

ZGreen Business: Aspen Alps Condominium Association

Form Status: **Approved**
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Type of Business:
**Tourism
Lodging**

Brief description of business for marketing purposes (~100 words):

The Aspen Alps is an 83 unit complex consisting of 8 buildings on 5 1/2 acres. Approximately 60 condominiums are available to renting guests, while approximately 13 are used exclusively by the owners. The Alps has an urban-wildland interface and has 26 indigenous species on the property. The property has extensive system of pedestrian trails running throughout the property.

Building & Grounds

Lighting

- 4 Replace incandescent exit signs with CFL (compact fluorescent) or LED (light emitting diodes) exit signs.
- 4 Replace appropriate light switches with occupancy sensors.
- 5 **Replace interior and/or exterior incandescent bulbs with LED or CFL bulbs.**

Heating & Cooling

- 3 Install a control system to maximize heating and cooling efficiency.
- 4 Replace conventional thermostats with programmable setback thermostats.
- 3 **Turn down water heater thermostat to 120 degrees Fahrenheit, or less.**
- 5 **Replace water heater with a smaller, more efficient unit.**
- 7 Install an on-site renewable energy system, such as a solar hot water or solar electric system.
- 4 **Install more insulation, seal drafty spots, and/or weatherstrip doors and windows.**
- 5 Have a professional energy audit.

Water Conservation

- 2 Install low-flow fixtures and/or aerators on faucets.
- 3 Install low-flow showerheads.
- 4 Replace old toilets with new low-flush or dual-flush toilets and/or no-flush urinals, or improve efficiency of existing toilets.
- 3 Replace water-intensive landscaping with native or water-saving landscaping.
- 4 Wash cars or equipment where runoff water flows into a dry well or treated system. Aspen's storm drains flow directly to the rivers, taking untreated water from our streets into our waterways.**
- 1 Clean outdoor areas with a broom instead of a hose.**
- 2 Install an auto shut-off device for sprinkler system(s).

Land Stewardship

- 4 Actively take care of and/or protect an area of land (i.e. adopt a highway, park clean up, community garden, trail maintenance, wetland restoration, land revegetation, etc.).**

Business Operations

Purchasing

- 1 Set printer and copier defaults to print two-sided copies.
- 1 Purchase supplies in bulk to reduce packaging, including office supplies and condiments.**
- 1 Reuse packaging and shipping materials.
- 1 Reuse paper for scratch paper and printing.
- 2 Purchase reusable products such as dishes, utensils, and hand towels.**
- 5 Purchase at least five post-consumer recycled products for business or supply line - paper, envelopes, napkins, toilet paper, building materials, tissues, paper towels, etc.
- 2 Purchase unbleached paper and other paper products.
- 3 Purchase Energy Star® computers, monitors, printers, commercial appliances**

(including washers/dryers, fridge), etc.

- 3 Purchase green power from your utility company.

Waste Reduction

- 3 **Recycle phone books, printer/toner cartridges, cell phones, hazardous waste, building materials, plastic bags, and batteries.**
- 4 Compost food or yard waste.

Carbon Reduction Efforts

- 5 Purchase offsets or carbon reductions for business energy use or travel. One option, Canary Tags, is a local carbon reduction investment program. (www.canarytags.com).
- 2 Turn off printers, monitors, computers, and speakers and install efficiency controls for water coolers and vending machines.

Transportation

Transportation

- 4 **Provide incentives for alternative commuting, such as RFTA bus passes, preferential parking, Commuter Club, flexible work arrangements, financial incentives, etc.**
- 2 **Create a written policy to do local errands on bike, bus, foot, or electric vehicle.**
- 5 **Purchase U.S. EPA-certified vehicles for company use or join a carshare program such as www.cartogo.com.**

Innovation and Education

- 2 Establish and maintain an employee green team.
- 2 Adopt a written organization-wide sustainability policy.
- 2 Go over environmental practices during staff meetings and train new employees in the business' greening practices.
- 3 Host or sponsor ZGreen events.
- 4 Have other environmental certifications, such as LEED or Energy Star.
- 5 **Implement other innovative business strategies to reduce environmental impacts.**

- 2 Get 10% of employees to become ZGreen Citizens. Go to www.aspenzgreen.com.

Industry Specific

Food Service

- 5 50% or more of food offered is organic, vegetarian, locally and/or sustainably grown sources.
- 1 Implement an “only on request” policy for all to-go orders, asking customers if they want napkins, bags, etc.
- 2 Don’t use any Styrofoam and provide only recyclable or compostable take-out containers.
- 1 Offer customers incentives to bring their own reusable mugs and/or bags.
- 2 Have food wastes collected by a local farmer or food bank.

Lodging

- 1 Use bulk amenities in guest rooms.
- 2 Use a front-loading washing machine.
- 2 Use a pool cover when pool is not in use.
- 4 Install programmable thermostats in all guest rooms.
- 3 Have recycle bins in guest rooms.
- 3 **Have a visible guest towel/linen reuse option.**

Total Overall: