positions with disdain. They use their power to make citizens who don't agree with them feel disrespected. They promulgate classes not getting along
102	Maybe tooo expensive?		I'm disappointed with what businesses are getting permits—Restoration Hardware showroom? The original building was cool and interesting and now there is some grey cement monstrosity. Please stop letting these "tycoons" come in and ruin the character this of town. We want Annette's, Lhost, and Red Onion style restaurants and hangouts....not just a "secret local burger" menu item at some stuffy Texan owned spot. I'm so proud to live in Aspen, but it's becoming entirely unliveable to the people who keep it going. I've had excellent experiences with city workers and I find our town to be beautifully maintained
103	it has become a place for the elite - regular people can not move or come here		Our current council does not listen to the public sentiment regarding many of their important decisions. Apparently a flowering bush on some rich guys lawn is more important than a safe pedestrian corridor on Park Ave between Hopkins and Smuggler.
104	Too expensive, losing quirky small-town charm with city take over by over-the-top "chain" store, friends leaving		My biggest concern is the drug problem. In the school and community. I do not think the city is doing enough to protect our children. There are many examples of our child seeing drugs in the high school during the school day. And I believe the administration is aware and doesn't know how to handle.
105	Cost of living as an employee		City is the largest developer and probably 2nd largest employer. Get out of the business. Reduce staff by 1/3 and set aside tax revenue for a future fund.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
106	Too expensive, not diverse enough.	we have lost our community due to str's and vacation rentals. the quality of life in aspen has gone downhill. the tourists that come here do not respect the place or people living here. the center 4 block radius should be pedestrian only, pedestrians should not be killed in crosswalks and people accountable not put in jail. too many tourists let children ride bikes and run around town unattended. our leash law needs to be enforced, more speeding ticket need to be issued for people flying up main street, running traffic lights and stop signs. it is a dangerous place during high season. also, the streets and sidewalks are treacherous in the winter - there should be fines for businesses and residences that do not clear their sidewalk. other communities such as boulder enforce this law/code. so should we!
107	Cost of living is extremely high, housing is rarely available and not affordable, traffic is terrible, there are too many people for the size of our valley.	Overbuilding employee housing will create density problems and make town more crowded year-round.
108	Too expensive	As an empty nester, I definitely feel the loss of Community from leaving the school. And so many other happenings in Aspen have to do with visitors.
109	its just not affordable to live even if you work 24/7	I feel the influx of billionaires and high-end shops and restaurants are not enhancing our town
110	Cost to live is extremely high	There is no community as there are few full time residents, and all of them are rich. There are no middle class folks like me that live here.
111	Too expensive, favors tourists	The city does not look good when there are many empty commercial spaces in town because the owners would rather leave it empty than accept less rent.
112	extremely high costs of everything	Aspen has been ruined by speculative development, especially Mark Hunt
113	The cost for living keeps rising while companies won't acknowledge it	unbridled construction (affordable housing included) continues to have a negative effect of quality of life - STOP IT!
114	It is SO expensive to live here! Otherwise it's a fabulous place.	need to reduce # of cars, have more pedestrian only streets
115	Too expensive-no where to eat out with family	We have over marketed Aspen. Too many visitors.
116	it's difficult to live here if you want to stay longterm unless you are super rich. you must make sacrifices.	over populated and too much new construction with out oversight, additionally the need to restrict all the worker cars make them carpool why does everyone in a trade need their car when they all goto same job site like painters, electricians...

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
117	\$\$\$\$\$	Limit development and growth!!
118	Very expensive, extremely high real estate cost, rent.	do not develop or improve Marolt open space
119	it's basically impossible to afford living within the city limits and it's hard to get housing.	It is difficult with so much money coming into the community. There is a limited amount the government can do to keep the culture. I do the that the traffic is a mess!!! It really affects the quality of life here. Of course the cost of living is crazy, but really nothing go't can do. I hate the unfinished buildings in the core. I really think that the planning dept needs to move faster for approvals when building is underway. Can't let developers (RH) take their sweet time...it is awful!!! Another thing that is tough, in certain neighborhoods there are multiple projects going on at once...really tough on residents, typically those of us who have lived here longer i.e. Red Butte & Black Birch
120	expense	I think the city needs to protect the historic culture and equality of Aspen.
121	Cost of living vs. job/home availability	too much development
122	To expensive	OVERCROWDING; make Aspen great again and stop having folks moving out here or short term living
123	Cost of living / lack of housing / inaccessibility to workers	We are losing our sense of community. We used to take care of each other and everyone was nice now we are filling up with entitled people who care only for themselves and their stuff instead of the overall health of the entire community. The city is bending to big money and pushing aside what made Aspen great to begin with which is its residents.
124	To expensive	Keep small town character
125	Cost of living, cost of good / services, and dining out. Remoteness & difficulty of getting every day items.	It's growing too fast and the powers that be are enabling the growth by destroying and developing what should be left undisturbed or not developed especially larger to provide home and froth potential. There is not a strong enough infrastructure for that gas parking food markets shopping more more more leads to poor air, traffic , quality of life, overcrowding.
126	Too expensive, lack of community connections	Please put quality of life ahead of further development

	If you would not recommend living in Aspen, please specify why:		Is there anything else you would like to share about the state of our community? Please explain only one topic.
127	Affordability		Mark Hunt- and perhaps others- have closed, boarded, unattractive buildings in the heart of Aspen that have been this way for years. the City should have a limit on how long building projects can just sit. this is unattractive to residents and guests and makes our town look really bad! we need for City Council and Staff to work on this NOW. otherwise we will continue to be Restoration Hardware's dumping ground , cash cow, whatever. this has gone on long enough. bad that whatever restaurants, stores, etc will likely be too expensive for the average resident. we should get back our nice looking town- even if we can just press our noses against the windows.
128	Expensive, lack of affordable housing		I love Aspen, But sadly feel it is losing its small town charm to luxury and exclusivity brought on by developers and landlords in the business sector
129	Cost of living; bad emergency egress		More for families to do with children in town- ie family dining options. Big wrap, CP Burger and Zane's are some of the only places now with recent construction. Affordable housing.
130	over priced and no available housing		Turning our residences into tourist venues and allowing one or two developers to destroy the unique history and character of Aspen has turned it into the same as any other town
131	It is not affordable for the people I associate with		Too disconnected, make it small again. Make more rural feeling and fewer restrictions.
132	Cost of living, difficulty in finding jobs, poor housing options.		Stop spending too much money. Not everyone is rich and we can't afford the taxes. Stop building more employee housing, the projects are too big. Not everyone gets to live in Aspen.
133	The cost of living is extremely high, with little local discounts or affordable restaurants, limited access to affordable health care, and housing.		City is irresponsible about future infrastructure needs and costs.
134	the barrier to entry these days is extreme, unless you have millions it is nearly impossible to live and make a life in Aspen		Permitting takes way too long for residential construction permits to be issued.
135	Cost of living		I think the restrictions on historic homes well well intended end up making the ones that get renovated look silly they should fix that

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
136	Cost of living is more than most major cities.	The permitting process and any ongoing interactions with the development department are extraordinarily slow and burdensome. It adds terrible stress, uncertainty and cost. I believe these costs trickle through into longer construction projects, more construction traffic, and higher real estate costs.
137	The cost of living, including housing, restaurants, childcare, and shopping are all somewhat exclusive to the very wealthy segment of the population, which here is plenty.	Please ban chain stores. We need to encourage local businesses and create a unique and authentic shopping district.
138	No affordable food, gas, events	City needs to better manage impacts of outside developers.
139	Cost of living/ finding affordable housing	Please punish blight in our community (eg empty storefronts and decrepit buildings owned by Mark Hunt)
140	Cost of living	We are losing our community
141	Everything too expensive and the lack of affordable options	We have no sense of community left. Our community is the rich people that play here. They have more of a community ruining Aspen than the locals can build.
142	Cost of living	We have no community. It's all short term rentals of seasonal residents.
143	Pricey everything. Too many tourists. Aspen sells too many Events. Our parks are taken over too often.	I am really concerned about how the City of Aspen is not able to control excessive commercial development delays in town, especially the downtown core. Currently, Mark Hunt and Restoration Nowhere are changing the landscape of town, and the City of Aspen has been ineffective in challenging the ability of outside investors to land bank in Aspen for years.
144	All the costs have become unsustainable	The answers to some of your questions can be interpreted in different ways; e.g., overall quality of new development in Aspen. My rating is based on my opinion that there is too much development. There are a few questions that conflict in that manner.
145	Cost of living and no place to live	There is a real problem with economic inequities in Aspen. It is well known that service workers cannot afford to live here and are being driven down valley to seek affordable living conditions leading to extremely long commutes and traffic congestion. The feeling of community in Aspen is quickly being eroded.
146	Cost of living, wealth-flaunting	Stop catering to the billionaires!

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
147	Cost of living compared to wages, difficulty in finding affordable housing, overcrowded especially in the summer, traffic	We are divided into haves and have nots, and the City government is totally committed to ***** the haves as hard as possible as often as possible.
148	Extremely expensive, restaurants absurd pricing, affordable housing is impossible to find	The city is too expensive and ONLY geared towards the wealthy and people wanting to spend money and party.
149	Cost of living. Unless you are a multi millionaire highly do not suggest moving here.	Catering way too much to super wealthy 2nd homeowners, therefore pushing out middle class essential community members
150	Affluence drives out middle/working class. There's very few opportunities/places for locals who are not wealthy to eat, go out to, or events to be involved in. This impacts the feeling of community.	Businesses are becoming more exclusive and less affordable - this serves tourists and second home owners - not the local community. Have you ever tried to buy a pair of underwear in this city?
151	Because it's too expensive	The most important feature of Aspen tourism needs to remain focused on the natural environment and the recreation opportunities it provides. The ski bum and the billionaire both choose Aspen for its connection to the natural world. This is what has made this town special for so many years, we all get to relate on our love for the beautiful backyard that we share. Without that foundation everything will fall apart as the wrong type of people will take over the town.
152	Cost of living	We have lost our soul. Most year round, local workers cant afford to shop/eat in town anymore. Housing is impossible. "Cash in Lieu" fee for developers is not effective for creating workforce housing.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
153	Cost of living	<p>The working, local community are the legs that Aspen stands on. If the legs are not taken care of or rested, they will collapse. And all the rest of Aspen with them. I know a high priority is given to tourism and the wealthy visitors that we receive all year long, but both of these entities do wear on the local community physically, mentally, and emotionally. We get told inadvertently that our needs do not matter as much as the guest's needs. We get told that our Christmas and holiday time has to wait for the off season, instead of spending time with our families. Most of the working class, that is relied heavily upon in this town, know that there is no chance of owning a home on the open market, meanwhile extravagant mansions sit empty as investments homes on Red Mountain. All of these issues of locals being walked on and not valued as people, make it very difficult at times to have in pride in working or living here. We are viewed and treated as second class citizens. And if we are viewed and treated as such, then is it not so?</p>
154	There is no where to eat for the locals because things are getting to expensive	<p>My answers would have mostly been "excellent" before 2020. Now it's almost impossible to imagine a future here. Everything is crowded with private clubs so no sense of community. Everything is so much more expensive but we can't try to make more money out of fear of getting kicked out of employee housing as those catagories have not risen to match the prices. And the gap between allowed employee housing and free market is extortionate. So we would have to move out of the life we've worked so hard to make for 20 years. And no way am I living down valley. I came here to live in Aspen not Glenwood.</p>
155	Cost and issue related to being a tourist destination - crowds, etc.	<p>Important to distinguish availability of something vs accessibility to it. Examples include: culture, events, activities, etc</p>
156	It is very expensive	<p>Need to get rid of the us vs them mentality. People who live here 3-6 months/year, volunteer and donate to Aspen causes should not be shunned</p>

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
157	Not affordable	Aspen needs to work to end the divisiveness between groups. The old vs new mentality is unhealthy and creates resentment. City policy and actions is too skewed to long-time and lower-income residents and treats new residents and anyone with money as less-than. City employees need to be customer-service focused, particularly those involved in residential design & build process.
158	Too expensive	Stop bilking and bad mouthing part-time residents and visitors. Part-time residents are not a problem, they are an asset. And visitors- it should be obvious how important they are.
159	Cost of living, traffic, tourists	I think in order to ensure the attractiveness of aspen to those visiting and contributing to the economic turntables of this town you have to ensure that the people working and providing the services are happy because if they are not it will become contagious to the visitors and they will leave with a bad taste in their mouth and a bad perspective of aspen. It's important to keep in mind that the people working for aspen are regularly and seasonally over worked by the continuous onslaught of tourist attraction activities every weekend succeeding the start of the season. This can be a bit relentless for those that stay here year around supplementing the work force. I think that focusing on supplying affordable and quality food options and a place for people to separate themselves from the weekend bouncy castle is important for the people who make this town great's sanity and happiness. Maybe focusing on events solely focused on locals and those living here could balance out the magnitude of tourist polarization. Supplementing free or city sponsored events for locals within the entire Roaring Fork Valley I think would be rather beneficial.
160	high cost of living, and growing up here is hard on teens	Aspen caters to the rich and does very little for the working class behind the scenes who make this place run.
161	Expensive. Concerns about egress during a disaster event.	Be aware that there are people other than the wealthy that live in Aspen, but also love it for the right reasons. It's really sad to see what Aspen has become.

	If you would not recommend living in Aspen, please specify why:		Is there anything else you would like to share about the state of our community? Please explain only one topic.	
162		Lack of affordable everything. Literally, everything. Also, lack of diversity in businesses. Aspen has lost its magic as a town. Still beautiful, which keeps people like me here. But being here is a financial struggle and the city is letting the homogenization go unchecked. It's quite sad.		Businesses, business owners, and the governing bodies of Aspen seem to be all about making money and profiting. There is little attention paid to quality of life for residents of all classes. There's a vast disconnect amongst Aspen residents on a number of levels.
163		Cost of living too high		When I think of sense of community, I look At Carbondale. They seem to have it down with including everyone in their community. Aspen has evolved over the last 20 years where locals don't feel that sense of community anymore.
164		Housing cost you cannot afford to live in Aspen if you live past brush ck then the traffic is terrible, the bottleneck at buttermilk is unbearable, the city needs to get off there hind side and put the straight shot in, it's past every vote that i have voted for in the last 35 years		Don't forget about the locals
165		The cost of living for the average working person who lives in Aspen year round. The lack of equitable housing options. The in your face wealth disparity can be a lot. I am unable to afford any level of shipping in town and must travel to Glenwood springs , Grand junction or beyond for many basic needs.		Well, the extreme wealth inequality we see in this community and across the country is a grave threat to our society both on a cultural and material level.
166		Aspen has become too expensive, too difficult to build, difficult to live peacefully and there's always a lingering battle between longtime residence and newer residence. A very unaccepting veteran community. There's an overall feeling of tension and disconnect. A city council that in unbending and unreasonable helps no one. Additionally, home prices are outrageous, only allowing the ultra wealthy to live here, pushing out the middle class and even upper middle class. I've been incredibly disheartened living in Aspen the last 12 years. It's left a bad taste in mouth and I'm not sure it'll ever change.		Need focus on bringing back affordable restaurants by helping rent and incentivizing them
167		Too expensive, being pushed out		Sad to see Aspen becoming billionaire haven and the staff required to care for them often having to travel well over 100 miles every day to get here. City says there are affordable restaurants, but not really, even though they get reduced rent.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
168	It's too expensive to live and have a family here	Legacy people are getting priced out, with few places to shop for anything other than chain luxury goods; a dearth of bars and restaurants with offerings below stratospheric prices; fewer small business establishments, and a downtown core controlled by just a few property owners whose influence on the City is outsized, so that the trend seems to be accelerating.
169	Its way too expensive and it keeps going up because of the billionaires buying up all the property	Bring back Domino's and McDonald's for the less wealthy residents
170	Cost of living, opportunity for career growth, lack of diversity	More affordable options for locals.
171	Because the cost of living is insane, rental costs are absurd, and there's nowhere a regular person can hang out outside of work because all the affordable restaurants have been replaced with ritzy chain restaurants from Texas.	Everything is too fancy, no normal places to go and things to do
172	Cost of living. Doesn't feel like a community (things are geared towards the wealthy, working class people can't really partake in the restaurants or shops there)	Affordable services. As was mentioned by a local columnist recently, we have lost almost all service businesses. About all that's left is the SCI on North Mill. And I'm sure the landlord wants to kick them all out as soon as they win a lawsuit. The City needs to keep affordable spaces for service businesses the same way they're trying to maintain/grow the affordable housing base.
173	Too expensive, not enough affordable housing	Please preserve affordable restaurants and community places.
174	Too expensive	Need to focus on affordability of dining and activities, especially for families.
175	It's insanely expensive for the average person to live here, staying here is a constant battle due to work and housing challenges.	Cost-of-living is outrageous impossible to be a worker be and live in Aspen employee housing does not take to consideration entrepreneurs
176	You can't afford to live here. The city of aspen stopped caring along time ago about what it means to be able to "live "	Local commercial opportunities are limited due to high rents and national/international brands.
177	Cost is only barrier	Lack of community shopping, eating opportunities in the core.
178	Cost of living	Love this place but the cost of housing and living is at a breaking point for those of us who need to work for a living.
179	To expensive, no reasonable rental property, no shopping for the average person. No reasonable priced restaurants	small issue that I think can be amendable - takeout fee of 20% + residents/diners who are paying extra fees to eat at a restaurant for employees health insurance.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
180	Too expensive—housing, food, necessities. Rich second/third/fifth homeowners have ruined the housing market for actual year round residents on working class salaries and pushing out local-owned and lower-priced businesses in favor of rich people only (expensive) corporate businesses. Mark Hunt and other people like him are tearing down our historic/iconic/small-town vibe buildings and replacing them with ugly modern monstrosities that force locals out and make us not want to live here.	We miss affordable dining for community gatherings, like Little Annie, which affordable and edible.
181	Too expensive as a working person	The high cost of goods and services are out of control.
182	It is too expensive for locals as very little retail or restaurant opportunities are designed for non-tourists	Anyone who can afford to move down valley has. There are no more affordable restaurants or community gathering places. Aspen Hospital is a complete scam and not a legit not for profit, Aspen Medical Care is worse, there are no legit alternatives without going to VVH. We claim to prioritize mental health, but the situation worsens every month. Once great organizations like Aspen Strong prey on their subjects and develop their own co-working business plans under the guise of a 501c3 without any benefit to those who need mental health support. Almost all local businesses take advantage of our workforce, pay below market wages and exploit our deed restricted housing program. APCA prevents people who want to adopt children from doing so. The only way to qualify for a larger unit is to be pregnant or over populate your residence. This is occurring while many empty nesters live alone in their four bedroom places.
183	Mark hunt, international developers, crowded, second home owners, expensive	Not enough local businesses in town. Also allowing restaurant groups but not allowing chain restaurants. It's the same thing restaurant groups are now taking over the core.
184	It's incredibly difficult to find housing and everything is too expensive and the winters are too long, can you please make them shorter	It is very expensive.. it is a busy city .. rather than the smaller more homogenius town it was in the 60's & 70's7

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
185	Unless you're a millionaire, you won't find housing that is sustainable	I think we need to focus on getting affordable shopping in the downtown core. You have to go down valley to shop for food and clothes, there is nothing affordable in town. The building process needs to change to speed up the remodeling of stores and building and get the developers to move on redoing there projects. Enforce the time frames and don't give them so many breaks on there buildings.
186	Housing issues	cost of living for residents especially long time residents is becoming unmanageable, e.g., food, dining, tickets to events, housing
187	No housing, too expensive, fire danger given limited egress routes.	We are an expensive community, we need to find affordable options for locals (food, housing, overall living)
188	Living on the grind constantly while always feeling the anxiety around housing stability is exhausting. I live in Castle Ridge and the landlord and property management gets a sick joy out of kicking regular neighbors out. There are fewer and fewer affordable options to buy or rent. This is compounded with the push in town for more luxury ***** chains and fewer regular, quality places.	Help the local workers, farmers, artists, and small business owners.
189	It's too difficult to get settled, find housing or job that allows you to maintain quality of life.	Quality of life for our blue collar workers.
190	The cost of housing has been driven up unrealistically for the average family and healthcare is limited	The community is great but I feel it's hard to save money in this town as a young adult because of how expensive food and other necessities are.
191	Aspen is a hard place to live and work, housing is not always available, and if it is then a lot of times to be able to rent the qualifications sometimes stop that process. Leaving the person in a place of having to work multiple jobs with little room to enjoy the place we live.	Nothing is affordable anymore
192	Life in Aspen has been poisoned by the division between deed restricted housing and free market housing. The government caters to the deed restricted segment of the populace and ***** all over free market residents at every opportunity.	There are no affordable restaurants in town a food truck village that costs Uber 16\$ is needed- even the food truck costs more than going out to eat in most places or more than big wrap

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
193	Difficult to buy a house as a local, start a family	We are Turning into a company town. We have no local dining establishments and city council is too afraid to make a decision on the bridge. Aspen likes to think of themselves as just aspen, trust me , aspen spreads all the way to rifle. The decisions voters in the city limits make effect the quality of life for EVERYONE IN THIS VALLEY. My grandparents came here in the 40's. 3rd generation, barely holding on.
194	Housing has become far too challenging after Covid and affordable options are extremely limited	We need affordable food for workers
195	Housing, cultural change	Downtown has become so unaffordable, with restaurants and businesses that normal people do not go into. With the overregulation of this town and cost to lease or run a business. The only people that are there now are businesses that don't have to make money. They are marketing expenses for large corporations, that don't generate any revenue for this town. 70% of The goods sold in this town at these high-end shops are mailed out of state and the city cannot even collect tax on it. ASPEN has become a glorified warehouse for large corporate retail stores. Aspen Is a marketing expense for businesses that Want a business card that states Beverly Hills, ASPEN, London, New York. That is why a lot of people that have lived in this valley for over 10-15 years are now moving to Basalt, Willits, or Carbondale. I love Aspen, and to be outside, that's why we all moved here, But it has become so unaffordable. When I am asked about Town, I responded with I Love ASPEN, but I live in a town that I don't use. If you take away city market, Clarks market, Ace, The Locals Corner, Ute mountaineer, the Big Wrap, Zane's and Carls Pharmacy, there's no place I go into.
196	Cost of housing.	Affordability is a major problem

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
197	Cost of housing vs quality of housing	The city has poorly managed economic change. There is no reasonable or local shopping in the commercial core. There is no reasonably priced dining. The city has not imposed performance bonds or termination dates for building permits and result is a myriad of unfinished commercial buildings. There is a total lack of economic vision, a failure to recognize that the focus has shifted to mid-valley for services. There was a time when Aspen was self-sustaining to a large extent, no longer.
198	Housing is too expensive. I'm lucky because I have owned here for years.	Quit taking away parking! 15 mph is too slow! Quit kicking the can of the straight shot down the street for someone else to deal with... the entrance to Aspen needs to be fixed - both on Main Street and by the airport. The buttermilk/owl creek light is WAY too long and holding up traffic. Improve the airport for larger planes - what we have now is a junk show. Also it's time to revisit the Aspen Rec Center - during it's inception a future wave/outside pool and other great ideas were supposed to happen in the future, yet it remains the same - it needs to be put back on the drawing board as opposed to that unnecessary and expensive new maroon creek trail. Also the middle and high school need better/more dedicated athletic locker rooms!
199	Finding affordable housing is impossible, unless they willing to commute 45 miles one way, still pricey tho.	They need to rebuild the Castle Creek bridge now, not drag it out longer or spend any more unnecessary tax dollars
200	Housing costs relative to income.	unacceptable amount of time and cost for permits. ridiculous parking rules with no affordable parking for locals or tourists. rush hour traffic is horrible - why not have a 4 lane "straight shot" entrance to town that's been voted on and approved so many times?? local taxes are excessive for year round locals, even with the food tax credit.
201	Housing costs and apcha is a mess, so unless the person to whom I was speaking could afford free market prices and was fine with paying that, I would be hesitant to recommend	Castle Ck bridge, examples are everywhere about the crippling of towns when a major infrastructure fails.
202	Cost of housing and restaurants	traffic needs to be addressed for coming and going into town

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
203	Real estate prices, diminishment of independent small businesses compared to exorbitant designer shops and overpriced restaurants. Also loss of good doctors in AVH because of the housing costs and lack of support to keep them. Meanwhile, I also have grave concerns about the airport and straight shot debates (am strongly in favor of keeping the airport under FAA oversight/funding and strongly against what will change here with the straight shot ("preferred alternative" euphemism)	We keep promoting Aspen and big events, but at times lack the infrastructure to accommodate the crowds and feel the impact on the locals is ignored. Traffic is out of hand.
204	No housing-- 2nd /3rd home owners- Luxury Chains are greedy- The landlord greed is terrible!	State of entry to Aspen continues to be an unresolved huge concern and it is not going to go away. Since the 90's every city council keeps talking about it but there no action because no one wants to upset their friends
205	Cost of housing	Fix the Castle Creek Bridge and Fix the airport based on the FAA Standards. DO your job.
206	No housing unless you're loaded.	We need to figure out the entrance and bridge now
207	Affordable housing	airport is a disaster.
208	Real estate ownership expense	Airport
209	Housing Problems, Landlords	I can only reiterate my above expressed concern about the two current controversies involving the future of the airport and the straight shot. But I need to add my distaste for the continued addition of super high end businesses even where promised previously to be local-friendly moderately priced, eg the future of what used to be the Main Street Bakery just to name one example. Aspen is going way too far in the takeover as a luxury theme park for the uber wealthy so this is my other major concern.
210	Lack of affordable rental accommodations	Entrance to Aspen
211	very little affordable rental units for 'working' locals	Why does it take so long to build or repair anything or add something to a home? Permits are hard to come by. Why is it taking so long to repair the entrance? Make a decision & choose the less expensive & invasive to everyone. Traffic is horrendous. The ABBC is hard to get to with appointments.
212	cost of housing	Fix the bridge before someone dies

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
213	The cost of living is insane, If you dont live in Apcha it is impossible. If you make \$23 an hour like I do most likely you are paying over 50 percent of your earnings to Rent alone... Not to mention if you want to eat at a restaurant..... \$100+ per person for average Italian food.. Also ski pass prices have gone crazy... Even city market is not reasonably priced.	Construction, what is going on with unfinished buildings?!
214	Housing	Fix castle creek bridge and get ride of the S curve. It's unsafe and needs to go. Also widen the airport landing strip so we can have safer more update planes and are more efficient.
215	Cost of housing which is not employee related.	The bike path past Clark's Market (hunter creek area) runs into the side walk. It's challenging it to have children biking in the road in these areas. We have been yelled at not to bike on the sidewalk. Please consider consistent bike paths that provide safety from cars.
216	Lack of housing and entertainment for the working class	I do not want a bigger airport here!

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
217	Rent extremely high, not enough housing options. Even for employee housing income limits are to low since most people can't make a living if they try to comply with income limits	Fix the highway. Fix the Entrance Fix the exit Start with multiple lanes That change and evening. No roundabouts On the main highway., Only Frontage roads . Make Dedicated bike route through town. Have it go over a tunnel That is underneath Main Street from third Avenue to bridge Across to marolt . Connect cemetery lane in Castle Creek with an over and under. Connect maroon Creek Road to Truscott over and under. Separate bike traffic from highway traffic. Multiple lanes from the airport to town. Build The substructure For a monorail or light rail train from the airport to town. Eventually, the airport would have to pay for it . If you build it, right It's ready to place Segments of underground Roadway, you could replace the surface with Bike lanes and park like Features down to third. Get rid of all the traffic lights out to Brushcreek Road with over and underS, Solar heated sections on the north facing and shaded aspects. On the underpasses. Merge lines from Frontage roads where possible. Work with the master plan of the airport in Buttermilk and other stopping points for an elevated light rail into town. Bring back the opportunity for local businesses to thrive by increasing commercial space, utilizing underground, access, and parking.
218	Because for a medium class income family, it is impossible to buy a house unless you win APCHa. I'm 28 and see all my friends leaving Aspen because there's no good/affordable housing opportunities available. We know it's not realistic for us to have a family in Aspen. Also, the politics happening in the local government don't help at all. It's sad to see how some council members don't really care for the whole of the community and just focus on a very selective group that doesn't show the working class that maintains Aspen alive.	Bike and walkers on sidewalks are a dangerous combination. Bikes should be walked coming off of CC Bridge to 7th Street.
219	Really difficult to obtain housing	Work with county to fix entrance issues
220	It is too expensive. Especially for housing.	Would like either a bridge to town or a connection to bus services so that residents at end of Red Butte don't have to drive in. Cemetery Lane bus stop is 20-minute walk, so everyone drives.
221	housing is the main problem. too little, too expensive.	We desperately need a new bridge and more affordable shops and restaurants.

	If you would not recommend living in Aspen, please specify why:		Is there anything else you would like to share about the state of our community? Please explain only one topic.	
222	Price of real estate is exorbitant. We have lost our community, and sold it out for commodity. Construction and traffic are overwhelming the town.		Castle Creek Bridge needs repair but you have to be able to turn on cemetery lane You cannot re route	
223	Coat of housing		The safety of people in transit worries me. The bikers and pedestrians going in front of cars and not stopping at stop signs- i've witnessed a huge amount of close calls between folks on different kinds of transportation all around town, and near the base of red mountain. Also, the amount of construction traffic is absurd and i'd love to see improvements to that be made. Can public transportation expand into the neighborhoods (Red Mountain) where all this construction is happening to that there aren't workers walking up and down roads with no sidewalks, and hundreds of trucks parked everywhere? These work people drive very fast and it's rare I feel safe walking down my street with the speed of cars and lack of awareness. Cutting down on vehicles through public transit and having actual sidewalks going up red mountain would alleviate a lot of these dangerous situations.	
224	It's hard to find affordable housing and long-term, professional work opportunities.		For the love of god- fix the s curve problem! The Rio grand trail has also smelt like sewage all summer-its gross	

	If you would not recommend living in Aspen, please specify why:		Is there anything else you would like to share about the state of our community? Please explain only one topic.	
				Public transportation pre-Covid was borderline perfect. Now it's inconsistent and not nearly as reliable. RFTA can't maintain employees because the city is woefully poor at curbing excessive growth and inflation. Evict Mark Hunt. Insure the airport doesn't start bringing in bigger planes. Start taxing private planes more. Don't waste money on studies that suggest changing the speed limit in town is ineffective if you're just going to change it anyway. Evict Mark Hunt. Bring back community supporting restaurants such as Little Annie's, being as clearly the building is still there. Highway 82 traffic signals need to be updated. Left Hand turns don't need to be red lights. They can easily be yellow lights to return power to the people to make informed decisions on when to turn. Once upvalley travelers get to the airport, right turns in the bus lane should be legal. It's a tiny percentage of people actually turning (not enough to drastically affect bus travel times) yet the backup to traffic and the environmental impacts add up. Has anyone on City Council actually tried to drive into Aspen between 8am-10am Monday-Friday in the last 12 years?! And there's discussion about putting in ANOTHER light at the Lumberyard Project?!? How out of touch can you be?! Evict Mark Hunt. Design surveys that provide real answers...a simple 'why' after each question with an input field would make way more sense. The town needs more childcare options. Evict Mark Hunt.
225	The cost of housing			
226	Unreasonable cost of housing			Traffic leaving town
227	Housing is too expensive			Fix the infrastructure of Aspen - straight shot of 82, fix/replace Castle Creek Bridge, improve the airport, increase parking in town and at the airport, 4 lane all the way into town, etc.
228	Cost of housing. Period.			Honesty about airport is imperative. Put to a public vote.
229	Lack of affordable housing			To enforce driving, cycling and pedestrian safety.
230	Housing and the cost of living here is challenging. It just keeps getting worse with no end in sight which is a shame for the new people coming in.			No bike skills trails at Marolt open space. Tiehack is a better location. Skico supports this location. Leave the open space the way it is.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
231	HOUSING COSTS. The level of wealth inequality in Aspen is grotesque. The increasing inability for those who work in Aspen to find affordable and adequate housing in Pitkin county is an existential threat to this community. Having a community full of empty homes and condos belonging to outside billionaires is an existential threat. Having Mark Hunt buy up a huge percentage of commercial properties in the Aspen core is deeply offensive and unhelpful to the community. The disappearance of affordable bars and restaurants is a tragedy. This community is special because of the people who live and work here, not the billionaires who swoop in to just make money off of us. We are not their servant class. Tax them MUCH MORE, as much as we can, don't allow them to build giant mansions that nobody will end up living in. Aspen is in a fight for its soul. The billionaire class seems to be ****-bent on extracting as much as they can from this community. Enough is enough. Time to call them out explicitly, and demand that they do more to help fund education, build robust affordable housing, improve transportation, support higher wages for workers. Enough with the private clubs and Aspen X-style exclusive clubs. More universal programs and benefits for all. We don't need these people in order to have a thriving community. The City should explore every possible avenue to restore the balance of power between the ultra-wealthy and working class in this community.	No enforcement of traffic laws or speeds especially in the West End - no enforcement of the vehicle idling ordinances on the books. No City initiated enforcement of illegal gas-powered leaf blowers used by predominately commercial landscape companies, they all have and use them illegally and the City does nothing about it.
232	There is no affordable or local housing.	We must repair the bridge IMMEDIATELY for our safety. No more expensive surveys. Get this taken care of and stop delaying! Marolt open space can manage this project. We have PLENTY of open space for this community. Let's for once compromise for the safety of the humans living & working here.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
233	I would recommend it, but rules are very loose and need to be enforced like park parking at Burlingame is totally disregarded and needs to be enforced so actual park patrons can enjoy the three amazing parks in Burlingame! Thank you!	The S Curve makes no sense, if you focus on transportation experience. It seems to me, the reasons for keeping it "as is" are emotional, irrational, and close-minded. As a West End resident, you are letting me down. The pollution from trucks and cars idling, and the danger the traffic creates for children should inspire solutions. Health and safety of the residents, as well as doing what's best for those who use our roads should take priority over other things that influence decisions. What's more important than health and safety.
234	Aspen lives on a bubble and it's government does not seem keen on changing that. In fact, it seems to be quite the opposite. It offers many attractions, this is true. Yet, you cannot live on free attractions. Your workforce needs to live here in order to work here. They are your backbone. With no backbone, your structure as a whole will fail. It is only a matter of time. I cannot recommend anyone live here because I do not believe anyone really could. You need affordable groceries and affordable places to eat out. You need affordable attractions or "hang-outs" for those that live here. You need to support those that support you. You don't need to change much about the style or look of the place, but you can get creative in what you offer. But of course, I've been wrong before.	I think that there needs to be rules for e-bikes. I am a huge supporter, but I see far too many young kids speeding around in traffic and not obeying speed limits or traffic signs. I think there should be an age for kids unattended on motorized bikes....
235	The town has been hijacked by tourism and real estate development. It is no longer a community for residents. It is crazy expensive and the government leaders and staff are in over their heads. The "locals" are very angry and resentful. The visitors are entitled and consumed with taking selfies.	Expend the airport and build the bridge without disrupting service. City council needs to make decisions rather than continued surveys. If you kill travel, you kill tourism and ultimately kill the town.
236	Mayor who refuses to actually have a FULL name, inability to actually allow growth. taxes inconsistent with a small town, refusal to secure housing for workers. Continually approve remodeling for tax deductible expenses. God forbid a straight shot into town, but will spend large amounts of money to forstall a decision which was approved multiple times.	Entrance to Aspen/ traffic infrastructure/ bridge.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
237	The City government mismanages many things - the Castle Creek Bridge needs to be rebuilt before it fails and the Airport needs to be fixed according to FAA standards. Not according to opinionated people who dont like large planes. Do your job, even if it involves hard, unpopular decisions.	more directives for safe riding on e bikes. rental locations need to require helmets, directions regarding yielding, and no riding on side walks, slower bike path speeds, and officers or some one to see that safety measures like calling "passing left" and other safety measures r followed...
238	Poor planning for vehicles and traffic. Near impossible housing opportunity. Way too much, greed Causing most of the Local businesses to leave or shut down. Wish there was a restart button button that would take us back to 1981. In every possible way.	Traffic into and out of town.....
239	Vindictive council majority and handful of staff make our lives miserable by continuing to create a hostile environment with ongoing resistance to solutions of neighborhood problems. The staff refuses to maintain respectful bilateral dialogue with uncaring responses to practical suggestions. Even the Mayor belittles citizens during public meetings.	Limit further development and solve the transportation problem on Hwy 82
240	You can only live here if you accept the government controls your housing.	We should not expand the airport to allow larger planes
241	Over reaching city micro management	The East side of aspen seems to be quite neglected. During the summer months it's a 2nd entrance into Aspen but doesn't get treated in the way the rest of Aspen is. I believe that once you arrive at Mountain Valley area the speed should be reduced to 25 mph in preparation to the towns 15 speed limit. People are coming in off of the pass and need to be slowed down earlier through the series of blind turns heading into the core. Just like the west end on 82 25mph and enforced. The last thing about the east side is Holy Cross's absolutely awful overhead power line mess. It's an area that is more "wild" than the west with its nature preserves and larger lot sizes but its ruined by the power lines. Every vista departing aspen is a tangled mess of overhead wires which is an unfortunate goodbye from our well thought out and designed town. Holy cross is not for profit, and says "they donate to aspen substantial amounts of money and the city is using that money for parks instead of burying power lines." Not sure if that is true but we really do need to solve the East Side overhead problem. I have studied it and it's an absolute mess. Please solve the east end speed and power lines. Thanks

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
242	Aspen law enforcement and city attorney's office are corrupt. Freedom of expression is nil and group think is pervasive.	Fix the castle creek bridge!!! ASAP. No more studies. Three lane!!!
243	S-curves are a hassle and the APCHA is a scheme that benefits the few at the expense of the many.	I'm quite concerned about all the foot dragging and back to the evaluation steps regarding the new bridge/entrance to Aspen issue.
244	Government trampling of property rights	Fix the airport so new commercial planes can land
245	Poor politics. 2 major infrastructure items, bridge and airport are not getting done. Expensive. Aspen is pricing themself out of reach of upper middle class.	Please enforce Burlingame parks parking areas. It says 2 hour park parking and people park for days not using park.
246	traffic, no affordable places to eat, traffic, snobby tourists, traffic, idiot lawmakers who are out of touch, traffic, terribly expensive groceries, traffic	Enforce the law banning gasoline-powered leaf blowers year-round!!!
247	city government	Long term the city would thrive and set a universal standard by making downtown a zero car area. Walking, biking, electric transportation only. People would complain in the short term but the city would thrive in the long term.
248	Traffic, housing system, corrupt building permit system, local government and dysfunction of apcha system.	Please support our youth, they are the future of Aspen. Our youth does not have enough fields, sports or recreation opportunities year round. We need more turf fields and more indoor multisport facilities; Indoor Field House! With the lack of sport and recreation facilities for our youth it negatively impacts their futures and also creates challenges for families that ultimately send their kids away for better sport opportunities causing more stress for local families.

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
249	<p>Everything is unaffordable, there's no place to go to eat, hang out, or even shop for basics. The CITY OF ASPEN is trying to make the town a playground for the super wealthy. The city government is expanding year after year and adding regulations And costs to all businesses and homeowners. These over regulations are driving up prices of everything in town, the job of CITY Workers and city government is to protect the residence of its town. The number one danger in this town is Fire, and it's not being addressed. Town would be better off to get rid of half of its Building Dept and city bureaucracy departments and use that money and pay college kids to set up a camp in Hunter Creek from April 1 to November 1 and have them cut down dead beetle kill trees and clear out the dead growth in a half mile perimeter around Aspen. Then in November after the first snow use control burns to get rid of it . The city puts on meetings to prepare for fire with a box for fire danger. When the gorilla in the room is if there was a fire, there's no way you could get out of town by car, this town cannot clear out its construction workers at the end of the day on main street in a timely fashion. Let alone clear out all the constituents in a mass exodus fire. If a large fire came through, it would look like Maui with cars burned out lining all of Main Street and the West End with people trying to get out of town . This survey Keeps asking about our safety and how safe we feel in this town, it's not the criminals We have to worry about, and that's what you're focused on, our sheriffs and police do a great job. It's fire danger, look up around your town on the hillsides, in the last couple years beetle kill has quadrupled. Shadow Mountain and the whole East side of town has so much new beetle kill that is not being addressed, eventually, a fire will come through this area and the town must be prepared for it,</p>	<p>A hospital which has gotten rid of the care necessary for its residents. Ortho moved down valley, ICU doesn't actually care for patients, specialized services are gone.</p>

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250	It is very expensive and government is impossible to deal with. Government involvement in citizens life is awful and takes away from community. The government is responsible for the high cost of living with so much regulation	We need more ways to come together as a community and we need our local businesses to support our residents more, I feel like people are congenial when you visit any business but they aren't delivering any goods for those who aren't of certain means. It's sad that we have no third place to gather or opportunities to celebrate ourselves. Have something for ourself. It's a service town and although we call this place home it certainly doesn't feel like ours. Even our apcha home just feel like rent controlled properties. More community events, opportunities to see shows and cultural offerings, dining and shopping that the working class can actually afford. Sure there is top tier offerings but we are priced out very quickly. Everyone has mentioned the sens rog a hollowing out of aspens community, I think people feel like there is one, but really it's slowly waning. Let's step up at take this community back and enjoy this beautiful place, feel ownership and accountability.
251	Strong liberal bias iin city government/elected officials. The middle gets lost - many programs for poor and many for the ultra-rich.	no pickle ball at meadows when rehearsals or performances at the tent!!!!
252	Too much government interference in housing prices, STR's and other things that a market economy should solely regulate. Too many ridiculous rules and regulations for taxpayers, and not enough effort to dismantle and remove the growing homeless population.	Improve recreation classes, add climbing at red brick over weekend improve safety at skate park.
253	Aspen is bought and sold. It is a commodity, not a community any longer.	Expand and enhance bike paths to the fullest extent possible.
254	Too many people here already	The overall timetable of the development of the City/State in this area. It hasn't been very long since the arrival of the first settlers (circa 1880).
255	It's getting too crowded and dense. We don't need to add more people.	The Aspen School District needs help. Hard to find good education for my kids.
256	We do not need any more people living in Aspen. The town is full. There are not enough workers to supply services	Leave No Trace! Far too much litter, broken glass, dog crap bags and human soiled paper spoiling parks and recreational corridors, especially by the e-bike tourists who travel 35-40 mph without peddling on the newer motorized bicycles!!!
257	Too crowded. Too much trafic	What happened to PM-10- Streets should rinsed with water- Street sweepers raise dust gets in your lungs. CA ? why?

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258	Already too many people, cars...	Finish the construction downtown, and have Mark Hunt finish his projects at the earliest.
259	continuous growth is causing a diminished quality of life - congestion, high prices, parking, etc. -- Just Stop It!!!	OPEN CONSTRUCTION SITES: The increased level of construction sites and the lack of movement to complete construction, particularly by one construction group that controls so much of downtown is appalling. The city should enforce timelines on development or force the issue with penalties and fines.
260	We have enough people here, plus it is super expensive to move here and find an affordable place to live. Also the pay is low here (unless you are in real estate!)	too many empty stores. looks bad.
261	Overall expense and lack of political will by government to address needs of its long term residents and the working class people in our community beyond housing!	I am vehemently opposed to the straight shot. it would take Aspen in the wrong direction.
262	Incompetent city government and leadership; too many tourists; obsession with affordable housing and gross mismanagement of same; tax and vilify the wealthy mentality.	Need to take better care of the few remaining employees who live in town
263	Lack of safety of castle creek bridge due to the negligence and navel gazing of successive city councilsExcessive property taxes	Why did we build the new City Hall when no one works in the offices - instead they work from home
264	we are over crowded and I like less density	I feel the homeless people in town should be Aspen people, not outsiders
265	Too many people already. We should stop trying to grow our population. The size makes it special.	A bike park Proposed at marolt open space is a complete travesty
266	do not want any more folks moving out here...getting too crowded	Stop catering to specialized corporate interests like Mark Hunt
267	Too crowded, we have become a victim of our own success.	Evict Mark Hunt and all the expensive name brands. Bring back local businesses

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268	Because we are already overpopulated with no limitations on growth no matter what the cost. Environmental, nature, animals, air quality.	<p>I believe the city does a great job, and Aspen's issues aren't necessarily related or directly connected to the city governments performance (and therefore cannot they cannot be blamed or take all of that on their shoulders). I think most importantly the city government should strive for new innovative ideas to engage the local community and if possible, push for capped rental spaces for retail and restaurants to then allow the city to cap prices in those establishments. It's hard when you have to drive to Basalt or beyond to go out to dinner or shop. It makes it feel like the part time residents and visitors own this city and we are just visiting. Also careful of any implicit biases to money/power of wealthy when making decisions to allocate permitting, land use, and the rentals as I spoke of above. Other than that I think that the opportunities, resources, and professionalism of the city and its employees are #1. Every time I pass by the street and recreation/parks guys/gals specifically filling pot holes, plowing, patrolling the open spaces, signing people in at ARC - they always have a smile on their faces. Hats off to them (especially streets I don't know how they do it!). Also the things I chose above as "somewhat important" were chosen that way because I believe we are doing great in them and while we can always do better I just don't see them being an issue or necessary to focus on right now. I rated effectiveness of city council and gov in general as only "good" because I believe we should have had some ground breaking on the new bridge already. I understand there may be issues I don't know about that are delaying but our access in and out of this town, especially in the event of an emergency, is a huge liability and worrisome to me - so much so I have I'll only apply for employee housing outside of town. This project needs to take precedent - time to start getting creative and get it done. Finally, along those lines of emergencies, utilities need to be stronger - whether that's system updates or protection - it seems to be a vulnerability especially when it comes to electricity and gas (reflecting on gas and electric outages last four years).</p>

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269	It appears that the business interest in "Sustained Growth" clearly governs above quality of life. The valley already surpasses the level of development that is sustainable without further compromising on quality of life. We have crossed that line. So the issue is does business growth or quality of life considerations dictate the future.	Too many woke free loaders
270	Overcrowding, character changing, losing our soul	Aspen needs a year round indoor recreational fieldhouse for all user groups - tennis, pickleball, baseball, hockey, lacrosse, soccer, and the list goes on. The Aspen Recreation Center lacks indoor training facility. It has seen so many bandaids since the beginning, like adding fitness equipment to a room that was to be a conference room. The planning was poor and needs to come to fruition soon so that our valley can stay competitive, and our citizens can stay active year round indoors and out. The Aspen School district athletic director has informed the school board that the school needs an indoor fieldhouse. AVSC should also be partner in this. Stop listening to donors with the \$\$\$ to resurrect and/or change permanent structures (Theater Aspen, tooth at Wagner park, another ice rink). USE THE 0.50% SALES TAX for parks and open space as approved by LOCAL VOTERS in more than one election toward an athletic fieldhouse - either on school campus or a bulb out of the ARC. Thank you.
271	We don't need any more people	This survey doesn't feel quite tailored to Aspen, so there are several things I'd address if I could. However, you mention one topic, so I'll stick with this feeling like a generic survey, for example your question on transit asked about if one "Used bus, rail, subway, or other public transportation instead of driving." We don't have rail or subway from Glenwood Springs to Aspen, and definitely not within Aspen, so this question feels generic rather than authentically interested in what the community is about or cares about.
272	There are too many people here. Everything has a finite capacity, and the population here has exceeded our capacity.	It's headed for destruction.
273	Quality of lifestyle	Love Aspen

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
274	not an inclusive community. a lot of the service workers will charge an extra \$50-75 above the price tag at the counter hoping you wouldn't see the extra cost.	No
275	The mix of locals is no longer a blend of locals/workers/visitors/second home owners	I think we live in one of the best places in the world. For most people this is a choice. Of course there is always room for improvement but we have all the resources, access and will to work on our issues and also enjoy the place we live.
276	There's a subset of the community and the tourists that come here that are all too conspicuously consumptive and the town is geared towards them in terms of prices of restaurants and the types of designer stores/store rents which is not in keeping w most people in Aspen and makes it where many avoid town and gives aspen a bad reputation.	no
277	Because of a declining sense of community	Not at this time...
278	Aspen's community has been gutted by billionaires and speculative real estate. The cost of living here is impossible	no
279	No inforcment of any regulations.. Pot. Smoking, noise. lights idling cars and trucks.	Nope
280	Too many developers without a sense of community.	Get it together and complete the straight shot.
281	It is turning into more of a resort than a town. The wealthy own a second/third home here and think they are locals because they are here 2 weeks out of the year. Meanwhile the true locals, who pour themselves into the town and community, struggle just to find a place to live and pay the bills without working multiple jobs.	
282	All the locals places are closing. We need more rent controlled restaurants and business that have affordable places to eat. \$50 for a burger and a beer is not sustainable for locals.	
283	There are already too many selfishly entitled posers pretending to be special living in Aspen, even part-time,	
284	Class warfare between haves and have nots, resentment, us/them divide	
285	Small town.	

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286	Aspen is geared towards tourists primarily. No medium price-ranged restaurants. Difficult to find labor. Most healthcare is in Basalt, even those who work in healthcare in Aspen, primarily work in Basalt.	
287	This community is not welcoming to newcomers and the constant complaining and personal attacks in newspapers, at meetings, and other places make this a depressing place to try to integrate into.	
288	No real community left, too expensive	
289	Loss of community for regular people. Aspen is simply one large Fendi handbag.	
290	Too expensive and loss of community	
291	Lack of locals	
292	Community and division	
293	Now being over run with short ter rentals loss of a sense of a living community that it used to haven. Tell esgayesrvppment and conversion of onvs were residences to retails etc. Aspen is just like any other resort town now	
294	Quality of life, recreation, natural beauty, sense of community	
295	The community has changed over the past five years it feels disconnected and unsafe	
296	Too many Oligarch suck ups and too many city employees living off 'them'	
297	The dichotomy between the seasoned overworked employees versus the billionaires needs is becoming atrocious	
298	Aspen has lost its character. It is too expensive and unless you are a billionaire, your children cannot return to their hometown and make a living or buy a house. Probably 95% of the kids in school in Aspen will not be able to afford their hometown when they are adults.	

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
299	The lack of local community - from being able to buy groceries, to finding a job with good pay and benefits, from local community events and activities that are accessible to anyone, to going out to eat, to having government support of all of the above as well as mediation support for community conflicts like landlord/tenant, neighbor, business relationships, etc. Also, it's surprising for a community that prides itself on outdoor living how limited the park amenities are outside of the 3 developed parks. Do you support the homeless and/or senior populations?	
300	There are many changes in town happening so fast, and a complete loss of local-serving businesses. Town has changed so much in the past 10 years, and I am unsure of what it will look like and the livability of town in 10 more years.	
301	The type of people that live here. The wealthy types are always "Me first" on everything and are quite polarizing, which makes the non-wealthy types a constant 2nd which is a frustrating place to be in the majority of the time, and this creates a complex environment of wealth vs not. This is all compared against the backdrop of how cool the 60's-70's were here. There was still a mix of the two but it was somehow communal, artistic, rugged, natural, quirky, and spiritual. It seems like the housing cost might be the biggest problem, as that's become such a huge separation of the two types. So I'd probably not recommend most people I know to live here, because it's hard to manage a balanced social emotional life, unless you don't let those things get to you. They don't really get to me personally but its hard to watch.	
302	Too hard to get a foothold	
303	The town has changed.	
304	Traffic appalling. Restaurants expensive.	
305	Connection to nature skiing hiking and biking trails natural beauty arts music schools safety community lack of commute	
306	child care for infants and toddlers is impossible for young families	
307	no lift lines and climate	
308	long winters	

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309	Only if my recreational and adventure tourism business dwindles due to too many food and beverage tourists taking over the town.	
310	Fantastic and varied outdoor activities and cultural events	
311	Anyone not knowledgeable of their own self esteem	
312	limited access to things easily available in a city. understandable. electricity/internet outages always annoying. not so understandable	
313	Despite some poor development approvals in the core, Aspen still provides a great quality of life	
314	Because our neighborhoods and housing opportunities and sense of safety has been violated by Short Term Rentals And our City Fathers spend way too much money. Aspen City staff is not frugal or fiscally responsible- they figure if the money is there, it has to be spent or they won't get as much next year.	
315	it can be difficult to travel to other places to visit family so it can feel isolated if your loved ones are elsewhere.	
316	Altitude	
317	If you aren't wholly invested in outdoor recreation and the incredible opportunity living in a geographic area such as Aspen provides people in love with those various activities, this may not be the place for that person. I've found it to be tough on families that aren't as invested in this lifestyle, with the understanding that you have to give up some pleasures such as square footage, property acreage and rights, lifetime monetary income (for example the income is relative to many other places around the United States with a much lower cost of living), affordable retail and restaurants, and a transient population that has less investment in deep community connection (to which has been proven to be the one thing that prolongs your life more than anything else).	
318	Lack of affordable/fast casual dining. Small LGBT+ community. Too many chain stores, not enough small local businesses	
319	Drug problem in community	

	If you would not recommend living in Aspen, please specify why:	Is there anything else you would like to share about the state of our community? Please explain only one topic.
320	Great money, lots to do	
321	It's not for everyone.	
322	n/a	
323	na	
324	Na	
325	Mark Hunt	
326	To keep the secret	
327	Safe and nice	