



## TOWN OF CARBONDALE

511 Colorado Avenue  
Carbondale, CO 81623  
www.carbondalegov.org  
(970) 963-2733 Fax: (970) 963-9140

### PLANNING & ZONING COMMISSION AGENDA

THURSDAY, June 22, 2023 at 7:00 P.M.  
Carbondale Town Hall & Via Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82823730785?pwd=M0xsU2t4SFh4QngzRk1aVlkrVlpJZz09>

#### Please note all times are approximate

1. Call To Order
2. Roll Call
3. 7:00 p.m. – 7:05 p.m.  
Minutes of the June 8, 2023 meeting ..... Attachment A
4. 7:05 p.m. – 7:10 p.m.  
Public Comment for Persons not on the agenda
5. 7:10p.m. – 8:10 p.m.  
PUBLIC HEARING: 55 N. 7<sup>th</sup> Street – Little Blue Preschool Expansion Combined  
Application: Administrative Site Plan Review, Subdivision Exemption, Special Use Permit  
and Rezoning..... Attachment B
6. 8:10p.m. – 8:30 p.m.  
900/920 Highway 133 Carbondale Center Place Amendment to Landscape Plan  
..... Attachment C
7. 8:30 p.m. – 8:45 p.m.  
Staff Update
  - July 27 Meeting
8. 8:45 p.m. – 9:00 p.m.  
Commissioner Comments
9. 9:00 p.m. – ADJOURN

#### Upcoming P & Z Meetings:

7-13-2023 – TBD

8-10-2023 -- TBD

ATTENTION: All meetings are conducted in person and virtually via Zoom. If you wish comment concerning an agenda item, please email [kmcdonald@carbondaleco.net](mailto:kmcdonald@carbondaleco.net) by 4:00 p.m. the day of the meeting.

**MINUTES**  
**CARBONDALE PLANNING AND ZONING COMMISSION**  
Thursday June 8, 2023

**Commissioners Present:**

Nicholas DiFrank, Vice-Chair  
Jarrett Mork  
Kim Magee  
Jess Robison (Alternate)  
Cindy Suplizio (Alternate)

**Staff Present:**

Jared Barnes, Planning Director  
Kelley Amdur, Planner  
Kae McDonald, Planning Technician

**Commissioners Absent:**

Jeff Davlyn  
Jay Engstrom  
Nick Miscione  
Kade Gianinetti

**Guests and Attendees:**

Jacques Machol, Owner, Thompson Park Subdivision  
Haley Carmer, Garfield & Hecht, P.C., Representing Thompson Park, LLC  
Angela Loughry (Confluence Architecture, Applicant for Little Blue Preschool)  
Patrick Carpenter (Little Blue Lake Preschool)  
Michelle Oger (Director, Blue Lake Preschool)  
Drew Sorenson, 1328 Barber Drive, Carbondale, Colorado  
Gordon Banks, 405 Boundary Lane, Carbondale, Colorado  
Rosemarie Lavender, 405 Boundary Lane, Carbondale, Colorado  
Anne and Bill Quinn, 217 Lewies Circle, Carbondale, Colorado

The meeting was called to order at 7:00 p.m. by Nicholas DiFrank.

**May 25, 2023 Minutes:**

Jarrett ***moved*** to approve the May 25, 2023, meeting minutes. Kim ***seconded the motion***, and it was ***unanimously approved***.

Yes: Nicholas, Jarrett, Kim, Cindy, Jess  
No: none

**Public Comment – Persons Present Not on the Agenda**

There were no persons present to speak on a non-agenda item.

**PUBLIC HEARING: Lot 4, Thompson Park Subdivision Phase 3: Condominium Subdivision Exemption**

**Applicant: Thompson Park, LLC**

**Location: Lot 4, Thompson Park Subdivision, Phase 3**

Nicholas asked Jared to proceed with Staff's presentation.

**Staff Presentation**

Jared explained that this is a condominium exemption application for Lot 4 of the Thompson Park Subdivision. He referred to the packet, noting that this requires a public hearing and the applicant has met all the noticing requirements. He reminded the commission members that the Thompson Park property was annexed in 2012 with the developable property zoned Residential/Medium Density while the Historic House parcel was zoned Open Space. He added that in 2018 and 2019 the Town approved a Major Site Plan Review and Subdivision Plat for the development:

- Parcel 2 is east of Lewies Lane and permitted 27 multi-family units, five of which are affordable units
- Parcel 3 is east of Jewels Lane and permitted six multi-family units, three of which are affordable units
- Parcel 4 is west of Jewels Drive and permitted seven single-family units.

Jared noted that the current application is a request to condominiumize the triplex located on Parcel 4 because the Deed Restrictions for the affordable housing units must be recorded before the free-market units can receive a Certificate of Occupancy. Jared described the units, noting that a free-market triplex is under construction on Lots 1 through 3 and the affordable housing units are on Lot 4:

- Unit 409A is located on the first floor and measures 815 square feet
- Units 409B and 409C are on the second floor and measure 800 and 815 square feet, respectively.

Jared added that the other five affordable units are Unit 108 and Unit 110 built on Parcel 2, Lot 1, and Units 202A, 202B, and 202C built on Parcel 2, Lot 2. He noted that the Town Attorney is currently reviewing the deed restrictions and a condition of approval is that those documents are subject to a final review and approval by the Town Attorney. Jared also noted that all associated fees have been paid and there are no outstanding fees.

Jared explained that Staff recommends approval of the proposed application as it is in compliance with the Subdivision Conceptual Plan approved by the Planning Commission in April of 2018 and the Major Site Plan Review approved in June of 2018, and the proposed application complies with all of the applicable criteria outlined in UDC §2.6.6.D.1, *Condominium Exemption Applicability*. Jared read the proposed motion, noting there were four Conditions of Approval and five Findings for Approval:

**Move to approve Resolution No. 3, Series of 2023 approving the Condominium Exemption Application for Lot 4, Thompson Park Subdivision Phase 3 with the following findings and conditions:**

### Conditions of Approval

1. The Condominium Plats shall be reviewed and approved by the Town prior to recordation of the Plats.
2. The deed restrictions for the affordable housing units shall be reviewed and approved by the Town prior to recordation of the Plats.
3. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
4. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

### Findings for Approval

1. The subject property is suitable for subdivision within the meaning of Chapter 17.06: *Subdivision*;
2. All public utilities are in place on the subject property;
3. Each lot has the necessary dedicated public access required by this code at the time of the condominium exemption application;
4. The condominium plat shall comprise and describe not more than three lots and is no more than five acres in size; and,
5. The preparation of engineered design data and specifications is not needed to enable the Commission to determine that the subject property meets the design specifications in Chapter 17.06: *Subdivision*.

### Questions for Staff

Nicholas asked for clarification that one of the affordable units was located on the ground floor and the other two were on the second floor.

Jared answered in the affirmative, noting that the garages were also located on the ground floor.

Nicholas pointed out that there were inconsistencies between the approved Planning documents and the final as-builts and wondered if Town Staff would be undertaking a final inspection as part of the CO.

Jared replied that he would review the concerns expressed by the P & Z Commission. He noted that the proposed action doesn't authorize the C/O.

### Applicant Presentation

Haley explained that the condominiumization is being undertaken so each unit can be sold independently, and the units can't be sold until the map is recorded. She added that the applicant is willing to work with Staff to complete the final product. Haley noted that there was one discrepancy in the labeling of the garages and Unit 409A and Unit 409B will be swapped on the final plat (the electrical wiring corresponded better that way). She added that the landscaping is being worked on and construction on the free-market triplex will be completed soon.



### **Questions for Applicant**

There were no questions for the applicant.

### **Public Comment**

There were no public comments.

### **Commissioner Discussion**

Nicholas asked if there was additional Commissioner discussion.

### **Motion**

***Motion Passed:*** Jarrett ***moved*** to approve Resolution No. 3, Series of 2023 approving the Condominium Exemption Application for Lot 4, Thompson Park Subdivision Phase 3 with the four Conditions of Approval and five Findings of Approval. Jess ***seconded the motion*** and it was ***unanimously approved***.

Yes: Jarrett, Jess, Nicholas, Kim, Cindy

No: none

### **PUBLIC HEARING: 55 N. 7<sup>th</sup> Street – Little Blue Preschool Expansion Combined**

#### **Application: Administrative Site Plan Review, Subdivision Exemption, Special**

#### **Use Permit and Rezoning**

#### **Applicant: Angela Loughry, Confluence Architecture**

#### **Location: 55 N. 7<sup>th</sup> Street**

Kelley stated that she discussed the possibility of continuing the public hearing with the applicant – the application is quite complicated, and the Commission had a robust and lengthy conversation at the May 25<sup>th</sup> meeting – and the ideal would be to have the same composition of commission members for the second round of conversation, but that extenuating circumstances has made that impossible. She concluded by noting that Staff is in support of the continuance but that it is up to the applicant to make that decision.

Angela stated that they were prepared and eager to move forward with tonight's public hearing, but Staff informed them of the shift in Commissioner attendance. They would like to know what the commission members feel – if they could provide a fair and thorough review given the composition of members at tonight's meeting.

Cindy commented that she would abstain from any decision on this application at tonight's meeting.

Nicholas summarized that at the last meeting Jess and Kim were leaning in favor of rezoning the parcel to the Historic Commercial Core, while he and Jarrett were leaning towards denial. He acknowledged that the mix of commission members was solidly in favor of the application at the last meeting.

Jarrett agreed with Nicholas' statement, but noted his appreciation for Nick's input that ran counter to his and Nicholas' opinion.

Jess commented that her only concern with a continuance was potential attendance at the June 22<sup>nd</sup> meeting.

Kim added that before tonight's meeting she spent considerable time reviewing the application and her opinion has not changed.

Nicholas reminded the commission members that at the last meeting he shared his personal perspective and while he identifies with and affirms the need for more childcare his concern is solely safety as acknowledged by the Police Department review. He noted that it was a long, but thoughtful, conversation and in his opinion, it would be in service to the application to wait.

Michelle appreciated the Commissioners candor but explained that this has been a difficult process and it has been hard to turn parents away or tell them that their child can't move up into the next age group because there isn't any room. She emphasized that the delays – they had hoped to have the expansion completed prior to the new school year in September – are hard on both the school and Carbondale families.

Nicholas asked when the application was submitted.

Angela explained that they had a pre pre-application meeting with John Leybourne and Janet Buck more than a year ago and then there was staff turnover, so the pre-application meeting was conducted in November and the application was then submitted March 1<sup>st</sup> of this year.

Kelley added that the application was deemed complete on March 17<sup>th</sup>.

Angela noted that Little Blue staff time and working with consultants has consumed more than a years' time and the application might have been submitted earlier had there not been turnover of staff at the Town.

Jess acknowledged Nicholas' concerns regarding safety, but pointed out that he also stated he supported transition zones. She asked which takes precedence.

Nicholas replied that going from C/T to HCC and what that means in terms of parking and allowable uses. He noted that to go bigger means more staff, more parking and double the number of children dropping off within a window, and while the current situation is positive in terms of alternative transportation, that might not be a permanent scenario. He added that approving the rezoning to HCC would allow for a reduction in parking while doubling children without a circulation plan or drop-off scenario.

Jared cautioned that if the commission members would like to discuss the application, the public hearing needs to be opened and give both Staff and the Applicant an opportunity to present information, otherwise the conversation should be limited to discussing whether to continue the public hearing.

Angela replied that they realize the benefit in delaying, but that is also countered by the pressing need to move forward. She stated that the applicant is leaning towards asking for a continuance unless there is compelling evidence not to.

Nicholas pointed out that the current conversation is a nice way to put the trajectory back in your favor. He pointed out that the development process is not an easy or quick process and that if a short delay results in a green light that is more valuable to the applicant.

Angela stated that the applicant would like to ask for a continuance.

Jared asked the commission members if it would be valuable to prepare an alternative motion to acknowledge the input from the dissenting body so if the group dynamic isn't there a motion can be made one way or the other. He stated that Staff is willing to do that work if the Commission deems it beneficial.

Jarrett thought it would be helpful to move the process forward.

Angela asked if the alternative motion requires alternative compliance, would the process be required to be stopped and re-noticed.

Jared replied in the negative, explaining that any alternative compliance would accompany the Site Plan Review and since that would be heard by the Board of Trustees, a second public notice would be required anyway.

Michelle asked if there was anything that could be added to the application to clarify the public safety. She added that in her experience, 7<sup>th</sup> Street is generally empty during the times when children are being dropped off and picked up.

Jared explained that it would be helpful if there is additional information that the applicant can provide to explain and/or clarify the situation.

Nicholas asked how many children currently attend Little Blue.

Michelle stated that there are 37.

Nicholas pointed out that while there might not be any challenges or problems with that number, once that number is doubled \*\*\*. He thought it would be helpful if the applicant could present a circulation and/or staging plan.

Michelle reiterated that the streets are generally empty and pointed out that the Childrens Rocky Mountain School is allowed to drop off/pick up on Main Street.

Jess reiterated that doubling the number of children raises a red flag and it would be helpful to see how the applicant plans to control the situation.

### **Motion**

***Motion Passed:*** Jarrett ***moved*** to approve the applicant's request of to continue the Public Hearing to the June 22, 2023, Planning and Zoning Commission meeting. Jess ***seconded the motion*** and it was ***unanimously approved***.

Yes: Jarrett, Jess, Nicholas, Kim, Cindy

No: none

### **Staff Update**

Jared stated that they had the kick-off meeting with the consultants selected to undertake the Multi-Modal Mobility and Access Plan (M3AP) earlier today, noting that the consultant is Felsburg, Holt & Ullevig (FHU). He explained that the consultant has an on-call contract with the Roaring Fork Transportation Authority, and they also work extensively with the Colorado Department of Transportation. He related that during the meeting they set some goals for the nine-month study which includes a quick push for public engagement to take advantage of the many summer events; information they will be seeking includes real pinch points, perceived constraints and accidents. He noted that they will also form a stakeholder group with the intent to keep it as diverse as possible. Jared added that the engagement person on the team formerly worked for a

municipality, and there are native Spanish speakers assigned to the project so there is anticipation that quality public input will be achieved.

Nicholas commented that that was one of the weak points in the Comprehensive Plan outreach and he was glad to see a confirmed willingness to reach out to the Spanish-speaking community.

Jess suggested attending an upcoming Mexican rodeo because there should be a sizeable group of Spanish-speakers attending. She noted that while campaigning for the Board of Trustees, the feedback that she received from that segment of the population was that they work a lot and don't have time to attend organized outreach meetings.

Jarrett pointed out that at the initial Comprehensive Pla outreach meeting there was a multi-modal table, so there should be some information available from that meeting.

Jared acknowledged the suggestions and added that the Carbondale Age-Friendly Community Initiative also has a survey out specifically relating to Highway 133. He noted that there will likely be heavy use of on-line engagement, possibly using an interactive map that pinpoints challenging locations.

Kelley added that while there will be a lot of data gathering online, it is also important to this community for face-to-face contact. She asked that if any commission members are interested in participating, to please let them know. She anticipated partnering with the Chamber of Commerce, Third Street Center, library, recreation center and various multi-family residences to disseminate information.

Nicholas suggested taking advantage of the digital sign on Highway 133, as well.

Jared went on to explain that there are several large developments that are ongoing or nearing completion:

- Sopris Self Storage has received a Temporary Certificate of Occupancy (TCO)
  - The mural has been painted
  - Working to get feedback on status of living wall
- Carbondale Center Place North and South Buildings have received their TCOs
  - Outstanding checklist items include landscaping and the active play area
    - the play area was deemed to small for certain kinds of equipment
    - The developers undertook xeriscape alternatives that were not approved, and Staff is working with the developer to correct the problem
- Eastwood Self Storage in under construction
  - The trail along Highway 133 is under construction
  - There wasn't a lot of specificity in the approved art installations; Staff is meeting with Carbondale Arts to obtain that information

Nicholas stated that the applications proposed ideas that positively supported the community and there are gateway elements they expect to see on Highway 133.

Jared replied that Sopris Self Storage is generally meeting the intent of the approvals, while the landscaping currently being undertaken at Carbondale Center Place is a big departure from their approvals and is utilizing a lot of screened rock. He related that they have informed the applicant that they wouldn't support the large screened rock application. He also informed the Commission that Staff and the applicant have worked towards a solution to limit the gravel to the north side of the north building and are exploring alternatives to the play equipment in the active play area which would include a similar, but enhanced application of what exists at the 1201 Main Street development.

Kelley clarified that the other landscape material has been planted – and includes more trees than proposed – so the problem specifically relates to the turf.

Kim commented that xeriscaping is acceptable, but if the irrigation is being installed, they should install the turf – or some combination of xeric plantings and turf.

Nicholas commented that landscaping is also needed on the site interior to support residents paying rent.

Jared shared his screens to show the approved landscape plans for Carbondale Center Place and identified the areas where the screened rock was installed. He noted that the Unified Development Code requires ten feet of the property along roadways to be planted with grass.

Nicholas commented that low-water plantings are an admirable choice, but screened rock isn't the same thing and promotes the growth of invasive weeds in the spaces between the rocks, eventually requiring the space to be dug out and replanted.

Jared asked if the commission members were open to a xeriscape proposal.

Nicholas answered in the affirmative.

Kim answered in the affirmative, commenting that the buildings are up now and the whole space seems to be hardscape. She pointed out that precedent setting is the key.

Kelley stated that kudos are due Jared because enforcement is a challenge without a building official and he has undertaken much of the burden along with the Public Works Director. She noted, however, that a building official is under contract and is expected to start work at the end of July. Kelley added that they have conducted a few rounds of discussion with ANB Bank, and their application is progressing, and they have also had four pre pre-application meetings. She explained that they are encouraging interested parties to come in and they are making time to meet with them.

### **Commissioner Comments**

Nicholas welcomed Cindy to the P & Z Commission. He asked for a show of hands for planned attendance in anticipation of the upcoming June 22<sup>nd</sup> meeting.

**Motion to Adjourn**

A motion was made by Jarrett to adjourn, Jess seconded the motion, and the meeting was adjourned at 8:43 p.m.

DRAFT



**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

**Planning & Zoning Commission Memorandum**

Meeting Date: 6/22/2023

**TITLE:** Little Blue Preschool Expansion – Combined application for Administrative Site Plan Review, Subdivision Exemption, Special Use Permit, and Rezoning

**Property Owner:** Blue Lake Preschool, Inc.

**Applicant:** Angela Loughry, Confluence Architecture

**Application Submitted:** March 1, 2023

**Application Deemed Complete:** March 17, 2023

**Property Location:** **55 N. 7<sup>th</sup> Street;** Lots 1, 2, 3 and 4 in Block 21 of the Original Townsite, and the southern 15 feet of Lots 1-5 in Block 7 of the Weavers Addition.

**Zone District:** **Two Existing Parcels:** Commercial/Transitional (C/T) - Lots 1, 2, 3 and 4 in Block 21 of the Original Townsite; and, Residential/Medium Density (R/MD) - the southern 15 feet of Lots 1-5 in Block 7 of the Weavers Addition.  
**One Proposed Parcel:** Historic Commercial Core (HCC)

**ATTACHMENTS:**

1. Revised Preferred Site Plan dated 6/13/23
2. Parking and Traffic Circulation Plan
3. Cost estimate for public improvements
4. Staff Memo including Draft Motions dated June 8, 2023 and Staff Memo dated May 25, 2023
5. Application Packet including a Land Use Application and a Combined Application for:
  - a. Administrative Site Plan Review;
  - b. Special Use Permit;
  - c. Subdivision Exemption; and,
  - d. Rezoning
  - e. Supplemental Application materials:

Drawings/Conceptual Models/Survey and Image Packet

6. Agency Referral Comments
7. Public Outreach Fall, 2022
8. Public Comment letters received as of 5/19/23

---

## BACKGROUND

### Project Summary

This is a combined application for an Administrative Site Plan Review, Special Use Permit, Subdivision Exemption, and Rezoning for the proposed expansion of the Little Blue Preschool. The combined application requires a courtesy review by the Historic Preservation Commission (HPC), review by the Tree Board, a public hearing, action and recommendation by the Planning and Zoning Commission (P&Z) and a subsequent public hearing and action by the Board of Trustees (BOT).

<u>Application</u>	<u>Approving Authority</u>
Administrative Site Plan Review	Planning Director (Referred to BOT)
Subdivision Exemption	P&Z
Special Use Permit	P&Z
Rezoning	BOT

### Public Notice

The May 25, 2023 Public Hearing before the P&Z was publicly noticed in the Sopris Sun on May 4, 2023 and the applicant completed a mailed notice and posting on May 10, 2023. The P&Z continued the May 25, 2023 hearing to June 8, 2023 and again from June 8 to June 22, therefore no additional public notice is required.

### Previous Hearings

The application was reviewed by the HPC on April 6, 2023, and by the Tree Board on April 20, 2023. The HPC felt that the project design complies with the Historic Preservation Design Guidelines and expressed their support for the project. The Tree Board also expressed their support for the project including the removal of three street trees and the construction of three bulb outs, two of which would contain new street trees.

The Planning and Zoning Commission (P&Z) reviewed the project at a noticed public hearing on May 25, 2023. At that hearing the P&Z closed the public comment and continued the hearing to June 8, 2023. On June 8, 2023 the P&Z had a quorum but only four voting members were present. After a discussion with staff and the applicant, in the interest of providing a fair, consistent and thorough review of the project, the P&Z voted to continue the public hearing to June 22, 2023.

At the May 25 hearing, the P&Z listened to presentations by Planning staff and the Applicant, heard public comments and discussed the proposed project. All of the Commissioners acknowledged the need for more child care, while some expressed



support for the proposed expanded facility and the rezoning and others had concerns. Specifically, some Commissioners supported the C/T zone district as appropriate for the subject property and the surrounding block. Additionally, they expressed concerns about the intensity of the proposed use (70 children), while understanding the development limitations by requiring off-street parking when on-street parking is readily available.

Other Commissioners expressed their support for the proposed HCC zoning district which aligns with the Comprehensive Plan's "Downtown" Future Land Use category, which is shown for the southern half of the subject block. Some Commissioners noted that HCC zoning exists across 7<sup>th</sup> Street and that it makes sense to have HCC zoning on both sides of the street, while others noted the pedestrian focus of the HCC as it exists along Main St. and how that differs from the subject block of 7<sup>th</sup> St. Commissioners also spoke to the need for the children to be safe, when using the sidewalk and when getting in and out of cars during drop-off and pick-up, and they expressed consensus on having a raised curb for the sidewalk.

At the June 8 hearing Commissioners expressed concerns about the safety of children during drop-off and pick-up. Commissioners asked the applicant to provide more information about how the school intends to handle traffic from the expanded facility during those times.

The applicant conducted additional traffic studies on June 9, 12 and 13 and provided a report titled "Parking and Traffic Circulation Plan," attached.

Parking and Traffic Circulation Plan and Parking Study Summary:

**Parking:**

- Current number of staff is 7, of which 3 regularly commute via walking, transit or carpool.
- Proposed number of staff is 11.
- There are currently a total of 37 public parking spaces on 7<sup>th</sup> Street. The project would provide 5 additional spaces.
- Current long-term (4+ hrs/day) parking on 7<sup>th</sup> St averages 13 cars (35% of available parking).
- The school currently has 7 on-site parking spaces and 4 parallel parking spaces on 7<sup>th</sup> St in front of the property.
- The proposed Preferred Site Plan shows 2 on-site parking spaces and 9 head-in parking spaces on 7<sup>th</sup> Street in front of the property.

**Traffic:**

- School operating hours are 7:30am to 5:30pm.
- All children must be walked into the building by a parent or guardian.
- Drop-off and Pick-up activity is spread over 90-minute periods with peaks at 8:15am and 5:15pm. A new peak Pick-up is expected to occur at 3:00pm due to the addition of an after-school program for 20 children.
- Currently 11 families have siblings in care (35%).

- Cars approach from both directions with no observed u-turns.
- The Parking Study shows a current maximum of 6 cars involved in drop-off or pick-up at any given moment.
- With proposed expansion, 12 parking spaces will likely be occupied by families at peak drop-off and pick-up times.
- If spaces in front of school are full, families typically park across the street.

#### Public Improvements

The revised Preferred Site Plan, Sheet A0.1 attached, has been updated to show raised a.k.a. “barrier” curbs. Sheet A0.1 also shows the sidewalk shifted west so that it butts up against the front property line, in response to P&Z and Town Staff feedback. The shift west aligns the sidewalk more closely with the southern sidewalk but causes a greater shift at the northern property line. In order to retain the two compact parking spaces the other on-street spaces have been lengthened to 21 feet, leaving travel lanes in 7<sup>th</sup> St of 24 feet 8 inches.

Previous Site Plans showed flush or “ribbon” style curbs. Planning staff recommend that raised curbs be utilized for the entirety of the proposed public improvements as this follows the pattern of the surrounding public improvements, including raised curbs, on Main Street and Colorado Ave. In addition, the Town Arborist feels raised curbs provide more protection for street trees especially when there is a change in parking pattern. As shown below, Section 5.7.3 of the UDC requires raised curb and sidewalk for commercial development. If the applicant wishes to propose a flush or “ribbon” style curb for the sidewalk and bulb outs (as shown in the revised Preferred Site Plan) an application for Alternative Compliance will need to be submitted and approved as part of the Site Plan Review.

#### Commercial Site and Building Design, Public Street Frontages (UDC §5.7.3.E)

*Every public street frontage shall comply with the following:*

- 1. Where they do not exist in good condition already, a raised curb and sidewalk that complies with Town public works standards shall be constructed within the public street right-of-way, except in the OTR district.*
- 2. Street trees, related irrigation, and street lights that comply with Town public works standards shall be provided in the public right-of-way.*

#### Project Description:

Please see the attached Staff Memo dated May 25, 2023 for the full Project Description and Staff Analysis of the proposed project including HCC Zoning compared to C/T Zoning. The attached Staff Memo dated June 8, 2023 includes Draft Motions for Approval of HCC Zoning, but for ease of review, staff has included Draft Motions for both HCC Zoning and C/T Zoning, below.

## **SUMMARY**

As discussed during the May 25, 2023 meeting, if the lots were merged and rezoned to C/T instead of HCC, the facility could still expand. The size of the expansion would depend on how many parking spaces are provided on-site. One option is for the Applicant to retain 4 off-street parking spaces along the alley instead of two as proposed in Sheet A0.1. This would reduce the size of the proposed playground expansion and would require the north building to be set back 5 feet from the front property line, but would not reduce the number of classrooms or children served. If this alternative is approved, the applicant would need to request an Alternative Compliance to allow for a portion of the parking spaces to be provided in ways other than on-site. As presented in the May 25 Staff Report, staff believes there are options which could warrant approval of Alternative Compliance for an on-site parking reduction, as discussed below.

### **Options for mitigating traffic and parking impacts:**

Several of the Special Use, Site Plan, and Rezoning review criteria refer to a project's potential impacts on the surrounding neighborhood. Based on the staff analysis and the P&Z discussion at the May 25 hearing, the project's greatest impact will be traffic and parking. Below are some strategies that could be incorporated into the findings to mitigate traffic and parking impacts and, if needed, justify approval of an Alternative Compliance application to reduce on-site parking.

- Shared Off-Site Parking: Enter into an agreement for shared parking on a nearby property, such as CMC's parking lot on the corner of 7<sup>th</sup> Street and Colorado Ave.
- Transit Passes: Provide transit passes to employees, if requested, to promote alternative transportation.
- Provide as many parking spaces on-site as possible without reducing classrooms or number of children served.
- Encourage facility staff to commute via walking, biking, using transit or carpooling.

Based on the P&Z discussions on May 25 and June 8, staff has prepared two sets of Draft Motions, one for a project with C/T zoning and one for HCC zoning.

## **RECOMMENDATION**

Staff recommends approval of a project that re-zones the smaller lot from R/MD to C/T and merges the two lots into one lot with C/T Zoning. Staff also recommends that the project include 4 on-site parking spaces and be required to provide up to 5 spaces at the CMC parking lot.

C/T Zoning would require the larger proposed addition to be set back 5 feet from the front property line. Providing 4 parking spaces on-site would reduce the size of the playground expansion and would require the applicant to be approved for Alternative Compliance as part of the Site Plan Review, but the number of classrooms and children served would remain the same as with HCC zoning.

Staff's recommendation is based on the following:

- A recognized need for more child care.
- C/T zoning aligns with the existing zoning to the west and south of the property, whereas HCC Zoning would be a "spot" zoning in the subject block.
- It is likely that 3 or 4 teachers out of the 11 will continue to commute by walking, biking, using transit or carpooling thereby reducing the need for off-street parking.
- The remaining 7 or 8 teachers will be able to park on-site or at a shared off-site parking lot.
- The additional on-street parking spaces created by the proposed public improvements will mitigate the increase in traffic caused by the expansion.
- Blue Lake Preschool is an established use at the current location and has operated for over 2 years without any documented negative impacts on the surrounding neighborhood.

### **Draft Motions for Approval of C/T Zoning:**

If the P&Z votes to approve the Draft Motions and findings shown below, the following statement will be included in the decision documents:

The Planning and Zoning Commission finds that, based on the findings for each of the applications (Subdivision Exemption, Special Use, Site Plan Review and Rezoning), the proposed project including the rezoning of one lot to C/T, the merger of two lots into one lot zoned C/T and the expansion of the child care facility complies with the UDC and is consistent with the 2022 Comprehensive Plan.

Staff recommends that two separate motions are made given that two applications (Rezoning and Site Plan) are recommendations to the Board of Trustees and two applications (Special Use Permit and Subdivision Exemption) are actionable by the P&Z.

- 1) **Move to recommend to the Board of Trustees approval of the Rezoning and Site Plan Review with the following conditions and findings of fact**, to rezone the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from Residential/Medium Density (R/MD) to Commercial Transitional (C/T) and to approve a Site Plan Review with Alternative Compliance in order to permit Little Blue Preschool to expand their facility from approximately 2,500 square feet to approximately 4,700 square feet, increase their capacity from 36 to 70 children, and make improvements to the 7th Street right-of-way.

Conditions of Approval for the Site Plan Review and Rezoning:

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
3. Approval of the Site Plan Review is contingent upon the applicant submitting an application for Alternative Compliance for off-street parking spaces prior to review by the Board of Trustees.
4. Approval of the Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.
5. Approval of the Site Plan Review is contingent upon Town approval of the engineering plans.
6. A minimum of 6 bike parking spaces shall be provided on-site as shown on the Site Plan dated 6/13/23.
7. A separate fence permit shall be required for all site fencing.
8. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval by Town Staff.
9. Fees in lieu of water rights may be required and due prior to recordation of a development improvements agreement.
10. The applicant shall enter into an agreement with the Carbondale & Rural Fire Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.

Findings for Approval, General Rezoning

1. The rezoning of the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from R/MD to C/T will promote the public health, safety, and general welfare by aligning the zoning of two lots that have historically been treated as one, and by increasing the ability to develop additional child care facilities more than would be achieved under the existing separate zoning for each lot;
2. The rezoning of the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from R/MD to C/T is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code by aligning the zoning of two lots that have historically been treated as one, by aligning the zoning with the edge of the Downtown Future Land Use designation, making improvements to the public right-of-way, encouraging child care facilities which are essential to daily life, and by making the best use of existing land by improving and utilizing shared on-street parking;
3. The proposed expanded child care facility is consistent with the stated purpose of the C/T zoning district by providing expanded child care services that meet a

documented need for local families, by expanding an established use that serves as an appropriate transition between the more intense Downtown commercial uses to the east and nearby residential uses to the north and west, and by making use of street parking and shared parking with complementary parking needs rather than on-site parking;

4. The rezoning of the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from R/MD to C/T is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation as the proposed rezoned parcels would be difficult to develop on their own, the proposed C/T zoning matches the existing zoning on Lots 1-4, Block 21 of the Original Townsite, and the additional development potential is limited in scale, density, and uses to what currently exists on Lots 1-4, Block 21 of the Original Townsite;
5. The rezoning of the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from R/MD to C/T is not likely to result in material adverse impacts to other properties adjacent to or in the vicinity of the subject property as the proposed rezoned parcels would be difficult to develop on their own, the proposed C/T zoning matches the existing zoning on Lots 1-4, Block 21 of the Original Townsite, the additional development potential is limited in scale, density, and uses to what currently exists on Lots 1-4, Block 21 of the Original Townsite, and the proposed C/T zoning aligns with the zoning on properties to the south and west;
6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are available and adequate to serve the subject property and the rezoning does not increase the intensity of development or the types of allowed uses on the subject property or create needs for more facilities and services than are required by the current zoning.

#### Findings for Approval, Site Plan

1. The proposed expanded child care facility meets the purposes of the C/T zone district by expanding the existing child care facility which is an established use which provides an appropriate transition from the more intense commercial uses to the east to the residential uses to the north and west, and meets all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;
2. The site plan is consistent with the 2022 Comprehensive Plan by enabling the expansion of an existing and beneficial child care use, increasing the availability of child care facilities which are goals of the Downtown Future Land Use area and the Inclusivity & Equity sections, enhancing downtown walkability through improving sidewalks and emphasizing pedestrian mobility, utilizing small scale surface parking on a smaller town-site lots, and adequately mitigating parking and traffic impacts by utilizing shared, off-site parking spaces with complementary parking needs .

3. The site plan complies with all applicable development and design standards set forth in this Code; and,
4. Traffic impacts generated by the proposed development will be mitigated by the re-orientation of parking in front of the property on 7<sup>th</sup> Street, thereby providing additional on-street parking spaces which, in combination with the retained on-site and off-site shared parking spaces, and other existing on-street parking available nearby presents a condition such that traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

#### Findings for Approval, Alternative Compliance for Off-Street Parking

1. The project achieves the intent of the subject standard for off-street parking by providing four parking spaces on-site, up to five parking spaces at a nearby, shared off-site parking facility with complementary parking needs, by increasing the number of on-street public parking spaces, and by demonstrating that not all facility staff commute via car.
2. The project advances the goals and policies of the Comprehensive Plan and the UDC to a better degree than the subject standard by utilizing small scale surface parking on a smaller town-site lots, adequately mitigating parking and traffic impacts by utilizing shared, off-site parking with complementary parking needs while enabling the expansion of an existing, beneficial use, and increasing the number and availability of on-street public parking spaces.
3. The project results in benefits to the community that exceed benefits associated with the subject standard by enabling the expansion of an existing, beneficial use that serves as an appropriate transition between commercial and residential uses at the edge of the “downtown” area, increasing the availability of public on-street parking, and utilizing shared off-site parking lots with complementary parking needs.
4. The project imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance by mitigating the project’s expected traffic and parking impacts by providing on-site parking, off-site shared parking with complementary parking needs and by making improvements to the public right-of-way which increase the number and availability of on-street parking spaces.

- 2) **Move to Approve the Subdivision Exemption and Special Use Permit including 5 years of vested rights with the following conditions and findings** to combine Lots 1, 2, 3 and 4, Block 21 of the Original Townsite and the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition into a single lot and to allow Little Blue Preschool to expand their facility from approximately 2,500 square feet to approximately 4,600 square feet and increase capacity from 36 to 70 children.

Conditions of Approval for the Subdivision Application and Special Use Permit:

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
3. The approval of the Subdivision Exemption and Special Use Permit is contingent on approval of the Rezoning Application and the Site Plan Review Application by the Board of Trustees.
4. The applicant shall prepare a Draft Subdivision Exemption Plat which combines the subject lots as stated in the Application for review and approval by the P&Z prior to the execution of an approval resolution.
5. After approval of the Draft Subdivision Plat by the P&Z, the Final Plat shall be reviewed and approved by the Town prior to recordation of the Plat.
6. The approval of the Subdivision Exemption Application and the Special Use Permit are contingent upon the approval of the Rezoning and Site Plan Review Applications by the Board of Trustees. Should the Site Plan Review and/or Rezoning Application be disapproved, or the project revised in any way by the Board of Trustees, the Subdivision Application and Special Use Permit approvals shall be rendered null and void and require the P&Z to review the revised project and take formal action.
7. The Special Use Permit is hereby granted for 5 years. If the expansion project has not been completed within 5 years of the date of this Motion, a new Special Use Permit shall be required.
8. Consistent with the previous approvals, the Special Use Permit shall require that the following language is required to be included in the facility's Parent Handbook:
  - a. Be respectful to the neighborhood when dropping off and picking up children.
  - b. Understand that parking may not always be available in front of the day care as those spaces are public parking spaces.
  - c. No use of the alley is allowed for drop-off and pick-up.
  - d. No double-parking or queuing in travel lanes.



9. The Special Use Permit requires that the school shall communicate to staff that they are required to utilize the on-site parking spaces, with priority given to carpool vehicles.
10. The Special Use Permit requires the school to monitor the number of vehicles arriving during drop-off and pick-up times, and, if there appears to be competition for parking in front of the building and/or congestion in the street, notify the Town. If the competition for parking continues on a daily basis for more than a week, the school shall implement a plan to assign each family a drop-off and pick-up 30-minute long time-frame so as to disperse the traffic evenly over a 2-hour period of time in the morning, at drop-off, and in the afternoon/evening during pick-up.

#### Findings for Approval, Special Use Permit

1. The proposed expanded child care facility meets the purposes of the C/T zone district by expanding the existing child care facility which is an established use which provides an appropriate transition from the more intense commercial uses to the east to the residential uses to the north and west, and meets all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;
2. The proposed expanded child care facility complies with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare;
3. The approved expanded child care facility will adequately mitigate traffic impacts in the neighborhood by providing four parking spaces on-site, by encouraging employees to commute via walking, biking, transit or carpool, by entering into an agreement for up to five parking spaces in a nearby shared off-site parking lot, and by making public improvements including the re-orientation of parking in front of the property on 7<sup>th</sup> Street, thereby providing additional on-street parking spaces for public use.
4. The proposed expanded child care facility does not otherwise have an adverse effect upon the character of surrounding uses.
5. Impacts of the proposed expanded child care facility on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner. The proposed addition on the north side of the existing building will serve as a buffer between the facility and the adjacent residential property to the north. The re-orientation of on-street parking will provide additional parking spaces, and the facility's Parent Handbook will continue to include language related to traffic and parking management.
6. The impacts of the proposed expanded child care facility, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts will be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood and any impacts will be mitigated by providing parking at a shared

off-site facility, by improving pedestrian access and mobility, and by providing increased parking opportunities along 7<sup>th</sup> Street.

7. Access to the site is adequate for the proposed expanded child care facility, considering the width of adjacent streets and alleys, and safety.

Findings for Approval, Subdivision Exemption:

1. The subject property, comprised of two lots proposed to be merged into one, is suitable for subdivision within the meaning and purpose of Unified Development Code Chapter 17.06, *Subdivision*.
  2. All public utilities are in place on, or immediately adjacent to, the subject property;
  3. Each of the subject lots has the necessary dedicated public access required by this code at the time of the subdivision exemption application;
  4. The subdivision plat shall describe the two lots in question and the parcel to be created is not more than five acres in size; and
  5. The preparation of engineered design data and specifications is not needed to enable the Commission to determine that the subject property meets the design specifications in Unified Development Code Chapter 17.06, *Subdivision*.
- 

**Draft Motions for Approval of HCC Zoning:**

If the P&Z votes to approve the Draft Motions and findings shown below, the following statement will be included in the decision documents:

The Planning and Zoning Commission finds that, based on the findings for each of the applications (Subdivision Exemption, Special Use, Site Plan Review and Rezoning), the proposed project including the rezoning to HCC, the merger of two lots into one and the expansion of the child care facility complies with the UDC and is consistent with the 2022 Comprehensive Plan.

Staff recommends that two separate motions are made given that two applications (Rezoning and Site Plan) are recommendations to the Board of Trustees and two applications (Special Use Permit and Subdivision Exemption) are actionable by the P&Z.

- 1) **Move to recommend to the Board of Trustees approval of the Rezoning and Site Plan Review with the following conditions and findings of fact**, to rezone Lots 1, 2, 3 and 4, Block 21 of the Original Townsite from Commercial/Transitional (C/T) and the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from Residential/Medium Density (R/MD) to Historic Commercial Core (HCC) and to permit Little Blue Preschool to expand their facility from approximately 2,500 square

feet to approximately 4,700 square feet, increasing their capacity from 36 to 70 children, and to make improvements to the 7th Street right-of-way.

Conditions of Approval for the Site Plan Review and Rezoning:

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
3. Approval of the Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.
4. Approval of the Site Plan Review is contingent upon Town approval of the engineering plans.
5. A separate fence permit shall be required for all site fencing.
6. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.
7. Fees in lieu of water rights may be required and due prior to recordation of a development improvements agreement.
8. The applicant shall enter into an agreement with the Carbondale & Rural Fire Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.

Findings for Approval, General Rezoning

1. The rezoning from C/T and R/MD to HCC will promote the public health, safety, and general welfare by promoting a greater level of pedestrian connectivity, improving pedestrian-oriented design, and increasing the availability of child care facilities than would be achieved under the existing zoning;
2. The rezoning from C/T and R/MD to HCC is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code by aligning the zoning with the Downtown Future Land Use designation, making improvements to the public right-of-way, encouraging child care facilities which are essential to daily life, and making the best use of existing land by improving and utilizing shared on-street parking;
3. The proposed expanded child care facility is consistent with the stated purpose of the HCC zoning district by providing a complimentary service use compatible with the downtown area, providing expanded child care services that meet a documented need for local families and by making use of on-street parking rather than on-site parking;
4. The rezoning to HCC is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management,

wildlife, and vegetation as the existing zoning permits similar uses and scale of development;

5. The rezoning to HCC is not likely to result in material adverse impacts to other properties adjacent to or in the vicinity of the subject property as HCC zoning already exists on the east side of 7<sup>th</sup> Street and doesn't expand the permitted uses on the subject property; and,
6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are available and adequate to serve the subject property and the rezoning to HCC does not increase the types of allowed uses on the subject property or needs for more facilities and services than are required by the current zoning.

#### Findings for Approval, Site Plan

1. The site plan meets the purposes of the HCC zone district by expanding the existing child care facility which is a complimentary service use compatible with the downtown area and other commercial and residential uses in the vicinity;
2. The site plan is consistent with the 2022 Comprehensive Plan by promoting a greater level of pedestrian connectivity and downtown walkability through improving sidewalks, improving pedestrian-oriented design, and increasing the availability of child care facilities which are goals of the Downtown Future Land Use area and the Inclusivity & Equity sections;
3. The site plan complies with all applicable development and design standards set forth in this Code; and,
4. Traffic impacts generated by the proposed development will be mitigated by the re-orientation of parking in front of the property on 7<sup>th</sup> Street, thereby providing additional on-street parking spaces which, in combination with other existing on-street parking available nearby presents a condition such that traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

- 2) Move to Approve the Subdivision Exemption and Special Use Permit including 5 years of vested rights with the following conditions and findings and to direct Staff to bring back the necessary approval documents for the Planning and Zoning Commissions consideration** to combine Lots 1, 2, 3 and 4, Block 21 of the Original Townsite and the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition into a single lot and to allow Little Blue Preschool to expand their facility from approximately 2,500 square feet to approximately 4,700 square feet and increase capacity from 36 to 70 children.

#### Conditions of Approval for the Subdivision Application and Special Use Permit:

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

3. The approval of the Subdivision Exemption and Special Use Permit is contingent on approval of the Rezoning Application and the Site Plan Review Application by the Board of Trustees.
4. The applicant shall prepare a Draft Subdivision Exemption Plat which combines the subject lots as stated in the Application for review and approval by the P&Z prior to the execution of an approval resolution.
5. After approval of the Draft Subdivision Plat by the P&Z, the Final Plat shall be reviewed and approved by the Town prior to recordation of the Plat.
6. The approval of the Subdivision Exemption Application and the Special Use Permit are contingent upon the approval of the Rezoning and Site Plan Review Applications by the Board of Trustees. Should the Site Plan Review and/or Rezoning Application be disapproved, or the project revised in any way by the Board of Trustees, the Subdivision Application and Special Use Permit approvals shall be rendered null and void and require the P&Z to review the revised project and take formal action.
7. The Special Use Permit is hereby granted for 5 years. If the expansion project has not been completed within 5 years of the date of this Motion, a new Special Use Permit shall be required.
8. Consistent with the previous approvals, the Special Use Permit shall require that the following language is required to be included in the facility's Parent Handbook:
  - a. Be respectful to the neighborhood when dropping off and picking up children.
  - b. Understand that parking may not always be available in front of the day care as those spaces are public parking spaces.
  - c. No use of the alley is allowed for drop-off and pick-up.
  - d. No double-parking or queuing in travel lanes.
9. The Special Use Permit requires the school to monitor the number of vehicles arriving during drop-off and pick-up times, and, if there appears to be competition for parking in front of the building and/or congestion in the street, notify the Town. If the competition for parking continues on a daily basis for more than a week, the school shall implement a plan to assign each family a drop-off and pick-up 30-minute long time-frame so as to disperse the traffic evenly over a 2-hour period of time in the morning, at drop-off, and in the afternoon/evening during pick-up.

#### Findings for Approval, Special Use Permit

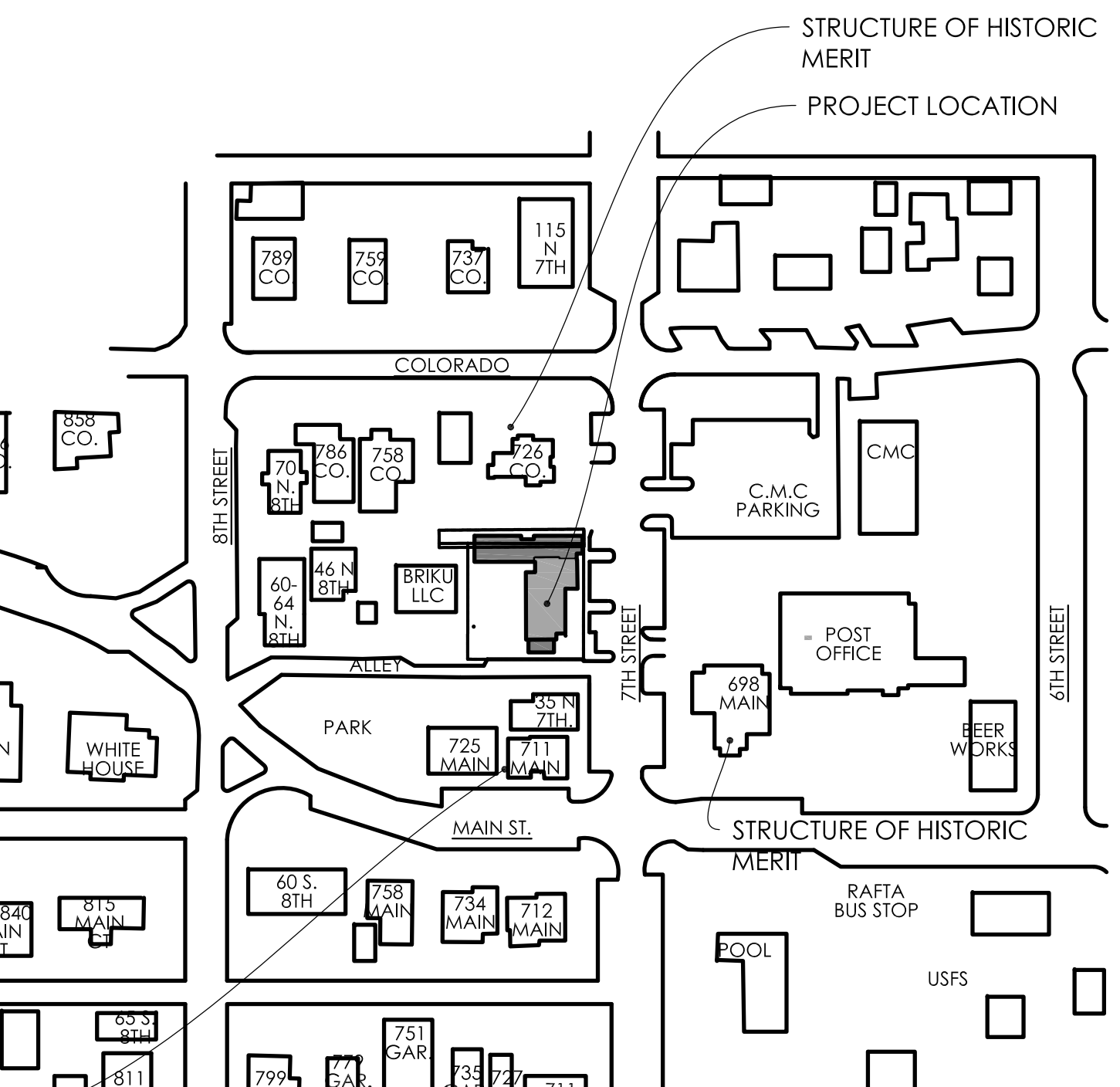
1. The proposed expanded child care facility meets the purposes of the HCC zone district by expanding the existing child care facility which is a complimentary service use compatible with the downtown area and other commercial and residential uses in the vicinity and meets all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;

2. The proposed expanded child care facility complies with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare;
3. The approved expanded child care facility will adequately mitigate traffic impacts in the neighborhood by the re-orientation of parking in front of the property on 7<sup>th</sup> Street, thereby providing additional on-street parking spaces for public use.
4. The proposed expanded child care facility does not otherwise have an adverse effect upon the character of surrounding uses.
5. Impacts of the proposed expanded child care facility on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner. The proposed addition on the north side of the existing building will serve as a buffer between the facility and the adjacent residential property to the north. The re-orientation of on-street parking will provide additional parking spaces, and the facility's Parent Handbook will continue to include language related to traffic and parking management.
6. The impacts of the proposed expanded child care facility, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts will be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood and any impacts will be mitigated by improving pedestrian access and mobility and parking along 7<sup>th</sup> Street.
7. Access to the site is adequate for the proposed expanded child care facility, considering the width of adjacent streets and alleys, and safety.

Findings for Approval, Subdivision Exemption:

1. The subject property, comprised of two lots proposed to be merged into one, is suitable for subdivision within the meaning and purpose of Unified Development Code Chapter 17.06, *Subdivision*.
2. All public utilities are in place on, or immediately adjacent to, the subject property;
3. Each of the subject lots has the necessary dedicated public access required by this code at the time of the subdivision exemption application;
4. The subdivision plat shall describe the two lots in question and the parcel to be created is not more than five acres in size; and
5. The preparation of engineered design data and specifications is not needed to enable the Commission to determine that the subject property meets the design specifications in Unified Development Code Chapter 17.06, *Subdivision*.

Prepared By: Kelley Amdur, Planner



Total Site Area	11,875	sf		
Existing Structure Area			2507	sf
Existing Covered Porch			355	sf
Proposed New Structure Area			2184	sf
Proposed New Covered Porch			220	sf
Existing Hardscape Area			2300	sf
New Hardscape Area			-850	sf
			6,716	sf
Pervious Playground and Landscape Area (after addition)				
Impervious % (100% Max)	56.6%			
landscape area % (20% Min)	43.4%			

Building Height	15	ft
Number of Dwelling Units	0	

## Site Data



DET  
A0.4

KEY

- 
- GRAVEL
- CONCRETE
- PLAYGROUND/  
LANDSCAPING
- ADDITION TO BUILDING
- EXISTING BUILDING
- TOPOGRAPHY
- ITEM TO REMOVE

# Preferred Site Plan

$$1/8'' = 1'-0''$$
STRUCTURE OF HISTORIC  
MERIT

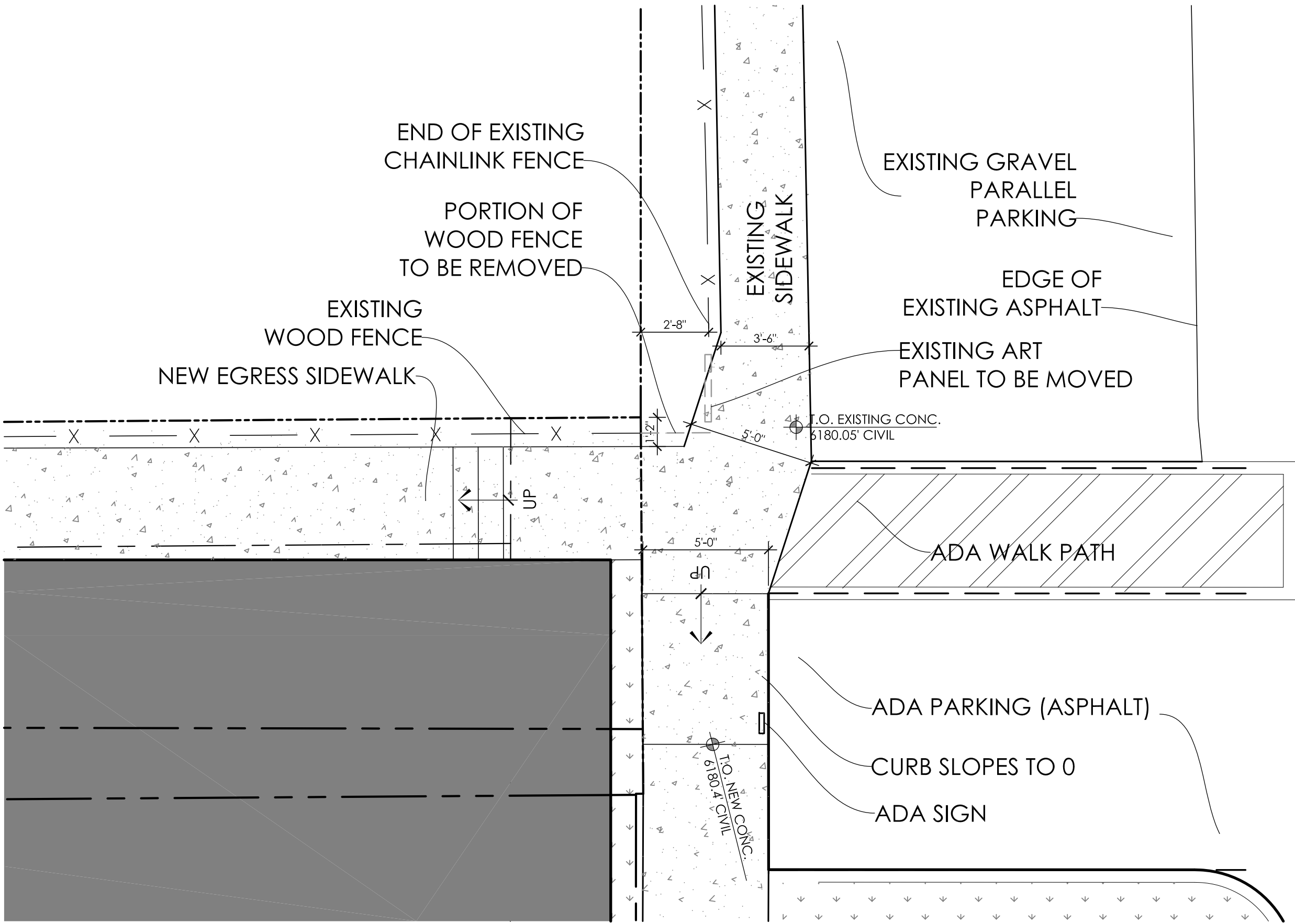
## Vicinity Map

N.T.S.

File: Little Blue Planning 7      Print date: Tuesday, June 13, 2023 4:07:28 PM

Print date: Tuesday, June 11, 2013





**Enlargement**  
3/16" = 1'-0"

**COPYRIGHT**  
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the architect and shall remain the property of the architect and shall not be used for any other purpose for any use whatsoever without written permission.

**Little Blue Addition**  
55 N. 7TH Street  
Carbondale, Colorado 81623

Print Date:  
6.13.2023  
4-13-22    Site Study

File: Little Blue Planning 7



## Parking and Traffic Circulation Plan

6/14/23

### Description of Current Drop-Off and Pick-Up

Little Blue Preschool currently serves 35 children with full-day care from 7:30 to 5:30. Seven full-time staff care for these children. Unlike typical elementary schools and some other preschool programs in Carbondale, there is not a deadline for drop-off in the morning or a designated short pick-up window in the afternoon. As a result, typical Little Blue drop-off and pick up car activity is spread over one and a half hours in the morning and one and a half hours in the evening, preventing spikes where all children are moved in a short period of time.

All children must be walked into the building by a parent or guardian. The parents typically have a short conversation with staff and store the children's belongings in their cubby. A typical time to accomplish this is 10 minutes. Pick up is the same in reverse. When a school age program is added at Little Blue, they will follow the same procedure. Note that there are two chances for parent contact with Little Blue staff each day in addition to a daily email. These three points of daily contact can be used to address any issue including parking or traffic.

Currently, Little Blue has 11 families with siblings in care (35%). So 35 potential drop-off/pick-up trips are reduced to 24. These are further reduced by walking and biking. This ratio of siblings in care is typical for Little Blue over its seven-year history. While the numbers can go up or down slightly it would be a statistical anomaly for all children at the school belong to different families. The Blue Lake Preschool facility in El Jebel has a higher percentage of children with siblings in care or parents working at the school (65%). This higher percentage is due, in large part, to the afterschool children who overwhelmingly have a sibling in care. The percentage is also enlarged due to the larger school. Little Blue currently has children on the waiting list with a sibling attending Little Blue. There are just not spaces to handle them at this time.

Of the current seven staff, three regularly walk, bus or carpool to work.

Little Blue Preschool conducted a three day analysis of parking flows between 7:30 a.m. and 9:00 in 15-minute intervals, at 3:00 p.m., and between 4:00 p.m. and 5:30 p.m. in 15-minute intervals to generate data for this report. A summary chart is at the end of the report and field notations, video and photos are available upon request. The patterns and numbers in the following summary reflect the data gathered as well as experiential observation from the seven and a half years of Little Blue's operation in Carbondale.

Drop off stretches 7:30 to 9:00 with a minor peak right at 7:30 followed by a lull and then a build to the larger peak roughly around 8:15 a.m. followed by a gentle tapering to 9:00 a.m. Pick up time ranges from 4:00 to 5:30 with a tapering upward from 4:00 to a singular peak roughly around 5:15 and continuing to 5:30. Over the course of the study, there was a maximum of **6 cars involved in drop-off or pick-up at any given moment. Family cars parked at one time is 17% of the total child attendance.**

There are 37 public parking spaces on North 7<sup>th</sup> Street. The maximum parent parking of 6 spaces accounts for 16% of the available parking on the street.

While there is not currently a 3:00 p.m. pick-up period at Little Blue, the expansion will create such a period. The day with the most parked cars at 3:00 p.m. (16 parked cars) still had 22 open parking spaces on the street. A maximum of 20 children will be picked up at 3:00 p.m. All kids being dropped off at that point come in one mini-bus.

### **Descriptions of Current Parking Patterns**

Currently, Little Blue has four parallel parking spaces directly in front of its property. Thirty-Three other parking spaces are spread up and down N. 7<sup>th</sup> street on both sides.

During a typical drop-off or pick-up period, the parallel parking spaces in front of Little Blue are the most used. During three days of observation, there was one non-Little Blue related car parked all day in one of these parallel spaces. Staff reports this is typical. The resulting three spaces turn over very quickly in five-to-15-minute intervals. Almost all cars parked in this location come from the north and pull into a parking space. It is rare for a city-style parallel parking maneuver (where a person needs to pull beyond the space, stop and back into the space) to occur. If a family finds all the parallel parking spaces full coming from the north, they typically drive beyond and head-in park in front of the Amore Building.

Families not parallel parking in front of Little Blue tend to head-in park directly across the street. While most cars parking in this location came from the south. A fair number come from the north and travel across the approaching traffic lane to park. Almost all the cars parked in this location pull out and head north rather than pull across a traffic lane to head south. Teachers tend to park in the head-in spaces across the street rather than in the alley. In the study period four teachers regularly parked in this location while one parked in the alley. Of the seven staff required, the maximum cars in a given day driven by teachers was five.

It seems to be rare for families to use any spaces other than those directly in front of Little Blue and those directly across the street. It is also rare for anyone to use the parallel parking spaces in front of CMC. The other parking spaces on the street have regulars that are parking in front of their homes and businesses.

On average there are seven cars parking for a multi-hour period somewhere on N. 7<sup>th</sup> Street that are not related to Little Blue. These are focused on the parallel parking spaces in front of 726 Colorado Ave. and the head-in parking spaces in front of 35 N. 7<sup>th</sup> Street and the Amore Building. Currently four teachers park all day on N. 7<sup>th</sup> as well. During the study period, the 689 Main Street property did not have a use that generated many car trips. When Craft Coffee was in operation, many short-term cars were parked in the mornings on the east side of the street while staff tended to park on the 689 Main Street site rather than on the street.

Current long-term parking (including teachers) averages 13 cars parking for more than four hours a day (35% of the parking available). The maximum long-term cars witnessed at during the study period was 15.

Short term parking is fueled by Little Blue activities, with occasional short-term visits to adjacent houses and businesses. During the study period, Little Blue generated 40 short term parkings each day, with the maximum at a given moment of 6. This observed parking pattern is less than the 51 trips predicted in the application. There are several reasons for this. The good weather during the study period encouraged walking and biking. Due to several families being on vacation, the school was only 85% full. The 40 trips in the study period raised by 15% to represent full occupancy would result in 46 trips. Inclement weather would get the trips to 51.

Combining long and short-term parking at their maximums, 20 concurrently parked cars was the most seen during the study period (54% of the available parking).

#### **Prediction of Parking and Car Trips after Expansion.**

A conservative prediction is that parking use will double with the proposed expansion. This is a conservative estimate as we have found that larger service capacity (especially in the after-school program) is filled by a large percentage of families that already have a child in care as demonstrated by Blue Lake in El Jebel. None-the-less if the numbers are doubled the following is evident:

**Twelve parking spaces** will likely be occupied by families at the peak moment of drop-off and pick-up windows after expansion. The proposed expansion created five additional parking spaces in front of Little Blue for a total of nine local spaces and 42 total parking spaces on N. 7<sup>th</sup> Street. The existing patterns predict that the nine spaces directly in front of Little Blue will be the preferred parking spaces for families and be filled first. The other three parking cars would be spread up and down the block and Little Blue is willing to direct families to locations that tend to be used less by other businesses and homes on the street. Currently this would be the three spaces in front of CMC. We recommend that head-in parking be instituted there soon to increase these three spaces to seven. Up to nine teachers (in reality six if current walking and carpool trends hold) will be finding parking on a public street. Two staff will be parking on the Little Blue site off the alley. If all nine teachers were to park on N. 7<sup>th</sup>, at family park peak,

21 parking spaces of the 42 spaces available on N. 7<sup>th</sup> street would be occupied (50%). That peak moment is brief- extending about .5 hour in the morning and evenings. This leaves ample street parking at most other periods of the day.

Little Blue is more than happy to direct staff to park in surface lots at 4<sup>th</sup> and Colorado or provide incentives for carpool or bus to lessen this number of spaces occupied on N. 7<sup>th</sup> street. If no teachers parked on N. 7<sup>th</sup> Street, 28% of the street parking would be occupied by parents for brief periods and 0% for the vast majority of the day, night and weekends.

Circulation will be slightly altered by the proposed head-in parking rather than existing parallel parking. Observation reveals relatively equal approaches to the school by families from the north and south. It is likely this will continue. North 7<sup>th</sup> St. is a nice location as it is well linked and does not have a natural predominant direction of travel. Head-in parking can be accessed from either the north or south bound lanes safely. The connectivity of the street makes it unlikely that U-turns or backing out parking spaces across traffic lanes will occur.

## Little Blue Parking Study

Note- number of parking spaces total on N. 7th street = 37

Date/Time	6/9/2023 (Friday)						6/12/2023 (Monday)						6/13/2023 (Tuesday)					
	Morning		3:00 p.m.		Evening		Morning		3:00 p.m.		Evening		Morning		3:00 p.m.		Evening	
Total LB vehicle parent trips	24		0		15		22		0		19		21		0		18	
Children that day	27						31						31					
% child served by car trips	89%				56%		71%				61%		68%				58%	
party	LB	other	LB	other	LB	other	LB	other	LB	other	LB	other	LB	other	LB	other	LB	other
Max. parking by parents in a 15 min interval	4				5		4				5		4				3	
Teachers parked on N. 7th	4		4		4		4		4		4		4		4		5	
Max non LB temporary cars parked in 15 min.		0		4		0		0		2		0		0				1
Number of non-little blue cars parked entire period		5		4		4		7		9		10		5		6		6
Maximum Little cars in any 15 min. interval	8		4		9		8		4		9		8		4		8	
Max non LB cars in a 15 min. interval		5		8		4		7		11		10		5		6		7
Total Max cars in 15 min. interval	13		12		13		15		15		19		13		10		15	
max percent of spaces occupied	35%		32%		35%		41%		41%		51%		35%		27%		41%	
total street spaces occupied by LB	22%		11%		24%		22%		11%		24%		22%		11%		22%	
Teachers parked in Alley	1		1		1		2		2		1		1		1		1	

Engineers Cost Estimate (2023 CONSTRUCTION)					
55 N. 7TH STREET - LITTLE BLUE ROW IMPROVEMENTS - 30013					
SE PROJECT # 30013			Date Prepared 04/21/2023		
Item No.	Description of Work	Unit	Estimated Quantity	Unit Price	Total Price
<b>Overall Site</b>					
OS1	Mobilization/Demobilization:	LS	1	\$ 2,800.00	\$ 2,800.00
OS2	Traffic Control:	LS	1	\$ 2,500.00	\$ 2,500.00
OS3	Soil Preparation	LS	1	\$ 1,000.00	\$ 1,000.00
OS4	Landscaping	LS	1	\$ 5,000.00	\$ 5,000.00
<b>SUBTOTAL OF ITEMS OS1-OS4:</b>					<b>\$ 11,300.00</b>
<b>Removal</b>					
R1	Sawcutting	LF	33	\$ 10.00	\$ 330.00
R2	Removal of Asphalt mat	LS	1	\$ 500.00	\$ 500.00
R3	Removal of existing concrete sidewalk	LS	1	\$ 5,000.00	\$ 5,000.00
<b>SUBTOTAL OF ITEMS R1-R3</b>					<b>\$ 5,830.00</b>
<b>Site</b>					
S1	Class 6 roadbase (for parking surface 6", under sidewalk 4" and under ribbon curb 4")	CY	35	\$ 100.00	\$ 3,500.00
S2	18" Ribbon Curb	LF	220	\$ 60.00	\$ 13,200.00
S3	5' Wide 4" thick Conc sidewalk	SF	570	\$ 20.00	\$ 11,400.00
S4	4" Thick asphalt patch	LS	1	\$ 1,500.00	\$ 1,500.00
S5	Signage for parking (HC parking, compact, do not block alley)	LS	1	\$ 1,500.00	\$ 1,500.00
<b>SUBTOTAL OF ITEMS S1-S5</b>					<b>\$ 31,100.00</b>
<b>Misc. Item</b>					
M1	Survey, CA, Testing and As-Builds	LS	1	\$ 5,000.00	\$ 5,000.00
<b>SUBTOTAL OF ITEMS M1:</b>					<b>\$ 5,000.00</b>
<b>Subtotal Construction Costs</b>					<b>\$ 53,230.00</b>
<b>10% Contingency</b>					<b>\$ 5,323.00</b>
<b>Total</b>					<b>\$ 58,553.00</b>



**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

**Planning & Zoning Commission Memorandum**

Meeting Date: 6/8/2023

**TITLE:** Little Blue Preschool Expansion – Combined application for Administrative Site Plan Review, Subdivision Exemption, Special Use Permit, and Rezoning

**Property Owner:** Blue Lake Preschool, Inc.

**Applicant:** Angela Loughry, Confluence Architecture

**Application Submitted:** March 1, 2023

**Application Deemed Complete:** March 17, 2023

**Property Location:** **55 N. 7<sup>th</sup> Street;** Lots 1, 2, 3 and 4 in Block 21 of the Original Townsite, and the southern 15 feet of Lots 1-5 in Block 7 of the Weavers Addition.

**Zone District:** **Two Existing Parcels:** Commercial/Transitional (C/T) - Lots 1, 2, 3 and 4 in Block 21 of the Original Townsite; and, Residential/Medium Density (R/MD) - the southern 15 feet of Lots 1-5 in Block 7 of the Weavers Addition.  
**One Proposed Parcel:** Historic Commercial Core (HCC)

**ATTACHMENTS:**

1. Revised Site Plans dated 6/2/23
2. Cost estimates for flush curbs vs raised curbs
3. Public Outreach Fall, 2022
4. Staff Memo dated May 25, 2023
5. Application Packet including a Land Use Application and a Combined Application for:
  - a. Administrative Site Plan Review;
  - b. Special Use Permit;
  - c. Subdivision Exemption; and,
  - d. Rezoning
  - e. Supplemental Application materials: Drawings/Conceptual Models/Survey and Image Packet

6. Agency Referral Comments  
7. Public Comment letters received as of 5/19/23

---

## **BACKGROUND**

### Project Summary

This is a combined application for an Administrative Site Plan Review, Special Use Permit, Subdivision Exemption, and Rezoning for the proposed expansion of the Little Blue Preschool. The combined application requires a courtesy review by the Historic Preservation Commission (HPC), review by the Tree Board, a public hearing, action and recommendation by the Planning and Zoning Commission (P&Z) and a subsequent public hearing and action by the Board of Trustees (BOT).

### Previous Hearings

The application was reviewed by the HPC on April 6, 2023, and by the Tree Board on April 20, 2023. The HPC felt that the project design complies with the Historic Preservation Design Guidelines and expressed their support for the project. The Tree Board also expressed their support for the project including the removal of three street trees and the construction of three bulb outs, two of which would contain new street trees.

The Planning and Zoning Commission (P&Z) reviewed the project at a noticed public hearing on May 25, 2023. At that hearing the P&Z closed the public comment and continued the hearing to June 8, 2023.

At the May 25 hearing, the P&Z listened to presentations by Planning staff and the Applicant, heard public comments and discussed the proposed project. All of the Commissioners acknowledged the need for more child care, while some expressed support for the proposed expanded facility and the rezoning and others had concerns. Specifically, some Commissioners supported the C/T zone district as appropriate for the subject property and the surrounding block. Additionally, they expressed concerns about the intensity of the proposed use (70 children), while understanding the development limitations by requiring off-street parking when on-street parking is readily available.

Other Commissioners expressed their support for the proposed HCC zoning district which aligns with the Comprehensive Plan's "Downtown" Future Land Use category, which is shown for the southern half of the subject block. Some Commissioners noted that HCC zoning exists across 7<sup>th</sup> Street and that it makes sense to have HCC zoning on both sides of the street, while others noted the pedestrian focus of the HCC as it exists along Main St. and how that differs from the subject block of 7<sup>th</sup> St. Commissioners also spoke to the need for the children to be safe, when using the sidewalk and when getting in and out of cars during drop-off and pick-up, and they expressed consensus on having a raised curb for the sidewalk.



Planning staff recommend that raised curbs be utilized for the entirety of the public improvements as this follows the pattern of the surrounding public improvements on Main Street and Colorado Ave. In addition, the Town Arborist feels raised curbs provide more protection for street trees especially when there is a change in parking pattern. As shown below, Section 5.7.3 of the UDC requires raised curb and sidewalk for commercial development. If the applicant wishes to propose a flush or “ribbon” style curb for the sidewalk and bulb outs (as shown in the revised Preferred Site Plan) an application for Alternative Compliance will need to be submitted and approved as part of the Site Plan Review.

*Commercial Site and Building Design, Public Street Frontages (UDC §5.7.3.E)*

*Every public street frontage shall comply with the following:*

- 1. Where they do not exist in good condition already, a raised curb and sidewalk that complies with Town public works standards shall be constructed within the public street right-of-way, except in the OTR district.*
- 2. Street trees, related irrigation, and street lights that comply with Town public works standards shall be provided in the public right-of-way.*

The revised Preferred Site Plan shown on Sheet A0.1 attached to this Memo has been changed to show flush or “ribbon” style curbs with curb stops. Sheet A0.1b shows the sidewalk shifted west, so that it butts up against the front property line, in response to P&Z and Town Staff feedback. As shown on Sheet A0.1b, the shift west aligns the sidewalk more closely with the southern sidewalk but causes a greater shift at the northern property line. The shift also creates a loss of two compact parking spaces due to utility pole guy wires at the SE corner of the site.

<u>Application</u>	<u>Approving Authority</u>
Administrative Site Plan Review	Planning Director (Referred to BOT)
Subdivision Exemption	P&Z
Special Use Permit	P&Z
Rezoning	BOT

Public Notice

The May 25, 2023 Public Hearing before the P&Z was publicly noticed in the Sopris Sun on May 4, 2023 and the applicant completed a mailed notice and posting on May 10, 2023. The P&Z continued the May 25, 2023 hearing to June 8, 2023 and therefore no additional public notice is required.

Project Description:

Please see the attached Staff Memo dated May 25, 2023 for the full Project Description and Staff Analysis of the proposed project.

**SUMMARY**

Based on the P&Z discussion at the hearing on May 25, staff has prepared a Draft Motion for approval of the Special Use Permit and the Subdivision Application, along with a Draft Motion recommending approval to the Board of Trustees for the Rezoning

Application and Site Plan Review. Staff acknowledges that some of the P&Z Commissioners expressed concerns about various aspects of the project while others expressed support. As stated in the Staff Memo dated May 25, staff continues to look to the P&Z for feedback and discussion on the draft motions.

As discussed during the May 25, 2023 meeting, if the lots were merged and rezoned to C/T instead of HCC, the facility could still expand. The size of the expansion would depend on how many parking spaces are provided on-site. One option is for the Applicant to request an Alternative Compliance to allow for a portion of the parking spaces to be provided in ways other than on-site. As presented in the May 25 Staff Report, staff believes there are a few options which may warrant an on-site parking reduction, as discussed below.

### **Options for mitigating traffic and parking impacts:**

Several of the Special Use, Site Plan, and Rezoning review criteria refer to a project's potential impacts on the surrounding neighborhood. If the property is rezoned to HCC and only two off-street parking spaces are provided, based on the staff analysis and the P&Z discussion at the May 25 hearing, the project's greatest impact will be traffic and parking. Below are some strategies that could be incorporated into the findings to mitigate traffic and parking impacts.

- Shared Parking: Enter into an agreement for shared parking with an adjacent property, such as CMC's parking lot on the corner of 7<sup>th</sup> Street and Colorado Ave.
- Transit Passes: Provide transit passes to employees, if requested, to promote alternative transportation.
- Additional ROW improvements: Re-orient additional parking spaces to be head-in parking in front of 85 N. 7<sup>th</sup> Street (including removal of a large Elm street tree) and/or extend the construction of the new sidewalk north to the corner of Colorado Ave (could provide up to 5 additional parking spaces). NOTE: At the P&Z hearing on May 25 the owner of 85 N. 7<sup>th</sup> St, the adjacent property to the north, expressed concerns about headlights shining into their home if the street parking was re-oriented in front of their property.

### **RECOMMENDATION**

If the P&Z votes to approve the Draft Motions and findings shown below, the following statement will be included in the decision documents:

The Planning and Zoning Commission finds that, based on the findings for each of the applications (Subdivision Exemption, Special Use, Site Plan Review and Rezoning), the proposed project including the rezoning to HCC, the merger of two lots into one and the expansion of the child care facility complies with the UDC and is consistent with the 2022 Comprehensive Plan.

Staff recommends that two separate motions are made given that two applications (Rezoning and Site Plan) are recommendations to the Board of Trustees and two

applications (Special Use Permit and Subdivision Exemption) are actionable by the P&Z.

- 1) **Move to recommend to the Board of Trustees approval of the Rezoning and Site Plan Review with the following conditions and findings of fact**, to rezone Lots 1, 2, 3 and 4, Block 21 of the Original Townsite from Commercial/Transitional (C/T) and the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from Residential/Medium Density (R/MD) to Historic Commercial Core (HCC) and to permit Little Blue Preschool to expand their facility from approximately 2,500 square feet to approximately 4,700 square feet, increasing their capacity from 36 to 70 children, and to make improvements to the 7th Street right-of-way.

Conditions of Approval for the Site Plan Review and Rezoning:

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
3. Approval of the Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.
4. Approval of the Site Plan Review is contingent upon Town approval of the engineering plans.
5. A separate fence permit shall be required for all site fencing.
6. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.
7. Fees in lieu of water rights may be required and due prior to recordation of a development improvements agreement.
8. The applicant shall enter into an agreement with the Carbondale & Rural Fire Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.

Findings for Approval, General Rezoning

1. The rezoning from C/T and R/MD to HCC will promote the public health, safety, and general welfare by promoting a greater level of pedestrian connectivity, improving pedestrian-oriented design, and increasing the availability of child care facilities than would be achieved under the existing zoning;
2. The rezoning from C/T and R/MD to HCC is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code by aligning the zoning with the Downtown Future Land Use designation, making improvements to the public right-of-way, encouraging child care facilities which are essential to

daily life, and making the best use of existing land by improving and utilizing shared on-street parking;

3. The proposed expanded child care facility is consistent with the stated purpose of the HCC zoning district by providing a complimentary service use compatible with the downtown area, providing expanded child care services that meet a documented need for local families and by making use of street parking and/or shared parking rather than on-site parking;
4. The rezoning to HCC is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation as the existing zoning permits similar uses and scale of development;
5. The rezoning to HCC is not likely to result in material adverse impacts to other properties adjacent to or in the vicinity of the subject property as HCC zoning already exists on the east side of 7<sup>th</sup> Street and doesn't expand the permitted uses on the subject property; and,
6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are available and adequate to serve the subject property and the rezoning to HCC does not increase the types of allowed uses on the subject property or needs for more facilities and services than are required by the current zoning.

#### Findings for Approval, Site Plan

1. The site plan meets the purposes of the HCC zone district by expanding the existing child care facility which is a complimentary service use compatible with the downtown area and other commercial and residential uses in the vicinity;
2. The site plan is consistent with the 2022 Comprehensive Plan by promoting a greater level of pedestrian connectivity, improving pedestrian-oriented design, and increasing the availability of child care facilities which are goals of the Downtown Future Land Use area and the Inclusivity & Equity sections;
3. The site plan complies with all applicable development and design standards set forth in this Code; and,
4. Traffic impacts generated by the proposed development will be mitigated by the re-orientation of parking in front of the property on 7<sup>th</sup> Street, thereby providing additional on-street parking spaces which, in combination with other existing on-street parking available nearby presents a condition such that traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

- 2) **Move to Approve the Subdivision Exemption and Special Use Permit with the following conditions and findings and to direct Staff to bring back the necessary approval documents for the Planning and Zoning Commissions consideration** to combine Lots 1, 2, 3 and 4, Block 21 of the Original Townsite and the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition into a single lot

and to allow Little Blue Preschool to expand their facility from approximately 2,500 square feet to approximately 4,700 square feet and increase capacity from 36 to 70 children.

Conditions of Approval for the Subdivision Application and Special Use Permit:

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
3. The approval of the Subdivision Exemption and Special Use Permit is contingent on approval of the Rezoning Application and the Site Plan Review Application by the Board of Trustees.
4. The applicant shall prepare a Draft Subdivision Exemption Plat which combines the subject lots as stated in the Application for review and approval by the P&Z prior to the execution of an approval resolution.
5. After approval of the Draft Subdivision Plat by the P&Z, the Final Plat shall be reviewed and approved by the Town prior to recordation of the Plat.
6. The approval of the Subdivision Exemption Application and the Special Use Permit are contingent upon the approval of the Rezoning and Site Plan Review Applications by the Board of Trustees. Should the Site Plan Review and/or Rezoning Application be disapproved, or the project revised in any way by the Board of Trustees, the Subdivision Application and Special Use Permit approvals shall be rendered null and void and require the P&Z to review the revised project and take formal action.
7. As per the previously approved Special Use Permit, the following language is required to be included in the facility's Parent Handbook:
  - a. Be respectful to the neighborhood when dropping off and picking up children.
  - b. Understand that parking may not always be available in front of the day care as those spaces are public parking spaces.
  - c. No use of the alley is allowed for drop-off and pick-up.
  - d. No double-parking or queuing in travel lanes.

Findings for Approval, Special Use Permit

1. The proposed expanded child care facility meets the purposes of the HCC zone district by expanding the existing child care facility which is a complimentary service use compatible with the downtown area and other commercial and residential uses in the vicinity and meets all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;

2. The proposed expanded child care facility complies with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare;
3. The approved expanded child care facility will adequately mitigate traffic impacts in the neighborhood by the re-orientation of parking in front of the property on 7<sup>th</sup> Street, thereby providing additional on-street parking spaces for public use.
4. The proposed expanded child care facility does not otherwise have an adverse effect upon the character of surrounding uses.
5. Impacts of the proposed expanded child care facility on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner. The proposed addition on the north side of the existing building will serve as a buffer between the facility and the adjacent residential property to the north. The re-orientation of on-street parking will provide additional parking spaces, and the facility's Parent Handbook will continue to include language related to traffic and parking management.
6. The impacts of the proposed expanded child care facility, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts will be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood and any impacts will be mitigated by improving pedestrian access and mobility and parking along 7<sup>th</sup> Street.
7. Access to the site is adequate for the proposed expanded child care facility, considering the width of adjacent streets and alleys, and safety.

Findings for Approval, Subdivision Exemption:

1. The subject property, comprised of two lots proposed to be merged into one, is suitable for subdivision within the meaning and purpose of Unified Development Code Chapter 17.06, *Subdivision*.
2. All public utilities are in place on, or immediately adjacent to, the subject property;
3. Each of the subject lots has the necessary dedicated public access required by this code at the time of the subdivision exemption application;
4. The subdivision plat shall describe the two lots in question and the parcel to be created is not more than five acres in size; and
5. The preparation of engineered design data and specifications is not needed to enable the Commission to determine that the subject property meets the design specifications in Unified Development Code Chapter 17.06, *Subdivision*.

Prepared By: Kelley Amdur, Planner



**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

**Planning & Zoning Commission Memorandum**

Meeting Date: 4/27/2023

**TITLE:** Little Blue Preschool Expansion – Combined application for Administrative Site Plan Review, Subdivision Exemption, Special Use Permit, and Rezoning

**Submitting Department:** Planning Department

**Property Owner:** Blue Lake Preschool, Inc.

**Applicant:** Angela Loughry, Confluence Architecture

**Property Location:** **55 N. 7<sup>th</sup> Street;** Lots 1, 2, 3 and 4 in Block 21 of the Original Townsite; and, the southern 15 feet of Lots 1-5 in Block 7 of the Weavers Addition.

**Zone District:** **Two Existing Parcels:** Commercial/Transitional (C/T) - Lots 1, 2, 3 and 4 in Block 21 of the Original Townsite; and, Residential/Medium Density (R/MD) - the southern 15 feet of Lots 1-5 in Block 7 of the Weavers Addition.  
**One Proposed Parcel:** Historic Commercial Core (HCC)

**ATTACHMENTS:** Downtown Future Land Use Designation description Application Packet including a Land Use Application and a Combined Application for:

- Administrative Site Plan Review;
- Special Use Permit;
- Subdivision Exemption; and,
- Rezoning

Supplemental Application materials:

- Drawings/Conceptual Models/Survey
- Image Packet

Agency Referral Comments  
Public Comment letters received as of April 20, 2023

## BACKGROUND

### Project Summary

This is a combined application for an Administrative Site Plan Review, Special Use Permit, Subdivision Exemption, and Rezoning for the proposed expansion of the Little Blue Preschool. The combined application requires a courtesy review by the Historic Preservation Commission (HPC), review by the Tree Board, a public hearing, action and recommendation by the Planning and Zoning Commission (P&Z) and a subsequent public hearing and action by the Board of Trustees (BOT).

### Previous Hearings

The application was reviewed by the HPC on April 6, 2023, and by the Tree Board on April 20, 2023. The HPC felt that the project design complies with the Historic Preservation Design Guidelines and expressed their support for the project. The Tree Board also expressed their support for the project as depicted in the Preferred Site Plan (see attached Sheet A0.1). The Preferred Site Plan shows the removal of three street trees and the construction of three bulb outs, two of which would contain new street trees.

<u>Application</u>	<u>Approving Authority</u>
Administrative Site Plan Review	Planning Director (Referred to BOT)
Subdivision Exemption	P&Z
Special Use Permit	P&Z
Rezoning	BOT

### Public Notice

The Public Hearing before the P&Z was publicly noticed in the Sopris Sun on April 6, 2023 and the applicant completed a mailed notice and posting on April 12, 2023.

### Project Description:

The Little Blue Preschool proposes to expand their facility to increase capacity from 36 to 70 children. The project includes rezoning the two lots that make up the property from C/T (Commercial/Transitional) and R/MD (Residential/Medium Density) to HCC (Historic Commercial Core), merging the two lots, constructing two additions to the existing building, and making improvements to the 7<sup>th</sup> Street right-of-way.

### Previous Approvals:

Blue Lake Preschool purchased the property at 55 N. 7<sup>th</sup> Street in October, 2020. The site contained a single-family ranch-style home that Garfield County records indicate was built in 1951. In June, 2020 Blue Lake Preschool, LLC received a Special Use permit to convert the existing residential building to a Large Child Care Facility for up to 36 children. The Special Use permit included an addition to the front of the building for a total of 2,507 square feet (sf), with 7 off-street parking spaces. Six of the off-street parking spaces are accessed via an alley at the southern boundary of the property. The 7<sup>th</sup> off-street parking space is accessed by a curb cut on 7<sup>th</sup> Street. Sheet A1.0 in the application packet shows the existing conditions.



Proposed Project: Two Building Additions, Playground Expansion, ROW improvements:

The proposed expansion project includes the construction of a large addition with 2,184sf on the north side of the existing building and a small addition with 243sf on the south side of the existing building. As shown on the floor plan in the application packet, the large addition would contain a commercial kitchen, two bathrooms and two classrooms. The small addition would contain space for infant care.

The existing playground would increase in size by 1399sf by expanding into space that is currently used for parking. The project would retain two of the existing off-street parking spaces accessed via the alley at the southeast corner of the property.

The project also includes making improvements to the public right-of-way (ROW) on 7<sup>th</sup> Street. Sheets A0.1 and A0.1a in the application packet illustrate two versions of the proposed improvements. Sheet A0.1 shows an option that removes three existing large Siberian Elm street trees and plants two street trees in bulb outs (either raised or at grade). Sheet A0.1a retains the three existing street trees. Both options include the construction of a new, 5-foot wide sidewalk (as required by the UDC) and both options re-orient the street parking to be 90-degree head-in parking instead of the current parallel parking pattern.

## **DISCUSSION**

Summary and Staff's Recommendation:

The proposed Little Blue Preschool Expansion project and the application for a "spot" rezoning of the property raises important questions about the Commissioners and Trustees vision for the subject block. Located north of Main Street and between 7<sup>th</sup> and 8<sup>th</sup> Streets, the subject block contains a mix of residential and commercial uses that provide a transition from the more intensive commercial uses in the Historic Commercial Core to the east, to lower density, primarily residential uses to the north and west. Keeping the subject block zoned C/T allows a range of land uses with a maximum height of 35', but requires off-street parking for all uses, which effectively constrains development. Rezoning to HCC would eliminate parking requirements for all uses except residential and lodging thereby enabling increased development of each site, but places the burden of parking on the surrounding public streets.

The existing property is made up of two lots that are proposed to be merged. The mixed zoning of R/MD and C/T make additional development of the property extremely difficult. Merging and rezoning makes sense, one of the main questions for the P&Z is whether the property should be merged into one lot and zoned C/T or HCC.

The analysis below includes information about the Comprehensive Plan's Downtown Future Land Use Designation, the purpose of the C/T and HCC Zoning Districts as described in the Unified Development Code (UDC), a comparison of the two zoning districts, a summary of traffic and parking impacts, potential mitigation measures and the proposed project's compliance with the development requirements in the UDC

(assuming HCC zoning). Staff hopes that this Memo along with the application packet and attachments provide Commissioners with the information needed to review and approve or disapprove the project.

Staff requests review and direction from the P&Z on the combined application which will inform preparation of a recommended motion.

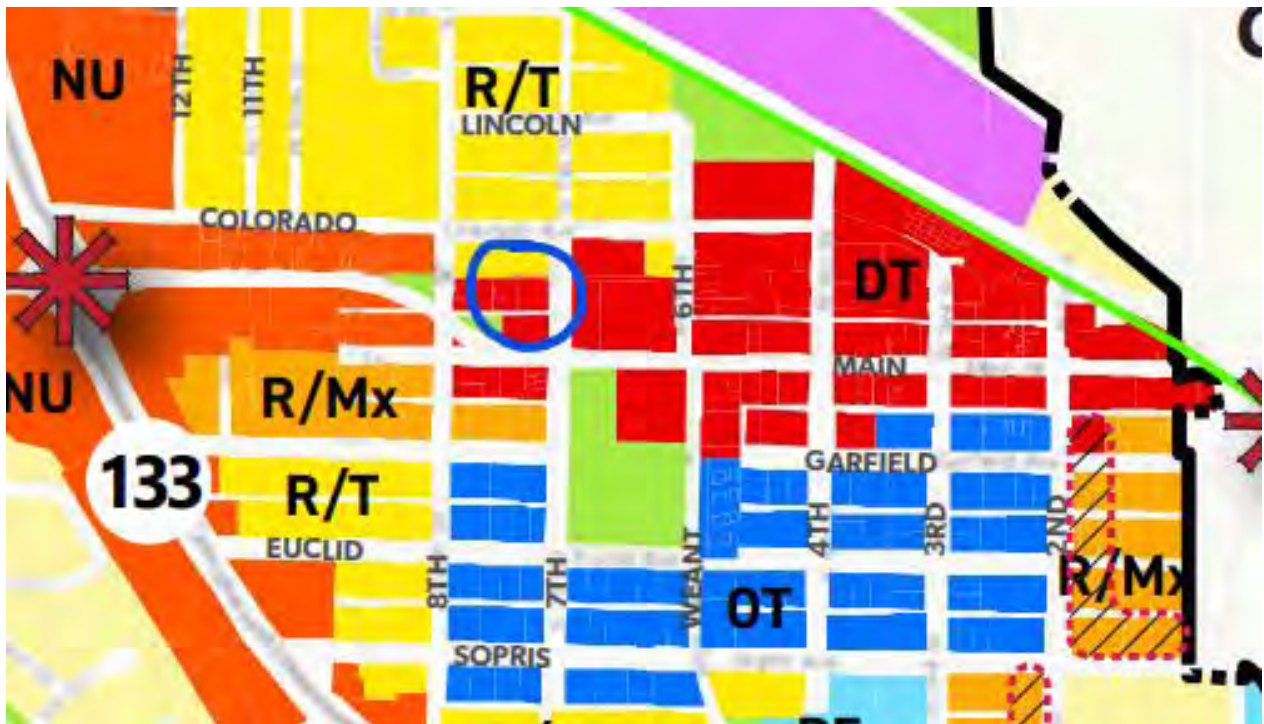
---

## **Comprehensive Plan**

### **The Future Land Use Map (FLUM)**

The FLUM shows the subject property in the Downtown (DT) land use designation as identified below by the BLUE circle. As stated below, the FLUM is NOT a zoning map, and is advisory in nature.

*The FLUM is a geographic and thematic representation of the direction for physical planning for Carbondale and is consistent with the Vision, Goals and Actions of the Comprehensive Plan. It is a physical planning tool to help the community arrive at a future of its own making. It is advisory in nature, laying the foundation for making changes to zoning in the future, but it is neither zoning nor a zoning map. The future land use plan and map do not restrict existing or vested uses.*



Future Land Use Map, 2022 Comprehensive Plan: subject site in blue circle



The “Downtown” area is identified as a Focus Area in the 2022 Comprehensive Plan and is described as shown below:

*Downtown and Main Street — Carbondale’s heart and soul — is at a pivot point in 2021. Despite increased online ordering and retail shopping, the Town’s core maintained vibrancy through uncertain times. This area is a Historic and Certified Arts District which the Town and the Carbondale Arts continue to build upon. Yet unforeseen challenges threatened the economic vitality of Carbondale’s pedestrian-oriented commercial and cultural core. The engagement process unveiled a desire for more flexible development policies to boost Downtown energy.*

- *Balance new growth with protecting Downtown Carbondale’s historic character and scale.*
- *Focus energy back to underutilized Downtown areas to support public gatherings and redevelopment.*
- *Streamline and adjust parking Downtown and revisit requirements for new development.*
- *Implement design standards to protect the existing pedestrian-oriented scale.*

Below is the Future Land Use Designation Summary Table listing the Character Elements for Downtown:

2022 Carbondale Comprehensive Plan

DESIGNATION	CHARACTER ELEMENT	DESCRIPTION
 Downtown 	Location/context	Historic center of commerce, culture, civic life, and celebrations – the heart of the community.
	Relationship of development to streets	Maintain the core characteristics. Connect the buildings and the sidewalk with architectural elements to maintain the downtown form.
	Uses	Downtown commercial and institutional uses with opportunities for residential upstairs.
	Building mass and scale and architecture	Preserve existing historic buildings. Allow variety in new buildings. Height limited to three stories. Stepping back upper stories on the street can help reduce visible mass.
	Parking	Reduce demand for parking spaces with shared parking (day vs. evening/night) Consolidate parking in multi-use collector lots.
	Landscaping	Street trees, pedestrian facilities and landscaped gathering areas.
	Connectivity	Enhance the downtown walkable form emphasizing pedestrians and traffic calming.



The Downtown Future Land Use Designation is described in significantly more detail, including commentary on priorities, building mass, scale, parking, and connectivity, on pages 36 and 37 of the Comprehensive Plan (see attached) and begins with the following:

*The most important priority for the future of Downtown is to maintain and enhance the characteristics that have proven so successful in the past. Downtown has a finite area, so it is important to make the best use of the land available to continue to build on the vitality of the community. Over time, development in the Downtown has evolved to respond to the character of the commercial district urban form, which should be continued, i.e. customer-oriented commercial on the street level with second and third story office and residential.*

The Downtown (DT) Future Land Use Designation (shown on the FLUM above in red) most closely aligns with the HCC Zoning District on the Zoning Map (see Zoning Map, below). The DT land use area also includes the blocks north and south of Main Street between 7<sup>th</sup> Street and 8<sup>th</sup> Street currently zoned Commercial/Transitional (C/T), where the subject property is located, as well as the north side of the 100 block of Main St, which is a mix of C/T and HCC Zoning.



Surrounding zone districts as shown on the Zoning Map, above, are:

North: R/MD  
East (across 7<sup>th</sup> Street): HCC  
South and West: C/T

West of 8<sup>th</sup> Street the C/T Zoning District blocks are identified in the FLUM as New Urban along Main St, while areas south of Main Ct are identified as Residential/Mixed.

Below is an analysis of the C/T and HCC Zoning Districts.

Historic Commercial Core (HCC) Purpose: (UDC §3.3.4.A)

*The purpose of the Historic Commercial Core district is to preserve the original commercial center of Carbondale as a unique commercial area with an historic character. The intent is to accommodate a variety of complimentary commercial, service, entertainment, and residential uses and to create a market atmosphere compatible with the downtown. The district is intended for primarily customer oriented commercial uses on the street level, with office and residential on the upper stories. The HCC district is designed to accommodate intense development of individually owned businesses in an attractive, pedestrian-oriented setting, following the design character and patterns of the historic downtown area.*

Commercial/Transitional (C/T) Purpose : (UDC §3.3.4.A)

*The purpose of the Commercial/Transitional district is to accommodate the transition of neighborhoods from residential to mixed-use, commercial, and other nonresidential uses. The district is designed to create attractive commercial development with adequate access to major arterial streets and sufficient parking areas and to accommodate the unusual site conditions, access conditions, and mix of land uses north of Colorado Avenue. The district is also designed to allow reasonable commercial land uses and establish adequate development and access requirements for small parcels with Highway 133 frontage.*

The Table on page 13 of the application packet shows a comparison of dimensional standards for HCC, C/T and R/MD Zoning Districts.

All of the uses allowed in the HCC District are also allowed in the C/T District, and the height limit is the same – 35 feet. The main difference in Code requirements and restrictions between the C/T and HCC Zoning Districts are the parking requirements. See below for a discussion of the project's parking and traffic impacts.

**STAFF COMMENTS:** Overall, the proposed project achieves some but not all of the goals, policies and intent of the 2022 Comprehensive Plan. In addition, the proposed project furthers some but not all of the Downtown Future Land Use Area's goals, many of which are designed to address properties with frontage on Main St. It is important to note that the proposal is for a single-use building which aligns more with the purpose of

the C/T zone district, not the HCC. With that said, a rezoning request should consider the character of neighborhood and surrounding zoning more than the existing use.

An important question for Town decision makers is related to the character of the side/secondary streets in the blocks immediately north and south of Main Street. These side streets, and especially the side streets at the eastern and western edges of Downtown, such as 2<sup>nd</sup> Street and the subject block of 7<sup>th</sup> Street, contain a wide variety of land uses and scales of development. As redevelopment occurs over time, it is important to understand the individual and cumulative impacts of decisions and how the character of the side streets and transitions to residential neighborhoods are impacted or enhanced.

The proposed rezoning raises a specific and important question for the Commissioners – are the blocks between 7<sup>th</sup> and 8<sup>th</sup> Street most appropriately zoned as C/T, or should they transition over time to HCC? Staff requests additional feedback from Commissioners on the proposed project's compliance with the goals and policies of the Comprehensive Plan.

---

### **Rezoning Application**

As stated above the applicant proposes to rezone the two existing lots from Commercial/Transitional (C/T) and Residential/Medium Density (R/MD) to Historic Commercial Core (HCC), and to merge the two lots. Any expansion of the existing use would be difficult unless the parcels are merged and a single zoning established given setback limitations. The option of rezoning the smaller parcel from R/MD to C/T, to align with the larger lot and the rest of the block, has been discussed with the applicant. C/T zoning requires 1 off-street parking space per employee for Child Care services. The expanded child care facility's 11 employees would require 11 off-street parking spaces if the property is rezoned to C/T and not HCC. The off-street parking requirement would limit the size of the proposed addition and is part of the rationale for the request to rezoning to HCC. See below for suggestions on how traffic and parking impacts might be mitigated.

### **REVIEW CRITERIA**

#### **General Rezoning criteria (UDC §2.4.2.C.3.b):**

Amendments to the zoning map may be approved if the Board of Trustees finds that all of the following approval criteria have been met:

- 1. The amendment will promote the public health, safety, and general welfare;*
- 2. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code;*
- 3. The amendment is consistent with the stated purpose of the proposed zoning district(s);*

4. *The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;*
5. *The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and*
6. *Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.*

**STAFF COMMENTS:** As stated above, the proposed project and combined application requests a rezoning to HCC. A reasonable case can be made for the proposed zoning as well as for the “existing” zoning of C/T. The major differences are the impacts of the proposal on adjacent properties and the public ROW. The Commission should consider if the proposed HCC zoning is consistent with the Comprehensive Plan as discussed in the prior section and if the impacts to adjacent properties and the public right of way are able to be mitigated.

---

### **Subdivision Exemption**

The Planning and Zoning Commission is the approving authority for Subdivision Exemptions.

The property consists of two parcels which are proposed to be merged. The larger parcel is zoned Commercial/Transitional (C/T) and consists of Lots 1, 2, 3 and 4 in Block 21 of the Original Townsite. The smaller parcel is zoned Residential/Medium Density (R/MD) and consists of the southern 15 feet of Lots 1-5 in Block 7 of the Weavers Addition.

The smaller parcel is non-conforming because it measures 15 feet wide by 125 feet deep and is 1,875sf. Minimum lot dimensions in the HCC zoning district are 25 feet wide, 100 feet deep with a minimum size of 2,500sf. The merger would create one code-complying parcel. Due to an overlap in the parcels, as shown on the Survey, the merged lots would create a parcel with 11,572sf.

### **REVIEW CRITERIA**

#### **Subdivision Exemption Approval Criteria (UDC §2.6.6)**

##### ***B. Applicability***

*1. The Director shall determine whether an application is eligible to go through the subdivision exemption process if the Director finds all of the following:*

*a. The subject property is suitable for subdivision within the meaning of Chapter 17.06: Subdivision.*

- b. All public utilities are in place on, or immediately adjacent to, the subject property;*
- c. Each lot has the necessary dedicated public access required by this code at the time of the subdivision exemption application;*
- d. The subdivision plat shall comprise and describe not more than three lots and, unless the property to be subdivided is wholly owned by the Town or another federal, state or local government entity, the entire parcel to be subdivided shall be no more than five acres in size; and*
- e. The preparation of engineered design data and specifications is not needed to enable the Commission to determine that the subject property meets the design specifications in Chapter 17.06:Subdivision.*

*C.2.a. The Planning and Zoning Commission shall hold a hearing after the Director determines that all of the documents necessary for a complete application have been submitted. The Planning and Zoning Commission may approve, deny, continue, or approve with conditions which may include design changes of the subdivision exemption proposal.*

### *C.3. Step 7 – Town Issues Decision and Findings*

#### *a. Approval Criteria*

*The Planning and Zoning Commission shall approve a subdivision exemption plat upon finding the application complies with the criteria stated in Subsection 2.6.6.B, Applicability.*

**STAFF COMMENTS:** The Director has determined that the project is eligible for a Subdivision Exemption given its location in the Weaver's Addition. Although a draft subdivision exemption plat has not been finalized, the proposal will vacate the shared lot line between the two parcels. Given the challenges with setbacks and the existing non-conforming lot, regardless of the rezoning, a subdivision exemption plat will be required to merge the lots. Staff recommends that any P&Z recommendation on the combined application require a final subsequent approval of the final Subdivision Exemption Plat.

---

## **Special Use Permit**

Large Day Care requires approval of a Special Use Permit. The Planning Commission is the approving authority.

Per Section 2.5.2.C of the UDC, the Commission may approve the special use permit only if it is determined that the contemplated use will comply with the approval criteria in Section 2.5.2.C.3.b. The Commission may approve the permit with such conditions as



may be necessary to meet the criteria or to otherwise fulfill the purposes set forth in this Code.

The applicant requests 5 years of vested rights for the Special Use Permit (in lieu of the typical 1 year termination date described in UDC §2.5.2.C.4.a.ii) to allow them to fundraise and complete construction.

## **REVIEW CRITERIA**

### **Special Use Permit Review Criteria** (Section 2.5.2.C.3.b)

- a. An approved special use shall meet the purposes of the zone district in which it will be located and all of the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;*
- b. An approved special use shall comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare;*
- c. An approved special use shall adequately mitigate traffic impacts in a neighborhood;*
- d. An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.*
- e. Impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.*
- f. The impacts of the use, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, shall not create a nuisance and such impacts shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.*
- g. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.*

### **Traffic and Parking Impacts**

Several of the Special Use criteria as well as criteria for approval of Site Plan Review, below, and Rezoning, above, refer to a project's potential impacts on the surrounding neighborhood. In this case, if the rezoning is approved and only two off-street parking spaces are provided, the project's greatest impact will be traffic and parking. All Special Use applications for projects that "generate the need for additional parking" are required to conduct a parking count for the entire block. Pages 17 – 19 of the application packet describe the facility's hours of operation, current drop-off and pick-up patterns, the number of children served, and the expected increases in vehicle trips and parking demand.

Traffic:

The expanded facility would roughly double the number of children served and, therefore, the traffic generated by families and caregivers dropping off and picking up their children would also roughly double in numbers. Below are a few key points:

- Daily trips would increase from 55 to 113.
- The numbers reflect the fact that approximately 30% of the current children have siblings in care, so 35 children equal 25 trips.
- Up to 50% of the daily trips in spring, summer and fall are done by walking or biking. This falls to approximately 20% in winter.

Parking:

The current facility has 7 employees and 7 off-street parking spaces. The expanded facility would have 11 employees. The C/T Zoning District requires 1 space per employee, while the HCC Zoning District does not require off-street parking for Child Care facilities.

- According to the applicant's parking study (see page 19 of the application packet), the nearby street parking along Colorado Avenue was never more than 50% occupied (14 out of 30 spots), and the parking along 7<sup>th</sup> Street in the subject block was never more than 33% occupied (6 out of 18 spots).
- According to the applicant, school employees rarely use the current off-street parking available on the alley because street parking is easier to access and readily available.
- The project proposes to re-orient the street parking from parallel to head-in, resulting in an additional 5 spaces on 7<sup>th</sup> Street in front of the property. Sheet A.02 shows existing and proposed parking plans.

Below are some strategies that could be discussed to mitigate parking and traffic impacts:

- Shared Parking: Enter into an agreement for shared parking with an adjacent property, such as CMC's parking lot on the corner of 7<sup>th</sup> Street and Colorado Ave.
- Transit Passes: Provide transit passes to employees, if requested, to promote alternative transportation.
- Additional ROW improvements: Re-orient additional parking spaces to be head-in parking in front of 85 N. 7<sup>th</sup> Street (including removal of a large Elm street tree) and/or extend the construction of the new sidewalk north to the corner of Colorado Ave (could provide up to 5 additional parking spaces).
- Include conditions of approval such as no double-parking during drop-off or pick-up, no idling of cars during drop-off or pick-up, etc.
- Its important to note that the previously approved Special Use Permit required the facility's Parent Handbook to include the following language:
  - Be respectful to the neighborhood when dropping off and picking up children.
  - Understand that parking may not always be available in front of the day care as those spaces are public parking spaces.

- No use of the alley is allowed for drop-off and pick-up.
- No double-parking or queuing in travel lanes.

Noise:

Child Care projects often generate concerns about noise. In this case, Planning staff are unaware of concerns from neighbors and the applicant states that in the past two years of operation they have not received any complaints about noise. The proposed addition on the north side of the existing building would shield the residential property to the north, at 85 N. 7<sup>th</sup> Street, from playground noise. The alley on the south side of the property serves as a setback of sorts from the adjacent land uses to the south, two buildings currently owned and operated by Jaywalkers. The property immediately west of the project is a 3-story building with four condominiums.

**STAFF COMMENTS:** As stated previously, the proposal's limited onsite parking and traffic impacts are two issues that the Commissioners should consider carefully. The Special Use Permit focuses on the impacts of the specific project. The Commissioners should consider if the proposal meets the review criteria as outlined above.

---

**Administrative Site Plan Review**

NOTE: The following analysis is based on the proposed HCC Zoning District, not the existing C/T or R/MD zone districts. If the HCC zone district is not supported and a C/T rezoning is proposed, a thorough analysis of compliance with that zone district would be required.

Site Plan Review (UDC §2.5.3)

Table 2.5-1 states that projects in the HCC District with less than 5,000sf are subject to Administrative Site Plan Review. The proposed expansion would result in a total building area of 4,691sf.

The Planning Director is the approving authority for Administrative Site Plan Review, however, in this case the Director is referring the Site Plan review to the BOT so that the entire proposal can be reviewed by both the P&Z and BOT.

**REVIEW CRITERIA**

*Site Plan Approval Criteria (UDC §2.5.3.C)*

A site plan may be approved upon a finding that the application meets all of the following criteria:

- 1. The site plan meets the purposes of the zoning district in which it will be located and is consistent with the Comprehensive Plan;*
- 2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;*

3. *The site plan complies with all applicable development and design standards set forth in this Code; and*

4. *Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.*

Below is a list of the relevant sections of the Unified Development Code (UDC):  
Code text is shown in *italics*

Historic Commercial Core Purpose: (UDC §3.3.4.A)

*The purpose of the Historic Commercial Core district is to preserve the original commercial center of Carbondale as a unique commercial area with an historic character. The intent is to accommodate a variety of complimentary commercial, service, entertainment, and residential uses and to create a market atmosphere compatible with the downtown. The district is intended for primarily customer oriented commercial uses on the street level, with office and residential on the upper stories. The HCC district is designed to accommodate intense development of individually owned businesses in an attractive, pedestrian-oriented setting, following the design character and patterns of the historic downtown area.*

It is important to note that the proposed building is not a mixed-use building as discussed in the HCC purpose. In addition, the proposed single-use, child care facility, also has limited applicability as a “customer oriented commercial use”. For obvious reasons the child care facility will only be open to clients. The proposed addition does improve the pedestrian design and character of the building.

Lot Standards (UDC Table 3.3-5)

The proposed merger of two parcels, one of which is non-complying for depth, would create one, code-complying lot measuring 115 feet wide and 100-125 feet deep. In the HCC district the minimum lot size is 2500sf, the proposed (merged) lot would be 11,572sf.

Impervious Cover (UDC Table 3.3-5)

The HCC District allows 100% of the lot to be impervious. As shown on the Landscape Plan Sheet A0.3, 66% of the project site would be impervious and 34% would be pervious.

Setbacks, Minimum (UDC Table 3.3-5)

There are no required setbacks in the HCC District unless the subject property is adjacent to a residential district. The property abuts R/MD zoning to the north. The proposed addition is set back from the north property line by 5 feet, complying with the required transition to the adjacent (R/MD) zoning district. See also UDC §3.7.5.C Setback Transitions, below.

### Building Standards (UDC Table 3.3-5)

The maximum permitted height in the HCC is 35 feet. The proposed addition measures 10 feet 5 inches to the midpoint of the gable roof facing 7<sup>th</sup> Street and 10 feet 10 inches to the midpoint of the gable in the rear of the proposed addition. The peak of the ridge of the tallest roof measures 15 feet and thus complies with the UDC.

### Dimensional Standards (UDC Table 3-7)

- Setback Transitions 3.7.5.C: As stated above, the proposed addition is set back from the north property line by 5 feet, complying with the required transition to the adjacent (R/MD) zoning district.
- Authorized Exceptions to Setback Requirements: Table 3.8-1: The proposed eave of the addition will extend no further than 2 feet into the required 5-foot setback on the north side of the property.
- Projections: 3.8.3.F: The proposed eave of the north side addition will extend no further than 2 feet into the required 5-foot setback on the north side of the property.

### Use-Specific Standards (UDC §4.3)

The Applicant has provided the necessary information for a Day-Care of 7 Children or More as required in Section 4.3.3.B.

### Trees in Public Right of Way (UDC §5.2.7)

*No removal of trees shall occur in the public right-of-way without approval from the Public Works Department. Any tree to be removed shall be replaced with an appropriate tree at the discretion of the Public Works Director in accordance with the Tree Ordinance.*

The project was presented to the Tree Board on April 20, 2023. The Tree Board expressed their support for the project as depicted in the Preferred Site Plan (Sheet A0.1). The Preferred Site Plan shows the removal of three street trees and the construction of three bulb outs, two of which would contain new street trees. As shown on Sheets A0.1 and A0.1a the Applicant is presenting two options for ROW improvements, one that removes three street trees and one that retains the street trees.

### Landscaping and Screening (UDC §5.4)

Site Area Landscaping (§5.4.3.A.1) and Landscape Plan (§5.4.4.A):

The project's proposed landscaping is shown on Sheet A0.3, the Preferred Landscape Plan. The proposed playground area is a mix of permeable surfaces such as grass and sand, and impermeable surfaces such as a concrete circular path for children's bikes. Two existing trees on the site would be removed and replaced with new trees in different locations.

If the project is approved the associated Development Improvements Agreement will outline compliance with §5.4.4.E, F and G: ROW Encroachment, Maintenance and Irrigation requirements.

5.4.4.H: Guidelines for Additional Landscaping:

This section of the UDC encourages additional landscaping. As shown on the Landscape Plan, the applicant proposes to install a marble base for Art Around Town on the southern-most bulb out, along with large planting pots on the other two bulb outs. See attached comments from the Town Arborist.

Screening (UDC §5.4.5)

The project does not include any rooftop mechanical equipment and will comply with the requirements for screening of any other necessary mechanical equipment.

Fencing (UDC §5.4.6):

As part of the previous approvals in 2020, Little Blue Preschool was granted a Variance for a 48" tall fence on the front property line. This fence was constructed approximately 2 feet over the front property line. The current project includes relocating the front fence back to the front property line. All other proposed fences are Code-compliant.

Driveways and Access (UDC §5.5.2)

The project does not propose any changes to the alley and includes the removal of a 16-foot wide curb cut, thereby improving pedestrian access and safety and enabling additional street parking.

Pedestrian Circulation (UDC §5.5.3)

The project includes the construction of a 5-foot wide sidewalk along 7<sup>th</sup> Street as is required in the UDC. See attached Sheets A0.1 and A0.1a Site Plans.

Commercial Site and Building Design (UDC §5.7.3)

- A. Development Responsive to Site Conditions
- B. Transitions Between Different Land Use Areas
- C. Building Orientation

The project design responds to the site conditions. The proposed 1-story addition on the north side of the existing building provides an appropriate transition to the adjacent residential building and avoids shading the facility's playground. See application packet pages 22 and 23 for more information.

E. Public Street Frontages

*Every public street frontage shall comply with the following:*

- 1. Where they do not exist in good condition already, a raised curb and sidewalk that complies with Town public works standards shall be constructed within the public street right-of-way, except in the OTR district.*
- 2. Street trees, related irrigation, and street lights that comply with Town public works standards shall be provided in the public right-of-way.*

The project proposes to construct a new 5-foot wide sidewalk and will install either a raised curb or "ribbon" style curb if preferred by the Town. The project also includes

three bulb outs, two of which would include street trees and related irrigation. The Director of Public Works has determined that street lights are not necessary in this location due to existing lights on Main St and Colorado Ave.

#### F. Pedestrian Environment

The proposed project encourages pedestrian activity on the street and otherwise complies with this section of the UDC.

#### G. Underground Utilities

*All on-site electric utility, cable television lines and all other communication and utility lines for buildings shall be placed underground pursuant to Section 6.2.12.*

All of the existing utilities are underground except electric, which has lines running from a utility pole in the alley to the existing building. The undergrounding of the electric lines will be a condition of approval from the utility pole to the existing building.

#### General Building Design (UDC §5.7.4)

- A. Building Massing and Form: The massing and forms of the proposed additions are low in scale, with covered porches and gable roofs.
- B. Street Corners: n/a
- C. Building Design Detail: The proposed design includes a variety of planes and roof shapes that comply with this Section.
- D. Primary Entrance: The primary entrance is easily identified and faces 7<sup>th</sup> St.
- E. Architectural Style: The design's gabled roof forms relate back to the original ranch-style home and comply with the Historic Preservation Design Guidelines, which apply to additions to existing buildings in the HCC Zoning District.
- F. Signage: The project does not include any proposed business signage. The Applicant states in their application that this is recommended by the County Sheriff.

#### General Building Design (UDC §5.7.6)

##### D. Design for Pedestrians

- 1. Primary Building Entrance: As stated above, the primary entrance is easily identified and faces 7<sup>th</sup> St.
- 2. Pedestrian Amenities: The project includes pedestrian-oriented design features such as entries and landscaping that comply with this Section of the UDC.
- 3. Transparency: The project complies with the transparency requirements of this Section of the UDC. Thirty percent of the proposed ground floor wall area between two and 10 feet above grade is transparent glazing (30% is required), and 20% of the new facades facing 7<sup>th</sup> St is transparent glazing (15% is required).

#### Commercial Site and Building Design: Supplemental Standards in HCC (UDC §5.7.7)

*The purpose of the HCC development standards is to preserve the original commercial center of Carbondale as a unique commercial area with an historic character. The standards are designed to accommodate and encourage development in an attractive,*

*pedestrian-oriented setting, following the turn-of-the century design character and patterns of the historic downtown area.*

D. Design for Pedestrians: see above, UDC §5.7.6.D

E. Activities Allowed Adjacent to the ROW

*The first 25 feet within the first floor or ground level of a structure adjacent to any public street right-of-way or adjacent to a pedestrian mall area shall be used for merchandizing and retail sales or as a lobby or office space in which services are provided.*

This section of the Code supports the HCC Zoning District's focus on "customer-oriented commercial uses on the street level." Although Child Care is not a retail use per-se, the project provides a "complimentary" commercial service that is also part of the HCC's purpose. As stated in the application, the facility's office space is adjacent to 7<sup>th</sup> St.

F. Preservation of Historic Character

*Each building design is encouraged to be consistent with the "Historical Preservation Commission Guidelines" as adopted by the Historical Preservation Commission. The historic character of the commercial core should be preserved. New development and remodels in the historic commercial core shall give consideration to the historic, turn-of-the-century architectural style of the commercial buildings in this area.*

As shown in the Conceptual Models attached as part of the drawings, the proposed additions have been designed to reference the original ranch-style home, with gable roofs and simple forms. The original building was not an historic resource and had been significantly altered before Blue Lake purchased it. The façade materials and colors are compatible with the neighborhood. As required for all proposed projects in the HCC Zoning District, the project was reviewed by the Historic Preservation Commission (HPC) at a hearing on April 6, 2023. The HPC did not have any concerns with the project's compliance with the Historic Preservation Design Guidelines and expressed their support for the project.

#### Parking (UDC §5.8)

The only uses that require off-street parking in the HCC Zoning District are residential and lodging. The proposed project would retain two off-street parking spaces accessed from the alley on the south side of the property. The proposal also includes 9 on-street public spaces. Currently, the site has 7 off-street parking spaces and there are 4 on-street parallel public spaces. Although the public parking spaces can't be allocated to this development the Preferred Site Plan (Sheet A0.1) maintains the same number of total parking spaces on-site (two) and immediately adjacent to the subject property (nine spaces when parked at 90 degrees).



Parking Alternatives (UDC §5.8.4)

If the rezoning to HCC is not supported the applicant has options available to comply with the parking requirements. First, revising the site plan and reducing the size of the addition will likely decrease the number of staff and associated parking requirements, and allow for many of the existing spaces to remain. In addition, alternatives including Shared Parking, Off-Site Parking and Structured Parking could be pursued. The approval process for the original Special Use Permit included a discussion of the possibility of leasing 4 off-street parking spaces from an adjacent property, such as Colorado Mountain College in their parking lot at 7<sup>th</sup> St and Colorado Ave, which could be pursued again.

Bicycle Parking (UDC §5.8.7)

No off-street bicycle parking is required for uses that aren't required to provide off-street parking. However, the project includes 6 bicycle parking spaces on the property (including two that are large enough to accommodate extended length/cargo bikes).

Exterior Lighting (UDC §5.10)

The applicant has not proposed exterior light fixtures or a lighting plan. A lighting plan and fixture specifications will be required at the time of building permit submission.

Solar Access (UDC §5.12)

The subject property is in SA zone III. The applicant has prepared a solar shading analysis which demonstrates compliance with this requirement. See attached Solar Studies, Sheet A.05.

Public Improvements

There are public improvements associated with this development including but not limited to underground utilities, sidewalk replacement, and landscaping in the ROW. If the combined application is approved by the Board of Trustees, final engineered site plans and an Engineer's Estimate of Cost for public improvements will be required prior to execution of an Ordinance and Development Improvements Agreement.

Prepared By: Kelley Amdur, Planner

# LAND USE APPLICATION FOR Little Blue (Blue Creek Preschool, Inc.)

## Addition to Large Day Care (Child Care Facility) At 55 N. 7th Street

### General Rezoning & Special Use Permit & Subdivision Exemption & Administrative Site Plan Review

#### Table of Contents

Section	Item	Page
Section 1	Application Information and Background	Page
	Type of Application	2-3
	Project Description	3
	Program Description	3-4
	Site Description	4-6
	Zoning Overview	6
	Neighborhood Context	6
Section 2	General Rezoning	
	Letter	7-10
	General Rezoning Approval Criteria	10-12
	Comparison of dimensional standards (HCC, C/T, R/MD)	13
Section 3	Special Use Permit	
	A- Letter	14
	B-Special Use Permit Approval Criteria	14-16
	E- Rules and Regulations	16
	G – Traffic, parking and parking counts	17-19
Section 4	Subdivision Exemption	20
Section 5	Administrative Site Plan Review	21-23
Section 6	Application Support Materials	

Carbondale, Colorado  
April 10, 2023

## SECTION 1

### APPLICATION INFORMATION AND BACKGROUND

**Property Location:** The property location for Little Blue Preschool is 55 North 7<sup>th</sup> Street. This property is located on the west side of 7th Street, one half block north of Main Street and across the street from Colorado Mountain College. The property has been owned by Blue Lake Preschool, Inc. since 2020. Prior to that, Mitt Farmer owned the property since 2016 and the property was previously owned by the Ferguson Family for several decades.

**Legal Description:** Lots 1, 2, 3 & 4, Block 21 of the Original Townsite

And

The southmost 15 feet of lots 1 through five, Block 7 of the Weavers Edition to the Town of Carbondale

**Zoning:** Commercial/Transitional (C/T)  
Residential Medium Density (R/MD) Strip 15 feet in width at the northern portion of the property

**Application Date:** February 2023 (Modified for staff comments March 2023 and April 2023)

#### Type of Application

1. **General Rezoning.** Blue Lake Preschool, Inc. hereby submits an application for general rezoning of the two lots owned by applicant from C/T and R/MD to HCC. This process is subject to the general rezoning process outlined in the UDC with public hearings in front of the Carbondale Planning & Zoning Commission and the Carbondale Board of Trustees. The Board of Trustees is the final decision-making body.
2. **Special Use Permit.** Concurrently, the applicant submits an application for an expansion of a Child Care Facility (Day Care-seven children or more according to Table 4.2 of the UDC). This land use is subject to a Special Use Permit process with a public hearing in front of the Carbondale Planning & Zoning Commission. The Planning Commission is the final decision-making body. **A five year vested right on the Special Use permit is sought to allow Blue Lake Preschool flexibility in fundraising and construction schedules on an operational facility.**
3. **Subdivision Exemption.** Concurrently, the applicant submits an application for a subdivision exemption to remove the internal lot line and create one lot. Planning and Zoning is the final decision-making body on this application.

4. **Administrative Site Plan Review.** Concurrently, the applicant submits an application for Administrative Site Plan Review. Town staff is the final decision-making body on this application.

## Project Description

Blue Lake Preschool Inc. has operated Little Blue Preschool at 55 North 7<sup>th</sup> Street since July of 2021. In 2020, A Special Use Permit for day care – seven children or more - was issued by the Town of Carbondale for that site. Subsequently a building permit was issued to allow the existing single-family home to be remodeled and expanded into a 3-classroom child care facility with office. The remodeled and expanded facility is 2507 square feet and serves 35 children from infant through preschool age.

The proposed expansion will add two classroom spaces, expand the existing infant classroom, and provide a commercial kitchen facility for lunch and snack preparation. The expansion to the infant room will allow Little Blue to increase critical infant capacity from the current eight children to 10. The two additional classrooms will serve more toddler and preschool age children for  $\frac{3}{4}$  of a day and provide afterschool care to serve children ages five to 10 years old. Total new children served is 33 at any one time. The proposed expansion is to the north of the existing building and will span a historic property line where zoning changes from C/T to R/MD. Per town staff at the preapplication meeting, any expansion in this area requires rezoning and a minor subdivision exemption to join the lots.

To further knit Little Blue Preschool to the community, the proposed expansion is paired with a change of zoning from mixed zoning to the HCC that is slated for the area in the comprehensive plan. This proposal comes with public improvements that include removal of parking access off of 7<sup>th</sup> street to allow for more public street parking, a new and widened concrete sidewalk, new street trees and landscape bulb outs, a public accessible parking space, and parking reorganization on 7<sup>th</sup> street.

Below is a statement from the Blue Lake Preschool Director, Michelle Oger, on the purpose of the expansion and their operations

## Program Description

Blue Lake Preschool is a non-profit preschool with a 29-year history of caring for children in the Roaring Fork Valley. We provide quality care in a year-round program with hours that meet the needs of working families. We have a location in the Blue Lake area in El Jebel and in December of 2015 opened a location in Carbondale.

Little Blue is currently licensed to care for 37 children each day with a functional service of 35 children (2 less in infant room). The expansion will allow us to care for 33 additional children each day. This is a total of 68 children a day. This will help support working families from Carbondale that are struggling to find care for their children. We are one of the few centers in the valley to care for children under the age of two. With this expansion, we will be able to expand our existing infant room by two spaces and add 11 spaces to our toddler program, ensuring more capacity in these underserved ages. The expansion will also add a school age room ensuring care for children ages 6 weeks – 10 years old can happen right in Carbondale.

We are open Monday – Friday from 7:30 – 5:30. These hours accommodate working families yet have little impact on neighbors during the evening and weekend hours. The location on 7<sup>th</sup> street is a great location to allow the kids easy access to Sopris Park, the Carbondale Pool, and the RFTA bus stop. Our preschool and school age kids participate in several activities including swim lessons, gymnastics, ice skating, the library program, ski school and field trips to a number of the amazing places our valley has to offer such as Hallam Lake, Rock Bottom Ranch, the fish hatchery, and Roaring Fork Conservancy in addition to community services such as the post office, grocery store, and fire station!

The expansion and rezoning will let us serve school age children in an afterschool program. We do not have that capacity in Carbondale currently. Our Blue Lake based center does serve Carbondale families for afterschool care, bussing children from Carbondale to Blue Lake. Many families then drive from Carbondale to Blue Lake to pick up their children. The school age classroom will allow us to serve the full age range in Carbondale, reducing vehicle trips and encouraging the many walking and biking families that currently attend the Carbondale program to stay right in Carbondale.

Colorado's new Universal Preschool Program (UPK) starts in fall of 2023 will provide half day funding to 4-year-olds for preschool care. Blue Lake Preschool and Little Blue are providers in this program supplying some of the 30,000 additional preschool spaces that are the predicted need in the state of Colorado. The afterschool room will be used to provide ¾ day preschool spaces during school hours to meet this need.

Our program is non-discriminatory and cares for children from all backgrounds. We participate in programs to aid at-risk children and we work with CCAP (Colorado Child Care Assistance Program) in Eagle, Garfield, and Pitkin Counties, the Colorado Preschool Program, the Town of Basalt, and Early Head Start to access financial assistance for families in need. For the last 12 years we have also raised money to support our own tuition assistance program for children who would not otherwise be able to afford our program. Our current capital campaign not only address expansion but also supports teacher retention, professional development, and tuition assistance. We believe it is imperative for developing children to be cared for in a consistent, creative, and reliable environment. Quality childcare is an important part of our community. Quality care at the preschool level contributes to a positive learning experience in Elementary School and teaches children to have functional relationships with their peers. We take great pride in knowing that what we do supports our community.

## Site Description

The site is 11,572 SF in size and is functionally flat. Most of the property is part of the Carbondale Original Townsite while the north 15 feet is part of the Weavers Addition. An Improvement Location Certificate and other technical documents are all included in Section 6 for easy reference.

The basic site dimensions are 100 X 100, though there is additional land parcel at the north of the property which measures 15 feet by 125 feet. There is a one-story commercial structure of 2507 sf on the southeastern portion of the site. In addition to the conditioned building there are 355 sf of covered porches. The existing site include one van size ADA parking space accessed off a curb cut on N. 7<sup>th</sup> street. Six other existing

parking spaces are provided on the south side of lot accessible from the alley. The remainder of the site provides three separate fenced playgrounds.

All utilities are presently extended to the site, including Town water and wastewater, Xcel Energy for electricity, and Black Hills Energy for natural gas. The water is accessed on N. 7<sup>th</sup> street with a one-inch water line. The wastewater is accessed in the alley. Gas is accessed from the alley. Electric is accessed off a power pole in the alley. The site is impacted by utility poles and guy wires in two locations in the alley. One utility pole is in the alley on the south property line. Another is at the southeast corner at the property line. Both utility poles have guy wires that limit car access off the alley- effectively eliminating 32 linear feet of alley access. Blue Lake Preschool has explored with Xcel Energy the possibility of moving poles, moving guy wires, or otherwise minimizing this impact. Excel indicated that the utilities would need to be under grounded in alley and under N. 7<sup>th</sup> street to the utility pole by 689 Main Street. If there was not room on the 689 Main Street pole, the utilities would need to continue to be undergrounded to the next pole and so on. This work would easily exceed \$300,000 and is well out of the possibility for the Little Blue addition budget.

The site is not encumbered by any easements.

The site is ideally situated for the Comprehensive Plan goal of compact development. To quote from the 2022 update to the Comprehensive Plan:

*"One thing that nearly all residents agree on is that maintaining the town's small, compact form is paramount. The town's compact form gives it a distinct geographic identity to match its cultural identity, makes it easy to get around with or without a car, contributes to infrastructure and service efficiencies, saves energy, and ensures that the predominantly open lands at the edge of town are never far away."*

The Little Blue site and expansion put growth in the heart of Carbondale where it has the appropriate infrastructure and is easily accessible.

This alley was a concern of Town staff in the 2020 Special Use Permit application. Town staff wanted to limit traffic to the alley and insisted on 90-degree head in parking so that vehicles would not be forced to use the awkward intersection of Main Street, 8<sup>th</sup> Street and the alley. Currently, families of children at Little Blue are directed to not drive down the alley when picking up or dropping off children. The parking direction limitation on the alley along with the guy wires has eliminated potential parking spaces in the alley. While the UDC encourages use of alley for parking access, in this particular case, we are proposing limiting parking in that area and using the space for increased playground area and an expansion to the infant room. A year and a half of operation has proven 90-degree head in parking in the alley to be difficult for staff to use. They often use the more accessible and available street parking on N. 7<sup>th</sup> Street.

The site's natural emphasis on pedestrian oriented and other multi-modal transportation fits the Little Blue program well. The site is half a block off Colorado Avenue which is used for biking and pedestrian access to the Rio Grande Trail. A RFTA bus stop is 350 feet away on Main Street in front of the pool. RFTA is used by Little Blue for field trips. Having a walkable bus stop lessens the need for private busing of children and increases access to all the activities the Roaring Fork Valley has to offer. The proposed upgrade of sidewalk and street parking supports this multi-modal approach.

The central location is also good for families. Fifty percent of drop off and pick up trips are done by walking or biking in the temperate months and 20% in the winter. The central location also helps with staff transport, allowing one staff to walk to work and two others to ride RAFTA or carpool.

## Zoning Overview

The site is primarily in “Commercial/Transitional” C/T zone district. The 15 foot wide swath at the north end of the site is in the “Residential Medium Density” R/MD zone district. The C/T portion of the site was called out in the 2013 comprehensive plan and in the 2022 updated comprehensive plan to be rezoned to a “downtown” land type. The HCC zone district best expresses the downtown land type in the current UDC. The Residential Mixed (R/Mx) typology in the comprehensive plan is closest to the C/T zoning and is it slated to move south of Main Street or transition to New Urban typologies. HCC, C/T and RMD zone districts allow Day Care – serving more than 7 children by special use permit. There are no differences in how each zone district would treat a large day care facility.

The proposed expansion of the childcare facility will span the C/T and R/MD zones on the current property. Town staff is concerned that setbacks between zone districts need to be maintained. As such, the north 15' of the property may not contain a structure without rezoning to match the southern portion of the property.

## Neighborhood Context

A map showing the subject site and adjacent land uses is attached in Section 5. As one familiar with the location being less than a block off Main Street and near the center of town, the subject property is surrounded by a mix of land uses. A quick listing is noted below:

- single-family and small multifamily residential
- alcohol/substance abuse treatment facilities
- community college
- restaurant/short-term rental establishment
- professional offices
- service establishments/salon
- Carbondale Community Pool

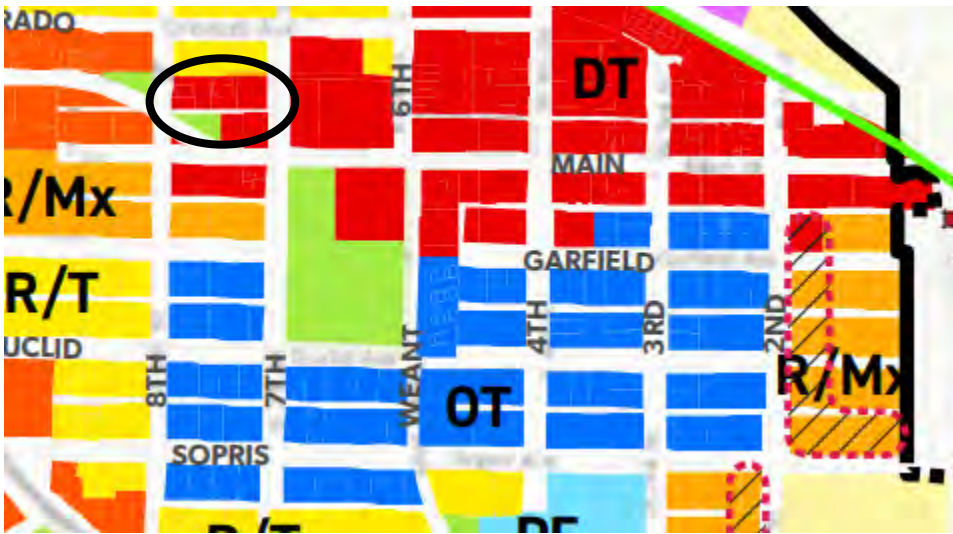
### Adjacent Zone District Summary

North:	R/MD
South:	PUD & C/T
East:	HCC & PUD (Colorado Mountain College)
West:	C/T

## SECTION 2

### General Rezoning

The proposed rezoning from Commercial/Transitional (C/T) and Residential Medium Density (R/MD) to Historic Commercial Core (HCC) is beneficial for the Little Blue Preschool, the Town of Carbondale and the surrounding neighborhood. The Comprehensive Plan calls for Little Blue and all properties along the alley between 8<sup>th</sup> and 7<sup>th</sup> streets to transition from current land use (C/T and PUD) to “downtown” land use. (Note, this transition is indicated in the 2022 update to the comprehensive plan as well as the original 2013 comprehensive plan.) See area circled on the Future Land Use and current zoning maps below.



Future landuse map, Carbondale 2022 Comprehensive Plan



Current zoning, Carbondale UDC



HCC zoning is more appropriate than the existing mixed zoning on the Little Blue property for five reasons.

**First: The rezoning corrects a historic mixed zoning on the site (C/T and R/MD).** The current mixed zoning on the site renders the 15' wide section of the property on the north unbuildable after setbacks from an exterior property line and an interior zoning change. As the property must be partially rezoned to be legally used for building expansion, it makes sense to rezone to the use in the Comprehensive Plan rather than rezoning to an outdated zone. The location is slated to convert HCC zoning in the comprehensive plan indicating that dense commercial uses are desired with parking to be provided by street and other large parking lots. The removal of parking spaces in the alley will free up narrow and ill-maintained alley and return impervious area to pervious play space.

**Second: The rezoning is per the Comprehensive Plan and market trends.** In the past decade, Carbondale has experienced an extension of "downtown" uses from their center at 4<sup>th</sup> and Main Street east to town limits, west to the Highway 133/Main Street roundabout, and north and south of Main Street. Local to the Little Blue site, the area has been slowly transitioning in the HCC direction with commercial and multifamily uses on all the properties in this area slated for rezoning in the Comprehensive Plan. Two single family homes (the Little Blue site and home at 35 N. 7<sup>th</sup> street) have transformed to commercial or dense residential uses in the past two years. The east side of North 7<sup>th</sup> Street has long had a downtown feel with a community college and lively restaurant and lodge. The once sleepy and residential first block of N. 7<sup>th</sup> Street is now bustling with a mix of dense residential and commercial activity. The rezoning will reflect the reality on the ground. Little Blue will lead the way in this transition with improvements to pedestrian access, aging street trees and chaotic street parking to knit the N. 7<sup>th</sup> Street to the existing HCC infrastructure. The retention and expansion of childcare in the commercial core will also strengthen the human and service infrastructure needed for greater number of employees and residents in Carbondale.

**Third: The rezoning will position the first block of North 7<sup>th</sup> street as part of the downtown pedestrian grid.** The rezoning will bring attention to the overlooked sidewalk, parking and landscape infrastructure on the block. This supports a comprehensive plan goal of strengthening universal and multimodal transportation.

Blue Lake Preschool approached all the properties on the alley between 8<sup>th</sup> and 7<sup>th</sup> streets to see if they were interested in partnering on rezoning. No other properties were interested, for a variety of reasons. The primary reason given is that they did not want to get into a lengthy Town process for a result that would have little impact on their current use. The secondary reason was the desire to maintain a more flexible zoning for single and multi-family housing without main floor activations standards. (This HCC requirement for main floor activation in HCC was pinpointed for study and reform in the 2022 comprehensive plan.)

While Blue Lake found no partners in rezoning, there was much agreement with neighboring properties about the poor state of the sidewalks on N. 7<sup>th</sup> Street, the dangerous tree conditions of the Town trees on the west side of the street and the chaotic parking on N. 7<sup>th</sup> Street. There is a strong desire to see these issues addressed.

With this proposal, Blue Lake Preschool is joining its rezoning request with sidewalk, landscape and parking improvement directly in front of their property and a proposal for partnership with the Town of Carbondale to master plan parking improvements for the entire block. This will link the HCC zoning at the Little Blue site to Main Street and create the framework for a safe and lively evolution of N. 7<sup>th</sup> Street. The proposed improvements include a new sidewalk (five feet wide rather than the existing three feet) installed in front of Little Blue. Aging Chinese Elm trees are removed and replaced with street trees in bulbouts. This proposal for creating new and better Town infrastructure adjacent to the Little Blue site on Little Blue's dime is another form of the suggested fee in lieu of on-site parking requirements for HCC zone district in the 2022 comprehensive plan (Page 37). Note, an alternative site plan is also included in this packet which retains Chinese Elm trees which are the cause of sidewalk buckling. (Note that the applicant has had a conversation with Town Arborist, Carl Meinecke, who supports applicant removal of trees).

**Fourth: Childcare goes hand in hand with commercial uses.** The more business properties which generate jobs, the more childcare services are needed for those workers. The 2023 Licensed Provider Survey Data Report by the Confluence of Early Childhood Education Coalition shows that there is about 1 licensed spot available for every 2 children under 5 from Aspen to Parachute. Infant and toddler spaces are even more precious with only 163 licensed infant spots and 444 licensed toddler spots in the entire region. (See section 6 for Aspen Journalism Report.) From a 2017 study by Aspen to Parachute Career Initiative, Carbondale's childcare capacity is much less than its needs. With 1615 children between zero and five there are only 670 childcare spaces (41%). 74% of these children live in households where all adults are working. Garfield County as a whole, has licensed capacity for infants at about 8% of the infant population and 23% of toddler population per Colorado's Early Childhood Leadership Commission Report of 2021. In a rezoning context, the growth of the downtown and downtown north area called for in the comprehensive plan will result in more need for childcare. It is clear from the comprehensive plan that Carbondale wants to create a framework for more sustainable housing and jobs. A key component to successful housing and jobs is local, quality and affordable childcare. Partner with Blue Lake Preschool to create a home for this use in the downtown core.

**Fifth- the rezoning of the Little Blue lot will create a needed transition between an HCC zone district and R/MD zone district.** The formal typology of an HCC building as outlined in the UDC and Historic Preservation Committee Design Guidelines (three story, lot line to lot line, reminiscent of historic storefront architecture) is notably missing in the existing Little Blue and in the proposed addition. Both existing and proposed structures are one story, wood framed construction with gabled forms that are more residential than commercial in nature. The current Little Blue building is a remodeled residence. Limited budget and a conservation mindset resulted in retaining most of the existing residential structure which set the scale and form of the addition.

One item that is achieved in the Little Blue structure (existing and proposed) is an activation of the street frontage and ground floor activation. The infant playground borders the N. 7<sup>th</sup> street sidewalk adjacent to the Little Blue front door. This brings lively activity up front every day. The Little Blue office has corner window that connects staff and families to the street and larger Carbondale community daily. The proposed addition has a classroom up front with windows to further enliven and activate the street.

While this Little Blue existing and proposed structures do not meet the ideal HCC building typology, they do provide an effective transition from the HCC zone to the neighboring R/MD zone. The low building height is much appreciated by the north neighbors to preserve Sopris views and solar access and the style of building transitions from commercial to residential style and scale in a dynamic way.

Please see detailed response to each approval criteria in the UDC on table below.

## GENERAL REZONING APPROVAL CRITERIA

General Rezoning to be judged by the criteria outlined in Chapter 17.02.4.2

Criterion for Approval	Response
The amendment (to the zoning map) will promote the public health, safety, and general welfare	The central location of the site expands an essentially community service, childcare, into the commercial core-serving 33 more families. It places children in a convenient location for families that work and/or live in Carbondale. Its location encourages walking, bus and bike usage. Impacts of automobile trips and daytime noise are kept in the commercial core near other similar impacts. Public health, safety and welfare are promoted by the expansion of quality childcare in the core of a town that is underserved in that realm, especially for children less than 18 months old.
The amendment (to the zoning map) is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code	The proposed zoning, Historic Commercial Core (HCC), is in keeping with a decade of Comprehensive Plans. Both the current (2022) and old (2013) comprehensive plans show the Little Blue site to be designated "downtown". Downtown typology is to be in the heart of community with core characteristics of walkability, shared parking, and building forms 3 stories and less the sitting close to the street.
The amendment (to the zoning map) is consistent with the stated purpose of the proposed zoning district(s)	<p>Per the Town of Carbondale UDC, (3.3.4.A) purpose of the HCC zone district <i>"is to preserve the original commercial center of Carbondale as a unique commercial area with an historic character. The intent is to accommodate a variety of complimentary commercial, service, entertainment, and residential uses and to create a market atmosphere compatible with the downtown. The district is intended for primarily customer oriented commercial uses on the street level, with office and residential on the upper stories. The HCC district is designed to accommodate intense development of individually owned businesses in an attractive, pedestrian-oriented setting, following the design character and patterns of the historic downtown area."</i></p> <p>The Little Blue Facility supports many of the stated purposes of the HCC. Childcare is a commercial adjacent service that supports the commercial center by providing care for local workers' children. Its location allows easy drop off and pickup and encourages local families and workers to use local childcare. Its street level space provides animation and engagement with the street through playground spaces and windows that engage interior to exterior spaces. The</p>

	historic pedestrian orientation is preserved and strengthened with wider sidewalks and an increase in the amount of public street parking.
The amendment (to the zoning map) is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated	The impacts on the natural environment caused by the rezoning will be minimal. The proposed use is not as dense or as covered in impervious area as it could be in the HCC. Some of the added stormwater, sun and view access impacts that can result in the HCC zone district do not happen on this site with the proposed use. Blue Lake Preschool is an institution in the valley and has existed in its Blue Lake location for 29 years. The Preschool board choose to buy rather than rent the Little Blue location to provide a stable and permanent Carbondale location. Investment and improvements to date show the intent for Little Blue to have a forever home at 55 N 7 <sup>th</sup> Street in Carbondale.
The amendment (to the zoning map) is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property	<p>As the proposed use (childcare) already exists on the site, qualitative impacts due to different uses allowed between the CT and HCC zone districts will not be relevant to this particular site in the foreseeable future.</p> <p>But, in general, the HCC zone district has fewer potential uses allowed as a use by right or special review than the C/T zone district. Uses that are allowed in C/T but not in HCC are:</p> <ul style="list-style-type: none"> <li>• single family detached dwellings</li> <li>• hospital,</li> <li>• commercial farming</li> <li>• kennel</li> <li>• major repair service</li> <li>• building material retail</li> <li>• non-bulk storage of LP</li> <li>• automotive fuel sales</li> <li>• automotive repair shop</li> <li>• self-storage facility</li> </ul> <p>There are no uses allowed in HCC that are not allowed in C/T.</p> <p>The limitations on these uses (except for single family detached dwellings) will likely have a positive impact to properties in vicinity of zoning change. The limitation on single family dwelling seems to be keeping with the evolving nature of the area. There are no single-family homes between the Little Blue property and Main Street. The building directly to the south (35 N 7<sup>th</sup> Street) transitioned from single family home to a group home in the last year. While Carbondale is pressed for residential spaces, the limitation on single family residences in this location makes sense to allow greater density this close to the core. Live work and multi-family dwellings are allowed in the HCC zone district.</p> <p>Dimensional impacts caused by rezoning are:</p> <ol style="list-style-type: none"> <li>1. Greater lot coverage/impervious area</li> <li>2. Lesser setbacks.</li> </ol>

	<p>The childcare use which requires playground space on site ensures that Little Blue will not maximize impermeable area.</p> <p>The lesser setbacks are mitigated by setbacks modifications between residential and commercial uses (UDC 3.7.5.C) so that the only actual set back change is the front yard setback from 5 feet to 0 feet.</p> <p>By far the greatest impact to neighboring properties is the changes to parking requirements in the HCC zone district. The C/T zone district requires onsite parking per UDC table 5.8-1. In the case of large day care, one space to be provided per employee. Currently there are seven onsite parking spaces. The proposed expansion will have 11 staff that need parking. The HCC zone district requires no on-site parking. The proposed rezoning could transfer all employee parking load (11 spaces) to public parking areas. The site plan that is part of this proposal shows two regular parking spaces on site. As a result, 9 employee parking spaces will need to be absorbed by surrounding street parking. To mitigate this impact, the proposed site plan shows the removal of an existing curb cut that monopolizes 16' of street frontage. Additionally, the proposed site plan reorients existing parallel parking to a more organized head in parking scheme. These moves increase the available public parking directly in front of Little Blue from four spaces to nine spaces.</p> <p>Additionally, Little Blue will work with the town to engineer parking for the remainder of the block, possibly increasing public parking on the street by 26 spaces and addressing an ongoing issue of parking orientation confusion on the street.</p>
<p>Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.</p>	<p>All facilities and services exist on site or are available nearby. The proposed zoning change has no impact on these services.</p>

Comparison HCC, C/T, and RMD dimensional standards			
	HCC	C/T	R/MD
<b>Lot standards</b>			
Standards Lot area, minimum	2,500 sf	3,000 sf	3,000 sf
Lot depth, minimum	100 feet	100 feet	50 feet
Lot width, minimum	25 feet	30 feet	25 feet
Impervious lot coverage, maximum	100%	80%	60%
Landscaped area, minimum	none	20%	
<b>Setbacks, Minimum</b>			
<b>Front:</b>			
Adjacent to local street	0 feet	5 feet	10 feet
<b>Side:</b>			
Adjacent to alley	0 feet	0 feet	
Adjacent to commercial or industrial district	0 feet	0 feet	
Adjacent to residential district	5 feet		5 feet
Adjacent to street			7.5 feet
<b>Rear:</b>			
Adjacent to alley	0 feet	0 feet	5 feet
Adjacent to commercial or industrial district	0 feet	20 feet	
Adjacent to residential district	5 feet		5 feet
<b>Building Standards</b>			
Height, principal building, maximum	35 feet	35 feet	27 feet
Height, accessory building, maximum	25 feet	25 feet	22 feet
<b>Open Space (UDC table 5.3-1)</b>			
Open Space, minimum	None	15%	15%

## SECTION 3

### Special Use Permit

#### A- Letter requesting the review of proposed plan.

A Special Use Permit for expansion of the Little Blue facility will capitalize on a successful program and allow it to continue to thrive. Just a few years ago the Town of Carbondale weighed if the 55 N 7<sup>th</sup> street site was appropriate for a large day care use and found it to be a good fit. In two years of operation at N. 7<sup>th</sup> Street, Little Blue Preschool has been a good neighbor, greatly improved the property and provided a needed service in the downtown core. Many of the fears expressed by concerned neighbors and citizens in the last Special Use Permit review (excessive noise, child safety on 7<sup>th</sup> street, traffic from drop offs and pickups, overuse of alley) have not come to pass. Little Blue Preschool contacted all the immediate neighbors in preparing this application and have found that most are pleased to have Little Blue as a neighbor and they have expressed no instances of endangered child safety, excessive noise, or crowded traffic at drop off and pick up. The main concerns for neighbors are the sidewalk condition on the west side of N. 7<sup>th</sup> street and the chaotic parking conditions on 7<sup>th</sup> street. While Little Blue cannot solve these issues on its own, this application does mitigate these conditions on the public way directly adjacent to Little Blue project bounds.

The expansion of the Little Blue Preschool meets the approval criteria outlined in the UDC. See a detailed breakdown in the table below for a point-by-point analysis.

**Little Blue is seeking a five-year vested right for this special use permit to allow flexibility for fundraising and construction on an operational facility.**

#### SPECIAL USE PERMIT APPROVAL CRITERIA

Large Child Care Facilities are subject to Approval Criteria contained in Section 2.5.2. C.3.b(ii) as contained in the UBC. A point-by-point response to the criteria is included below:

Criterion for Approval	Response
An approved special use shall meet the purposes of the zone district and all criteria and regulations specified for such use in the zone district.	The expansion of the existing childcare/preschool usage meets the intents of C/T and HCC zone districts without overwhelming the neighborhood.  For specifics about the HCC zone district, see Section 2, General Rezoning.
An approved special use shall comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and Welfare;	The proposal meets all fire, building, and zoning provisions of the Town, the Carbondale Fire District and the UDC.  It is noted that due to a five foot setback on the north and part of west property lines, the International Building Code will require fire resistant construction and limitation on fenestration on those walls. These restrictions are understood and can be accommodated in the design.

<p>An approved special use shall adequately mitigate traffic impacts in a neighborhood;</p>	<p>Access has proven to be good. The 58-car trip increase can be absorbed by the existing street grid. (See Child, Staff and Car Numbers Table below for car trip calculations.) The proposal removes five car trips from the alley daily by removing existing parking. The applicant will continue directing families to avoid driving in the alley per the previous Special Use Permit approval.</p> <p>Activity on the site on weekends and nights is minimal to nonexistent. This pairs well with the adjacent community college with night classes and adjacent restaurant and lodging properties. The proposed parking and sidewalk improvement serve to visually narrow 7<sup>th</sup> street slowing traffic which is appropriate for the street type and location.</p>
<p>An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.</p>	<p>The existing and proposed designs for Little Blue Preschool serve as a transition between the residential structures to the north and the commercial structures on main street. The design serves the neighborhood while respecting that existing scale of the building stock. The use is activated during business hours and results in a well-maintained institutional property.</p>
<p>Impacts of the proposed use on adjacent properties in the surrounding neighborhood have been minimized in a satisfactory manner.</p>	<p>Due to licensing requirement and cost constraints, it is in the interest of the applicant to keep the current building and proposed expansion on the ground level. The building will now, and in the future, remain a single story and have minimal impact on neighbors' solar access or views.</p> <p>Increase street parking load (up to 9 cars) is an impact on the adjacent properties. The Applicant will ease that impact by removing a curb cut that causes vehicle to back onto 7<sup>th</sup> street and returning that frontage to public parking. Also, at their expense, the applicant will improve the town sidewalk, landscaping and parking infrastructure directly adjacent to their property. These moves will create five more public parking spaces directly in front of Little Blue and a better street scape.</p>
<p>The impacts of the use including by not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses . . . Shall not create a nuisance and such impact shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.</p>	<p>The only adverse impact we are aware of is use of public parking. This impact is addressed above. Noise will be limited to business hours and be in keeping with the existing business and retail uses in the neighborhood. There will be no blocking of view planes or solar access.</p>
<p>Access to the site shall be adequate for the proposed use, considering the width of adjacent streets/alleys, and safety</p>	<p>We believe we have mitigated traffic and alley usage adequately.</p> <p>The proposal removes five daily car trips from the alley and adds an estimated 58 car trips to N. 7<sup>th</sup> street. The proposed</p>



	head in parking provides more than a 24' wide drive aisle on N. 7 <sup>th</sup> Street.
The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future	The project is in scale with the neighborhood. The existing and proposed designs for Little Blue Preschool serve as a transition between the residential structures to the north and the commercial structures on Main Street. Its street level space provides animation and engagement with the street through playground spaces and windows that engage interior to exterior spaces. The historic pedestrian orientation is preserved and strengthened with a wider sidewalk, increase in the amount of public street parking and landscaping bulb outs.

## **B- Proof of Property Ownership-**

See Section 6

## **C- Site Plan**

See Section 6 A0.1 and A0.2

## **D- Description of uses on adjacent properties**

See Section 6

## **E- Rules and Regulation**

Child Care Facilities are licensed by the State of Colorado, Office of Early Childhood. A plethora of rules and regulations exist through this agency. These regulations may be viewed at <https://cdec.colorado.gov/rules-and-regulations>

Additionally, facility data is updated annually and a licensing agent from the state visits each facility annually. In addition to state licensure, all Blue Lake Preschool facilities participate in the voluntary Colorado Shines program that inspects and rate each program annually on quality in 5 areas (workforce qualification, family partnerships, administrative practices, learning environment, and child health). Blue Lake Preschool has a 5 out of 5 colorado shines rating and Little Blue preschool has a 3 out of 5 stars with indications that a facility expansion will increase their rating.

## **F- Conceptual Elevations**

See Section 6, A3.1 and A3.1

## G- Traffic, Parking and Parking Counts

### Traffic

Parents are free to bring their children at any point in the morning for drop off and pick up at any point in the afternoon. Peak times for drop off are between 8:00 and 8:30. Peak pick up times are between 4:30 and 5:00. While the proposed facility can handle 68 children, it is unlikely that an equal number of vehicle drop off/pick up trips will result. Of the 35 children currently served at the facility, 11 have siblings at the facility. This results in 24 drop off and pick up trips daily. Of these trips about 12 (50%) are done by walking or bike in the temperate months and five (20%) in the winter. This results in 12-19 car trips twice a day. The central location also helps with staff transport. Of the seven current staff, one member walks from home and two carpool or bus half the time. This results in five and a half car trips and parking spaces needed per day. When these numbers are extrapolated for the proposed 68 children, the total car trips per day is roughly doubled.

The school age program runs a minibus at the end of the school day to three Carbondale elementary schools and delivers these children in one trip to Little Blue. The parents then pick up the children in the evening. Currently, 90% of school age children have a younger sibling in care. This minimizes the added pick-up trips. As the school age room is not used all day, it allows the room to be used for  $\frac{3}{4}$  preschool program. The drop off for the  $\frac{3}{4}$  program is in the morning with pick up at three in the afternoon. See the tables below for details.

**Child, Staff, Car Numbers Existing**

	Current					
Type of child space	Children	Staff	morning car trip (7:30-9:30)	day car trip	3:00 pm car trip	evening car trip (4-5:30)
full day infant	8	2	25.5			25.5
full day waddler	0	0				
full day toddler	9	2				
full day preschool	18	3		2		
3/4 day preschool (share schoolage room)	0				0	
school age after care	0					
Totals	35 children	7 staff	55 car trips			

**Child, Staff, Car Numbers Proposed**

	Proposed					
Type of child space	Children	Staff	morning car trip (7:30-9:30)	day car trip	3:00 pm car trip	evening car trip (4-5:30)
full day infant	10	2	48			48
full day waddler	9	2				
full day toddler	11	2				
full day preschool	18	3				
3/4 day preschool (share schoolage room)	20	2		1	14	
school age after care	20			1	1	
Totals	*68 children	11 staff	113 car trips			

\*88 children served, only 68 at any one time

Due to the age of the children served, all children arriving at Little Blue must be walked in the door and signed in by an adult guardian in the morning and signed out and walked out by a guardian in the evening. Children will never leave the building or fenced grounds unless accompanied by a guardian or teacher. Additionally, parents speak with school staff daily at drop off and pick up and via daily emails. If there are issues about drop off parking, vehicle idling, alley usage, etc. these issues can be addressed immediately with the daily communications.

## Parking

We are proposing that drop off and pick-up of students be accommodated on the west side of N. 7<sup>th</sup> Street directly adjacent to the property. This would accommodate nine vehicles parked head in at any one time. This is an increase from the four spaces currently provided since the proposed plan removes the historical curb cut to parking in front of the building and changes to head in parking.

Blue Lake Preschool owns four minibuses. Most of these buses are stored at the El Jebel facility. The one bus that serves Little Blue is occasionally on site. The parking space in the alley can be used for this bus on an as needed basis. Site plan shows the actual minibus footprint in a parking space. For more information on the minibuses see Section 6.

We have provided parking counts of the 100 block of North 7<sup>th</sup> Street and the surrounding area at 7:30 AM and between and 6:30 PM on a weekday and a weekend. The summary information is included in the chart below. Pictures of on street parking are provided in Section 6.

It is interesting to note that street parking was never more than 50% occupied at any time or date.

**Parking counts for 55 N. 7<sup>th</sup> Street**

NEIGHBORHOOD AREA	NUMBER OF PARKING SPACES AVAILABLE	AM COUNT 11/8/22 WEEKDAY	PM COUNT 11/8/22 WEEKDAY	AM COUNT 1-14-23 WEEKDAY	PM COUNT 1-15-23 WEEKDAY
7 <sup>th</sup> Street – West side - 100 block	18	2	4	4	6
7 <sup>th</sup> Street – East side – 100 block	18	2	1	0	1
Alley – both sides – between 7 <sup>th</sup> & 8 <sup>th</sup> Streets (all on private property some tandem)	28	10	5	10	8
Colorado-both sides between 7 <sup>th</sup> and 8 <sup>th</sup> Streets	30	11	12	14	14
Main Street between 7 <sup>th</sup> and 8 <sup>th</sup> both sides	20	3	4	3	5
8 <sup>th</sup> Street between Main and Colorado both sides	8	0	0	1	2

### **G- Table of site data**

See A0.1 and A0.3

## SECTION 4

### Subdivision Exemption

Blue Lake Preschool would like to legally join the 15' parcel on the north to the larger parcel. This has been directed by Town staff to build an addition that spans the internal lot line. Per town staff, a subdivision exemption request is needed. Please see the request below with responses to each item required in UDC section 2.6.6.C.1 Application submittal.

#### **2.6.6.c.1.a.i- Sketch Plan**

See Section 5 A0.1 for an architectural site plan with public access and utilities noted.

#### **2.6.6.c.1.a.ii - Written statement explaining why subdivision meet purposes of this code**

Little Blue Preschool is seeking to legally join two lots that have functioned as a single lot since the 15' parcel was purchased from the northern lot in 1957. There is no added development burden or density in this request. There are no endangered easements or public accessways in this request.

#### **2.6.6.c.1.a.iii- Written statement of the intended uses and proposed densities of each parcel in the subdivision**

The intended use to Daycare – larger than 7. This use currently exists on the site. The purpose of the lot join is the add on to the existing daycare to the north. This addition will span the internal lot line, spurring the need to joint lots. The current density on the south lot is 25% (2507 sf building on 10,000 sf lot). The current density on the north lot is 0% with no building on an 1875 sf lot. The proposed density on the conjoined lots after the proposed addition is 40% (4691 sf on a 11,875 sf lot).

#### **2.6.6.c.1.a.iv – Residential densities**

This is not applicable for this site.

#### **2.6.6.c.1.a.v – Evidence of title or ownership**

See section 6.

## SECTION 5

### ADMINISTRATIVE SITE PLAN REVIEW

Per 2.5.3 the following information is needed for the administrative site plan review. The location of that information in the existing planning application is noted after each item.

1. Site plan showing location and dimensions, immediate adjoining properties, location of all existing and proposed building, location of all parking areas, driveways and sidewalks, locations of all proposed landscaping and fencing with elevations of fences, location of existing and proposed drainage facilities, location of streets and alleys, locations of all solid waste containers, location of all snow storage areas, location and size of existing and proposed utilities.

All that data is on site plan A0.1 and landscape plan A0.3.

2. Table of site data

See A0.1 and A0.3

3. Conceptual building elevations with notes indicating type of construction, exterior finishes, location of entry doors, decks and other external structures.

See A3.1 and A3.2.

### SITE PLAN APPROVAL CRITERIA

Site plans to be judged by the criteria outlined in Chapter 17.02.5.3.C

Criterion for Approval	Response
The site plan meets the purposes of the zoning district in which it will be located and is consistent with the Comprehensive Plan	See Section 2 and Section 3 first criteria for approval.
The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable	There are no existing subdivision plats or PUD's on the property. The site has an existing special use permit for Large Daycare. The proposed site plan is an extension of that existing use. The history of the northern 15' wide lot is a bit muddled. It is not clear why this was a separately plated lot or why it was assigned a different zone district than the southern lot. Title work done when Blue Lake Preschool purchased the property in 2020 showed that the north 15' wide swath was sold from the owner of the north lot to the owners of the south lot in 1957. Here is list of transfers found

	<p>in the title work. Since 1957 the south and north parcels have transferred ownership together.</p> <ol style="list-style-type: none"> <li>1. lots 1,2,3,4 block sold from Shaw to Ferguson 5-8-51</li> <li>2. South 15' of 1,2,3,4,5, sold from Darian to Ferguson 1-28-57</li> <li>3. Melvin Ferguson dies 3-22-70</li> <li>4. Mary Ferguson put Kay and Marvin Ferguson on both parcels 6-20-73</li> <li>5. Kaye Ferguson died 12-9-81</li> <li>6. Mary Ferguson died 12-9-00</li> <li>7. Marvin Ferguson died 5-30-16</li> <li>8. Ferguson rep sold to Millard Farmer 9-12-2016 both parcels</li> <li>9. Millard Farmer sold to Blue Lake Preschool in 2020 both parcels</li> </ol> <p>Copy of title work is in section 6</p>
<p>The site plan complies with all applicable development and design standards set forth in this Code</p>	<p>The UDC contains design standards for Commercial Buildings and additional standards for buildings in the HCC. Here is a summary of how this design meets those standards.</p> <p>5.7.3.A &amp; B The proposed site plan is responsive to the site conditions. It is a transformation of a former residence into a commercial childcare that references residential scale and results in a mixed residential and commercial typology. This mix is a good transition between commercial zoning to the south and across the street and residential zoning to the north.</p> <p>5.7.3.C The new addition considers climatic conditions in building orientation. The addition runs east west in a narrow strip to maximize daylight, controls passive heating with proper south overhangs and allows for future solar on a south facing roof. Snow shed is not directed to any public ways.</p> <p>5.7.3.E A new 5' wide sidewalk is proposed on the public street frontage. This sidewalk can be flush to grade as per walkway improvements on South Third Street or raised with a curb as per sidewalks it links to on Main Street and Colorado Avenue. Blue Lake is happy to work with the Town to find the best solution.</p> <p>5.7.3.F The pedestrian environment is improved with a new, wider, and unbuckled sidewalk and enlivened by first floor windows and activation.</p> <p>5.7.3.G Utilities are existing and remain. All are underground with the exception of electric.</p> <p>5.7.4.A-C building massing and form is designed to have a child scaled size and reference primary shapes. Covered porches are a strong design element to provide entryways, human scaled elements and covered play space.</p>

	<p>5.7.4.D The primary entrance is clear and oriented to the public way.</p> <p>5.7.4.E The architectural character is a play on the residential structure that existed on site. The gabled form and roof slopes are maintained with additions of shed roofs, careful window placement, and colors to transform the structure to reflect it current childcare use.</p> <p>5.7.4.F There is no current or proposed signage on the building at the advice of county sheriff.</p> <p>5.7.6.D The proposed site plan is designed for pedestrian scale and pedestrian access with a primary entrance that has a covered and peaked roof and is recessed. The entire street facade is pedestrian oriented with shaded sidewalks, play space and windows. The removal of the street accessed onsite parking strengthens this.</p> <p>The streetside wall transparent glazing on the new section is 20% glazed and 30% of the wall is transparent glazing between two and 10 feet high. The total street side façade including new and old is 16% glazed and 23% glazed between two and 10 feet high.</p> <p>5.7.6.E The roof form is well broken and avoids unbroken lines. Colors coordinate across the building with grey for the original old building and deep blue for additions to reflect the Little Blue name.</p> <p>5.7.7.C The proposed building and all it appurtenances are not on Main Street and well under the 35' height limit. There is no request to increase the height limit by alterative compliance. No rooftop equipment is proposed and no cornice is provided. The ground floor ceiling height varies from '9 to 14' from sidewalk level. As there is no second floor, there so there is no floor-to-floor height.</p> <p>5.7.7.C.4 An alcove for trash is provided adjacent to the alley off the proposed infant room expansion.</p> <p>5.7.7.E The first 25' within the first floor adjacent to N. 7<sup>th</sup> street is used for office and services. There are no residential uses in this area.</p> <p>5.7.7.G The home that existing on the site prior to Little Blue remodel had little historic merit and is not on the Structure of merit list. The addition is in keeping with the scale and massing of the prior home but does not reflect, nor should it, reflect the turn of the century character of Main Street storefronts. The 1950's rancher character of the original structure has been echoed and updated in the proposed design.</p>
Traffic generated by development will be adequately served by existing streets within Carbondale.	See traffic and parking discussion in section 3.



## SECTION 6

### APPLICATION AND SUPPORT DOCUMENTS

#### Table of Contents

Item	Page
Application Forms	2
Application Checklists	3-8
Project Team	9
Childcare need article	10-21
Proof of ownership	22-23
Title Work	24-29
Letter of Authorization	30
List of property owners within 300'	31
Map showing adjoining zone districts	32
Map showing adjacent used	33
Parking Photos	34-41
Minibus Information	42
Site Plan	A0.1
Alternate Site Plan	A0.1a
Parking Plan	A0.2
Landscape Plan	A0.3
Bulb Out and Sidewalk Photos	A0.4
Solar Study	A0.5
Existing Site Plan	A1.0
Building Plan	A2.1
Conceptual 3D model images	A3.1-A3.2
Survey	Last page



Town of Carbondale  
511 Colorado Ave  
Carbondale, CO 81623  
(970)963-2733

Pre-Application Meeting Date \_\_\_\_\_  
Fees \_\_\_\_\_ Date Pd \_\_\_\_\_

### Land Use Application

#### PART 1 – APPLICANT INFORMATION

Applicant Name: Angela Loughry/Confluence Architecture Phone: 970-963-9720

Applicant Address: 1101 Village Road, UL-1D, Carbondale, CO 81623

E-mail: angela@confluencearchitecture.com

Owner Name: Blue Lake Preschool, Inc. Phone: 970-963-4380

Address: 0189 JW Drive, Unit C, Carbondale, CO 81623

E-mail: blps@bluelakepreschool.org

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:  
55 N. 7th Street, Carbondale, CO 81623

#### PART 2 – PROJECT DESCRIPTION

General project description:

Special Use permit for expansion of existing day care (more than 7 children) and  
rezoning

Size of Parcel: 11,875 sf # Dwelling Units: 0 Sq Ftg Comm: 2507 sf existing, 2184 sf

Type of Application(s): Special Use Permit, General Rezoning proposed

Existing Zoning: C/T and R/MD Proposed Zoning: HCC

#### PART 3 – SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

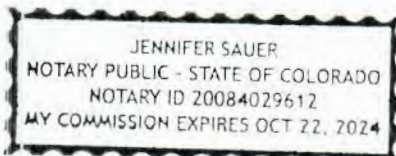
**Signature of all owners of the property must appear before the application is accepted.**

11 mic 2/17/23  
Owner Signature \_\_\_\_\_ Date \_\_\_\_\_ Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF GARFIELD Eagle ) ss.

The above and foregoing document was acknowledged before me this 17th day of  
February 2023, by Michelle Oger

Witness my hand and official  
My commission expires:



Jennifer Sauer  
Notary Public



## Town of Carbondale Rezoning Checklist

(970) 963-2733

**Project Name:** Little Blue Preschool expansion and rezoning

**Applicant:** Angela Loughry, Confluence Architecture

**Applicant Address:** 1101 Village Road, UL-1D, Carbondale, CO 81623

**Location:** 55 N. 7th Street

**Date:**

**Staff Member:**

**Section 2.3 of the UDC requires a pre-application meeting with  
planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall  
determine the form and number of application materials required.**

### Required Attachments



Filing Fee of \$600 and Land Use Application (separate attachment)

a. The application for a rezoning shall include:

- i. A site plan showing the footprint of all buildings, parking configuration, location of all utilities and easements, and other details demonstrating conformance with all regulations and development standards applicable to the proposed zoning district;
- ii. A written statement justifying why the proposed zoning fits in with the surrounding neighborhood and why the proposed zoning is more appropriate for the property than the existing zoning;
- iii. A list of all property owners within 300 feet;
- iv. A map showing adjoining zoning districts within 300 feet; and
- v. Proof of ownership.

- b. The applicant shall submit to the Director any other information required in the appropriate application as provided by the Director along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for an amendment to the zoning map.
- c. If a proposal requires a permit or approval from any county, state, or federal agency, the applicant shall submit to the Director a duplicate of any required application at the same time that it is submitted to the other agency or a minimum of 14 days prior to any hearing related to such county, state, or federal permit, whichever occurs first.

☐ Additional information requested at the pre-application meeting:

none.



**Town of Carbondale  
Special Use Permit  
Checklist**  
(970) 963-2733

**Project Name:** Little Blue Preschool Addition  
**Applicant:** Angela Loughry, Confluence Architecture  
**Applicant Address:** 1101 Village Road, UL-1D, Carbondale, CO 81623  
**Location:** 55 N 7th Street, Carbondale, CO 81623  
**Date:**  
**Staff Member:**

**Section 2.3 of the UDC requires a pre-application meeting with  
planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall  
determine the form and number of application materials required.**

**Required Attachments**

- ✓ Filing Fee of \$400 for Special Use Permit & Land Use Application (separate attachment).
- ✓ A letter requesting the review of the proposed plan for the building project.
- ✓ Proof of property ownership.
- ✓ A site plan showing the footprint of all buildings, existing and proposed parking configurations, trash locations, driveways and circulation, alleys, sidewalks, fences, open space, the location of all utilities and easements, and the design of each structure proposed, and other details demonstrating conformance with regulations and development standards applicable to the proposed use, the site, and the zoning district in which the use will be located.
- ✓ A description of the uses on the adjacent properties (including the number of dwelling units if known) and on the surrounding block, to the extent this can be determined by observation and photographs of the streets (and where applicable, alleys) to document the existing site, surrounding uses and parking conditions.
- ✓ Rules and regulations to govern the proposed use if applicable;
- ✓ If applicable, conceptual building elevations with notes indicating types of construction, exterior finishes, location of entry doors, decks, etc. Such plans shall be drawn at a scale suitable for definitive review.





**Town of Carbondale**  
**Administrative Site Plan Review**  
**Checklist**  
 (970) 963-2733

**Project Name:** Little Blue Preschool Addition  
**Applicant:** Angela Loughry, Confluence Architecture  
**Applicant Address:** 1101 Village Rd. UL-D1, Carbondale CO  
**Location:** 55 N 7th Street  
**Date:** 3-20-2023  
**Staff Member:**

**Section 2.3 of the UDC requires a pre-application meeting with  
 planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall  
 determine the form and number of application materials required.**

**Required Attachments**

- ✓ Filing Fee of \$400 and Land Use Application (separate attachment)
- ✓ The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a administrative site plan review. At minimum, the application shall include the following:
  - a. A site plan on a dimensioned plat of the property clearly indicating the following information:
    - i. The site location and dimensions.
    - ii. The immediately adjoining properties and an indication of the land uses existing existing on adjoining properties;
    - iii. The location on the site of all existing and proposed buildings and structures;
    - iv. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
    - v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
    - vi. The location of existing and/or proposed drainage facilities;
    - vii. The location of streets, alleys, trails;
    - viii. The location of all solid waste containers;
    - ix. The location of all snow storage areas; and
    - x. The location and size of existing and proposed utilities, existing and proposed easements and an indication of any changes in these utilities which will be necessitated by the proposed project.

- b. A table of site data calculations indicating:
- i. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc.);
  - ii. Floor area of each dwelling unit;
  - iii. Lot size and dimensions;
  - iv. Setbacks to be maintained;
  - v. Total area of all impervious surfaces, including area covered by primary buildings and accessory buildings, area covered by parking areas and garages, driveways, decks, sidewalks and other impervious surfaces;
  - vi. The amount of private outdoor open space and the amount of bulk storage space;
  - vii. Total landscaped area;
  - viii. Total number of parking spaces (vehicle and bicycle) provided; and
- c. Conceptual building elevations with notes indicating type of construction, exterior finishes, location of entry doors, decks, and other external structures.

☐ Additional information requested at the pre-application meeting:





## Town of Carbondale Subdivision Exemption Checklist

(970) 963-2733

**Project Name:** Little Blue Preschool Addition

**Applicant:** Angela Loughry, Confluence Architecture

**Applicant Address:** 1101 Village Road, UL-1D, Carbondale, CO 81623

**Location:** 55 N 7th Street

**Date:** 2-27-2023

**Staff Member:**

**Section 2.3 of the UDC requires a pre-application meeting with  
planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall  
determine the form and number of application materials required.**

### Required Attachments

- ☒ Filing Fee of \$300 and Land Use Application (separate attachment)
- ☒ a. The following shall be submitted with a subdivision exemption application:
  - i. A sketch plan drawn to scale showing existing and proposed lot configurations, existing structures, existing utility lines, and dedicated public access;
  - ii. A written statement explaining why the subdivision meets the purposes of this Code;
  - iii. A written statement of the intended uses and proposed densities of each parcel in the subdivision;
  - iv. If the parcels have existing residential units or will be used for residential units, a written statement indicating how many bedrooms each unit has or will have; and
  - v. Evidence of title or ownership of the applicant to the property, including any mineral, gravel, and oil and gas leases, reservations, or separate ownerships.
- b. As a condition of processing and granting the application, the Town may require at any stage of the proceedings such engineering specification and data as are necessary to enable it to determine that the proposed subdivision will meet all of the applicable design and improvement standards in Chapter 17.06.Subdivision.
- ☐ Additional information requested at the pre-application meetings:

Little Blue Preschool is seeking to join rather than subdivide. But this process is the one recommended by town staff



## PROJECT TEAM

### **Applicant**

Blue Lake Preschool, Inc.  
Michell Oger  
0189 J.W. Drive, Unit C  
Carbondale, CO 81623  
970.963.4380  
blps@bluelakepreschool.org

### **Property Owner**

Blue Lake Preschool, Inc.  
Michelle Oger, Executive Director  
0189 J.W. Drive, Unit C  
Carbondale, CO 81623  
970.963.4380  
blps@bluelakepreschool.org

### **Architect/Planning**

Confluence Architecture  
Angela Loughry, Architect, LEED BD+C  
1101 Village Road, UL-1D  
Carbondale CO 81623  
970.963.9720 office  
angela@confluencearchitecture.com

### **Surveying**

Sopris Engineering  
502 Main Street, Suite A3  
Carbondale, CO 81623  
970.704.0311

LOCAL PUBLIC DATA

## Report sheds light on child care capacity gap across the Aspen-to-Parachute region

*Data shows an uneven landscape between Roaring Fork and Colorado River valleys*



by Laurine Lassalle

March 5, 2023



Director of Growing Years Basalt, Adele Melnick, hands a wooden block to Lucas Gardner, 1.5, while playing with the child and Calvin Cooper, 2, in one of the classrooms of the Red Brick Building in Basalt, Colorado on Monday, Feb. 27. 2023. Melnick wishes families know more about what child care is really about. "It's not just a place where parents can drop off their kids, so they can go to work, it's not a daycare. It's not a babysitting service. ... We're forming these kids to become successful learners."

CREDIT: KELSEY BRUNNER/ASPEN JOURNALISM

Data gathered from licensed early-childhood education providers in the Aspen-to-Parachute region shows that these operators have capacity for fewer than half of the area's children under the age of 5.

The data also shows a disparity in the child care capacity available between the communities that make up the region. Providers between Aspen and Glenwood Springs have capacity for more than half of the children under the age of 5 who live in those communities. But in the Colorado River Valley — which is the area west of Glenwood Springs through Parachute and which has the most young children of any of the four subregions in the survey area — licensed child care capacity amounts to just 35% of children under the age of 5. There are also differences in the type of child care options available, with licensed in-home child care options, which are almost nonexistent upvalley, accounting for the majority of providers in Garfield County.

“Sometimes families never get off the waitlist,” said Megan Monaghan, co-manager of Kids First, a city of Aspen department focused on child care. “They might put their baby — an unborn child — like as soon as they find out they’re pregnant, they might get on a waitlist, and by the time that they get called up and [are told], ‘We have space,’ the baby may not be a baby anymore.”

Monaghan added that many families get on multiple waitlists to increase their chances. “A lot of it is just luck,” she said.

The **Licensed Provider Survey Data Report**, released last month by Confluence Early Childhood Education Coalition (CECE), is based on a questionnaire distributed by CECE from June through September to the 71 child care providers licensed at that time with the state of Colorado between Aspen and Parachute. It asked the providers for information on capacity, tuition rates and other data points. All but one provider responded. Survey results showed that there is about one licensed spot available for every two kids across the region, with capacity constraint driven by low teachers pay and high cost of living in the Roaring Fork and Colorado River valleys. The Aspen-to-Parachute region counts 2,482 licensed spots among the 70 providers who answered the survey for a 4-and-younger population of 5,300, according to the 2020 American Community Survey.

Those licensed spots include 163 for infants, 444 for toddlers (1- and 2-year-olds), and 1,875 for preschoolers, according to the CECE report, which included an analysis of the survey data conducted by Aspen Journalism.

CECE counts among its members **17 local public and private organizations**, including governments, school districts, businesses and nonprofits. The group, which was initially called the Rocky Mountain Preschool Coalition, formed in 2017 to look at providing valleywide resources in response to the scarcity of child care spots. Among the solutions now being studied, CECE is examining the potential for creating an early-childhood education special district, which would be established under the framework put forward in a **bill** passed by the Colorado legislature in 2019. Such a district would require all three boards of county commissioners — Pitkin, Eagle and Garfield — with jurisdiction over the region to be served to approve putting a ballot question before voters, potentially in 2024, who would ultimately decide whether or not to create the district. Such a district would have a publicly elected board and with voter approval could raise public funding for programs benefiting children from Aspen to Parachute.

“There just aren’t enough child care centers,” Monaghan said. “Any real estate in this valley costs so much that the smartest financial use for it is not child care. Child care does not make anyone money. There’s no private business owner who owns a child care center who’s wealthy.”

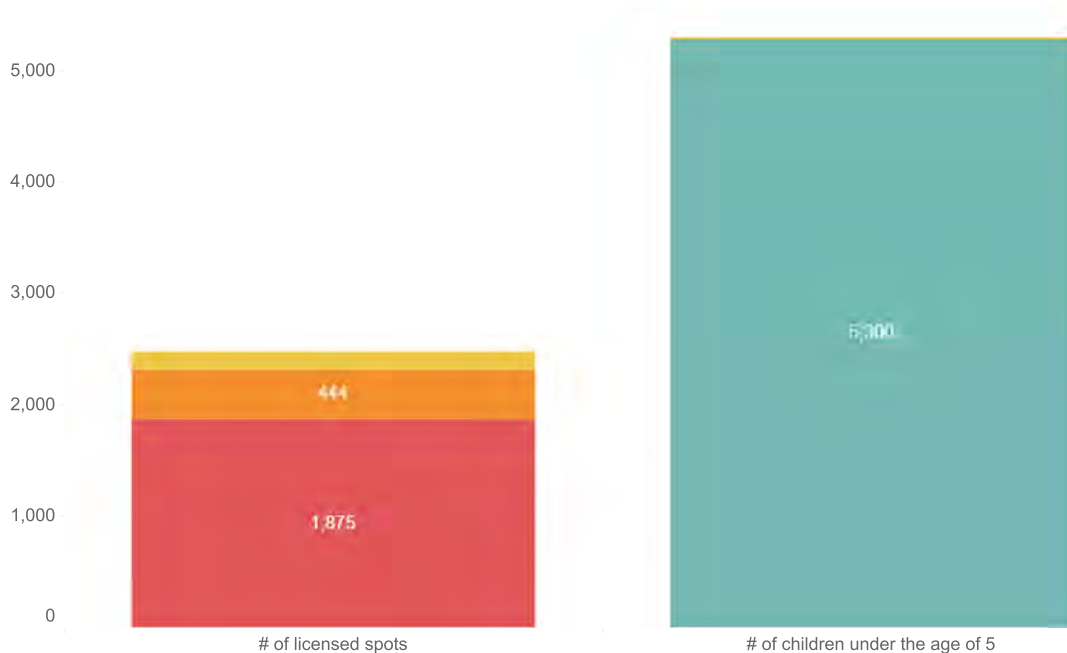
The availability of spots for infants and toddlers is even more scarce and expensive as an infant or a toddler requires a higher ratio of staff per child than a preschooler.

“Across the board, licensed providers are serving more kids than they would like to,” the **report** noted. “Providers may be licensed for a certain number of kids and [can] legally serve that many kids, but often, they desire to serve fewer kids in order to have lower ratios and higher quality of care. Due to the pressures of serving as many kids as possible knowing they struggle to find any care elsewhere, many providers serve kids closer to their licensed capacity than their desired capacity.”

In 2019, the **Bipartisan Policy Center** reported that Colorado’s statewide child care gap was larger than the 35-state average. (The study didn’t include most Southern states, and a few others including Alaska, Hawaii, Oregon, Nevada, New Jersey, Minnesota and South Dakota.) According to that **report**, Colorado’s 3rd Congressional District had the largest child care gap in the state, with 45.1% of the children who couldn’t access early-childhood education based on the district’s licensed capacity and population.

Experts agree that it's difficult to pinpoint what the actual licensed capacity goal would be, but Bell Policy Center analyst Perrine Monnet said that what's important is the ability for parents to have the choice of where their children go. "It's not to say that we necessarily should have more licensed care or that informal care is not something we want, but more that parents need the options and need to have the availability to choose the child care that is more ideal for them."

About half of the kids under the age of 5 in the Aspen-Parachute region have a sp



Source: CECE report  
Credit: Laurine Lassalle - Aspen Journalism

### Capacity picture differs throughout the valley

The CECE survey and asked providers for their licensed capacity forecast as of Oct. 1. Seventy local providers from Aspen to Parachute answered the survey.

In the Colorado River Valley, the 31 licensed providers located in ZIP codes 81635, 81647, 81650 and 81652 can serve 35% of the younger-than-4 population living in those ZIP codes. Local providers are licensed for a total of 879 spots, including 64 infant spots, 114 toddler spots and 701 preschool spots.

Meanwhile, downvalley, midvalley and upvalley providers can serve more than half of the younger-than-5 population living in their respective area. Downvalley providers in the ZIP codes 81601 and 81623 can serve 57% of that age group with 1,071 licensed spots for 1,885 kids, including 53 infant spots, 236 toddler spots and 845 preschool spots. Upvalley providers, who are located in the ZIP codes 81611 and 81654, count 323 spots for 610 kids younger than 5, including 30 spots for infants, 56 for toddlers and 237 for preschoolers. They can serve 53% of that population. Midvalley providers can serve up to 78% of that population living in the ZIP code 81621.

If child care capacity is lower in Garfield County and especially in the Colorado River Valley, that's mostly due to a larger population living in the area, resulting in a lower number of child care programs per capita.

Katie Langenhuizen, who served as CECE director until the end of February, said the data didn't capture the commuting pattern in the valley. "There's quite a movement of people moving toward their jobs, toward their incomes, which is typically upvalley or against the river flow."



The type of providers also varies across the region. At the time of the survey, there were no licensed in-home providers — also called family child care providers — in Pitkin County. That can be attributed to the smaller homes and apartments in which many working locals live and the many state and HOA regulations regarding what places can be used for child care.

“It used to be that you couldn’t be on a second story or you had to own the property, and they’re changing some of those things,” Monaghan said. Those policies have created barriers for people who would want to be in that industry but are not homeowners or live in an apartment. “It’s hard to run a child care center out of an apartment,” she said.

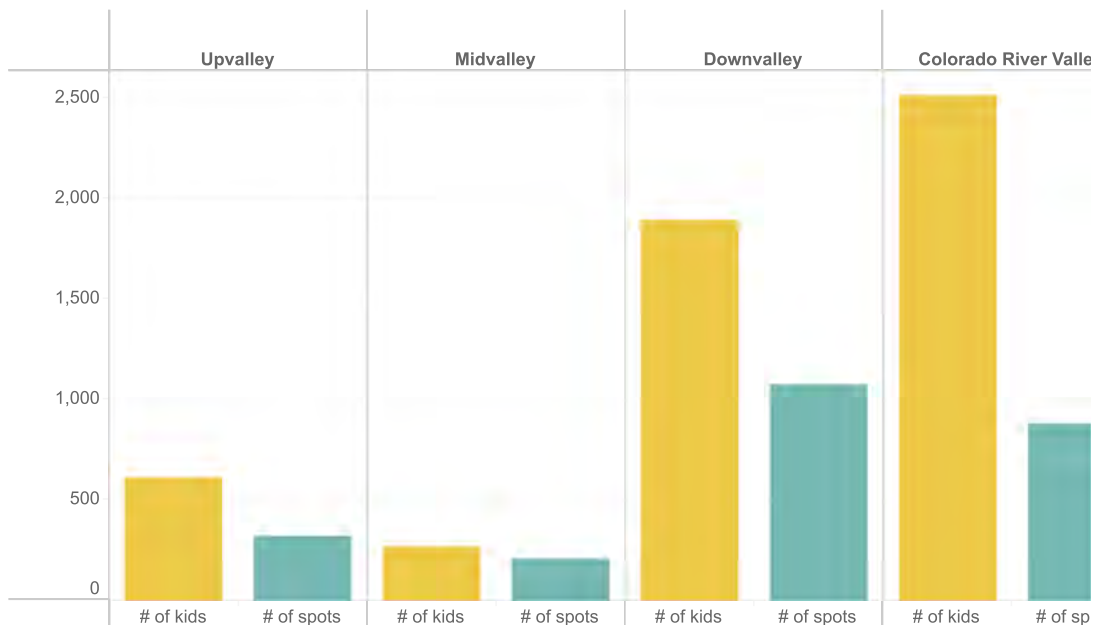
Meanwhile, in-home care accounts for about half of the licensed providers between Carbondale and Parachute. That’s mainly a response to the child care crisis in Garfield County.

The CECE report indicates a child care shortage of 814 spots between Carbondale and Glenwood Springs and a shortage of 1,552 spots between New Castle and Parachute. The New Castle-Silt region is considered a **child care desert**, which is any census tract where the number of children younger than 5 is three times the number of licensed child care slots.

Kelly Esch, director of Early Childhood Network, a nonprofit organization based in Glenwood Springs that provides resources to families and providers in Garfield and western Eagle counties, said expanding current child care offerings by opening additional centers is difficult. Finding a building, whether that’s Aspen or Rifle, is not easy.

“Many of these family child care [centers] had opened their homes because of the child care crisis in Garfield County,” Esch said. “They had children of their own and they weren’t able to find child care. So they started doing child care out of their home. [For] many of them, their kids are now older and they’ve just continued to do it, but that’s how they originally started, and it’s much easier to start a business out of your home instead of acquiring a building.”

## Licensed child care capacity in the Roaring Fork and Colorado River valleys



Source: CECE report  
Credit: Laurine Lassalle - Aspen Journalism

Rebecca Fuller was managing a hair salon in Glenwood Springs 14 years ago when she got pregnant. She thought she could call around when she was ready to get back to work and get a child care spot for her newborn son, but that's not what happened.

"I had no idea that it was so hard to find child care. And so I actually started staying home, I didn't go back to my hair-stylist career," Fuller said. "I stayed home and was watching just a couple of friends' kids that had worked in the industry as well — and then it got to the point where I was like, well, I better get a license and get this legit."

She then got licensed through the state and went through several pre-licensing courses. "It turned out after just a few months that I really enjoyed being home with the kids," she said. "So it was really kind of a surprise career change. I didn't plan it. It happened because of the lack of child care options for myself."

Although Fuller's son is now ready to go into high school, she still cares for the little ones. Her in-home child care in New Castle is licensed for nine children. She doesn't have other employees, but her husband and adult daughter help her out sometimes.

With housing prices going up in the Roaring Fork Valley, more and more families have moved farther into the Colorado River Valley in the past 10 to 20 years. The 2019 Greater Roaring Fork Housing Study stated that nearly 40% of the region's population growth between 2001 and 2017 occurred in the New Castle-to-Parachute area. "There's a lot of housing coming in and not necessarily more child care," Kelly Esch, Early Childhood Network's director, said.

Fuller has been witnessing this shift. She has extended her opening hours since she opened: The hours, which had been 8 a.m. to 5:30 p.m., are now 7:30 a.m. to 6 p.m. "People are living further away and having to commute so much further that I've had to change my hours to accommodate giving families time to get to work and back."

She also said that she is getting more calls from parents who want to get on her waitlist while they're thinking about having a baby rather than searching for child care options when they're getting back to work.

Fuller added that some families have been on that list for two to three years. Sometimes, when it's their turn, they don't need the spot for the child they initially registered but, instead, for that child's younger sibling.

Sally Boughton, development and communications director for the Glenwood Springs-based social services nonprofit Valley Settlement, said she has been seeing families getting pushed farther downvalley and west over the past few years — especially during the height of the pandemic. "We've kind of moved with those folks and kept them enrolled in our programs whenever we could," Boughton said.

Valley Settlement's preschool El Busesito (Spanish for "The Little Bus") offers child care to Latino families from Basalt to Glenwood Springs. The setting is different from traditional child care providers, who are typically based in one location. El Busesito is a bus that travels to various neighborhoods and provides a free bilingual preschool education to 96 children. The organization found in 2011-12 through interviews with its client base that fewer than 1% of preschool-age children in low-wage Latino families in the valley were enrolled in preschool — mostly due to cost, lack of spots, language barriers and lack of transportation.

But as more families, including Latinos, are moving to western Garfield County, Valley Settlement is looking in the coming years to develop potential partnerships on that side of the county to provide additional child care and services.



CREDIT: KELSEY BRUNNER/ASPEN JOURNALISM

Rebecca Fuller, an in-home childcare provider, stands outside of her home and the residence of Fuller Childcare in New Castle, Colorado on Friday, Feb. 23, 2023. She started out her childcare services when she couldn't find care for her son 14 years ago. "It was really kind of a surprise career change. I didn't plan it. It happened because of the lack of childcare options for myself."



“The true cost of care in the early-childhood world ... is really high, and so parents are paying a lot of money to send their kids to a spot if they can secure one, but at the other end, the providers are not making very much money,” said Langenhuizen. “It really feels like it’s a lose-lose business model in so many ways.”

According to the survey, the median monthly tuition from Parachute to Aspen is \$1,300 for infants, \$1,277 for toddlers and \$1,115 for preschoolers, according to the CECE report. Those amounts often create a financial barrier for families.

Adele Melnick, director of Basalt-based child care center Growing Years, said child care centers don’t have the funding that public schools have. Instead, they have to rely on tuition and grants. “The sad thing is that tuition alone never covers the cost of running a high-quality child care center,” she said.

In Colorado, public funding — which includes Colorado Child Care Assistance Program (CCCAP), Colorado Preschool Program (CPP), Preschool Special Education, and Head Start/Early Head Start — covers approximately 28% of child care costs, according to a [Bell Policy Center study](#) released in January 2022. The remaining is covered by tuition fees.

Melnick estimated that roughly 70% of the tuition goes to wages, while the other 30% goes to utilities, such as electricity, or the curriculum and other services that they provide each child.

“That’s how we keep the doors open,” Melnick said. “We don’t have anybody else who is supplementing child care.” Tuition covers about 75% of her total cost of care.



CREDIT: KELSEY BRUNNER/ASPEN JOURNALISM

Director of Growing Years Basalt, Adele Melnick, plays with building blocks with Calvin Cooper, 2, in one of the classrooms of the Red Brick Building in Basalt, Colorado on Monday, Feb. 27. 2023. Child care centers like Melnick’s don’t have the funding that public schools have. Instead, they have to rely on tuition and grants. Tuition covers about 75% of Melnick’s true cost of care.

Colorado is among the Top 10 most expensive states regarding child care costs. The [Bell Policy Center](#) reported that the average annual cost of care for a 4-year-old in Colorado reaches \$12,095 in a center and \$9,953 in a family child care home. The national



Although tuition rates are high, the median hourly wages in the Parachute-to-Aspen region is \$23.50 for a lead teacher and \$18 for an assistant teacher, which leads to staff shortages. Wages are higher than the statewide median hourly wage for child care workers of \$14.50 in 2021, according to the Colorado Department of Labor and Employment, and the national median wage of \$11.43 an hour.

The CECE report stated that during the 2021-22 school year, 104 early-education staffers left, citing better pay and relocation as their reasons. (The survey did not count the total number of employees.) “When asked if they’d thought about leaving the field, 56% of providers said yes. The main reasons were the low pay, working long hours and being burnt out due to the level of stress and paperwork,” according to the report.

Fuller said that she received a federal stabilization grant for child care providers during the pandemic, and offered discounts and scholarships to help families offset some of the costs, but prior to that, she didn’t receive any significant grants.

She also said that with inflation, providers who prepare meals for their children had to increase their rates because of the rising food costs. “We’re just trying to make what we were making before and offering the same services like meals and such as we were a few years ago,” Fuller said.

Median monthly rate by age of care in the Aspen-to-Parachute region



Median hourly wage in the Aspen-to-Parachute region



Source: CECE report  
Credit: Laurine Lassalle - Aspen Journalism

Finding solutions

Melnick said Pitkin County and the city of Aspen have been helping to provide better pay to her employees. The city of Aspen’s Kids First program created a wage supplement for teachers of \$500 a month for full-time employees and \$250 a month for part-time teachers that is aimed at helping them pay for housing.

Monaghan, who runs Aspen’s Kids First, said her program offers coaching and training, parent workshops, and financial aid for qualifying families to help pay for child care.

Kids First last year started a one-year internship program in which an individual without a lot of experience is hired and gets to learn the tricks of the trade. While they keep learning and finally get accredited as an early-childhood teacher, they are being paid by the city. After that year, they get a job in a child care center anywhere they want — but ideally in the county.

“We graduated our first intern in August, and they are still working in a program in Pitkin County,” Monaghan said. “That’s kind of feeding the pipeline for qualified staff.”

Bell Policy Center analyst Perrine Monnet said that the funding that goes to child care is different from community to community. Some are able to pass a local sales tax, such as Aspen, or lodging tax that funds early-childhood education programs, but not every community can do this. “Local communities don’t have equal resources to provide care,” Monnet said.

In recent years, and especially since the pandemic hit, national conversations have revolved around child care, creating funding opportunities to help existing providers keep their doors open and to help new providers get started.

“I feel that it’s a popular topic right now,” said Esch, but she’s worried about when child care won’t be a “fad” anymore. She said that a lot of funding opportunities have been created in the past couple of years, but “I don’t know if the funding is still going to be there in five years.”

Gov. Jared Polis signed the Universal Preschool (UPK) Colorado bill into law last year. UPK is a voluntary program, which offers families with 4-year-old children up to 15 free hours of preschool (and more free hours for eligible children) per week in participating programs. Three-year-olds with qualifying factors can get up to 10 free hours per week. The program will begin this fall. From Jan. 17 to Feb. 24, families were able to register for up to five programs for their children during this first batch. The state is still accepting applications [here](#).

All the resource and child care providers we talked to for this story concur that it’s too soon to tell how UPK is going to change the local child care landscape. Esch said she is concerned about the misconceptions surrounding the program — especially when it comes to actual capacity in the valley.

“If you’re already enrolled [in an early childhood program], then you get a higher priority to go to that program [through the UPK portal],” Esch said. “So, families that don’t have child care because they can’t afford it are automatically starting off with lower priority getting into the programs that they select.”



CREDIT: KELSEY BRUNNER/ASPEN JOURNALISM

Rebecca Fuller, an in-home childcare provider, plays with trains with Oliver Schilz, 3, left, and Enzo Schilz, 18 mon., in New Castle, Colorado on Friday, Feb. 23, 2023. Some families have been on her wait list for two or three years. Sometimes, when it's their turn, they don't need the spot for the child they signed up for, but instead for that child's younger sibling.

### Family, friends and neighbors help fill the gap

Another common alternative to licensed providers but that is often overlooked in studies and reports is the use of family, friends and neighbors, also called FFN, to help take care of children. [The 2021 Northwest Colorado Council of Governments Regional Assessment of Child Care Industry](#) noted that, according to the Colorado Children's Campaign, nearly 50% of children across the state, including school-aged kids, are cared for in unlicensed or informal settings.

FFN providers tend to offer a cheaper option while also responding to a cultural or linguistic need that some families prefer.

"Families can find a provider who speaks the same language as they speak at home with their family," said Emily Santich, a research analyst at the Colorado Health Institute. "I don't think we should overlook the value that FFN providers bring in this space as well. And especially as it relates to the qualities of child care that people of color might be looking for in a provider."

Valley Settlement has trained nearly 80 FFN providers since 2017 through its two-year program, which includes health and safety sessions as well as instruction on teaching skills on reading and language development.

"We originally noticed that sometimes the kids who were being brought to El Busesito were not being brought by parents but, instead, by kind of neighborhood caregivers," Boughton said.

Early Childhood Network in Glenwood Springs has been training FFN providers over the course of a two-year coaching program targeted especially at those located between New Castle and Parachute.

One of them is Norma Alvarez, who lives in Rifle. She has been involved with the Early Childhood Network for about two years. She regularly receives visits from a coach who answers her questions, and she is taking a 16-week course on child's brain development and how to better approach and talk to children with the network.

Alvarez isn't new to child care. She worked in early childhood in Mexico before she moved to the United States about 20 years ago. Since then she has kept taking care of children. Her child care services quickly spread by word-of-mouth. "Little by little, some women started asking me to take care of their children — first, for a few hours, but then for whole days," she said through an interpreter.

When she came to Colorado, she first lived in Carbondale for about a year before moving to Silt due to the high cost of housing in the valley. She lived there for 10 years before she finally landed in Rifle, where she has lived for the past eight years.

Alvarez takes care of one child (and sometimes two if a family occasionally needs her help) whose family lives in town. She said her rates are flexible, but she doesn't really make a living from it. "It's extra income" for the family, she said.

As an FFN provider, Alvarez said one of her advantages is that she can provide more personalized care. "In my experience, parents are very grateful that the children I've had in my home became part of my family," Alvarez said. "The children walk around freely — under my watchful eye — but they [the children] say, 'my home,' 'Norma's home is my home.'"

She added that sometimes children in the Latino community are losing their Spanish because they speak English at school and the parents may not have enough time when they're back from work to help them practice their Spanish. So, having a provider who speaks the language and knows the culture and the food is appealing to some parents.

Alvarez has thought about getting licensed, but since she has been caring for only one child and occasionally two, she thinks it may not be worth it as she would need to make some changes to her house. In Colorado, providers can care for up to four children without a license as long as no more than two of the children are younger than 2.



CREDIT: KELSEY BRUNNER/ASPEN JOURNALISM

Norma Alvarez leads Emilia Gonzales, 2, in a lesson at her home while providing early childhood care in Rifle, Colorado on Monday, Feb. 27, 2023. Alvarez is a family, friend and neighbor (FFN) provider and has been taking care of children since she moved from Mexico to the U.S. about 20 years ago.



Although the profession has been getting more valued by families and society in general, the CECE report still highlighted the lack of consideration that child care providers sometimes feel. A provider said in the CECE survey, “People need to know that we’re not babysitters!”

Fuller agreed. “We have to go through a huge licensing process, background checks, and we also have to go through so much education and ongoing education each year,” she said. “I just don’t think they know the amount of time in schooling that goes into continuing this career. I just don’t think that families are aware of that.”

Melnick shared a similar feeling. “There’s a little bit of a lack of education around what child care is really about,” she said. “It’s not just a place where parents can drop off their kids so they can go to work. It’s not a day care. It’s not a babysitting service. ... We’re forming these kids to become successful learners.”

Research has shown that high-quality early-childhood education results in better outcomes later in life — in education, health, sociability, economic productivity and reduced crime.

Esch said that every semester, she tells providers that they are teachers and educators — not babysitters. “By the end of the class, we do evaluations and they’re like ‘I came in as a babysitter and I left as an educator.’”

*Editor’s note: This story was updated to include information about ongoing UPK applications.*

*This story ran in the Post-Independent on March 5 and 8 and in The Aspen Times on March 10 (Part. 1).*

# SPECIAL WARRANTY DEED

THIS DEED, made this 16th day of October, 2020, between

**MILLARD COURTNEY FARMER III**

whose address is 40 Nimmons, St Newnan, GA 30263, GRANTOR(S), and

**BLUE LAKE PRESCHOOL, INC., A COLORADO NONPROFIT CORPORATION**

whose address is 0189 J.W. Drive

Unit C, Carbondale, CO 81623, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Eight Hundred Seventy Five Thousand and 00/100 Dollars (\$875,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

**Lots 1, 2, 3 and 5, Block 21,  
TOWN OF CARBONDALE**

And

**The South 15 feet of Lots 1, 2, 3, 4 and 5, Block 7,  
WEAVER ADDITION TO THE TOWN OF CARBONDALE**

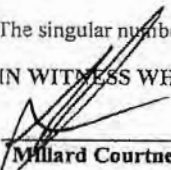
also known by street and number as: **55 N 7th Street, Carbondale, CO 81623**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

  
**Millard Courtney Farmer III**

STATE OF: Georgia  
COUNTY OF: Coweta

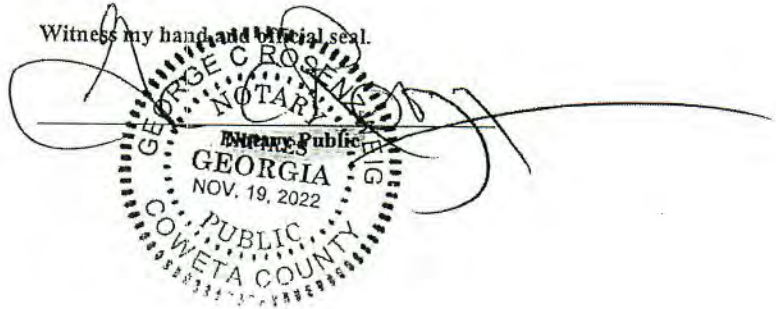
The foregoing instrument was subscribed, sworn to, and acknowledged before me this 15 day of October, 2020 by Millard Courtney Farmer III.



SPECIAL WARRANTY DEED -

**0602337**  
October 13, 2020  
2:51 PM

My Commission expires: 11-19-2022



SPECIAL WARRANTY DEED -

**0602337**  
October 13, 2020  
2:51 PM

THIS DEED, Made this 19th day of February in the year of our Lord one thousand nine hundred and fifty one between

WILEY SHAW and MYRTLE SHAW  
of the County of Garfield and State of Colorado, of the first part, and

M. V. FERGUSON and MARY L. FERGUSON  
of the County of Garfield and State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations- - - - - DOLLARS to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lots or parcels of land, situate, lying and being in the County of Garfield and State of Colorado, to-wit:

Lots One (1), Two (2), Three (3) and Four (4), Block Twenty One (21), Town of Carbondale.



TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.



Book 258 page 244

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and infeasible estate of inheritance in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature, soever,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Wiley Shaw [SEAL]  
Myrtle Shaw [SEAL]  
[SEAL]

STATE OF COLORADO

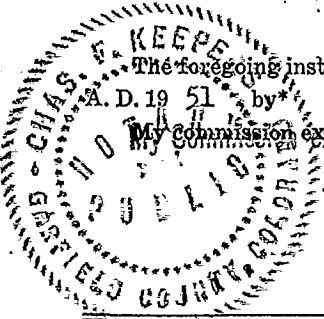
County of Garfield

ss.

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of Feb. A.D. 1951 by WILEY SHAW and MYRTLE SHAW  
My commission expires January 20, 1955

Witness my hand and official seal.

Chas. F. Keppert  
Notary Public.



\*If by natural person or persons here insert name or names; if by persons acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

175982

No. ....

WARRANTY DEED  
JOINT TENANTS

TO

STATE OF COLORADO,  
County of Garfield } ss.

I hereby certify that this instrument was filed for record in my office this 8<sup>th</sup> day of March, A.D. 1951 at 2:10 o'clock P.M., and duly recorded in Book Page

Chas. S. Ferguson  
Recorder.  
By Deputy.

Fees, \$2.50 Pd

M. D. Ferguson  
Carbondale

Filed for record the 3rd day of Apr. A. D. 1957, at 10:25 A. M.

Attachment 5

Chas S. Keegan

RECORDER.

Reception No. 197195

By

DEPUTY.

**This Deed,** Made this 28th day of January in the year of our Lord

one thousand nine hundred and fifty-seven between

JAMES DARIEN

of the County of Garfield

and State of Colorado, of the first part, and

M. V. FERGUSON and MARY L. FERGUSON

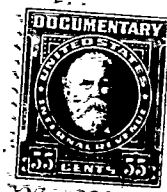
of the County of Garfield

and State of Colorado, of the second part;

Witnesseth, That the said part y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations - - - - - ~~X DOLLARS~~ to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of Garfield and State of Colorado, to-wit:

The South 15 feet of Lots 1, 2, 3, 4 and 5 in Block 7, .

Weaver Addition to the Town of Carbondale.



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said part y of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha S good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said part y of the first part ha S hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*James Darien*

Seal  
Seal  
Seal

STATE OF COLORADO,

County of GARFIELD

ss.

The foregoing instrument was acknowledged before me this 28th day of January, 1957, by\* JAMES DARIEN

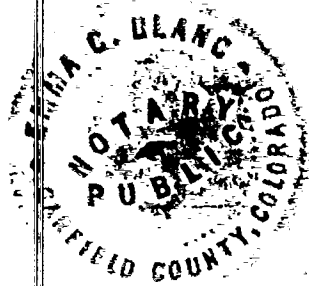
Witness my hand and official seal.

My commission expires August 10, 1957.

*Emma C. Blanc*

Notary Public.

\*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.



THIS DEED, Made this 18th day of June ,  
19 73, between Mary L. Ferguson

RECORDER'S STAMP

STATE DOCUMENTARY FEE  
JUN 20 1973

Ex

of the County of Garfield and State of  
Colorado, of the first part, and Mary L. Ferguson,  
Kaye Donne Ferguson and Marvin Vonne Ferguson

of the County of Garfield and State of Colorado, of the second part:  
WITNESSETH, that the said part Y of the first part, for and in consideration of the sum of  
- - - Ten Dollars and other good and valuable consideration - - - DOLLARS,

to the said part Y of the first part in hand paid by the said parties of the second part, the receipt whereof is  
hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do ES  
grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not  
in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and  
being in the County of Garfield and State of Colorado, to wit:

Lots 1, 2, 3 and 4 Block 21, Town of Carbondale, Colorado  
and the  
South 15 feet of Lots 1, 2, 3, 4 and 5 of Block 7, Weaver Addition  
to the Town of Carbondale, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise  
appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the  
estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law or  
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said  
parties of the second part, their heirs and assigns forever. And the said part Y of the first part, for her  
self, her heirs, executors, and administrators do ES covenant, grant, bargain and agree to and with the  
said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these pres-  
ents she is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible  
estate of inheritance, in law, in fee simple, and ha S good right, full power and lawful authority to grant, bar-  
gain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former  
and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever,  
except general taxes for 1973, payable in 1974,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their  
heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof,  
the said part Y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said part Y of the first part ha S hereunto set her hand and  
seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Mary L. Ferguson [SEAL]  
Mary L. Ferguson

[SEAL]

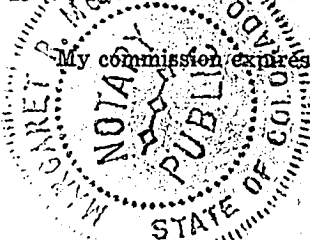
[SEAL]

STATE OF COLORADO,  
County of Garfield

} ss.

The foregoing instrument was acknowledged before me this 18 day of June  
1973 by Mary L. Ferguson

My commission expires June 12, 1976. Witness my hand and official seal.



Margaret L. Murray  
Notary Public.

**PERSONAL REPRESENTATIVE'S DEED**  
(Testate Estate)

THIS DEED is made by **Thomas D. Ferguson, as Personal Representative of the Estate of Marvin Ferguson, deceased** ("Grantor"), to the **Millard Courtney Farmer III**, whose address is 40 Nimmons Street, Newnan, GA 30263, ("Grantee").

WHEREAS, the above-named decedent in his lifetime made and executed his Last Will and Testament dated March 18, 2016, which Will was duly admitted to informal probate on June 29, 2016, by the District Court in and for the County of Garfield and State of Colorado, Probate No. 2016-PR-30050; and

WHEREAS, Thomas D. Ferguson was duly appointed Personal Representative of said Estate on June 29, 2016, and is now qualified and acting in said capacity;

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer, and set over unto Grantee, for and in consideration of the sum of Five Hundred Fifty Thousand Dollars, (\$550,000.00), the following described real property situate in the County of Garfield, State of Colorado:

Lots 1, 2, 3 and 4, Block 21  
TOWN OF CARBONDALE

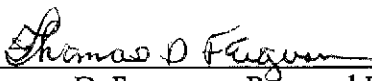
and

the South 15 feet of Lots 1, 2, 3, 4 and 5, Block 7  
WEAVERS ADDITION TO THE TOWN OF CARBONDALE

also known as street and number: 55 N. 7<sup>th</sup> Street, Carbondale, CO 81623

with all appurtenances subject to: Taxes and assessments for 2016 and subsequent years, and easements and restrictions of record.

Executed this 17 day of September, 2016.

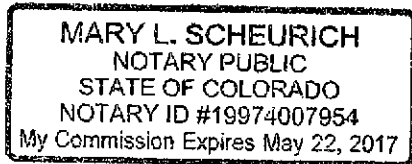
  
\_\_\_\_\_  
Thomas D. Ferguson, Personal Representative of the  
Estate of Marvin Ferguson, Deceased

STATE OF COLORADO )  
COUNTY OF Garfield ) ss.

The foregoing instrument was acknowledged before me this 12 day of September 2016, by Thomas D. Ferguson, as Personal Representative of the Estate of Marvin Ferguson, Deceased.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_.



M. Scheurich  
Notary Public





Blue Lake Preschool

February 7, 2023

Jared Barnes, Planning Director  
Town of Carbondale Planning Department  
511 Colorado Avenue  
Carbondale, CO 81623

RE: 55 North 7<sup>th</sup> Street

This letter authorizes Angela Loughry of Mark A McLain, Inc. DBA Confluence Architecture to submit an application for a Large Day Care Home/Preschool Special Use Permit and General Rezoning, in the name of Blue Lake Preschool, Inc. for the above noted property and act as a representative for the owners during the review of the application by own Staff.

Sincerely,

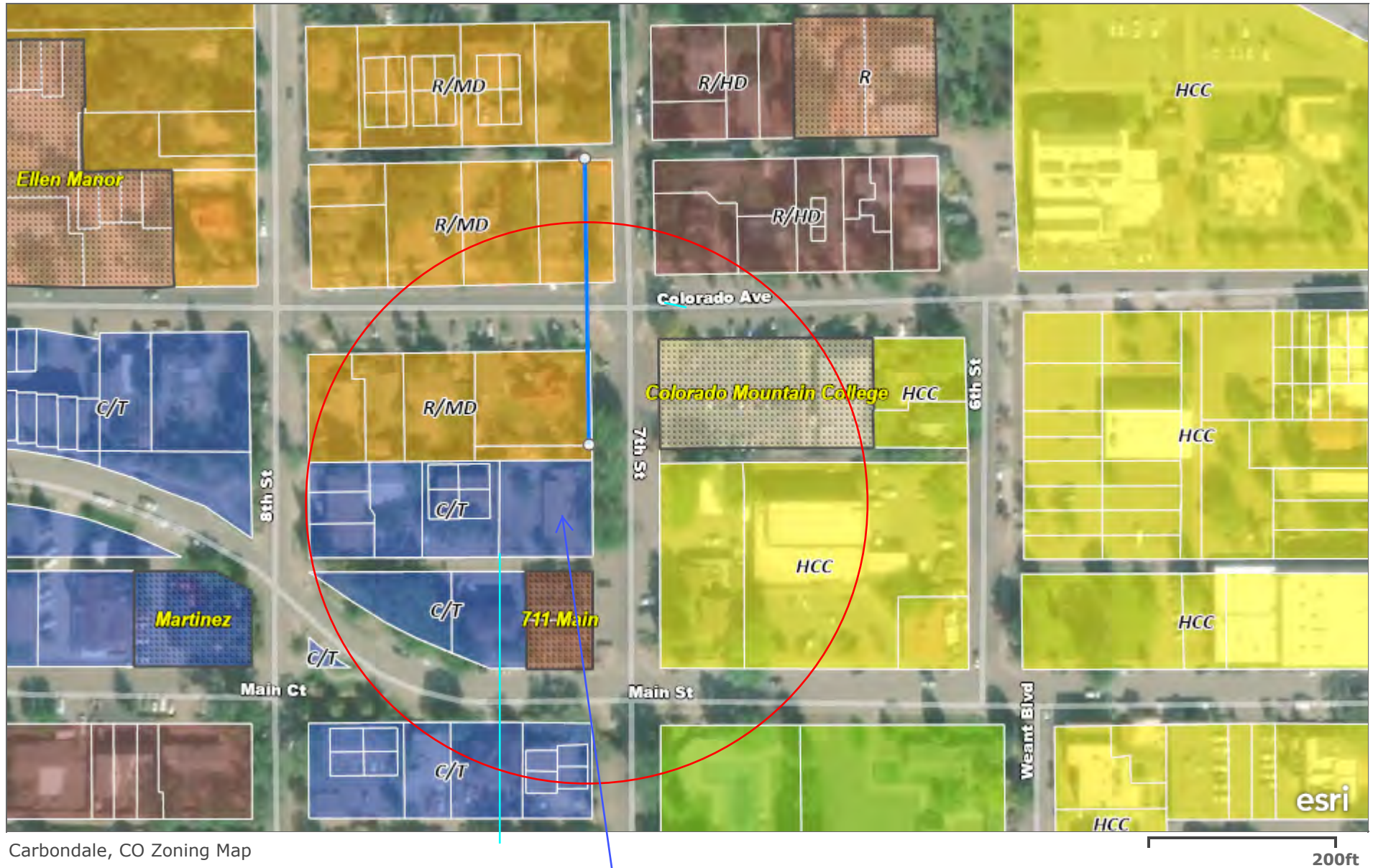
A handwritten signature in blue ink that reads "Michell". The signature is stylized with a long, sweeping line extending from the end of the name.

Michell Oger

Executive Director  
Blue Lake Preschool, Inc.  
0189 J.W. Drive, Unit C  
Carbondale, CO 81623

Parcel	Physical Address	Owner	Account Num	Mailing Address
239334300012	Not available CARBONDALE	CARBONDALE, TOWN OF	R340989	511 COLORADO AVENUE CARBONDALE, CO 81623-2067
239334300013	Not available CARBONDALE	UNITED STATES OF AMERICA	R340998	1800 MASSACHUSETTS AVE NW SUITE 500 WASHINGTON, DC 20036
239334304001	117 N 8TH ST CARBONDALE	HORVATH, ROZALIA	R340256	13817 E CHENANGO DRIVE AURORA, CO 80015
239334305004	759 COLORADO AVE CARBONDALE	CASTILLO, HUGO A	R340151	PO BOX 1477 CARBONDALE, CO 81623
239334305012	113 N 7TH ST CARBONDALE	STRUDLEY, BETH ELAINE	R580236	360 WILDFANG WAY MESQUITE, NV 89027
239334305013	140 N EIGHTH ST CARBONDALE	CRARY, SAMUEL C & GALUSHA, KERRY K	R045441	789 COLORADO AVENUE CARBONDALE, CO 81623
239334305016	789 COLORADO AVE CARBONDALE	CRARY, SAMUEL C & GALUSHA, KERRY K	R083000	789 COLORADO AVENUE CARBONDALE, CO 81623
239334305017	737 COLORADO AVE CARBONDALE	INTERLANTE, CHRISTINE ANNE	R084207	737 COLORADO AVE CARBONDALE, CO 81623
239334305018	737 COLORADO AVE CARBONDALE	INTERLANTE, CHRISTINE ANNE	R084208	737 COLORADO AVE CARBONDALE, CO 81623
239334306014	689 COLORADO AVE CARBONDALE	JOHNSON HOMESTEAD LLC	R580512	198 10TH STREET CARBONDALE, CO 81623
239334306015	687 COLORADO AVE CARBONDALE	JOHNSON, PATRICK & LESLIE MCNAMEE	R083988	687 COLORADO AVENUE CARBONDALE, CO 81623
239334306016	665 COLORADO AVE CARBONDALE	JOHNSON, PATRICK R & LESLIE C MCNAMEE	R083989	687 COLORADO AVENUE CARBONDALE, CO 81623
239334309004	86 N 6TH ST CARBONDALE	COLORADO MOUNTAIN JUNIOR COLLEGE DISTRICT	R580130	802 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
239334309007	65 N 6TH ST CARBONDALE	STRANG, KATHLEEN S	R005380	0393 COUNTY ROAD 102 CARBONDALE, CO 81623
23933430H005	Not available CARBONDALE	BRIKU LLC	R045468	48 8TH STREET CARBONDALE, CO 81623
23933430I002	85 N 8TH ST CARBONDALE	MARKHAM, NATHAN P & JESSICA J	R045471	85 N 8TH STREET CARBONDALE, CO 81623
239334310001	726 COLORADO AVE CARBONDALE	LAEMMEL, WILLIAM R & KAISER, AMY	R340112	85 NORTH 7TH STREET CARBONDALE, CO 81623
239334310003	758 COLORADO AVE CARBONDALE	JOCHUM, GARY P & LESLIE J	R340269	594 COUNTY ROAD 110 GLENWOOD SPRINGS, CO 81601-9604
239334312001	Not available CARBONDALE	CARBONDALE, TOWN OF	R340994	511 COLORADO AVENUE CARBONDALE, CO 81623-2067
239334312005	801 MAIN CT CARBONDALE	KMCT PROPERTIES LLC	R340329	801 MAIN COURT CARBONDALE, CO 81623
239334313005	725 MAIN ST CARBONDALE	JAYWALKER LODGE, LLC	R042779	PO BOX 969 CARBONDALE, CO 81623
239334320002	734 MAIN ST CARBONDALE	WILKE CROSSINGS LLC	R340577	734 MAIN STREET CARBONDALE, CO 81623
239334320003	758 MAIN ST CARBONDALE	BIRNKRANT, THEODORE D	R340050	PO BOX 298 WOODY CREEK, CO 81656
239334320008	735 GARFIELD AVE CARBONDALE	LICHATZ, JULIANNE & MEAD, GABRIEL	R340331	735 GARFIELD AVENUE CARBONDALE, CO 81623
239334320009	727 GARFIELD AVE CARBONDALE	RUIZ BENITEZ, LAURA E	R340610	727 GARFIELD AVENUE CARBONDALE, CO 81623
239334320010	711 GARFIELD AVE CARBONDALE	MOSS, CHARLES B & JENNIFER K	R340375	711 GARFIELD AVENUE CARBONDALE, CO 81623-1924
239334320017	751 GARFIELD AVE CARBONDALE	SWANTON, TERRY L & MOLLY B	R580525	751 GARFIELD AVENUE CARBONDALE, CO 81623
239334351002	46 N 8TH ST CARBONDALE	HENDERSON, BENTLEY G & SANDRA J	R340709	46 LINDEN LANE BRECKENRIDGE, CO 80424
239334357001	689 MAIN ST CARBONDALE	AMG PROPERTIES LLC A COLORADO LIMITED LIABILITY	R341196	582 COWEN DRIVE CARBONDALE, CO 81623
239334357002	MAIN ST CARBONDALE	UNITED STATES POSTAL SERVICE	R341197	850 CHERRY AVENUE SAN BRUNO, CA 94066-3031
239334381001	64 N 8TH ST CARBONDALE	BREWSTER, WALTER W QUALIFIED PERSONAL RESIDE	R009218	22 BEWIS STREET WESTON, MA 02493
239334381002	62 N 8TH ST CARBONDALE	SMITH, RYAN	R009219	62 NORTH 8TH STREET CARBONDALE, CO 81623
239334381003	60 N 8TH ST CARBONDALE	KOELLE, ALICE J	R009220	2003 JUNIPER HILL ASPEN, CO 81611
239334392001	70 N 8TH ST CARBONDALE	TAYLOR, DENISE	R042297	624 LARKSPUR DRIVE CARBONDALE, CO 81623
239334392002	786 COLORADO AVE CARBONDALE	FULLER, MICHAEL	R042298	23400 TWO RIVERS ROAD BASALT, CO 81621
239334397001	35 N 7TH ST CARBONDALE	SOPRIS CROSSINGS LLC	R043296	811 MAIN COURT CARBONDALE, CO 81623
239334397002	711 MAIN ST CARBONDALE	711 MAIN STREET LLC	R043297	711 MAIN STREET CARBONDALE, CO 81623
239334399015	712 MAIN ST CARBONDALE	BEAUVOIR CONDOS	R341028	712 MAIN STREET CARBONDALE, CO 81623

# Carbondale Zoning District Map

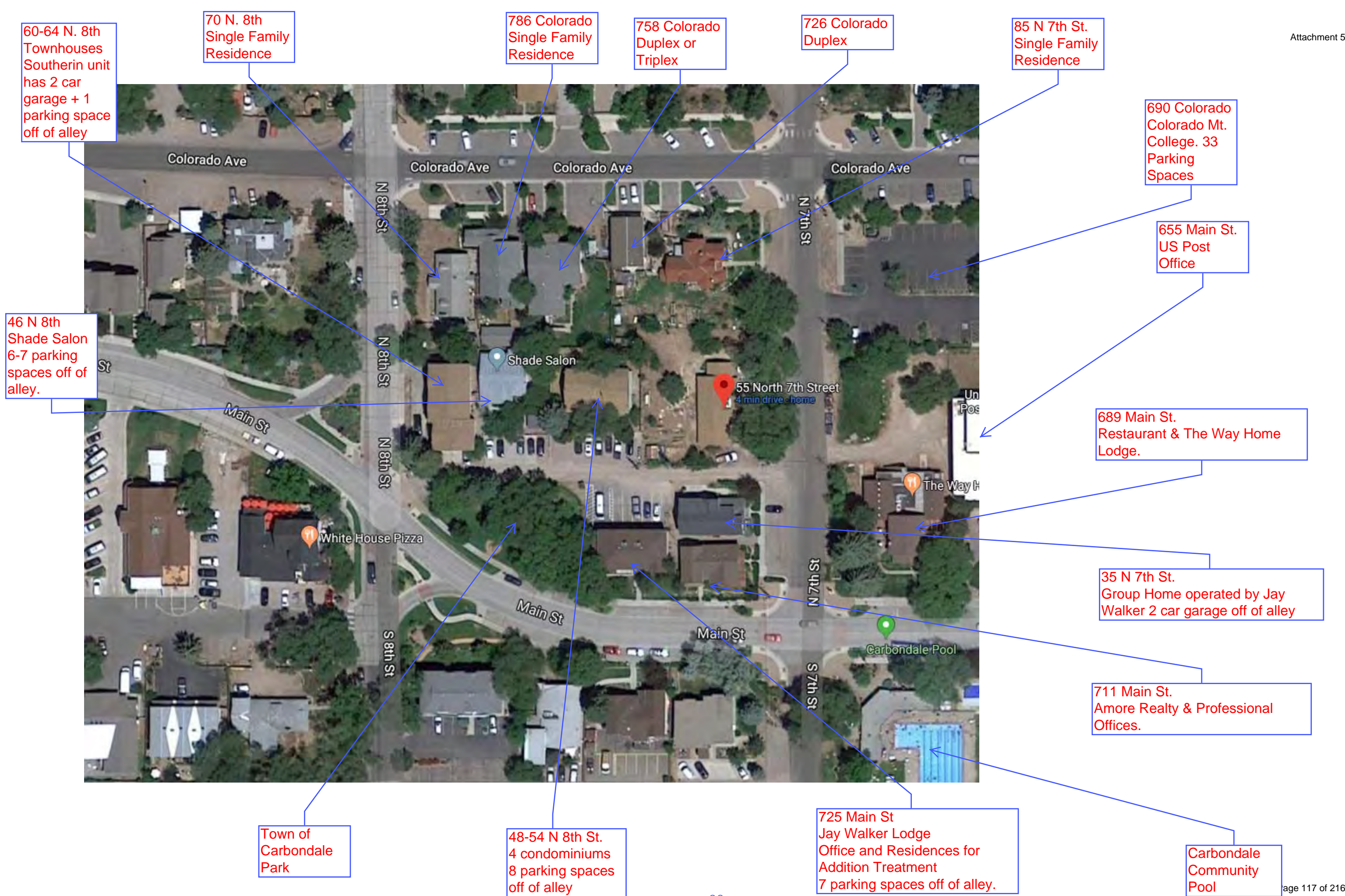


Carbondale, CO Zoning Map

Microsoft | Garfield County IT Department, RFG (Town of Carbondale)

Proposed property  
55 N 7th Street,  
Carbondale, CO  
81623







## Parking Photos

11-8-22 , 7:30 AM



Colorado and 7<sup>th</sup> looking west



Colorado and 8<sup>th</sup> looking east -1



Colorado and 8<sup>th</sup> looking east – 2



8<sup>th</sup> and Main Looking North



Eight and Main looking east



7<sup>th</sup> and Main Looking West





7<sup>th</sup> and Main looking North



7<sup>th</sup> and alley looking east



Alley and 8<sup>th</sup> looking west

11-8-22, 6:00 p.m.



7<sup>th</sup> and Colorado looking west



7<sup>th</sup> and Colorado looking south

All other photos were too dark



1-14-23, 7:30 a.m.



Colorado and 8<sup>th</sup> looking east



8<sup>th</sup> and Main looking north



7<sup>th</sup> and Main looking west



7<sup>th</sup> and Colorado looking south



7<sup>th</sup> and alley looking west



8<sup>th</sup> and alley looking east



1-15-23, 6:30 p.m.



7<sup>th</sup> and Colorado looking west



8<sup>th</sup> and Main looking north



7<sup>th</sup> and main looking west





7<sup>th</sup> and Colorado looking south



8<sup>th</sup> and alley looking east

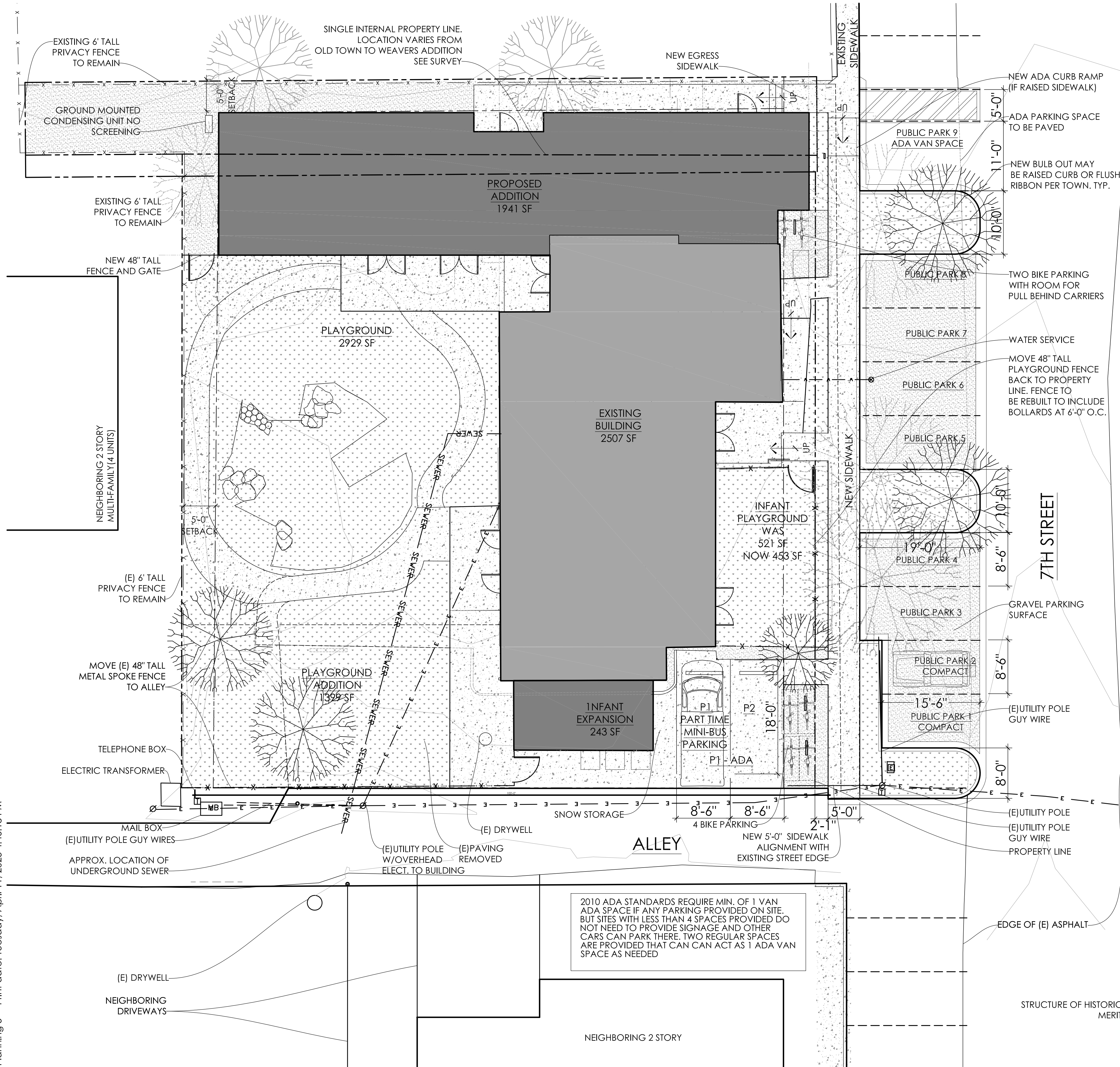
## MINIBUS INFORMATION

Minibus used at Little Blue is a Chevy 3500 with a Collins MFSAB body (14 passenger)



It can be parked in the eastmost spaces in the alley.

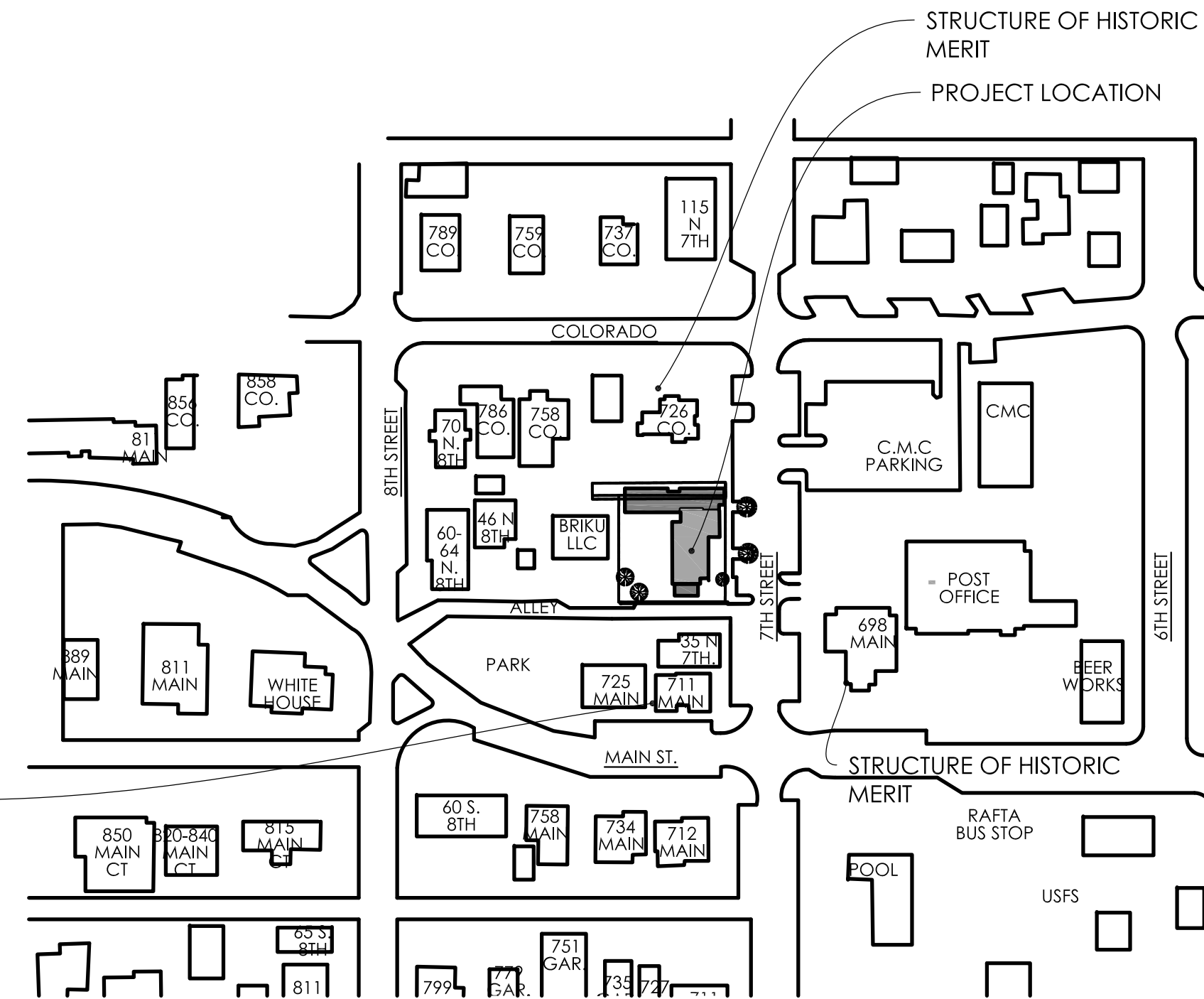




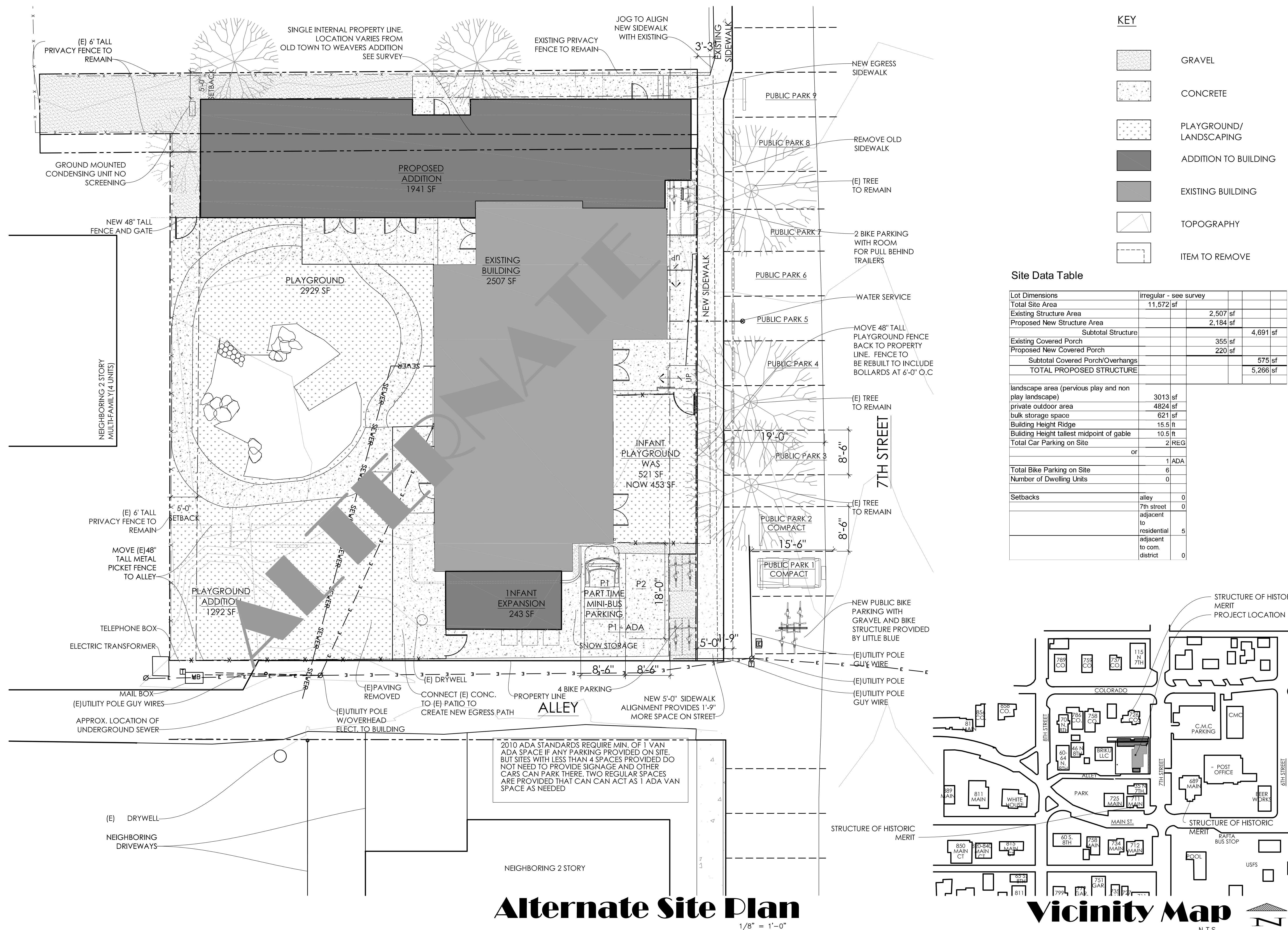
- KEY**
- GRAVEL
  - CONCRETE
  - PLAYGROUND/ LANDSCAPING
  - ADDITION TO BUILDING
  - EXISTING BUILDING
  - TOPOGRAPHY
  - ITEM TO REMOVE

Site Data Table

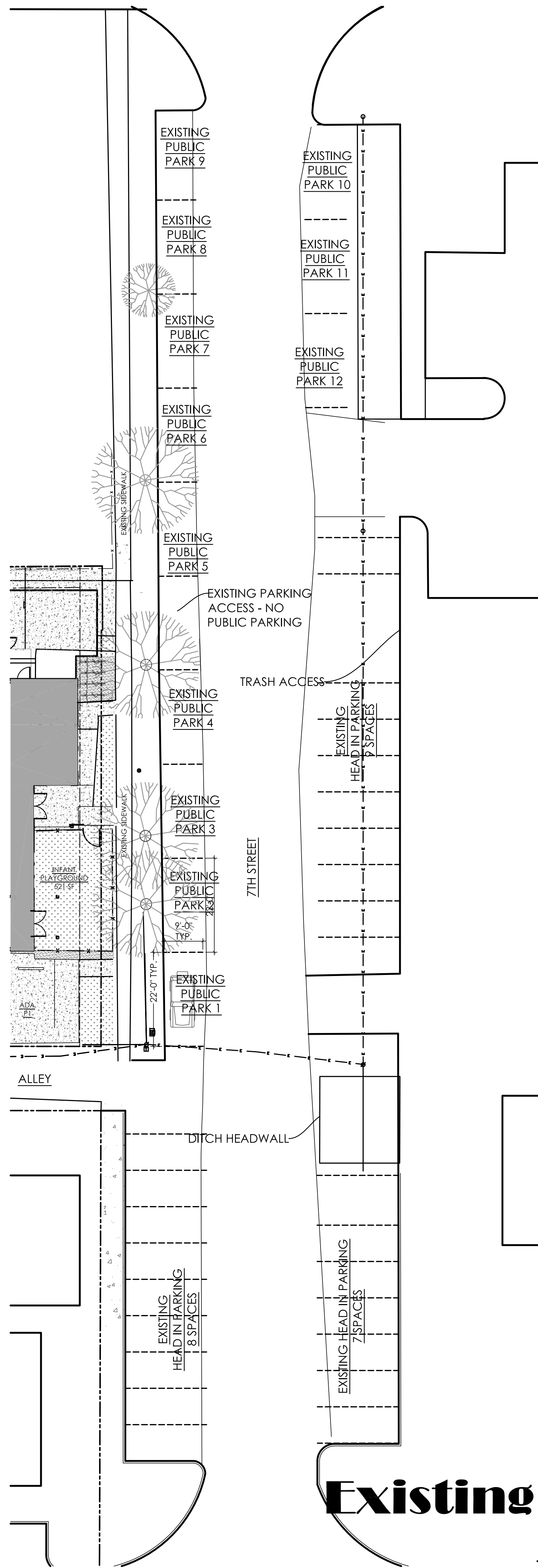
Lot Dimensions	irregular - see survey				
Total Site Area	11,572 sf				
Existing Structure Area		2,507 sf			
Proposed New Structure Area		2,184 sf			
Subtotal Structure			4,691 sf		
Existing Covered Porch		355 sf			
Proposed New Covered Porch		220 sf			
Subtotal Covered Porch/Overhangs			575 sf		
TOTAL PROPOSED STRUCTURE			5,266 sf		
landscape area (pervious play and non play landscape)	3013 sf				
private outdoor area	4824 sf				
bulk storage space	621 sf				
Building Height Ridge	15.5 ft				
Building Height tallest midpoint of gable	10.5 ft				
Total Car Parking on Site	2 REG				
	or	1 ADA			
Total Bike Parking on Site	6				
Number of Dwelling Units	0				
Setbacks	alley	0			
	7th street	0			
	adjacent to residential	5			
	adjacent to com. district	0			







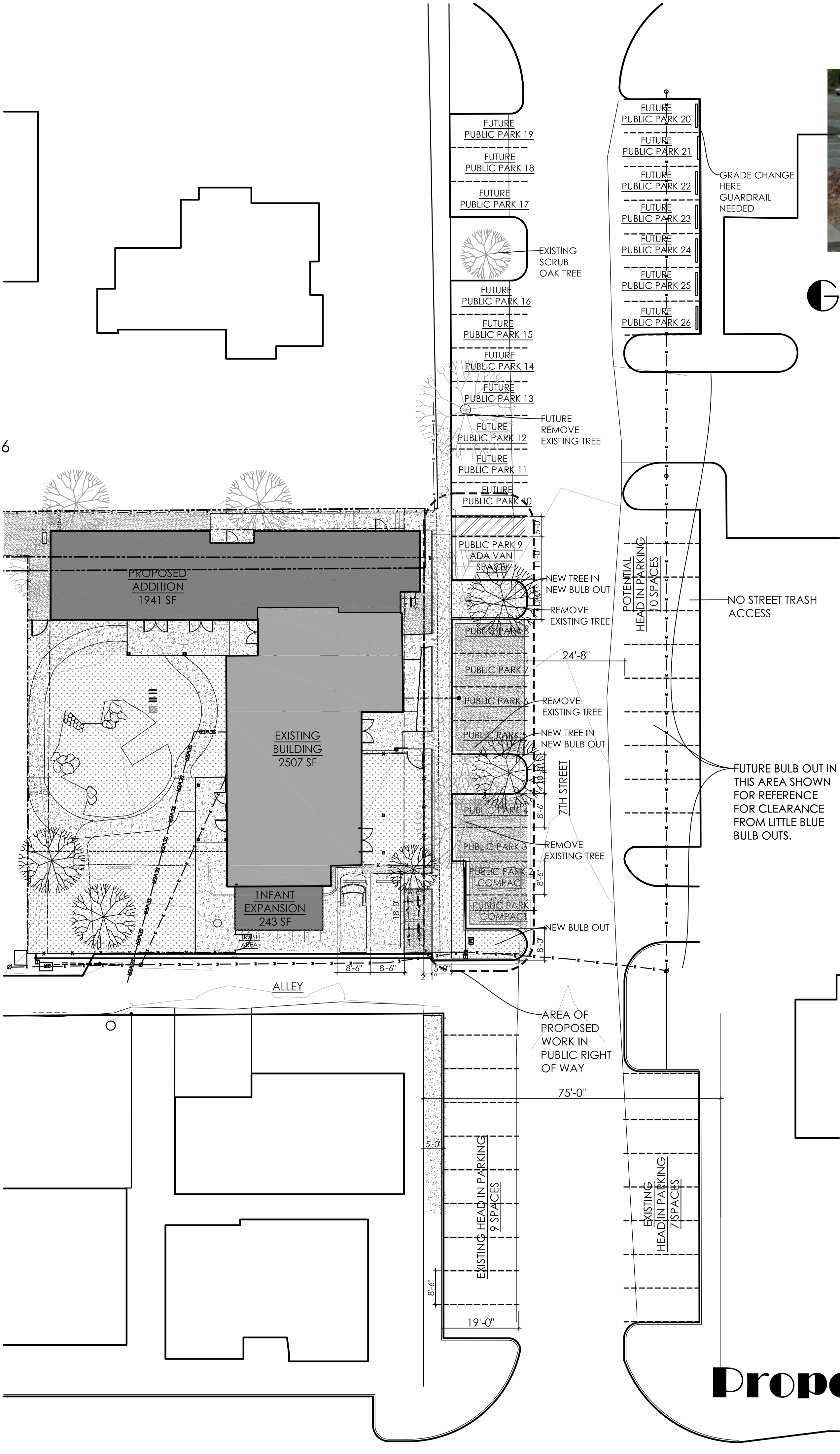




## Existing Parking

1/16" = 1'-0"

**PARKING SPACES**  
Public parking spaces in front of Little Blue Preschool, CMC, and 726 Colorado Ave.  
• 12 PARKING SPACES



## Proposed Parking

1/16" = 1'-0"

## Grade Change

N.T.S.

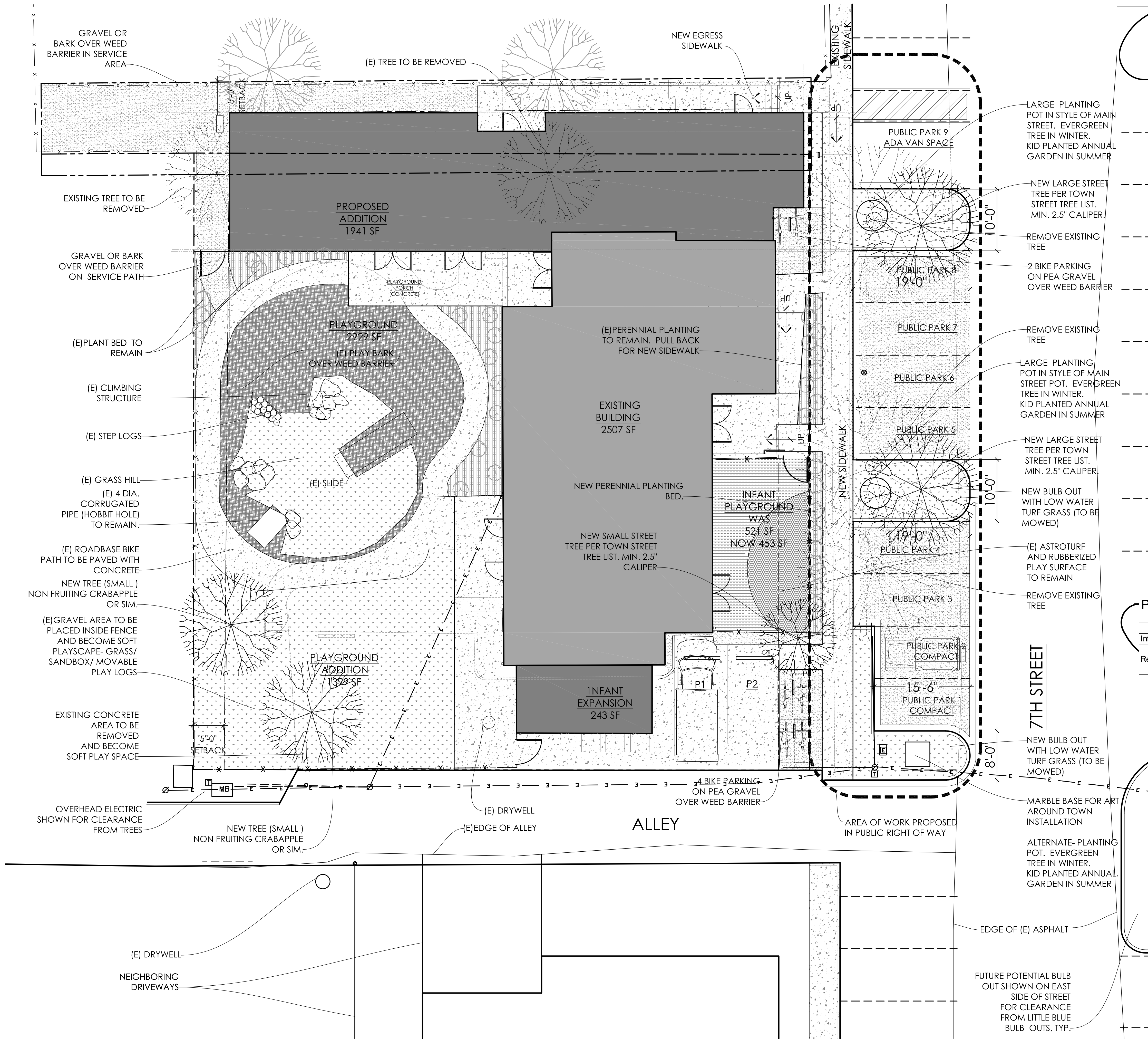


**PROPOSED PARKING SPACES**  
Public parking spaces in front of Little Blue Preschool, CMC, and 726 Colorado Ave  
• 25 PARKING SPACES  
• 1 ACCESSIBLE PARKING SPACE

## Little Blue Addition

55 N. 7TH Street  
Carbondale, Colorado 81623





KEY

- GRAVEL
- CONCRETE
- GRASS
- PLAYGROUND BARK
- PLANTING BEDS
- ASTRO TURF
- RUBBERIZED PLAY SURFACE
- NEW BUILDING
- EXISTING BUILDING

NOTE:

- TREE PLANTING FOR STREET TREES TO FOLLOW TOWN OF CARBONDALE TREE PLANTING GUIDE 2021.
- NO TREE SHALL BE REMOVED FROM THE PUBIC RIGHT-OF-WAY OR TOWN PROPERTY WITHOUT APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. ANY TREE THAT HAS BEEN REMOVED SHALL BE REPLACED WITH AN APPROPRIATE SPECIES 2.5" CALIPER OR LARGER AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR OR TOWN ARBORIST IN ACCORDANCE WITH THE TOWN OF CARBONDALE MUNICIPAL CODE ARTICLE 5, SECTIONS 7-5-10 AND 7-5-20.
- IRRIGATION FROM LITTLE BLUE WATER TO BE PROVIDED TO LANDSCAPING IN PUBLIC RIGHT OF WAY.

PLAYGROUND AREAS

	provided	Required per State		
Infant Play Area	435 sf	Minimum of 400 sf		400 sf
Rear Play Area	4,328 sf	75 sf per users at one time or 33% of total or 33% of total users	38*75= (68/3)*75=	2850 sf 1700 sf
Subtotal Play	4,763 sf			

Landscape Data Table

Lot Dimensions	irregular - see survey		
Total Site Area	11,572 sf		
Existing Structure Area		2,507 sf	
Proposed New Structure Area		2,184 sf	
Subtotal Structure			4,691 sf
Existing Covered Porch		355 sf	
Proposed New Covered Porch		220 sf	
Subtotal Covered Porch/Overhangs			575 sf
Proposed Concrete Area (mix of existing and new)		1,914 sf	
Existing non pervious play area (hobbit hole and infant play)		469 sf	
Subtotal impervious site features			2,383
TOTAL IMPERVIOUS			7,649 sf
Pervious Playground Area		2,987 sf	
Pervious Private Outdoor Service Area		697 sf	
Proposed gravel area for bike parking, and drainage near building (soil, pervious weed barrier, gravel)		205 sf	
Proposed landscape area (non-play)		34 sf	
TOTAL PERVIOUS AREA			3,923 sf
Impervious %	66.1%		
Pervious %	33.9%		
landscape area (pervious play and non play landscape)	3013 sf		

Little Blue Addition

55 N. 7TH Street  
Carbondale, Colorado 81623





SOUTH THIRD STREET, CARBONDALE  
EXAMPLE OF PARKING IMPROVEMENT  
OPTION A



COLORADO AVE, CARBONDALE  
EXAMPLE OF PARKING IMPROVEMENT  
OPTION B



EXISTING HEAD IN PARKING N. 7TH STREET



COPYRIGHT  
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the architect and shall remain the sole property of the architect and shall not be used for any other work without written permission.

Little Blue Addition  
55 N. 7TH Street  
Carbondale, Colorado 81623

Print Date:  
4.11.2023  
4-13-22 Site Study

File: Little Blue 5  
Landscape

PHOTOS  
A0.4

PHOTO STUDIES

N.T.S.





SUMMER EQUINOX  
SOLAR SHADING STUDY

APPROXIMATE FOOTPRINT OF  
726 COLORADO

THEORETICAL SOLAR FENCE ON BUILDING ENVELOPE  
(5' FROM PROPERTY LINE) 25' HIGH.  
SUMMER SOLSTICE SHADOW. DOES NOT EVEN TOUCH  
SOLAR FENCE.

SHADOW LINE OF BUILDING. (LESS THAN SHADOW OF  
SOLAR FENCE).

THEORETICAL SOLAR FENCE ON BUILDING ENVELOPE  
(5' FROM PROPERTY LINE) 25' HIGH.



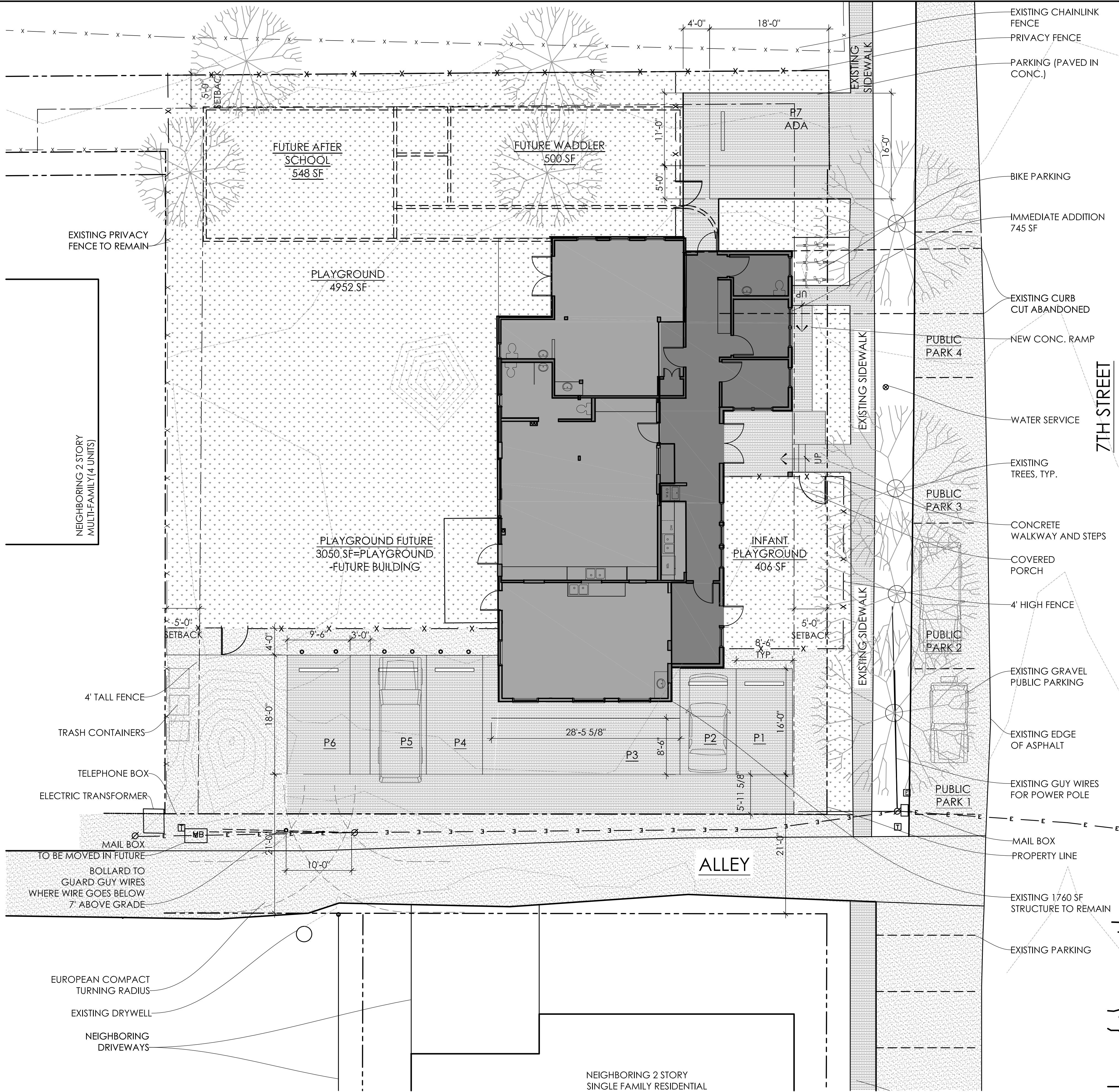
WINTER SOLSTICE  
SOLAR SHADING STUDY  
(NO SOLAR FENCE)

APPROXIMATE FOOTPRINT OF  
726 COLORADO



WINTER SOLSTICE  
SOLAR SHADING STUDY  
(WITH SOLAR FENCE)





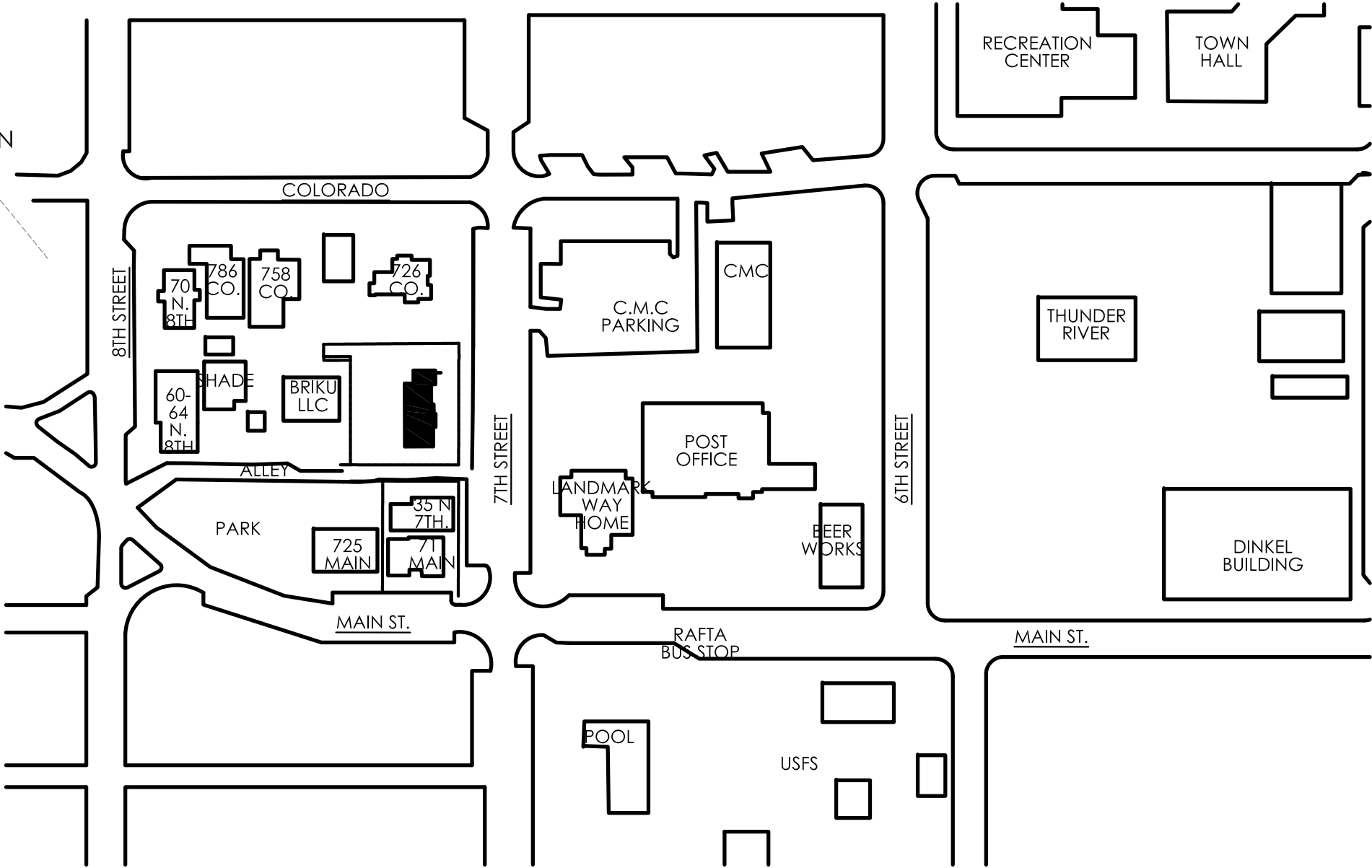
Site Data Table

Total Site Area	11,582 sf			
Existing Structure Area		1,760 sf		
Proposed New Structure Area		745 sf		
Proposed New Covered Porch		102 sf		
New Hardscape Area		153 sf		
New Paved Parking Area		1,452 sf		
Gravel Parking Access		912 sf		
		5,124 sf		
New Playground Area			5,358 sf	
New Landscape Area			1,100 sf	
Impervious %	44.2%			
landscape area %	55.8%			

Building Height	15 ft
Number of Dwelling Units	0

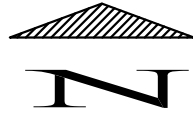
KEY

- GRAVEL
- HARDSCAPE
- PLAYGROUND/ LANDSCAPING
- ADDITION TO BUILDING
- EXISTING BUILDING
- FUTURE ADDITION
- 2020 FORD EXCURSION (ONE OF LARGEST PASSENGER VEHICLES ON MARKET)
- 2020 TOYOTA COROLLA MID-SIZED SEDAN



# Existing Site Plan

1/8" = 1'-0"



## Vicinity Map



COPYRIGHT  
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the architect and shall remain the sole and every other work for be used by any other person for any use whatsoever without written permission.

Little Blue  
55 N. 7th Street  
Carbondale, Colorado 81623

SIP set  
Print Date:  
5-26-2020

File: 55 n 7th Plan  
Opt 12 5-22c

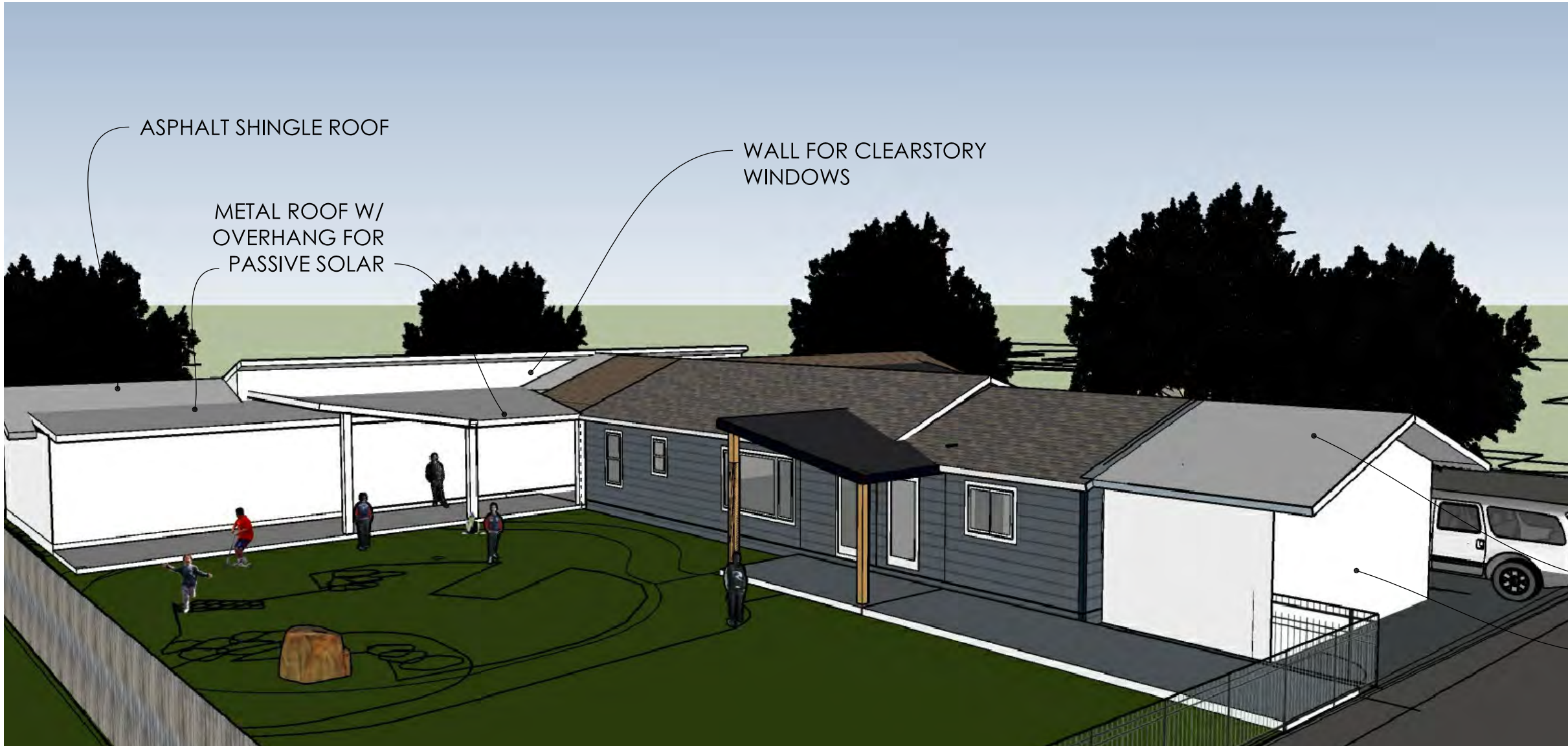
SITE PLAN  
A1.0





COPYRIGHT  
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the architect and shall neither be used nor any other work may be used by any other person for any use whatsoever without written permission.

Little Blue Addition  
 55 N. 7th Street  
 Carbondale, Colorado 81623



VIEW FROM ALLEY

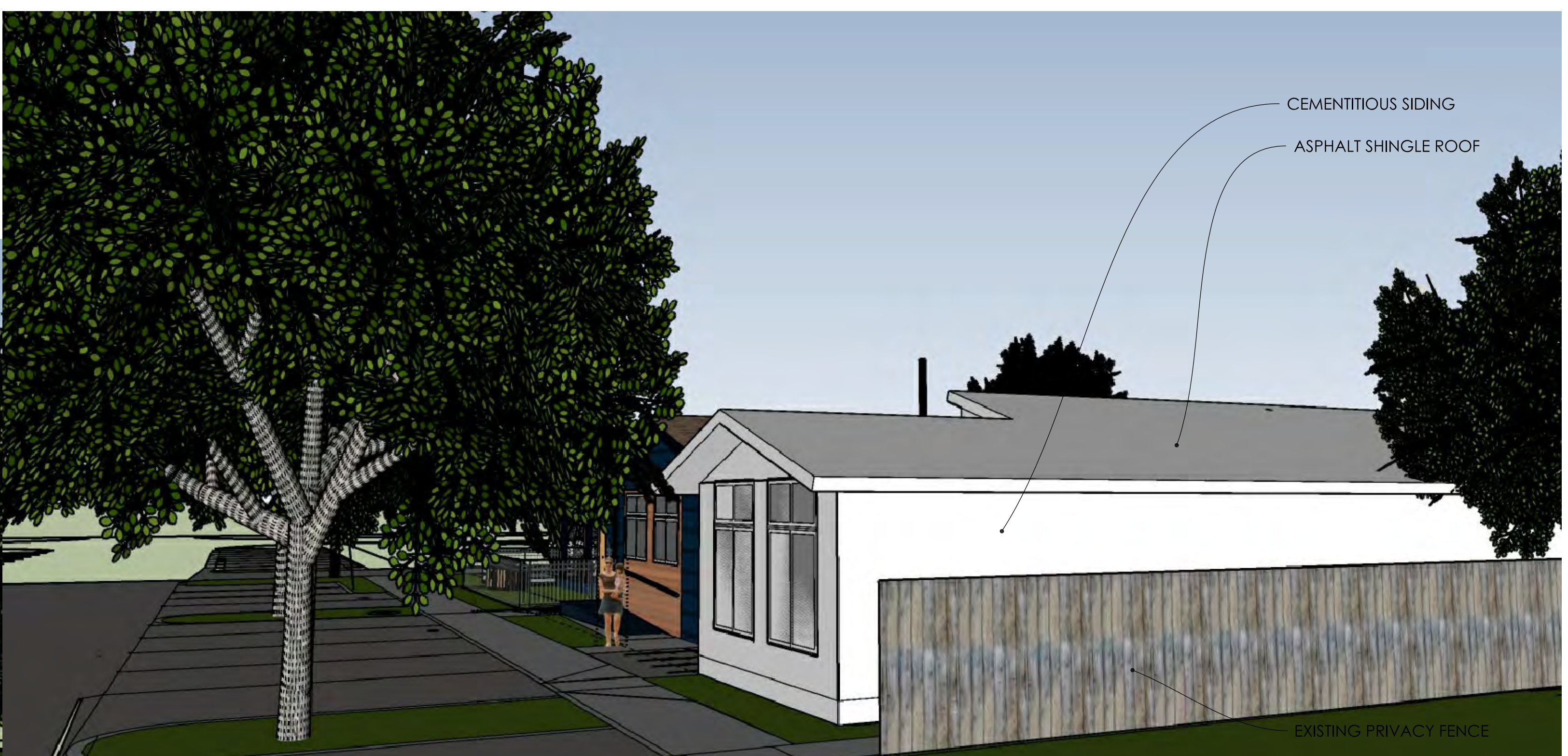


VIEW FROM N. 7TH STREET  
 ADDITIONS ARE MODELED IN WHITE

NOTE: CONCEPTUAL LEVEL DESIGN.  
 WINDOWS ONLY SHOWN ON EAST (STREET)  
 ELEVATIONS. WINDOWS NOT DESIGNED  
 ON OTHER ELEVATIONS YET.



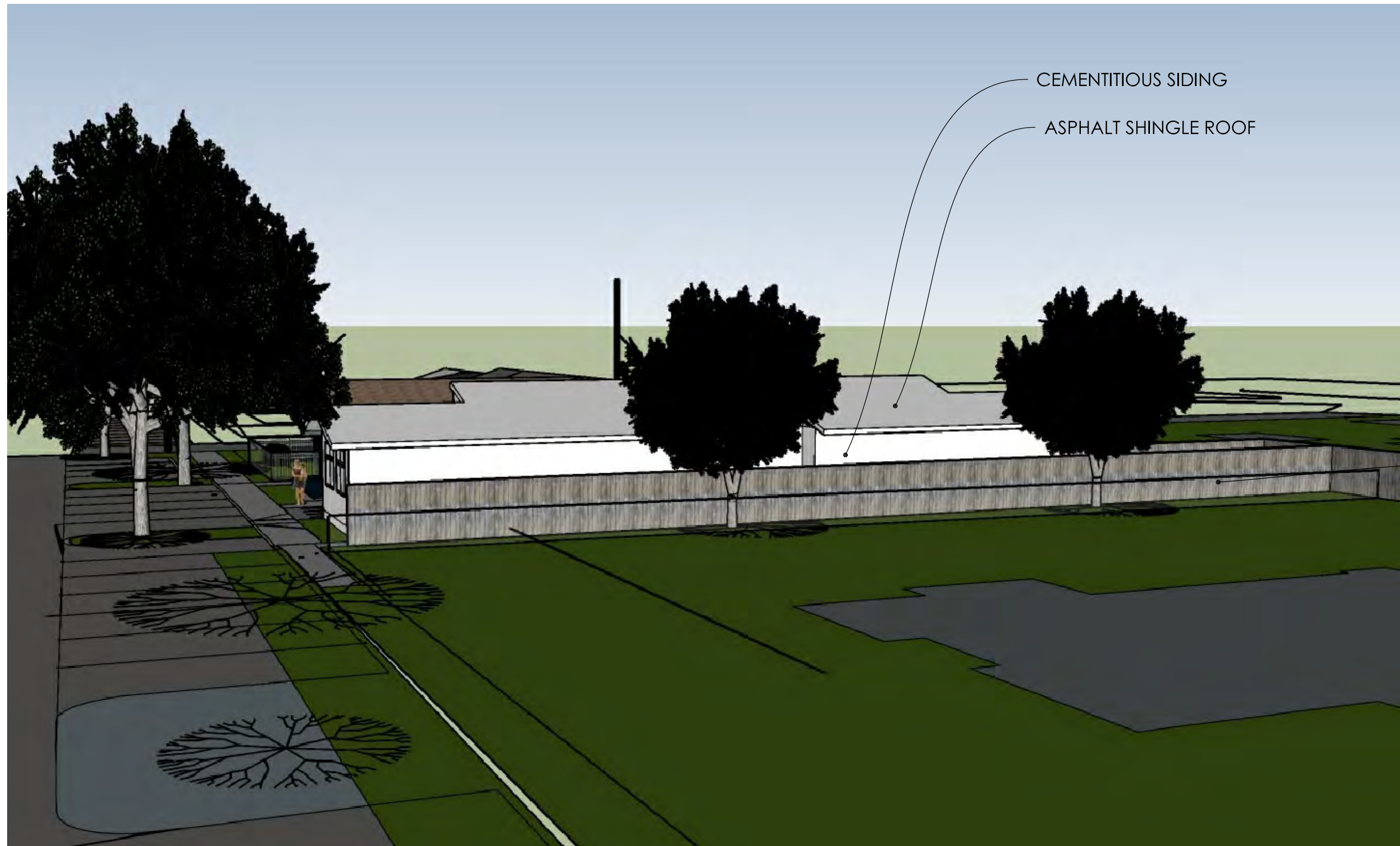
VIEW FROM N. 7TH STREET/ALLEY  
 STANDING ON SIDEWALK LOOKING NORTH



VIEW FROM N. 7TH STREET  
 STANDING ON SIDEWALK LOOKING SOUTH

**CONCEPTUAL MODEL IMAGES**  
 N.T.S.





VIEW FROM HOME TO NORTH (726 COLORADO)  
LOOKING SOUTH

NOTE: CONCEPTUAL LEVEL DESIGN.  
WINDOWS ONLY SHOWN ON EAST (STREET)  
ELEVATIONS. WINDOWS NOT DESIGNED  
ON OTHER ELEVATIONS YET.



BIRD EYE VIEW REAR PLAY SPACE

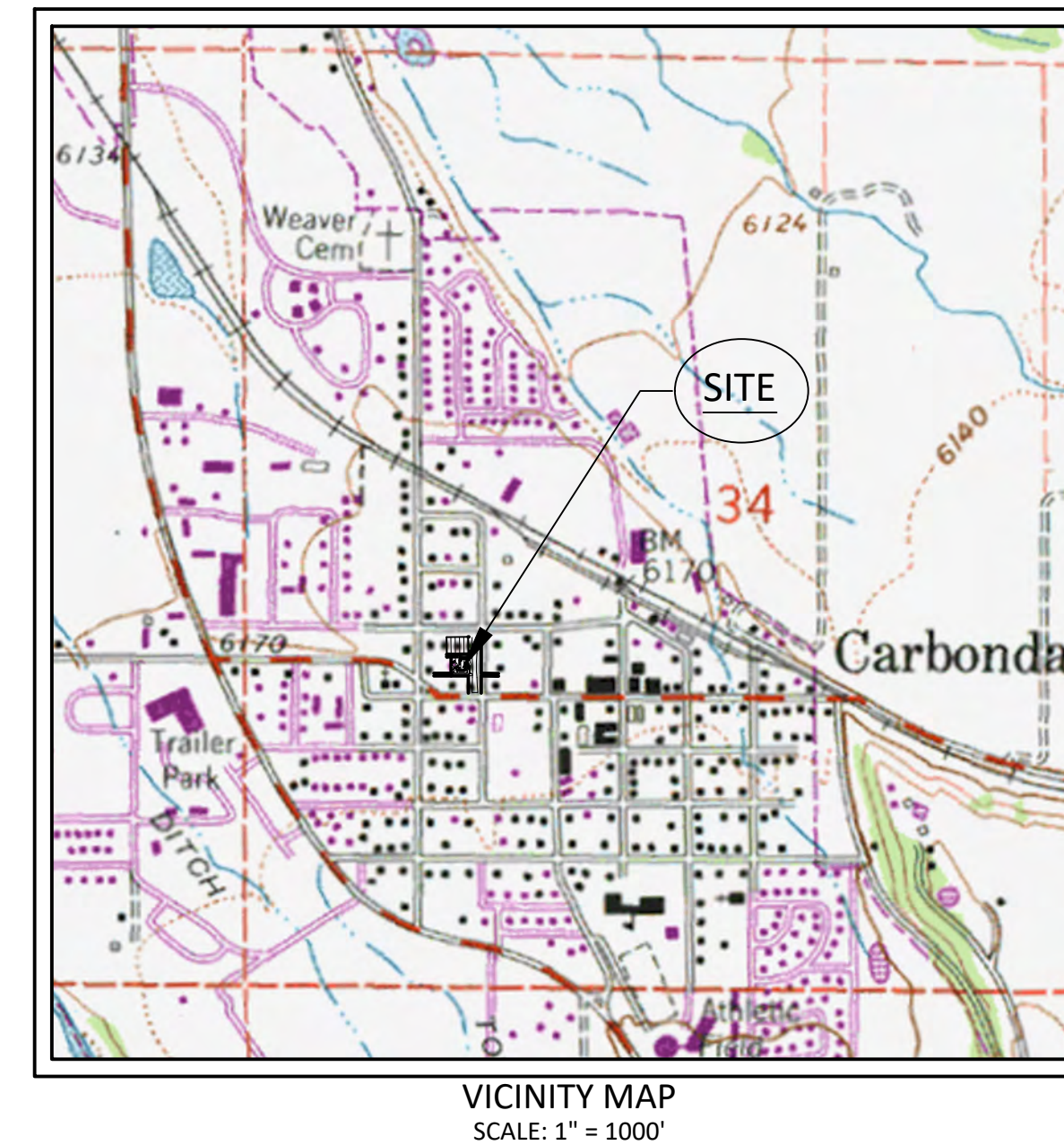
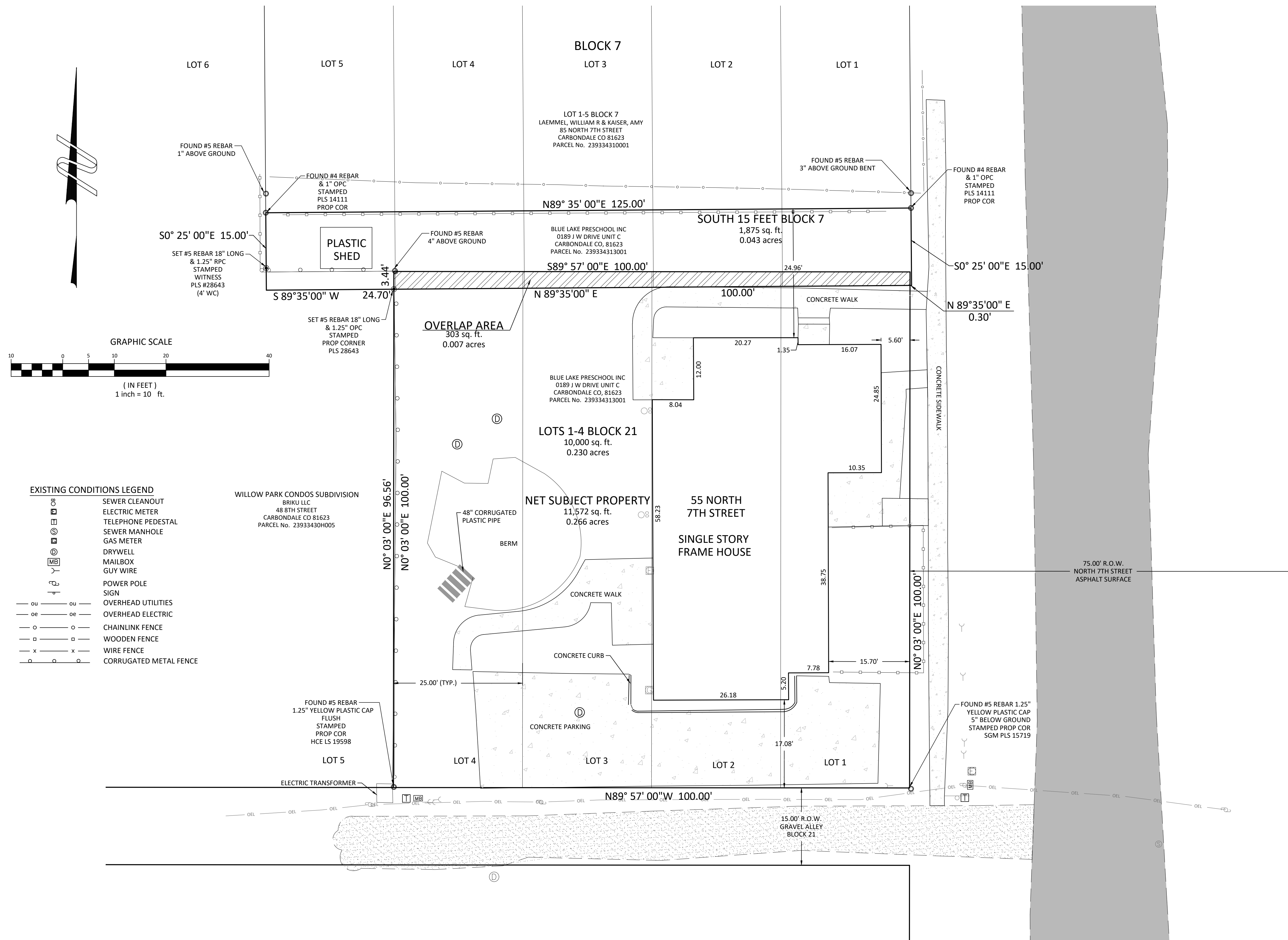
# CONCEPTUAL MODEL IMAGES

N.T.S.



IMPROVEMENT SURVEY PLAT MAP OF:  
**55 NORTH 7TH STREET**  
 A PARCEL OF LAND SITUATED IN LOTS 1, 2, 3, AND 4  
 OF SECTION 34 TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.  
 TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1



## TITLE PROPERTY DESCRIPTION

LOT 1, 2, 3 AND 4, BLOCK 21

AND

THE SOUTH 15 FEET OF LOTS 1, 2, 3, 4 AND 5, BLOCK 7  
WEAVERS ADDITION TO THE TOWN OF CARBONDALECOUNTY OF GARFIELD  
STATE OF COLORADO

## NOTES

1. Date of Survey: February 6, 2020 & June 28, July 6, 2021.
2. Date of Preparation: February 10-12, 2020 & July 6, 2021.
3. Basis of Bearing: A bearing of S 89°57'00" E between the found town control monuments found inside monument boxes at the intersections of Euclid Avenue & 8th Street and the intersection of Euclid Avenue and 4th Street.
4. Basis of Survey: The plat of the Town of Carbondale recorded December 17, 1887 in Plat Book 3 at Page 13 as Reception No. 5889. Easements, rights of way and other matters shown on the plat for Weavers Addition to the Town of Carbondale, recorded March 23, 1899 as Reception No. 21601.
5. This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said plat described in note 4 and the title commitment prepared by Title Company of the Rockies, Commitment No. 0602337 - C, effective date of January 3, 2020.
6. The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.

## IMPROVEMENT SURVEY PLAT

I, MARK S. BECKLER, HEREBY CERTIFY TO BLUE LAKE PRESCHOOL INC, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S. § 38-51-102(9), AND THAT IT IS A MONUMENTED LAND SURVEY SHOWING THE CURRENT LOCATION OF ALL STRUCTURES, WATER COURSES, WATER FEATURES AND/OR BODIES OF WATER, VISIBLE ROADS, UTILITIES, FENCES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS AND RIGHTS OF WAY OF A PUBLIC OR PRIVATE NATURE THAT ARE VISIBLE, OR APPARENT, OR OF RECORD AND UNDERGROUND UTILITIES DESCRIBED IN LAND TITLE GUARANTEE COMPANY FILE NO. AB563014094-2, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.



MARK S. BECKLER L.S. #28643

**SOPRIS ENGINEERING - LLC**  
 CIVIL CONSULTANTS  
 502 MAIN STREET, SUITE A3  
 CARBONDALE, COLORADO 81623  
 (970) 704-0311 SOPRIENG@SOPRIENG.COM

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



**IMAGE PACKET**  
**Little Blue (Blue Creek Preschool, Inc.)**

**Addition to Large Day Care**  
**(Child Care Facility)**  
**At 55 N. 7th Street**



Oct 2012 View from Google Street View



Dec 2019 image prior to Little Blue remodel





March 2023 - Front elevation 55 N. 7<sup>th</sup> street



Sidewalk looking north





Rear view 55 N. 7<sup>th</sup> from alley



North view 55 N. 7<sup>th</sup>





Neighbors to south – 35 N 7<sup>th</sup> Street and 711 Main Street



Neighbor to North- 726 Colorado





Neighbor Across street – north



Neighbor Across Street- 689 Main Street (USPS visible beyond)



Neighbor Across Street- 689 Main Street (USPS visible beyond)



**From:** [Sheryl Bower](#)  
**To:** [Kelley Amdur](#)  
**Cc:** [Jared Barnes](#)  
**Subject:** RE: Town of Carbondale Referral Request - Little Blue Preschool Expansion (55 N 7th St) - please respond by 4/12/23  
**Date:** Tuesday, March 28, 2023 4:12:49 PM

---

Hello Kelley, We have no comments.

Regards,

*Sheryl L Bower, AICP*  
 Garfield County  
 Community Development Director  
 108 8<sup>th</sup> Street , Suite 401  
 Glenwood Springs, CO 81601  
 970-945-1377 (1605)

---

**From:** Kelley Amdur <kamdur@carbondaleco.net>  
**Sent:** Tuesday, March 28, 2023 3:39 PM  
**To:** Kelley Amdur <kamdur@carbondaleco.net>  
**Cc:** Jared Barnes <jbarnes@carbondaleco.net>  
**Subject:** Town of Carbondale Referral Request - Little Blue Preschool Expansion (55 N 7th St) - please respond by 4/12/23

You don't often get email from [kamdur@carbondaleco.net](mailto:kamdur@carbondaleco.net). [Learn why this is important](#)

Referral Departments and Agencies,

Please find attached a referral request for the Little Blue Preschool Expansion project. The Little Blue Preschool has applied for Administrative Site Plan Review for the expansion of their existing daycare facility at 55 N 7<sup>th</sup> St, a Subdivision Exemption to merge two lots into one, a Special Use Permit for a large daycare facility and a Rezoning from the current C/T (Commercial/Transitional) and R/MD (Residential Medium Density) zoning to HCC (Historic Commercial Core) zoning. The project also proposes improvements to the 7<sup>th</sup> St Right-of-Way.

Below is a link to the application documents. If you would prefer a paper copy, please let me know as soon as possible. I would appreciate receiving your comments by April 12, 2023.

<https://files4.1.revize.com/carbondaleco/Little%20Blue%20%20Planning%20Application%20Revised%203-23.pdf>

Thank you in advance for your time! You are an important part of the Town of Carbondale's review.

If you have any questions or difficulty accessing the plans, please don't hesitate to contact me.  
Best-

Kelley Amdur  
Planner  
Town of Carbondale  
511 Colorado Ave  
Carbondale, CO 81623  
970-510-1212  
[kamdur@carbondaleco.net](mailto:kamdur@carbondaleco.net)  
[www.carbondalegov.org](http://www.carbondalegov.org)

**From:** [Kirk Wilson](#)  
**To:** [Kelley Amdur](#)  
**Cc:** [Jared Barnes](#)  
**Subject:** RE: Town of Carbondale Referral Request - Little Blue Preschool Expansion (55 N 7th St) - please respond by 4/12/23  
**Date:** Wednesday, April 12, 2023 9:46:10 AM

---

Kelley,

I am concerned with the current parking issues with this entity and certainly the future planes. The organization plans to expand services and staff while reducing the amount of onsite parking with the intent of using the public right-of way for both employee and patron parking. Allowing the public right of way to be used for commercial purposes creates a *slippery slope*. Additionally, with increased services being offered, there will be increased traffic during drop-off and pick-up times.

During drop off and pick-up times, I am concerned that there will not be adequate parking in the area, especially if staff are using the public right of way as employee parking. This most likely will lead to patrons parking illegally either in the street or on another's property to complete their drop off and/or pick-up.

**Kirk Wilson, MPA**

Chief of Police

Carbondale Police Department

Office: 970-963-2662

---



## Planning Department – Reviewing Agency Form

Planning Item #:

Date Sent:

Comments Due:

To:

---

To assist the Town in its review of this project, your review and written comments are requested. Please notify the Planning Department if you will not be able to respond by the date listed above. Questions regarding this project should be directed to the Planning Department, 963-2733.

---

Applicant:

Owners:

Location:

Zone:

Staff Contact:

Project Description:

---

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary).

Reviewing Agency:

By:

---

Please return completed forms to:

Planning Department, Town of Carbondale  
511 Colorado Avenue, Carbondale, CO 81623



# TOWN OF CARBONDALE

## PUBLIC WORKS

511 Colorado Avenue  
Carbondale, CO 81623

### Development Review Memorandum

**SUBJECT PROPERTY/DEVELOPMENT:** 55 N. Seventh Street  
**ITEM NUMBER:** LU 23-8-9-10-13  
**ARCHITECT:** Confluence  
**OWNER:** Blue Lake Preschool, Inc.  
**DATE:** April 10, 2023

### REVIEW COMMENTS:

#### Water:

- Water service is available for the project.
- Project may result in system improvement fees and water rights dedication fees.
- Existing service line should be evaluated for adequacy.

#### Sanitary Sewer:

- Sewer is available for the project.
- Project may result in system improvement fees
- Existing service line should be evaluated for adequacy and for condition.

#### Landscaping/Planting:

- If parking improvements in the public right-of-way are approved, the Town Arborist recommends removal of all three existing large Siberian Elms based on damage to the critical root zone, and replacement with two new trees in planting areas at least 10 feet wide. These planting areas should be required to be irrigated from the owner's system.

#### General/Other:

Based on both the proposed and alternate site plans proposed, it appears that the main driver of the requested spot rezoning to HCC is to eliminate the need for on-site parking. This is evidenced by the conversion of existing on-site parking to an infant expansion as well as a playground addition. After many iterations a few years ago, on-site parking was provided (as required based on the current C/T zoning applicable to most of the site as well as the R/MD zoning of the northernmost 15' of the property). Now, the on-site parking that was both required and accommodated a few years ago is proposed to be eliminated. Instead of providing on-site parking for commercial uses as required in most other zone districts, the applicant is proposing to improve parking in the right-of-way of 7<sup>th</sup> Street.

It should be noted that the UDC requires one parking space per employee at peak occupancy. Based on the information in the applicant's submittal, 11 off-street parking spaces would be required if not for the proposed rezoning. The proposed improvements to the parking in the right-of-way of 7<sup>th</sup> Street accommodate seven full-sized parking spots and two compact spots (due to utility pole and guywire constraints). Based on the information in the submittal, if you count all nine spaces in the public right-of-way, this is an increase of five spaces in the public right-of-way of 7<sup>th</sup> Street adjacent to the subject property, but is also still less than the on-site parking requirement of 11 spaces that would be required in any zone district other than HCC.

Public Works staff does not support the spot rezoning of individual properties to eliminate on-site parking requirements. However, should the approving bodies move forward with the rezoning and approval of this application, some level of thought should be given to the improvements proposed within the right-of-way to ensure that they are consistent with the future vision for the character of this block of 7<sup>th</sup> Street (i.e., gravel parking versus paved parking, raised curbs versus ribbon curb to delineate planting areas, etc.)

# memo



To: Kelley Amdur / Planner  
From: Carl Meinecke / Town Arborist  
Date: 3/31/2023  
Re: Little Blue Addition

---

**Comments:**

This memo contains my preliminary recommendations concerning trees (existing and proposed) in the Public Right-of-Way after reviewing the proposed Little Blue Preschool Expansion Project site plans.

**Summary for Little Blue Application (Detailed version on page 2)**

- Remove all 3 larger Siberian Elms
- No trees on the southeast corner
- Create new planting spaces for 2 of the 3 removed trees
- At least a 10ft wide bump out for trees between parking spaces
- Plant 2 new trees selected by the Town Arborist from the RECOMMENDED STREET TREE LIST
- 35ft spacing at least between trees.
- No large trees within 45ft of Utility line
- New trees would require irrigation be installed and provided by the applicant and fed by their system
- Landscape plans and warranty for the two new bump out tree locations would need to be agreed upon with a landscape or tree professional before tree planting.
- Newly planted trees must follow the Carbondale Tree Boards TREE PLANTING, MAINTENANCE AND PROTECTION GUIDELINES.



### **Existing Trees**

I would require removing all 3 of the larger Siberian Elms as the project will cause damage to the critical root zone of these trees.

### **Proposed New Trees**

I would require 2 new tree planting sites created with a recommendation of at least a 10ft wide area of growing space for trees between parking spaces.

Plant 2 new trees to be selected by the Town Arborist from the Tree Boards RECOMMENDED STREET TREE LIST.

No large new trees planted within 45ft of the utility line to the south of property.

I would not recommend any trees on the SE corner whatsoever to keep sight lines clear, reduce general clutter, keep utility poles and guy wire clear, and reduce conflicts with bigger vehicles or trailers turning the corner.

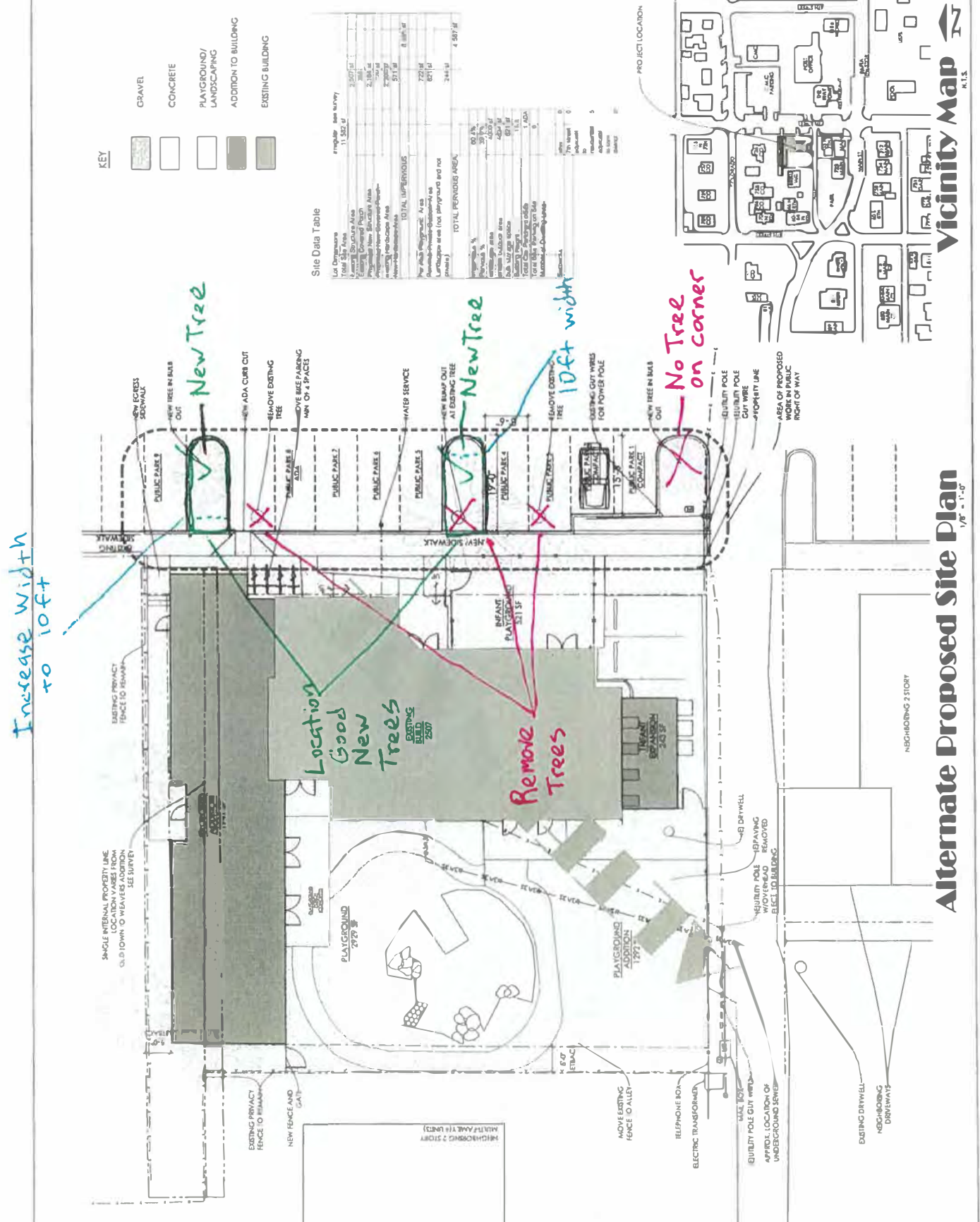
Any new trees would require irrigation be installed and provided by the applicant and fed by their system.

A landscape plan and warranty for the two new bump out tree locations would need to be agreed upon with a landscape or tree professional before tree planting can occur.

Newly planted trees must follow the Carbondale Tree Boards TREE PLANTING, MAINTENANCE AND PROTECTION GUIDELINES.

### **Reducing Future Tree & Sidewalk Conflicts**

Techniques to reduce sidewalk heaving by tree roots in new planting locations should be researched.



# memo



To: Kelley Amdur / Planner  
From: Carl Meinecke / Town Arborist  
Date: 4/11/2023  
Re: Little Blue Addition Landscape  
Plan Recommendations

---

## Comments:

This memo contains my recommendations concerning trees and landscaping after reviewing the proposed Little Blue Preschool Expansion Project landscape plan.

## New Trees Bulb out Locations

- The new trees will be maintained by the town once planted
- New trees should have large mulch rings extending 2.5" ft out from trunk
- Grass under and around the trees in the bulb outs is the responsibility of the applicant to maintain

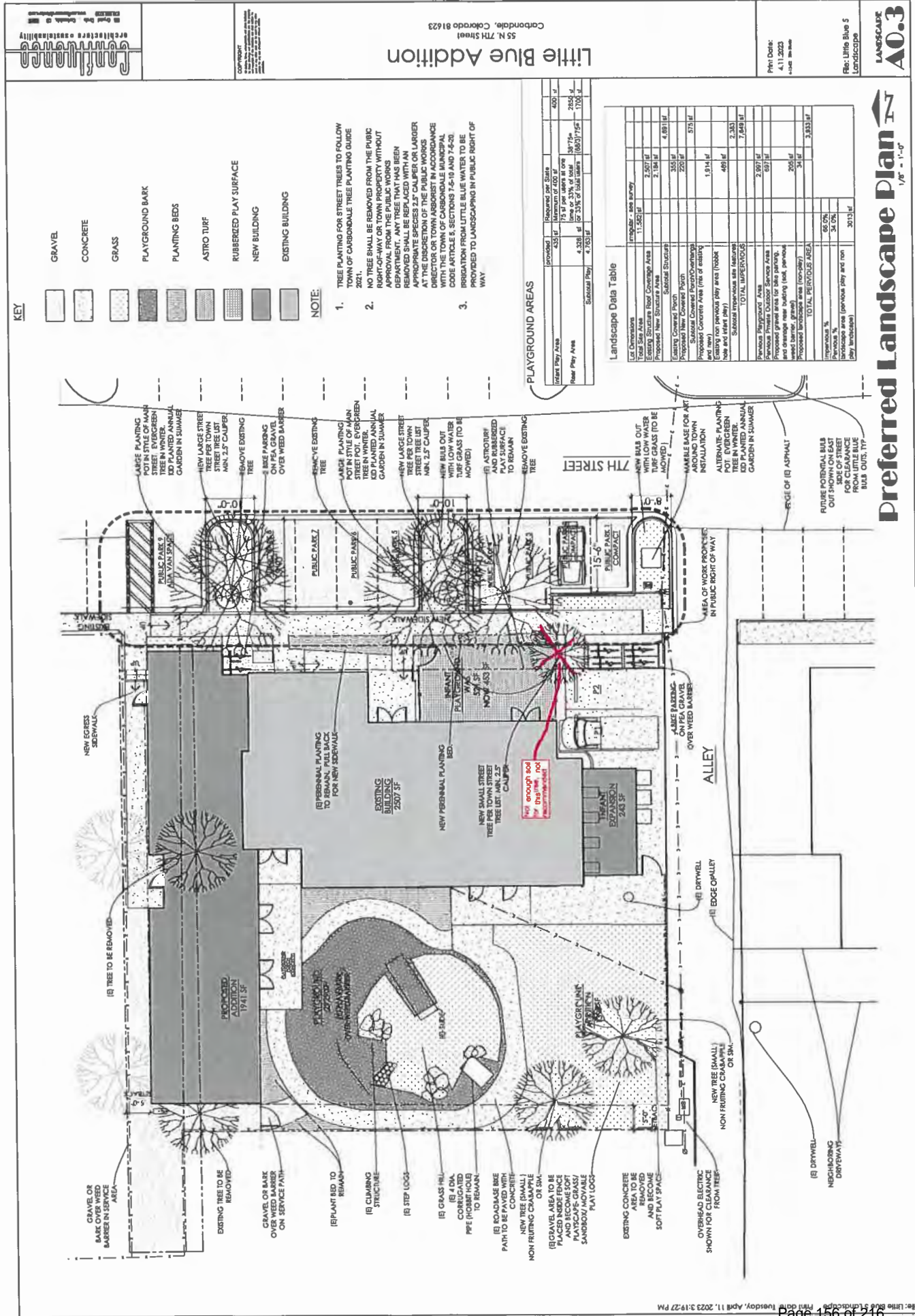
## Flower Pots

- In an effort to reduce clutter in the bulb outs, the applicant should choose one of the three bulb outs to place a flower pot
- A foundation should be added to support the pot
- The applicant will be responsible for providing flowers in the growing season
- The pot will be watered by town staff and an evergreen tree provided during the winter
- If the applicant wishes to not provide flowers in the future, the pot will be made available for other interested volunteers

### **Opinions for Consideration**

- I noted on the Landscape Plan that I don't recommend the planting of a small tree in an area with such limited soil.
- I would not add a marble base for art unless there is a defined need for it on the corner bulb out.





Preferred Landscape Plan  
1/8" = 1'-0"

LANDSCAPE  
A0.3

Little Blue Addition  
55 N. 7th Street  
Carbondale, Colorado 81423

Print Date:  
4.11.2023  
1:10 PM

File: Little Blue 5  
Landscape



515 Crystal Circle . Carbondale, CO 81623  
970.963.9720 www.confluencearchitecture.com

## MEMO

**TO:** Town of Carbonale Planning and Zoning

**DT:** Original 8-29-2022  
Revised for P&Z 6-2-2023

**FM:** Angela Loughry, Confluence Architecture

**RE:** Little Blue Preschool Expansion – Neighbor Feedback

In the first 3 weeks of August, Drew Sorenson, Little Blue on site director, and Angela Loughry spoke in person and via phone with all the major Little Blue neighbors, Carbondale Mayor, Ben Bohmfalk and Carbondale arborist. Following is a summary of each discussion is at the end of this memo.

### Summary of discussions-

#### **Jay Walker Lodge**

Angela and Drew with Peter McCourt (COO) and Bill Anuszewski (CEO) 8-23-2022.

They have had no problems with Little Blue in the past year. They're only concern with expansion is parking. No issue with parking off of alley. Increased parking on 7<sup>th</sup> street is a concern. Do not want cars parking in front of group home at 35 N 7<sup>th</sup> street (home directly to south of Little Blue). The use of the property will change in the next month from a landing pad for folks entering the Jay Walker program to a group living home for graduates of the program. This means that while there were only 2 cars park there, in the future will be 6. They think they can get them in the garage and driveway, but there will likely be more cars on 7<sup>th</sup> street. No interest in rezoning as just went through conditional use permit process.

#### **Shade Salon**

Angela had phone call with Bentley Henderson on 8-18-22.

He has no issues with Little Blue and has not heard of any problems from tenant (Shade Salon). Does not want to change zoning, very happy with CT. Happy to have Little Blue expand and is not worried about alley impacts.

### **Amore Realty**

Drew and Angela met with Lynn Kirchner on 8-25-22.

She is very happy with Little Blue. Previous concerns about drop off and pick up traffic have not born out. While she admits that the parking in front of her building at 711 Main are not "her" parking spots, she continues to sign and occasionally cone the spots to leave them open for clients. Does not want anyone else using the spots. Does not see Little Blue parents or staff using the spots currently. Her big concern is use by Craft Coffee. No problem with expansion as long as the parking is not further impinged. Big supporter of further improvements on N 7<sup>th</sup> street to increase and order parking. Likes the idea of block parties for good causes.

### **Craft Coffee/The Way home**

Drew and Angela met with Ann and Mark Gianetti (property owners) on 8-24-22. Did not directly speak with Dri (Coffee Shop tenant)

The main concern is parking. They see the parking heading into their property at 689 Main Street to be for their use only. Teachers have been using those spaces causing concerns. They are particularly concerned about parking in front of dumpster enclosure. Are pursuing building a boutique hotel at rear of lot – maybe 5 years from now. No noise or traffic concerns.

Angela emailed Ann Gianetti via Kaid the full block parking plans on 2-27-23 after texting did not work.

### **Amy Kimberly/Bill Lemmel**

Drew and Angela met with Amy and Bill on 8-26-22.

All reviewed the plans. They want the addition to be low. Want to make the roof attractive or at least unobtrusive. Drop off is no problem. Things are busy at pick up, especially when CMC classes are running. They want the trees removed and sidewalk replaced. They see an opportunity in "gentrifying" the street to get better sidewalk and more organized parking. Not very keen on head in parking in front to their home due to headlights. Can we work together to get ditch water. Likes the idea of block parties for good causes.

Angela emailed plans on 2-27-23 to Amy after having a conversation.

### **BRIKU LLC**

Angela sent a letter to 48-54 N 8<sup>th</sup> street property owner (4 plex to west of Little Blue on the alley). No response.

### **Town Arborist**

Drew, Angela and Amy Kimberly met with Carl Meinecke on 8-2-2022 to discuss trees and sidewalk in front of Little Blue.

The three trees in front of Little Blue are not currently on the Town's list for trees needing removal. A year ago, they did spend money on trimming. He doesn't think the trees need to come down. He agrees that no work can be done to the sidewalk with the trees in place as they will buckle again. Little Blue can remove and replant these trees but would be at our cost until they come up as most needy on the list.



4.14.2023

To whom it may concern:

This letter is to show support for the request from Little Blue Preschool in regards of classroom expansion, and the zoning changes required for this work.

There is no secret in the shortages of quality childcare in the area, as highlighted by the recent licensed provider survey data report from 2022. The proposed expansion would add over 40 spots of varying age -- a sizable increase, especially in the younger ages.

Additional benefits for this petition include the location with its proximity to downtown Carbondale, allowing for more walkability/biking etc. In addition to transport, the children are able to some of the amazing town features, including the rec center and park. Finally, there is a close proximity to RFTA as well, for in-school and to school uses.

As a final point, I would add that the spots come from an experienced, and amazingly well reviewed, established provider. Quality is an important as quantity.

Sincerely,

Kylie Urban

RFV parent

## Blue Lake Preschool

---

**From:** Rebekah Reed <rebekahreed@gmail.com> on behalf of Rebekah Reed  
**Sent:** Sunday, April 16, 2023 8:22 PM  
**To:** Blue Lake Preschool  
**Subject:** Re: BLPS Family and Friends - We Need Your Help!

Hello Michelle,  
 Here is a Letter to help w/ zoning! I hope this is okay.

To whom this may concern:

I am a mother of 2 full time children (preschooler and an infant) at Little Blue (LB) Preschool and am very grateful for the outstanding care they provide my children. I am impressed with their highly dedicated and hard working staff and how the school functions. LB's new location and design of the indoor & outdoor space is fantastic. I am a local dentist and practice 2 blocks away from the school. I am grateful to be walking distance to the school because I can park at my work and walk to pick up the kids, but also host the preschools on a dental field trip. The preschoolers have walked to visit the office twice and I can't wait to do more in the future. As I drop off and pick up my kids 5 days a week, I notice that many parents walk or ride their bikes. Parking is not a concern at the school, especially since the drop off/pick up takes about 7 minutes! I have noticed that the time frames of families dropping off/picking up is pretty spread out and never an issue on where to park.

The location of LB has benefited my preschooler's experience extremely. The teachers have created a robust educational schedule taking the kids on many field trips throughout the year. Some trips are walkable (Picnics at Sopris Park, yoga at True Nature) and others include the RFTA bus system (Ice skating in Aspen, Beach days at Blue Lake). Because of the awesome trips, my preschooler is now confident walking long distances, carrying her backpack, and comfortable obeying street rules & riding a bus safely, and she is only 3 years old!

I strongly support LB to expand and allow for more childcare opportunities. The child care needs in the valley are so high and LB does such a great job, I'd recommend any family to join the LB Family. I appreciate LB values that playground space is more important than parking space, but would appreciate it if any construction occurs to include proper sidewalks/pavement for safety. Sidewalks create a clear boundary on where it is safe to walk for little ones. It also is easier to keep clear of snow/ice.

Thank you for your time,  
 Rebekah Reed

Rebekah Reed, D.M.D.  
 Carbondale Family Dental  
[rebekahreed@gmail.com](mailto:rebekahreed@gmail.com)  
 303-941-8126



Clemente & Amanda Martinez  
 461 South 3rd Street  
 Unit E  
 Carbondale, CO  
 81623

April 17th, 2023

Board of Trustees  
 Town of Carbondale

To Whom It May Concern:

As an involved family in the Carbondale community, we are writing this letter urging you to approve Little Blue Preschool's proposed expansion project. Our family directly benefits from this high-quality childcare facility, and we would love for more families to benefit from Little Blue's programming. It is no secret that quality and affordable childcare is hard to find in the Roaring Fork Valley. While our family was lucky enough to secure spots at Little Blue Preschool for our two sons, there are many families who cannot find childcare including care for their infants. With Little Blue's proposed expansion, spots will be opened for many additional children—two additional infants can enroll, ten toddlers can enroll, 18 and ¾-day universal preschool spots (paid by the state), and 15 kindergarten - fourth grade spaces will be added for before and after-school care, non-school days, and holiday & summer breaks.

One thing we love about the location of Little Blue Preschool is its proximity to main street in Carbondale—such a vibrant, community-loved street. The preschool is stationed in the heart of our close-knit town, and it is directly accessible to our family, so we are able to bike and walk our sons to school and bike or walk home at the end of the day. We are not in need of parking spaces at Little Blue. Additionally, while our sons are at school, we love that the teachers are able to take them on walking field trips to be part of the Carbondale community. They have walked to the Carbondale Clay center, True Nature, the library, the rec center, and the parks, etc. Our eldest son and his preschool class have even used the RFTA bus stop, located right across the street from Little Blue, to travel to other field trips (gymnastics in Aspen, skiing lessons at Snowmass, Blue Lake, etc).

According to the Town of Carbondale's Mission Statement, one of our goals as a town is to support the existence of an ethnically and culturally diverse community. One way to achieve this goal is to provide affordable opportunities for families so parents can work and earn a living to maintain a lifestyle in Carbondale. Blue Lake Preschool and Little Blue Preschool have the mission of providing high-quality, affordable childcare for families. As a paying client of this organization, this preschool is one of the most affordable preschools/childcare facilities in the Roaring Fork Valley, which allows opportunities for culturally and linguistically diverse families more of an opportunity to enroll their children at Little Blue. There would be an even greater chance to support diverse families' needs if Little Blue could proceed with their original expansion plans to create more spaces for infants, toddlers, and preschoolers in their programming.

Respectfully,  
 Clemente and Amanda Martinez  
 Appreciative Family of Little Blue Preschool

Dear Town of Carbondale,

I am a parent of 2 children in the Little Blue Preschool and I work 3 blocks away at Colorado Site Services. Having the school located in the Town of Carbondale is the reason that I chose this school for my children. Not only is it near my work, but it is also within a community where they can walk to parks, go on walking field trips to local businesses and attractions, and just be part of an actual community where they can see how a small town is supposed to be.

I grew up in the Roaring Fork Valley and have seen how the "urban sprawl" has changed our lifestyle. We get in the car to get groceries, go to eat, go to the bank, do practically anything. We go online to purchase clothing, schedule services, conduct everyday chores. This is what has become normal instead of seeing a vibrant town center with people walking to parks, or going to an actual bank, going to the library, going to a farmer's market. I want my children to know what a town/community actually means. I do not want it to be an abstract concept.

Having a school within the town center is not only beneficial to the school, but also the Town of Carbondale. Parents are more likely to dine in the town after picking up their children from daycare. They might go to the farmer's market or to a local shop because they are within the vicinity. Additionally, seeing children walk through town or play at parks enhances the overall vibrancy and feel of the town.

The expansion of Little Blue Preschool would add essential daycare spaces in a community and valley that is growing faster than our infrastructure can handle. We are in desperate need of daycare. There is a long waitlist to get into daycare, and when you do get a space, to add extra days is a challenge. If we expect to grow our community in terms of businesses and workers, we need daycare for our children.

As a lifetime local and parent of 2, I urgently ask you to approve the expansion of Little Blue Preschool.

Thank you for your time and consideration.

Sincerely,

*Victoria Bogner*

Vicky Bogner





To Whom it May Concern:

I am writing to support the expansion of Little Blue Preschool, where my daughters Kaia (4.5) and Ella (9 mos) attend. Our family quickly fell in love with Little Blue when our oldest enrolled in the fall of 2021; she has been supported and nurtured by the wonderful teachers and staff, allowing her to learn, build relationships, have fun, and thrive. Living on campus at the Colorado Rocky Mountain School, where my husband has taught for over 12 years, we also love that it is a quick bike ride into town, just two blocks off the Rio Grande, keeping us out of traffic. The location also allows preschoolers to enjoy picnics at local parks, swim lessons at the town pool, strolls through the garden at True Nature, or hop on a RFTA bus (a BIG hit for kiddos) for a field trip -- all within walking distance, even for littles with little legs.

While we are fortunate to have care for our children at Little Blue, more days are needed for both of our girls to allow my husband and I to best balance our work within the community and our family. We waited for two years for a spot to become available for our oldest, and know many families locally who are struggling to find quality and affordable care for their young children. Access to this care enables our community to thrive, as families have the support necessary to invest themselves fully into work during the week, knowing their children are in good hands, with ample space to play, imagine, and learn.

Please consider approving the application submitted by Blue Lake Preschool to help more families benefit from the outstanding childcare provided at Little Blue.

Sincerely,

Rachel Bachman Perkins  
Executive Director,  
Mt Sopris Nordic Council

April 18, 2023

My name is Lauren Berlamino and I am a resident in Carbondale, CO. I consider myself one of the "lucky ones" because both of my children attend Blue Lake Preschool – a privilege that was two years (two years!) in the making. That is how long it took to get off the waitlist. But you already know that access to childcare in the Roaring Fork Valley is one of the biggest barriers to attracting skilled labor and full time families looking to make a long-term investment in their community.

I am writing this letter to voice my support for the expansion of Little Blue in downtown Carbondale. There are so many reasons the expansion should be allowed to move forward, chief among them is that it opens up valuable and much needed spots for kids of all ages, which as a full-time working mother, is simply and absolutely necessary.

Beyond that, the schools central location in Carbondale is good for our family and our community. Increasing childcare capacity in downtown Carbondale means:

- Our kids have the opportunity to interact with and learn from local business owners. If we have the opportunity to show even more children what it takes to make a community thrive then we are only doubling down on our investment in the future of our town. These are the very children who will grow up giving back to this community so exposing them to the underlying fabric of their community – *on foot no less* – ingrains the kind of ethos we want our future leaders to have.
- More people can walk and bike their kids to school, REDUCING the amount of vehicle traffic and vehicle emissions in downtown Carbondale. This expansion actually brings the town even more in line with the vision articulated in Carbondale's 2022 Comprehensive Plan: *Carbondale's core philosophies have created a community where residents, workers and visitors thrive in an environmentally-responsible community.*
- Parking is not a problem. It's not. If I can't find a spot on Main St. then I find a spot within a block of Main St. And if I can't find a spot within a block of Main St. (which, let's be honest, only happens during Dandelion Days or Light Up Carbondale) then I go one block further. We are a community of healthy, active, rock-climbing, skiing, biking eco-warriors. We can walk a block.

The expansion should be approved. We need childcare. We need it in downtown Carbondale.

Thank you,  
Lauren Berlamino



4/18/2023

Dear Town of Carbondale Planning and Zoning Commission & Town Trustees,

We are writing in support of Little Blue Preschools request to rezone their property to HCC zoning, in order to accommodate an expansion of the preschool in order to accommodate more children.

As parents in the Roaring Fork Valley, it is very challenging to find child care. My wife and I have a eight month old daughter, and only have help for day care two days a week. We'd love to have our daughter in full time day care, but currently have to split the other three days a week, trading off days to work from home, to take care of our daughter Lewellyn, since we have been unable to find additional care.

We have been on Little Blue's waiting list since before our daughter was born, and are still unfortunately quite far down on the list. We are also on waiting lists at other preschools. As we live in the Old Town Residential District, Little Blue would be our preferred day care provider, since we could walk to the school to drop our daughter off.

I encourage you to support Little Blue's rezoning efforts. HCC would allow them to build two more classrooms with a reduced parking requirement. Being centrally located downtown, as well as walkable and bikeable to a number neighborhoods, I don't think the reduced parking requirement is a problem as it pertains to pick up and drop off, or locally employed teachers.

It's worth noting that the property across the street from Little Blue Preschool is zoned HCC and that the preschool is one block north of main street in currently zoned CT – Commercial Transitional. The proposed zoning fits the neighborhood.

Please support expanding daycare options in the valley, so that hopefully, someday, we might find a day care with availability for our daughter.

Best,

Richard Stumpf and Heather Hicks-Stumpf

210 Garfield Ave

Carbondale, CO 81623

Hi Michelle,

Here is a blurb you can submit:

My husband works for Revel Bikes in Carbondale, which is behind the Co-Op. If Little Blue was able to expand and admit our toddler son to the school, he would be able to walk or bike over from work for any issue that came up, to say hi, and to pick up our son after work. We moved to the valley for his job (while I continue to work remotely) and to say childcare has been a huge barrier is an understatement. We had to get an au pair because we weren't able to get our son enrolled anywhere - the waitlists are years long. We would absolutely be willing to park further away for the sake of expanding Little Blue, childcare is DIRE in our area and if an incredible daycare in an incredible location is willing to expand, as a community we should support every effort to do so!

Thank you for your consideration,  
Hope and Greg Costanzo



Dear Town of Carbondale Planning and Zoning and Town Trustees,

I am writing in support of the proposed re-zoning for Blue Lake Preschool in Carbondale. I have worked in Carbondale since 2017 (formerly at DHM Design and now at Koru LTD), and this year I became a mom. I love this community and the ability to work here, but access to childcare is seriously lacking. When I found out I was pregnant, I joined every preschool waiting list in the Roaring Fork Valley. Current waitlists are 2-3 years long to accept infants. By the time my son is accepted into an infant care facility in the valley he will be ready for preschool. My husband and I are struggling to find adequate childcare and both maintain our careers. That should not be the case in our town; it is impeding our ability to both live here and contribute to our region's economy.

Blue Lake Preschool is in an ideal walkable, bikeable and mass transit location. This is great for parents dropping and picking their children up and for the kids who have access to all the wonderful amenities in Carbondale. Blue Lake Preschool should be exempt from additional parking requirements; this is an unnecessary burden for the facility and Carbondale has an abundance of parking. This space would be better used for additional childcare amenities such as play equipment.

We would be very excited to see Blue Lake be able to extend their childcare offerings. Carbondale families desperately need more childcare resources. Please approve the proposed re-zoning. Good, accessible childcare is critical to the vitality of downtown Carbondale.

Sincerely,

Allie Vostrejs Newman  
720-206-8113  
allie@korultd.com



Regan Barrett  
422 Equestrian Way  
Carbondale, Colorado 81623

April 17, 2023

To the Carbondale Board of Trustees,

On behalf of Blue Lake Preschool, please accept this letter of support for the rezoning and parking requirement reduction necessary to expand the preschool's capacity.

It goes without saying that childcare options in Carbondale are dangerously limited. As a parent whose child goes to Blue Lake Preschool, we are incredibly lucky to have safe, reliable, and accessible childcare. Many of our friends in the community have not been so lucky and have been forced to make difficult compromises in order to find care for their children, including driving an hour out of their way for drop-off/pick-up, opting for unlicensed in-home care, leaving/reducing their employment and bearing the financial burden that it causes, or moving out of the valley altogether. Meanwhile, daycare center waitlists are flooded with hundreds of families seeking the kind of high-quality care that Blue Lake Preschool provides.

Access to childcare is of equal or greater importance to affordable housing in Carbondale and it is the highest priority for my family.

Blue Lake Preschool's plan to add additional classrooms is valuable to me for the following reasons:

- Much needed access to infant care in the mid-valley where my family lives and works.
- Much needed access to after-school care in the mid-valley where my family lives and works.
- Walkability to rich learning environments like the Carbondale Clay Center, Carbondale Library, swimming pool, art galleries, the garden at True Nature and more.
- Accessibility to RFTA public transportation. Encouraging public transit in our community is not realistic if childcare is not en-route as well. This accessibility also makes field trips to additional learning opportunities possible for Blue Lake students.
- Proximity to both my and my husband's workplaces in Carbondale and Basalt.

In addition, their plan to add additional playground space is valuable to me for the following reasons:

- I want my child to spend as much time outside as possible.
- Parking at Little Blue is already very easy and the existing parking spaces go mostly un-used.

The expansion of Blue Lake Preschool will be a valuable contribution to our community and make Carbondale a more live-able town for young families. As a 10-year Carbondale resident, Carbondale parent, and Carbondale business owner, I urge you to support their application.

Sincerely,

Regan Barrett  
Owner of High Country Gardens



Dear Town of Carbondale Officials,

I am writing to express my strong support for Little Blue Preschool and the need for more childcare capacity and the rezoning proposal in our town. As a resident of Carbondale, I believe this effort will bring numerous benefits to our community, particularly in terms of improving the accessibility and safety of childcare services for our children.

First and foremost, the proposed location for the childcare center is ideal. It is centrally located in Carbondale, making it easily accessible from most neighborhoods. Additionally, it is well connected to the trail network, which makes it an ideal location for after-school visits to downtown retailers, and it is close to other public schools where other children in the same family will attend. Furthermore, the location is within walking distance of the clay center, true nature healing arts, the library, the rec center, and the parks, which allows the kids to be a part of the town and the community.

Moreover, the proposed location is right across the street from the RFTA bus stop, which will be utilized by the kids for field trips. The current parking situation around Little Blue is not challenging, but the proposed new sidewalks along with signage and speed bumps for crosswalks will ensure the safety of our children.

In addition, the proposed plan prioritizes more playgrounds, which is critical to the engagement and well-being of our children. This is far more important than parking spaces that are utilized only for a brief period at the beginning and end of each day, but otherwise rarely used.

Finally, as a parent who lives in the River Valley Ranch neighborhood, with two children under the age of 3 years old, the options for quality childcare close to home has been extremely challenging to find and highly competitive due to the demand among families just like mine. It's an incredibly daunting situation for young families in Carbondale that must be addressed to ensure this community continues to grow stronger and our children grow up with the most well-rounded experiences, especially when parents work full time like me.

In conclusion, I strongly urge you to support the proposed childcare capacity and rezoning proposal in our town. It will bring numerous benefits to our community, particularly in terms of improving the accessibility and safety of childcare services for our children. Thank you for your attention to this matter.

Sincerely,

Alyssa Strazza

To whom it may concern,

I would like to reach out in support of Blue Lake Preschool's application for rezoning. The current emergency status of childcare in our valley cannot be understated. Some of the waiting lists in this valley are 2 years or greater. My children haven't even been born yet and I have had to get on waiting lists just to ensure that I will have a spot for them so that I have childcare when the time comes and can continue to work to support my family. If I am not able to find childcare I will be forced to leave the valley where I have purchased a home, been integrated into the community, and put down roots. This childcare shortage is even more dire for those of us in the LGBTQ+ community who have even fewer options due to the fact that some schools are not welcoming and supportive of our families. The fact that this zoning change will add capacity for kids of a variety of ages where parents need it most (Prior to school age) will be impactful enough to our community that it alone should be enough to justify the changes and yet, there are several other benefits to approving these changes. Making a change like this is going to help local businesses. I work in Aspen but live in New Castle. I currently do most of my shopping, on the way home from work, in Glenwood Springs. If my child is eventually placed in a school in this location I would choose to do my shopping in Carbondale instead, because I will already be in the area already (and I like Carbondale's City Market better anyways.) This also helps to create the type of community that we strive for in Carbondale. One where children can be integrated into the community by walking to different community activities in town and seeing their town work instead of being cooped up in a classroom all day. It helps to foster our communities pride in being out and about, walking and biking from place to place instead of driving from store to store to run our errands. This location is close to the bus stop allowing easy use of public transport both for parents taking their kids to school and for the students going on field trips. It is for these reasons and more that I humbly request that you approve Blue Lake's application for rezoning.

Thank you for your time and consideration,  
Ashley Alexandra Stahl (She / Her)



To whom it may concern,

My wife and I wanted to write this to urge the town to approve and expedite the process on expansion of Little Blue.

We currently have a child that is 9 months and close to being of age to qualify for their childcare program. Unfortunately as we approach that age, we have moved very little on the wait list which is currently in the triple digits. Both my wife and I work in Carbondale where I am a real estate agent and she is soon to become the head of the new PT clinic that Valley View is opening so our roots for the last 10 years have been within this community. We have full work schedules and commitments which leaves us with using a private nanny which is honestly quite unreliable and has been difficult since my wife went back to work for many reasons.

Child care, or a lack thereof, is an issue that is almost impossible to ignore in this area with the population's needs not being met. We have been on every waitlist imaginable in the area and are still far from finding a reliable source of child care in the area which is putting a strain on us and undue stress on our kid without consistent reliable care.

As the green light has been given by the town to approve an incredible amount of new housing with the apartment buildings going up one after another, the child care issue (along with many others that come with these approvals) have not been addressed or even looked at from what I can tell. The growth in population is only going to increase and demand for child care will increase with it.

From where I sit, if approvals are going to be given to developers and developments that expand the population of the town, there needs to be streamlined approvals for expanded child care. It is just common sense.

Please let this letter serve as my support, along with basically every single new parent in the area for approving and permitting expansion of this program and frankly, every other program in the area.

Thanks,

-Nick Hough

Dear Town of Carbondale and Trustees,

As someone who has both lost a job due to childcare issues and witnessed colleagues and employees similarly leave the valley's work force, I believe that the lack of access to quality affordable childcare is our valley's single greatest challenge.

Quality affordable childcare is critical to allowing families to earn a decent income that can advance their socio-economic status and thus fuel our local economy. Recent news articles highlight the fact that there are available spots for less than half of the kids who need them. Although we would very much like to give our son a sibling, he will remain an only child, because we cannot again risk losing our jobs or jeopardizing our finances if we are unable to find affordable care for a second child. Adding infant, toddler, and afterschool spots would allow us to build the family that we want to have, and it would make a difference in the lives of so many local families. I am passionate about Blue Lake/Little Blue preschools, because they not only allowed our family to rebuild our dignity as hard-working parents who contribute to society, but also because they are the **only** local organization that I am aware of that is actively committed to extending available childcare spots. Thus, I urge all committees to support their expansion efforts.

Little Blue's location in downtown Carbondale is critical because it gives so much back to the community. Most of the families that we know at Little Blue are Carbondale residents who can work in the area *because* of the services that the school provides- teachers, real estate agents, architects, Skico employees, healthcare workers, etc. Furthermore, the location of the school helps to reduce traffic and carbon footprints. Like most of the parents and teachers I know, we frequently travel to the school via bike. The nearby bus stop is essential for the kids to travel to field trips, as well as for families and staff to commute to the school. Since so many families use bike and bus, transport, finding parking is always easy. The children have the opportunity to walk to and explore nearby parks, the library, and the rec center. This allows for a rich and unrivaled childhood experience that would not be possible elsewhere. Like most parents, I would be willing to park further away from the school on days when we do drive to allow for more outdoor and playground space at the school. Lastly and most importantly, the location of the school brings business into downtown Carbondale. More often than not, I find myself purchasing items from local businesses before or after pickup. It is a wonderful community experience to pickup our son and then visit a local restaurant or wander around town with other families from the school.

Again, please do everything you can to support the expansion of this truly amazing organization that brings so much value to our community.

Thank you,

Jamie Boutilier

774-274-1733

jamieboutie@yahoo.com



Dear Mayor Bohmfalk and Town of Carbondale Board of Trustees,

We are writing in support of Little Blue Preschool's current planning application. Access to high-quality childcare helps working parents maintain employment, supports the healthy development of young children, and strengthens our communities and economy.

Our two children have attended Little Blue since they were 12 weeks old and 6 months old, now at 2.5 and 4.5 years old we are proud to be their parents, and much of that is due to the care they received at Little Blue. As two parents that work fulltime in Carbondale and Basalt, it can feel like an impossible decision to leave your child in the care of someone else for so many hours a week; however, we have never regretted our decision to trust Little Blue with their care.

The currently proposed expansion of Little Blue will allow more children access to the preschool and allow for our children to continue to benefit from the community we have built at Little Blue as they grow and are in need of before and after school care and breaks from elementary school.

The current location of Little Blue is ideal as allows the children to be part of the community, allowing them to walk to the clay center, true nature, the library, the rec center, swim lessons, soccer, and the parks, to name a few. The proximity of the school to the RFTA bus station is ideal, allowing the school to take advantage of the bus system when field trips to gymnastics, ice skating, and others take place.

We all know that there is a deficit of childcare in the Valley, and prioritizing a few parking spaces over quality childcare space, both in classrooms and playground space, does not make sense. We have never experienced a time when we were unable to find parking close to the school. There appears to be plenty of existing parking to support Little Blue and the other existing businesses and residents in the area. If there came a point when this area of Carbondale became more congested, we would be more than willing to park a block or two away so the school could have more classroom space and a better playground.

Thank you for your thoughtful consideration of the Little Blue Preschool planning application. We appreciate your support of the project.

Sincerely,

Colby and Catherine Christoff

To the town of Carbondale,

I urge you to consider this request on behalf of little blue. We're a local Carbondale family that has been on the waitlist for our 16 month old. We desperately want to find care in town for our kiddo for ease of pick up and drop off (we work from home) and this addition would open up more spots for many families in need. Additionally, we love little kid for its proximity and walkability to town. This was non negotiable for us when looking at daycares. Our son is a busy body and absolutely loves getting out and walking and experiencing new sights.

I hope you make this consideration as it would benefit many local families!

Claire



To whom it may concern,

I am writing today to express my overwhelming support for expansion at Little Blue in Carbondale.

Not only do I live and work in the area, but my daughter and son both attend the facility.

While I do appreciate the fact that rezoning in any area or context can be extremely difficult, I do want to highlight a few points which I believe help lay out the need for this project to go through.

First and foremost, LB is located in a great location which is accessible and convenient for many families. I know of several families who are able to walk or bike their kids to school which certainly helps cut down on traffic and parking in town. My family is able to walk to the school from our offices in order to pick up our kids at the end of the day. During dropoff, we have never had an issue finding parking spaces and would be more than willing to park farther offsite should it be deemed necessary.

Expanding Little Blue is also necessary for the community. Because of its central location, kids who attend this school are introduced to numerous local businesses like the Clay Center and True Nature as well as other resources like the library, the rec center and our wonderful Sopris Park. This is not only greatly beneficial for the businesses in town, but extremely positive for the children. With an expansion, we would not only be able to introduce more kids to the wonderful things Carbondale has to offer, but give those businesses and public resources the benefit of increased visitation too.

It is also very important to note that we, as a community, are in dire need of childcare, *especially if we want to continue to see Carbondale as a vibrant, healthy community*. While this is not new news, it bears repeating that many families who live and work in town are unable to find suitable childcare and thus, are limited in their professional and personal growth. This expansion could help address that issue and provide a means for local families to prosper. I can speak to the fact that several businesses in the area lose employees on a regular basis just based on the fact that it is so difficult to start a family here.

I do want to thank you for considering my letter and again, am encouraging the town of Carbondale to assist BLPS and Little Blue in their expansion plans. The community at large is in need of this expansion and it would be a great disservice to ignore the opportunity.

Best,

Dan Sohner  
614.288.7194

Jennifer DiCuollo  
774 7 Oaks Rd.  
Carbondale, CO 81623

April 18, 2023

Members of the Town of Carbondale P&Z and Board of Trustees ,

I am writing to express my support for the Little Blue Preschool rezoning application. My six year old son has been attending Little Blue and Blue Lake preschool since he was 4 months old and this has been a critical resource for our family. My husband and I both work full time at offices in downtown Carbondale at Backbone Media and DHM Design and we have lived in Carbondale for 20 years.

After 5 years of having convenient access to childcare just blocks from our office at Little Blue, our son is now taking the bus from CRES up to Big Blue for schoolage aftercare which requires additional driving as well as added time, energy and resources. Participation in aftercare and summer care are necessary for us because of our full-time work schedules. We are really looking forward to the possibility that schoolage aftercare and summer care will available right here in Carbondale through this expansion and have no doubt that these new spaces will directly benefit members of the Carbondale community like our family.

There is a shortage of high-quality childcare in Carbondale and in the Roaring Fork Valley and Blue Lake has done an amazing job at providing much needed care. As a community we should be doing everything we can to encourage and support this type of development and expansion. It directly impacts the vitality of this community and is a critically needed resource for working families.

Thank you for your consideration

Best Regards,

A handwritten signature in black ink, appearing to read 'J DiCuollo', with a stylized flourish at the end.

Jennifer DiCuollo

Hello,

My two children go to Little Blue Preschool, and we love it! Not only is it really close to my wife's work, but it's also near parks, playgrounds, and the rec center where the kids can go play. It's also super easy for me to stop by and pick them up or deliver them because there is always ample parking.

We were on the waitlist for daycare for over a year. We were so relieved to get into Little Blue. Both girls could use a couple more days of care, but the school is maxed out, and there are no spaces available. We want to keep continuity in their care and will most likely need to put them in before and afterschool care when they reach school age, which would require more spaces in the school age.

I will never forget our 1<sup>st</sup> day of school. Sylvia, my preschooler, was so excited and happy. We took her photo in front of the school with her beaming a huge smile. Next thing you know, she turned around to walk in and she tripped on the uneven sidewalk and was balling... ugh.... So, a new sidewalk would certainly be nice!

Daycare in our valley is a huge challenge. We need as many spaces as possible. The Little Blue expansion will definitely help.

Please approve the rezoning and expansion of Little Blue.

Thank you,

Derek Edgar



Dear Town of Carbondale,

Please approve the expansion of Little Blue Preschool in Carbondale. As a Carbondale resident, local business owner and full-time working dad of two, I understand the impossibility that most parents face in securing high-quality (or any) child care in our community. My wife signed us up at every child care center from Glenwood to Aspen when we learned she was pregnant with our first child. The best position we held on any waitlist was 71, despite our time and privilege to work through this process in advance. By some miracle, our daughter got a spot at Blue Lake Preschool. We are one of the lucky ones. Had we not secured childcare, we almost certainly would have had to leave my business and the community that we built behind in order to have both a career and family. It isn't right.

The expansion at Little Blue Preschool will add 45 new and coveted childcare spots in the community. This means 45 opportunities for Carbondale families to plant roots and ensure our town's growth and vibrancy; 45 opportunities for caregivers to continue building their careers; 45 opportunities for women to stay in the workforce; 45 opportunities for local businesses to retain and expand staff; 45 opportunities for children to have safe and loving care; and the list goes on.

Little Blue Preschool strengthens the Town of Carbondale.

I implore you to please approve the expansion of Little Blue Preschool. Support our kids, parents, businesses, and community to thrive.

Sincerely,

Wes Worthington



To whom it may concern,

I am a widowed single mother of an 18-month-old who works full time in Aspen and lives in downtown Carbondale off 2<sup>nd</sup> Street. I have had my name on the waitlist for childcare in this valley from the moment I found out I was pregnant which now was over 2 years ago. To date, I have yet to place my daughter in local daycare. Instead, I have been forced to use more expensive options such as an au pair and babysitters. This is a crisis in our community. Many of my friends here have had to drop out of the workforce or reduce their hours to care for their babies and young children because of lack of childcare options. As the sole provider for my household, this has not been an option for me.

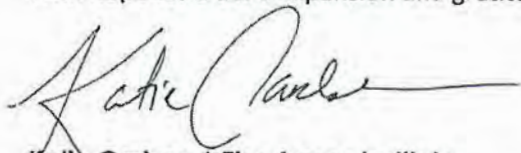
If Little Blue was able to expand, we could easily walk or ride our bike there for our childcare. We would not need any extra parking spaces and, as it is, the few times I drive into town instead of walking or biking, I have always found parking easily. It would be so amazing to have my daughter in the community where I live versus up valley where I work. I have much stronger support network of friends in Carbondale than I do elsewhere in the valley. Being a single mom, who often works late, having my daughter at daycare in Carbondale allows me to have friends pick her up and help.

Knowing my usual habits, a trip into town with my daughter to go to daycare in the mornings would probably involve a stop at Granetta Panini or Bonfire for coffee and a treat. Expansion of the daycare would mean more customers for Carbondale businesses, but more importantly more workers for those businesses. Without reliable childcare, many women must leave the workforce.

I love where I live and work and I want to stay here, but barriers like access to childcare and cost of living are constantly making it harder and harder to justify that. I want my daughter to grow up in this valley where her father was born and a place he loved so deeply. Here she can walk and ride her bike and have that level of independence and trust. Going to daycare at Little Blue and learning to ride the bus for field trips and walking into town, will help give her valuable life skills and the confidence to navigate town.

Please empower the women and families in this community. This is a bigger issue of supporting gender equality and showing that Carbondale cares for women and cares that they can continue to work and build careers and lives here. A few parking spaces is a small sacrifice to make our community more livable and to give our children the care that they need.

With hope for a BLPS expansion and gratitude for what you do for our community,



**Katie Carlsen | The Aspen Institute**

Program Manager, Aspen Community Programs  
1000 North Third Street | Aspen, CO 81611  
970/544-7992 office | 864/979-7281 mobile

David Wirth  
468 Settlement Lane  
Carbondale, CO 81623  
720.454.8035  
dwirth@forumphi.com



04.19.2023

To Whom It May Concern:

I am writing this letter in support of the expansion of the Blue Lake Preschool facilities in Carbondale. It appears that this expansion is needed to support the local population of Carbondale and the surrounding areas. Not only is the expansion of this facility needed to support the working families of Carbondale, but it is also supporting the businesses of Carbondale while allowing parents to continue by providing affordable childcare for infants and toddlers as well as providing afterschool programs.

The proximity of this location is ideal to promote walking, biking, and public transportation to and from school for students and parents. For myself, the location is ideal as it is on my bike route between work and home – the ideal spot for pickup and drop-off. The Roaring Fork Valley has seen an increasing population in the past few years, and any effort we can make to keep congestion off the main artery from Glenwood to Aspen should be taken, this being one of them. We would like to avoid taking our future children to school along the 82 corridor if at all possible.

In addition to providing the community a needed service and promoting sustainable, localized forms of transportation, further activating this location as a hub of activity will serve to foster social interaction and community building. Rather than creating a rapid pick up and drop off, where cars shuffle through a queue like a McDonalds line, this expansion of Blue Lake will serve to allow parents to pause on their bike ride and interact with fellow community members.

As a whole, the expansion of the Blue Lake Carbondale facility will be an asset to the community. Creating a hub for community engagement, encouraging local transportation and providing a service greatly needed by the community are just a few of the positive outcomes that will emerge from this expansion.

Please do not hesitate to reach out with any questions or to speak about the matter.

Thank you,

David and Amy Wirth



As a new first-time parent in the valley, I am experiencing one of the greatest challenges families face living and working here: securing high quality day care for our children. Like so many other families, we are on numerous waitlists and providers are stretched thin financially and otherwise. With this in mind, it is really encouraging to hear of the efforts of Blue Lake – who have proven themselves to operate a fantastic program - to expand their services and offering in Carbondale. Not only do they want to open more space with two new classrooms, but have thoughtfully considered the benefits of providing children access to community assets in the downtown area and public transportation. There is a serious shortage of child care in the Roaring Fork Valley and the entire community benefits from providing our children the best education possible so please consider enabling the new blue lake rezoning initiative.

All my best,  
Ali Berry

Dear Planning and Zoning Committee,

It has come to my attention that Little Blue Preschool has submitted an application to be considered for re-zoning into HCC. I am a Carbondale OTR home owner and now a Little Blue parent and I am in full support of this re-zoning for a number of reasons but here are my top few.

My husband and I feel entirely grateful and lucky for the opportunity for our two daughters to attend Little Blue. The highlight of my day is our five minute walk to and from daycare with the girls in our wagon. Regardless of the weather, we weather our wagon ride together--honestly, it's better than the hassle of car seats with two under two.

Little Blue's policies are such that drop off and pick up can occur at any point during the day which is amazing! This lessens the traffic burden because there aren't technically set drop off and pick up times and thus lessens the need for more parking. Additionally, parents of young children are busy and exhausted. In general I find most of us are in and out and onto the next thing. While many of us walk and bike, those who are driving take up a parking spot for sub five minutes.

Let's give these kids more room to run and play! Let's support the worker bees of Carbondale by increasing spots in classrooms and access to affordable and convenient, high quality childcare!

Best,  
Casey Bowen  
Mother of Marley and Josie  
Naturopathic Doctor





## Blue Lake & Little Blue Preschools

Dear Carbondale Town Staff, Mayor Bohmfalk, and Town of Carbondale Board of Trustees,

The Blue Lake Preschool Board of Directors is pleased to provide you with a letter supporting the land use application for Little Blue Preschool. Blue Lake and Little Blue Preschools are quality preschools that are dedicated to nurturing and empowering young children to learn and grow in a safe and challenging environment. We believe in creating a setting for children that will foster positive self-esteem and prepare them for a successful, long-term, educational experience.

For over 29 years, Blue Lake Preschool has been a consistent provider of superior childcare in the mid valley. When the Board decided to expand the school's operation and opened Little Blue Preschool in Carbondale in 2015, we had the goal to create the same level of high-quality childcare for the Carbondale community. Since that time, Little Blue has grown from renting a substandard building, to being able to renovate a space in close proximity to Carbondale's downtown core. To ensure we are meeting the needs of families and the Carbondale community, we are now seeking to expand the existing Little Blue space.

The proposed expansion would allow Little Blue to offer 33 additional childcare spots - serving at least 33 of the 450+ children on our current waitlist. This additional capacity will help support working families from Carbondale that are struggling to find care for their children, a well-documented and reported issue that plagues the Roaring Fork Valley. The expansion would specifically serve two of the more critically underserved age groups; adding 2 spaces to the current infant room, 11 spaces to the toddler program, and adding a school age room that could provide after school care for children up to 10 years of age. Ensuring care for children ages 6 weeks to 10 years old right in Carbondale is an invaluable service to the community. Allowing families and children to benefit from a supportive, safe, known space and community from infancy into childhood supports the healthy development of young children, and strengthens the Carbondale community and economy.

The current location of Little Blue is in close proximity to the downtown core which allows parents to walk or bike their children to school and allows the school to take advantage of all that Carbondale has to offer. The school currently walks both the toddlers and preschoolers to the many parks, the library, the clay center, recreation center, swim lessons, and soccer; something they would also be able to do with the school age children that would use the expanded space. Seeing children in the town's center adds vibrancy to our community, and the school's proximity to restaurants and other businesses makes it more likely that families will frequent those businesses before and after drop off and pick up.

Our Valley is growing and the deficit of childcare is only expanding, as outlined in the Town of Carbondale's 2022 Comprehensive Plan where the goal of including childcare in new development projects was identified. The availability of quality childcare is an issue that has ripple effects through our

0189 JW Drive Suite C, Carbondale, CO 81623 (970) 963-4380  
 55 N 7<sup>th</sup> St Carbondale, CO 81623 (970) 963-7415  
[www.bluelakepreschool.org](http://www.bluelakepreschool.org) [blps@bluelakepreschool.org](mailto:blps@bluelakepreschool.org)



community, as it is linked to issues around finding housing, and attracting and retaining employees to support the businesses in our community.

The expansion of Little Blue will be a valuable addition to Carbondale's community, making it a more viable livable town for families. Each one of us on the board can speak directly to how Blue Lake and Little Blue have been vital to the success of our families. We urge you to support the land use application for the expansion of Little Blue Preschool in Carbondale.

Sincerely,

The Blue Lake Preschool Board of Directors

Jenny Sauer, President

Angie Davlyn, Vice President

Dan Sohner, Treasurer

Catherine Christoff, Secretary

Jessica Cook

Matthew Koenigsknecht

Kristen Kuck

Amanda Martinez

Libby Prewitt

Katie Sansone

Lauren Watson

0189 JW Drive Suite C, Carbondale, CO 81623 (970) 963-4380  
55 N 7<sup>th</sup> St Carbondale, CO 81623 (970) 963-7415  
[www.bluelakepreschool.org](http://www.bluelakepreschool.org) [blps@bluelakepreschool.org](mailto:blps@bluelakepreschool.org)



Patrick + Kim Carpenter  
810 Crestwood Drive  
Glenwood Springs, CO 81601

April 19th, 2023

To Whom It May Concern:

We urge you to approve Little Blue Preschool's proposed expansion project.

November 2021 we celebrated the beginning of our first pregnancy. During the following days, we put our name on every waitlist for infant care facilities and at home nurseries we could find spanning from New Castle to El Jebel. It took over 11 months, including three nannies canceling on us, for us to secure five days of care for our son, split between two facilities in Carbondale. As a teacher in the Roaring Fork School District, Kim was delayed from being able to return to teaching for eight weeks after her maternity leave, receiving no pay during that time because we could not find care. Anyone who heard our story presented us with two options: quit teaching or move to another area where childcare is more readily available. We were not willing to do either as it was this community that convinced us to start a family. We still are currently splitting time between two facilities in Carbondale because Little Blue does not have the space for our son to attend there full time.

Unfortunately, we are not alone in our plight. Many families in the valley struggle with the issue of childcare, especially for infants. It is hard to keep track of the families we know who have had to move from the Roaring Fork Valley or have had to leave their vocation, primarily teachers, because they could not afford or find care for their children. With Little Blue's proposed expansion, spots will be opened for many additional children— two additional infants can enroll, ten toddlers can enroll, 18 and ¾-day universal preschool spots (paid by the state), and 15 kindergarten - fourth grade spaces will be added for before and after-school care, non-school days, and holiday & summer breaks. With hopes of continuing to grow our family, we hope to be able to personally benefit from the increased amount of spots available.

Little Blue Preschool's proximity to both our workplaces at Poss Architecture and Roaring Fork High School is a huge advantage to maximize our family time. We are able to drop off and pick up easily without needing more parking or walk over during the day to administer medicine if needed. One of our favorite things about Little Blue is their close proximity to the wonderful Carbondale community. The teachers are able to take the children on walking field trips to the Carbondale Clay center, True Nature, the library, the rec center, and the parks, etc. We look forward to when our son is old enough to take advantage of the nearby RFTA bus stop for activities such as gymnastics in Aspen or ski lessons at Snowmass.

Please consider all of the young families in this valley as well as the businesses that employ the parents as you make your decision. We do not want to choose between investing in our community and having a safe, fun educational place to send our children.

Respectfully,

Patrick + Kim Carpenter  
Appreciative Family of Little Blue Preschool



**From:** [clairevock@gmail.com](mailto:clairevock@gmail.com) <[clairevock@gmail.com](mailto:clairevock@gmail.com)>

**Sent:** Wednesday, April 19, 2023 8:55 AM

**To:** Blue Lake Preschool <[blps@bluelakepreschool.org](mailto:blps@bluelakepreschool.org)>

**Subject:** Re: Our Community Needs More Childcare - We Need Your Help!

To the town of Carbondale,

I urge you to consider this request on behalf of little blue. We're a local Carbondale family that has been on the waitlist for our 16 month old. We desperately want to find care in town for our kiddo for ease of pick up and drop off (we work from home) and this addition would open up more spots for many families in need. Additionally, we love little kid for its proximity and walkability to town. This was non negotiable for us when looking at daycares. Our son is a busy body and absolutely loves getting out and walking and experiencing new sights.

I hope you make this consideration as it would benefit many local families!

Claire

Dear Town of Carbondale,

I am writing to express my appreciation for the local childcare services that are available through Little Blue Preschool in our community. As a parent, I cannot emphasize enough the benefits that these services bring to our families.

One of the most significant benefits of having local childcare is the safety it provides for our small children. Being able to walk to school without the fear of danger is a priceless feeling. Knowing that our children are in the care of a trustworthy providers in the same neighborhood helps alleviate the stress of dropping off and picking up our little ones.

Another advantage is the accessibility of these childcare centers in times of emergency. When a child falls ill at school, it is reassuring to know that we can easily pick them up without disrupting our daily routine. This level of convenience is essential in our busy lives as working parents as well as providing that sense of security to our babies when they need us most.

Moreover, the availability of these centers allows for the creation of new playgrounds and outdoor spaces. These areas provide opportunities for our children to learn and grow while promoting physical activity and social interaction. Instead of constructing new parking lots, the space can be better utilized to accommodate the growing demand for childcare in our community.

Finally, the availability of more childcare services provides new opportunities for addressing the glaring childcare shortage in our area. By expanding the capacity of these centers and creating new ones, we can ensure that every child has access to quality early childhood education and care. I've seen too many parents forced to compromise their standard of safety in quality out of desperation for childcare options. It's these childcare shortages that create vulnerabilities in the fabric of our community, allowing predators and bad actors to take advantage of families in dire need of care options.

In conclusion, I want to commend the Town of Carbondale for recognizing the importance of local childcare services. It's a blessing to be a part of a town who understand the value of investing in our young families in order to keep our community and local economy thriving.

As a community, we can work together to provide a safe, convenient, and nurturing environment for our children.

Respectfully,

Diana Peiffer

April 20, 2023

Elise Wolf  
1303 Barber Dr  
Carbondale, CO 81623

Re: In Support of Little Blue Preschool Rezoning and Expansion

Dear Carbondale Planning & Zoning Committee and Town Trustees,

I am writing to you in support of the proposed Blue Lake Preschool expansion and rezoning. I have a 1.5 year old who went on the Blue Lake wait list 2.25 years ago and we have still only made it to #13 on the waitlist. My daughter instead attends Growing Years in Basalt, full time, thankfully. Her fulltime daycare is the ONLY thing that has allowed me to proceed in my professional career as a Landscape Architect, designing many of the beloved public parks, streetscapes, and affordable housing in this valley. I'd thus consider myself an asset to the valley and daycare is the only reason that keeps happening. Think of all the people who are not being assets to this valley because they can't find childcare.

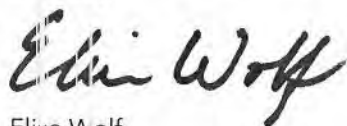
Little Blue would be ideal for us because I could walk my daughter over to daycare, do drop-off, get a coffee, and then head to work. I'd cut out 20 miles of vehicular travel a day. We used to drive her to New Castle 4 days a week because that was the only daycare option available for an infant at the time. I traveled 104 miles per day. In the winter, it was honestly unsafe for us to be on the road that many hours a day and it is unfair to put an infant in the car for that many hours a day.

Being part of the downtown, Little Blue is in close proximity (walking distance for little legs!) to Sopris Park, True Nature, the rec center, and to the bus stop if they're doing field trips. And whose day doesn't brighten when you catch a glimpse of the little lead line of Toddlers walking down the street?! That's the mark of a safe, diverse, walkable community!

Carbondale is fortunate to have a gridded core – there is always parking somewhere (at least on regular, non-event days). I'm also in support of outdoor play vs parking, even if it means less parking space for parents doing pick-up/drop-off. The number of studies, books, and best practices showing the positive impact on education and social-emotional well-being when children have access to engaging, challenging, diverse outdoor play space should be no surprise to those who serve on a planning committee. I've made a career out of this vision and I'd be happy to point you to some literature. Plus, isn't that just in-line with what Carbondale stands for?

I hope you will take these public letters into consideration and I thank you for your public service.

Sincerely,

A handwritten signature in black ink that reads "Elise Wolf". The signature is written in a cursive, flowing style.

Elise Wolf



To whom it may concern,

I am a Carbondale native, born and raised, my husband owns a business in Carbondale, and it's where we are raising our family. Needless to say, we care a lot about the community!

I got pregnant in 2021 and my first call...before my intimate family was to get on daycare enrollment lists so that in 9-12 months, I would **hopefully** have a shot at getting my kid into childcare so I could continue to be a part of the workforce for a local company (don't get me started on employee shortages and the number of women exiting the workforce from lack of childcare). Hearing that BLPS would like to expand and add more room for families like mine is incredible. Adding additional spaces is critical for the families in this community.

Little Blue is located in a fantastic spot to allow the daycare to provide the care and activities that attracted us parents to this preschool in particular. They are in great proximity to parks, transportation, library, clay center, rec-center...the list goes on. I went to daycare ½ a block from Sopris Park and due to that location, we were able to participate in so many town activities. Not to mention the ease of ability to participate in happenings around town after 5PM. Dinner at local restaurants was a staple after a long day of work. Ship of Fools (anyone?)...

Parking has been brought up as a concern with this expansion. In my 17 years as a driver license holder I have never had an issue finding parking in town. Worst case scenario I've ever faced is walking, maybe, a block or two to get to the downtown core during a busy event.

Finding quality care for our precious babies close to our home and work is of utmost importance. Blue Lake Preschool runs an incredible program and creating more openings for other families in our community is a huge benefit. I hope you see that too.

Sincerely,

Nikki MacLeod

Dear Town of Carbondale,

We, the Hannula Family, are writing this letter in support of Blue Lake Preschool and the proposed rezoning to allow for the expansion at the current location on N. 7th. My children have been part of the Little Blue family since they started childcare at 4 months old - they are now 4 and 6 years old. We have felt so fortunate to have been lucky to secure spots at Little Blue over the years, as I know so many families that have not been as fortunate and are struggling to be in this valley, trying to work and raise a family. We desperately need to support the families of this great community by allowing for this expansion to move forward.

We have a Kindergartner at CRES and a preschooler at Little Blue. Our Kindergartner currently attends the Blue Lake after school program in Blue Lake proper, which we are thankful for the continuity, as BLPS has fully earned our trust over the years. What we struggle with is the location not being in town. At the end of a work day in Carbondale, it is not convenient to have to get in the car and drive upvalley to Blue Lake, negotiating turning across the down valley traffic to pick him up. It can be stressful trying to get up there to pick him up on time, meaning we have to leave work early. If he was at an after school program in town, we could walk from work to pick him up, without getting in a car. Having our school-aged kids in town would allow for a better transition point between school and sports practices (or other community activities), knowing he is in good hands during that down time; we could also quickly be able to pick them up from Little Blue to get to soccer practice, etc., and then get back to work - this scenario is not possible with the Kindergartner at the upvalley location. While we have been appreciative of what Blue Lake has offered us this year, we eagerly anticipate when Little Blue can expand, so we can stay in our town, especially once our younger child transitions to kindergarten in the fall of 2024.

Please keep the families and children that make this community what it is in mind when you are considering this rezoning.

Respectfully,  
Seth, Angie, Axel and Mika Hannula  
phone 605-484-4136

To whom it may concern:

Additional childcare mid valley is definately needed. Currently we are on 3 waitlists, one of which is Blue Lake. We have been on these waitlists since we found out we were pregnant. It would be the most convenient for our family to have our soon to be one year old go to Blue Lake ASAP. We live in Carbondale and I work within walking distance to Little Blue. We also have a school aged child at CRES. We need year round care for our soon to be toddler which the CRES preschool program does not offer. If we get a spot at Growing Years in Basalt we would be spending a lot of extra time and gasoline getting one child to CRES and another back and forth to Basalt. We would love to stay with in our local community.

Thank you for your time,  
Jenna Payne



## CCY ARCHITECTS

Evan Barrett  
422 Equestrian Way  
Carbondale, Colorado 81623

April 17, 2023

To the Carbondale Board of Trustess,

On behalf of Blue Lake Preschool, I would like to submit this letter of support for the rezoning and parking requirement reduction necessary to expand the preschool's capacity.

The lack of access to childcare in our valley is an increasingly concerning threat to the live-ability of our community. My family is lucky to have secured childcare at Blue Lake Preschool, but many more families are forced to make childcare arrangements that are an enormous burden on their finances, time, and well-being at best. At worst, they are forced to leave the community and move to a location where childcare is more accessible. Meanwhile, daycare center waitlists are filled with hundreds of families seeking the kind of high-quality care that Blue Lake Preschool provides.

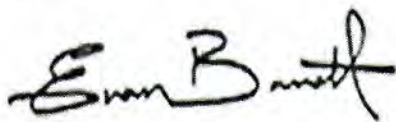
I urge you to support Blue Lake Preschool's application for expansion as it will provide relief for many Carbondale families and create opportunities for children to learn in a healthy and community-centered environment.

I support Blue Lake Preschool's plan to add additional classrooms for the following reasons:

- Much needed access to infant care in the mid-valley where my family lives and works.
- Much needed access to after-school care in the mid-valley where my family lives and works.
- Walkability to rich learning environments like the Carbondale Clay Center, Carbondale Library, swimming pool, art galleries, the garden at True Nature and more.
- Accessibility to RFTA public transportation. Encouraging public transit in our community is not realistic if childcare is not en-route as well. This accessibility also makes field trips to additional learning opportunities possible for Blue Lake students.
- Proximity to both my and my wife's workplaces in Carbondale and Basalt.

The expansion of Blue Lake Preschool will be a valuable contribution to our community and make Carbondale a more live-able town for young families. As a 12-year Carbondale resident and Carbondale parent, I urge you to support their application.

Sincerely,



Evan Barrett  
Associate, AIA  
CCY Architects

Dear Town of Carbondale,

I am writing in support of the Little Blue expansion application. Our family lives in the are Carbondale in the Ranch at Roaring Fork and frequently go into Carbondale for work meetings and other activities.

Carbondale residents are in desperate need of additional childcare options, especially ones that are in town, as a convenient location in walking distance to home or the office. It would also be more convenient for families with older kids, as it is close to the other Carbondale schools. We plan to enroll our oldest in a Carbondale school and will appreciate the proximity when our youngest is still in daycare.

It is also a key location for the kids to enjoy downtown Carbondale activities, including local parks, the library, and other community spaces like True Nature.

Parking should not be an issue, as there is currently ample parking in the area. Instead, more space should be dedicated to playground and classroom space for the children.

A new sidewalk will also improve the walkability of the street.

Thank you for your time and consideration. I sincerely hope you approve this application.

Sincerely,

Maggie Tiscornia

To whom it may concern,

My name is Meg Kernahan, and I am writing in support of the Blue Lake Preschool expansion and rezoning in downtown Carbondale. As child care resources are extremely limited and costs are increasing rapidly, it is imperative that we take action to increase the availability of child care to families in the valley. I have been on the waitlist for the infant room since I first found out I was pregnant with my son in the fall of 2021. We have since been moved to the toddler room waitlist as he ages out of the infant room, even though he won't be eligible for the toddler room until December - that is how long we anticipate waiting for availability. Adding two more classrooms to increase the number of children that Blue Lake can accommodate will help alleviate this issue for my family and many others in the community.

My family and I live halfway between Carbondale and Glenwood Springs. My husband is a media director at Backbone Media, so increasing capacity at the Carbondale location is a huge benefit for us. This would allow him to easily drop off our son at Little Blue for the day and work from the office. He'd love to be able to commute by bike with our son in the summer months. New sidewalks would allow him to safely bike with him (in a trailer) off the street. The Carbondale location is also great for allowing children to explore all Carbondale has to offer, which is why we have chosen to live and raise our family here. We hope our son's connection to his community can start at a young age.

Thank you for your consideration.

Sincerely,

Meg Kernahan



Dear Town of Carbondale,  
I'm writing to share my support of Little Blue's expansion plan.

More than any other town in the Valley Carbondale showcases the benefits of walking and biking around town! We celebrate this as a family, biking from school pick up to the pump track and then to Main Street for dinner! Little Blue's location supports this aspect of our life and the spirit of Carbondale perfectly!

I was born and raised in the Roaring Fork Valley and I feel strongly that Carbondale is one of the only places in this Valley that I'd want to raise a family. To be able to walk or ride bikes to school, dinner, breakfast, recreation and parks is critically important to us! You can't have the same biking or walking experience in any other town in our Valley, it's one of the fundamental reasons for our choice to live here and raise our family here. I have never encountered a parking issue at Little Blue and love how it's near the center of town.

Our intention is for our boys to explore all the Carbondale has to offer under their own power. We walk from school to the library or from school the bookstore or from school to get ice cream at Peppinos or from school to swimming lessons! All within a few minutes of our house.

There are only a handful of times that parking is challenging during the year otherwise there is always adequate parking. The times are: a handful of first Fridays in the summer, Mountain Fair and maybe Potato Days. Otherwise there is always parking to be found near your desired destination.

My hope is that the Town and Trustees can find the value in supporting the families that are trying to stay grounded in, and supportive of this community.

Please approve Little Blue's rezoning request and help support the families that support this community.

Thank you for your consideration.

Rachel & George Nettles  
1062 Wheel Dr  
Carbondale, CO 81623

Town of Carbondale Planning and Zoning,

I am writing in support of rezoning for the parcel associated with Little Blue School in Carbondale. I live on North 8<sup>th</sup> Street in Carbondale and my son is in the toddler room at Little Blue. We have been overjoyed with having his school located right in downtown Carbondale. We have the ability to bike or walk with him to school and can walk or bike right to local restaurants and businesses after we pick him up at the end of the day. Having childcare in the middle of town has so many benefits for Carbondale and the surrounding businesses. I think its important for our childcare facilities to be entrenched in the local happenings. I am so happy that my son has the chance to walk to Sopris Park to play. I can't wait for him to walk to the clay center, true nature, the rec center and all the various places that he will have the benefit of being close to. I love the idea of him really being a part of the Carbondale Community even at such a young age!

Thank you for your time,

**Katie Hmielowski**, Project Manager

---

## Z GROUP ARCHITECTS

Architecture | Interior Design | Planning

**Basalt Office** 208 Midland Ave., Basalt, CO 81621

**Aspen Office** 411 E. Main St., Suite 205, Aspen, CO 81611

**Office** 970.925.1832

**Direct** 970.279.5401

**Mobile** 617.697.4779

**Mailing** PO Box 945, Basalt, CO 81621

[website](#) | [linkedin](#) | [instagram](#) | [facebook](#)

To: Town of Carbondale Planning & Zoning Commission

From: Katie Rehberger and Joe Wells  
114 Crystal Canyon Drive  
Carbondale, CO 81623

Subject: Little Blue Preschool Re-zoning

To Whom it May Concern:

I wanted to write in support of the expansion plans / re-zoning for the Little Blue Preschool in downtown Carbondale. My husband and I are soon relocating to Carbondale with our 4 children (due any day now, 2, 5 and 7 years old), but have been challenged by the lack of childcare options given we both work (and will continue to work) full-time. Not having childcare arranged may cause us to ultimately have to delay our move.

That is why we are so excited to support the Little Blue Preschool (where we are on the waitlist) in expanding its footprint, to accommodate our 2 younger children full-time (with more infant, toddler, and preschool spots) and potentially our 2 older children as well on days off, after school, and over the summer. We are excited to join the Little Blue Preschool community because of their nurturing environment and educational focus, but also because of the opportunity to be embedded in the community of Carbondale. Having a school that is right downtown will enable our kids to explore and become familiar with the wonderful town of Carbondale. Being able to walk / ride bikes to get around to all the town's major attractions for kids (the rec center, library, Sopris Park, etc.) is a big reason we are so excited to relocate to Carbondale.

We sincerely hope you will approve Little Blue's application for expansion, so our family and the many other Carbondale families like ours with young children can have access to high-quality childcare and feel supported to live in the Town of Carbondale.

Thank you for your consideration.

Respectfully,

Katie Rehberger and Joe Wells  
(And our children: Samantha, Jane, Fiona and Baby Wells)





# Alpine Bank

## Carbondale

0350 Highway #133  
Carbondale, Colorado 81623  
970-963-3040  
Fax 970-963-9116

04/25/2023

Little Blue Preschool  
55 N 7<sup>th</sup> Street  
Carbondale, CO 81623

RE: Blue Lake Preschool in a new location in Carbondale

To Whom This May Concern,

Blue Lake Preschool has been providing a highly needed service to families throughout the valley for over 20 years as a non-profit preschool. They are a highly recommended program with extended hours that allows working families to work knowing that their children are receiving high quality care in a loving and safe environment. The increased classroom space for infants, afterschool programs, toddlers, and preschoolers is very much needed in Carbondale.

As an employer, it has been a struggle at times being able to keep quality staff with growing families due to the shortage and cost of childcare throughout the valley. Knowing that such a quality program is working to expand to suit the needs of the community is great news and I am happy to voice my support for the Blue Lake Preschool organization who, like Alpine Bank works to support and serve our community.

Thank you so much for your time.

Sincerely,

Erko Alm  
Senior Vice President

Dear Town of Carbondale,

We write to you today in full support of Blue Lake Preschool's HCC application in the hopes that they can expand their childcare facility in order to continue to provide top-level childcare to more and more families. Continued expansion of childcare facilities in this Valley is so key and necessary for the families of this valley. Our 2 year old son Axel attends Blue Lake and we are so grateful to be a part of the Blue Lake school system. Blue Lake truly aligns with the needs of working parents and have created a loving, learning and caring environment that helps our communities thrive and continue to flourish. In my opinion, Blue Lake is by far the best daycare facilities in the Valley and I fully support them continuing to expand to meet the high-demand needs of quality daycare for all the working families. Increased childcare, playground and seamless parking with Blue Lake's plan will add to the vitality and accessibility to the Town of Carbondale. My husband and I fully support this and hope that you do as well.

Thank you for your time.

Gracious Blue Lake Parents,

Tucker Vest Burton & Kevin Sommers

123 Corral Dr.  
Carbondale, CO 81623

Dear Town of Carbondale Planning & Zoning Commission:

We are writing in support of the Little Blue Preschool Expansion Combined Application.

Our preschool-age son has attended Little Blue since he was an infant, and we are so fortunate to have such high-quality and reliable childcare. With two full-time jobs, Little Blue anchors and enables our professional lives, and our son loves going to school. The need for additional childcare in the Roaring Fork Valley is dire, and we hope P&Z supports the expansion so that more families can benefit from the wonderful teachers and staff at Little Blue.

We love Little Blue's location. It is walkable or bikeable from most neighborhoods in town and proximate to Main Street businesses. Its location also enables the kids to go on walking fieldtrips to the library, Rec Center, and parks. Given how accessible it is by foot or bike, we'd be open to parking a few blocks away if it enabled more playground space.

Thank you for your consideration.

Tarn Udall & Alex DeGolia



**From:** Taylor Erickson <[taylor@korultd.com](mailto:taylor@korultd.com)>  
**Sent:** Friday, April 21, 2023 9:42 AM  
**To:** Jared Barnes <[jbarnes@carbondaleco.net](mailto:jbarnes@carbondaleco.net)>; Kelley Amdur <[kamdur@carbondaleco.net](mailto:kamdur@carbondaleco.net)>  
**Subject:** Writing in support of Little Blue Lake Preschool Expansion

Some people who received this message don't often get email from [taylor@korultd.com](mailto:taylor@korultd.com). [Learn why this is important](#)

Jared and Kelley,

I am reaching out in support of the Blue Lake Preschool expansion project. As I understand, the school is in need of support from the community for this project to continue through both planning and zoning and the town trustees. Before trying for children, I never understood the issue of childcare in the Roaring Fork Valley. When we decided to embark on the adventure of pursuing a family a year and half ago, I put our name on all the childcare lists that were located near us, primarily within Carbondale. Fast forward to now, I am 6 months pregnant, I have been on the lists for a year and a half, and the closest I am in line to receiving care is number 93. We are currently 93 at Little Blue in Carbondale.

As you can imagine, or maybe have even experienced, this is an uneasy place to be in considering my husband and I both work full-time in Carbondale and the greater RF Valley.

For now, this plea is not necessarily for us, but for future families of this community. We dream of the day families like us can have access to a childcare facility close to their work, where they can drop their child off by bicycle or by foot. Their children can share days with children that are within the community they are growing up in. Living up Cattle Creek, it is important to us that our child has access to a facility that is located within town proper to allow ease of access to the community, business corridor, and public transportation. The expansion of a playground, an improved sidewalk for foot and bike traffic, and additional classrooms are a great start for a facility that will significantly impact families and workers in this community. We speak firsthand, and hope to create better conditions in the years to come for new families like us.

Thank you for your consideration.



**Taylor Erickson**  
 Email: [Taylor@korultd.com](mailto:Taylor@korultd.com)  
 Cell: 605.222.5049  
 Office: 970.963.0577

**KORU LIMITED**  
 2551 Dolores Way  
 Carbondale • Colorado 81623 • US  
<http://www.korultd.com>

**Redefining the building experience**

*Please note, we will not make any adjustments to our bill payment process via email. Adjustments to financial processes will be conducted via phone only. No routing information will be sent in an email. If you have any questions regarding an invoice or payment procedure, please contact the office directly at 970-963-0577.*

**Kelley Amdur**

---

**From:** Kristine Glauber <kmg0627@gmail.com>  
**Sent:** Tuesday, April 25, 2023 5:15 PM  
**To:** Kelley Amdur  
**Subject:** Letter of Support for Little Blue Expansion

You don't often get email from kmg0627@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am writing today in support of the proposed Little Blue Preschool expansion. I am a mother of a 6.5 month old, and an employee of Ripple Effect Training Center here in Carbondale. My partner is employed at Ski Co. Our family lives in Carbondale close to the roundabout. I can't underscore enough the immediate need for more affordable child care here in Carbondale. We are struggling to find affordable and reliable child care here in the valley - despite being on every waitlist we could find. However, we are fortunate enough to have part time care through a nanny, however, this is very expensive so we can only afford a few days a week. By the time this expansion (if approved) opens up, we would likely be in the toddler program, but having more options for infant care is crucial - we plan to try to have another child in the near future.

If I had a magic wand and could have our pick of any of the childcare options in the valley it would be Little Blue. The location is a huge draw. We only have one car, which my partner takes upvalley every day during the winter, so having a childcare option that is within walking/biking distance of our house is very appealing.

As a Carbondale resident I am 100% in support of the Little Blue expansion. I hope the committee is amenable to this as well as approving other childcare options.

Thanks for the opportunity to speak to this important topic. I look forward to the outcome of the committee's vote.

Kind regards,

Kristine M. Glauber, Ph.D.  
[kmg0627@gmail.com](mailto:kmg0627@gmail.com)  
(716)308-6218

To the City of Carbondale re. The Blue Lake Preschool Expansion

I wanted to write the city of Carbondale to urge the passing of applications for the expansion of the Blue Lake Preschool plans.

We are new to the valley and like many, are faced with the near impossible task to find day care for our toddler as we prepare our full time move.

I understand that the local cities and counties are opposed to significant growth - or growth at all - but a sense of reality has to prevail. The valley is growing regardless of the city's and counties' interventions. All the local zero tolerance anti-growth policies we have already had to deal with simply make it more difficult for those that do live in the valley. By hindering growth of local small businesses, the cost of living in general continues to rise in an area where it is already almost impossible for local service workers to survive. And further hindering critical infrastructure like day cares does the opposite of what many claim to be the goal of anti-growth. It makes living in valleys like ours more and more difficult. It once again disproportionately favor those ultra rich second home owners and only serves to push locals out.

We purchased our home in Redstone at the very beginning of the pandemic and planned to start a small business in the area for our small family. It's important for us to have reasonable access to day care - one of the biggest reasons for our move away from Los Angeles. I know the optics of another Californian moving into the valley seems like part of the problem, but I grew up in Colorado and for me and my family, this is an opportunity to come home, get away from the big city, slow down a bit and start a small local business that both serves and helps the local communities.

Access to reasonable day care shouldn't be this hard. And I would urge the city to look past the lazy argument that "we don't want growth" and understand that the issue is far more complex than that. And making it difficult for infrastructure like affordable day care to exist simply do the opposite of the intent and will be a further move to create an entire valley of ghost homes of the ultra rich as our local communities die a slow death at the hands of city and county council members that think they are doing the right thing but have to ask themselves who they are, in the end, serving.

Best

Matthew Betcher / Alisa Kreynes / Bowie Betcher-Kreynes and Blu the cattle dog





April 24, 2023

Town of Carbondale Board of Trustees

Re: Little Blue Lake Preschool Carbondale Expansion

Dear Carbondale Board of Trustees,

As one of the largest employers and the largest public education provider in our valley, our commitment to high quality, affordable, accessible, and inclusive early childhood education is strong. We know that quality early education provides a critical foundation for academic, social and emotional success for young people. And, affordable, accessible, reliable early childhood programs are a lifeline for our local workforce.

Many of our teachers and staff have trusted Blue Lake and Little Blue Preschool Programs for the care of their children. Our district early childhood programs have partnered consistently with Blue Lake and Little Blue through the Colorado Preschool Program and know they are a trusted, responsive, high quality program.

We know that our valley's needs for early childhood programs are significant and our current program capacity does not adequately support those needs. It takes all programs, providers and partners to support our workforce and provide quality growing and learning environments for our youngest children. We support the expansion of high quality programs like Little Blue to better meet the needs of our children and community.

Sincerely,

A handwritten signature in black ink that reads "Lori Brumbaugh". The signature is fluid and cursive.

Lori Brumbaugh  
Instructional Facilitator, RFSD ECE Department

A handwritten signature in black ink that reads "Faridhe Rodriguez". The signature is stylized and cursive.

Faridhe Rodriguez  
Business Coordinator, RFSD ECE Department

To: Carbondale P+Z Commission

RE: Little Blue Preschool

5/15/23

Hello All,

We live at 85 n. 7th Street in Carbondale. We are neighbors with Little Blue. We are very supportive of their operation and consider them good neighbors, but we feel that neighborliness has some boundaries that require some give and take to maintain the Commercial/Residential world that is 7th Street.

This block used to be 3 family single homes with CMC across the street. We are now the only residential left on this block of 7th Street. Luckily we live in an amazing, historic home that can take these changes and still feel like we live in a neighborhood. However, there is a limit that can tip that balance and that tipping would impact us greatly.

We do not mind some expansion but we are concerned that this particular space is rather tight for 72 children. More importantly, we are concerned about the parking and impacts that will have on the neighborhood. We do NOT Agree to the Town changing any zoning that would take away from the parking provisions that exist on this street now. This is a very small block and, at some point, the 689 Main building will do something as well, impacting this small block even further. We feel this is just too big an ask for the balance of this neighborhood.

Once you cross 7th St on the north side of Main St. the character is residential, My property next door is zoned medium density residential and the current zoning is achieving that purpose. The CT zoning prevents adjacent residential property owners from zero lot line intense commercial use. The HCC zoning is not appropriate in this location and any expansion of Little Blue should be compliant with the existing zoning that I rely on for the transition to my residence.

One of the findings that must be made for the zone change is that material adverse impacts will not result to our adjacent property. The impacts to my property from losing the transition from heavy commercial use to my residential use are unacceptable to me. While I enjoy having Little Blue next door, the scale of the use is consistent with the current zoning and should stay that way. Should Little Blue close or relocate, the next user would be bound by that zone district and its transitional nature.

One of the Special Use findings that must be made is that the use will not impact the character of the area. The HCC move is not based on a natural change in circumstance but rather because it allows Little Blue to expand without providing parking. I do not want to lose the character of the immediate area and transition from commercial residential use just to solve their parking issue.

Another Special Use finding that must be made is that the use will not create traffic, parking or privacy of the adjacent properties. The proposal is designed to export the parking needs and the scale of the proposal is out of character with the area residential uses.

We will be at the next P+Z meeting but wanted you to know our feelings in the hopes that we can find a positive solution for both Little Blue and us, as long time homeowners here on 7th Street.

Thank-you for reading our concerns.

Warmly,

Amy Kimberly + William Laemmel  
85 N. 7th Street  
Carbondale,. CO 81623





**TOWN OF CARBONDALE**  
**511 COLORADO AVENUE**  
**CARBONDALE, CO 81623**

## Planning and Zoning Commission Memorandum

Meeting Date: June 22, 2023

**TITLE:** Carbondale Center Place – Amendment to Landscape Plan

**Submitting Department:** Planning Department

**Property Owner:** Carbondale Center Place LLC

**Applicant:** Riley Soderquist

**Property Location:** 900 & 920 Highway 133; Lot 1, Carbondale Center Place Exemption Plat

**Zoning District:** Mixed Use (MU)

**ATTACHMENTS:** A: Approved Landscape Plan  
B: Proposed Landscape Plan

### BACKGROUND

In 2021, the Town approved a Major Site Plan Review to allow construction of two mixed-use buildings to include 76 residential units and 10,370 sq. of commercial space. All of the residential units are rental units with twenty percent (20%) deed restricted to be affordable rental units. In 2022, the Town approved an Amendment to the Major Site Plan to allow for construction of carports for 52 parking spaces adjacent to the north buildings and along the east side of the property.

Construction has progressed and both the north and south buildings received a Temporary Certificate of Occupancy (TCO). The applicant and property owner are currently completing punch list items and TCO conditions and actively working towards final Certificates of Occupancy (CO).

### DISCUSSION

During the TCO inspection, Planning Staff identified two key areas that needed to be completed: landscaping and active play area. The approved landscape plan (Attachment A) identified turf grass as a treatment for areas along Highway 133 and the north side of the north building. The approved plans also identified playground equipment for the active play area.

During the TCO inspection all plantings were counted, and the installation met or exceeded the number identified for each species on the planting list. At the time, gravel was being installed on the north side of the north building and Staff informed the contractor and applicant that the gravel treatment was not compliant with the approved plan.

After the TCO inspection, Staff and the Applicant discussed a variety of options for modifying the landscape plan. Some of the goals surfaced were: (1) reduce water consumption for landscaping; (2) use a different application on the north side of the north building where turf grass could be more difficult to grow; and, (3) address play equipment limitations due to limited fall zone protection areas.

The Applicant and Staff agreed in principle to a modified plan which limit the gravel application to the north side of the north building and use turf grass along the entirety of the Highway 133 frontage. In addition, the modified plan exchanged the play equipment for a similar, yet enhanced, play area treatment which was installed at 1201 Main Street. The concept was to utilize a mixture of vertical stepping logs and natural boulders to allow for a combination of play and seating depending on the user groups.

Staff updated the Planning & Zoning Commission (P&Z) at their June 8, 2023 meeting of the landscaping modification. The P&Z expressed concern over the changes and the staff decision, while discussing the subject property as a prominent site and gateway for the town along Highway 133. The P&Z also expressed support for xeriscaping and water conservation but highlighted that solely utilizing gravel was not acceptable. The P&Z directed Staff to require any modification, outside of extremely minor ones, to be presented to the P&Z for review and action.

The Applicant has prepared a revised landscape plan (Attachment B) which largely reflects the discussions between Staff and the Applicant. The modified plan utilizes a two-toned gravel treatment along the northern property line, turf grass for the remainder of the Highway 133 frontage, and a revised active play area which consists of vertical stepping logs, natural boulders, stone seating areas, and a corn hole area.

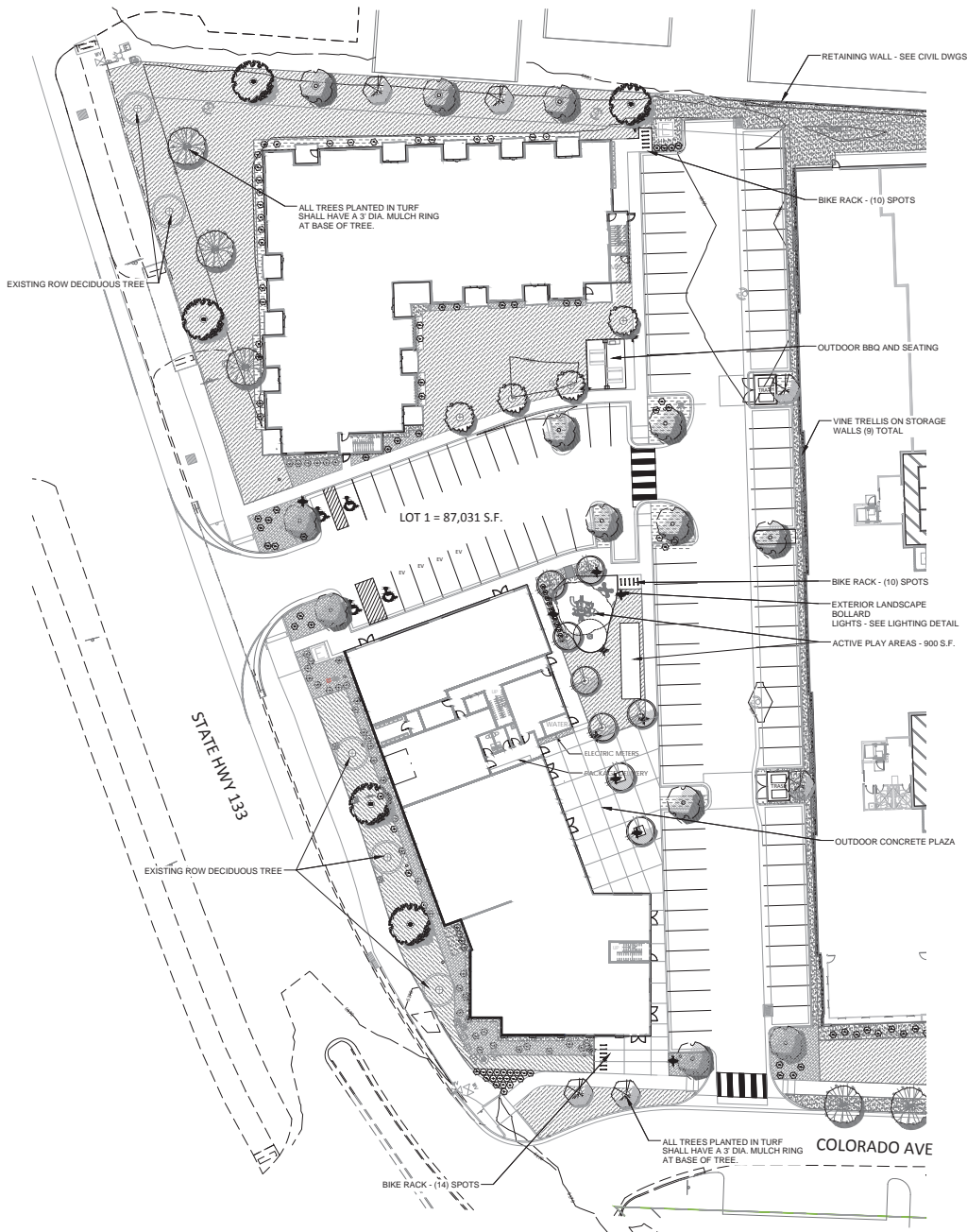
The P&Z should review the revised landscape plan and determine if the plan meets the UDC and the intent of the original approval. Staff would like to highlight that the review should be limited to those areas being modified.

## **RECOMMENDATION**

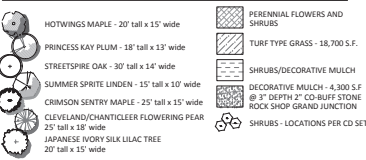
If P&Z accepts the modified landscape plan, they should approve it. If P&Z does not accept the modified landscape plan, they should provide feedback to the applicant on what could be supported to allow the applicant to either proceed with the originally approved landscape plan or provide revisions for review.

Prepared By: Jared Barnes, Planning Director

Attachment A - Approved Building Permit Plans



PLANTING PLAN KEY



TREE LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
DECIDUOUS TREES (total # of deciduous trees 45 New + 8 Existing = 53)				
Acer glaberrimus	Crimson Sentry	Crimson Sentry Norway Maple	5	2.5' cal
Acer glaberrimus	Hot Wings	Hot Wings Maple - Tree Form	13	2.5' cal
Prunus nigra	Princess Kay	Princess Kay Plum	8	2.5' cal
Prunus nigra	Cleveland Select	Cleveland Flowering Pear	7	2.5' cal
Quercus macrocarpa	Streetspire	Streetspire Oak	2	2.5' cal
Syringa reticulata	Ivory Silk	Japanese Ivory Silk Lilac Tree	5	2.5' cal
Tilia cordata	Summer Sprite	Summer Sprite Linden	5	2.5' cal

SHRUB LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Buddleia missillii	Missillii Butterfly Bush	12	5 gal
Caryopteris clandonensis	Blue Mist Spirea	12	5 gal
Cornus sericea	Heath Dogwood	15	5 gal
Eleagnus alba	Shiny Dogwood	15	5 gal
Pinus mugo	Shiny Dogwood	15	5 gal
Potentilla fruticosa	Shiny Dogwood	15	5 gal
Syringa patula	Miss Kay	15	7 gal
Vegeta florida	Sonic Bloom	27	1 gal

PERENNIAL LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
GRASSES (total # of grasses 60)			
Calamagrostis acutiflora	Feather Reed Grass	16	1 gal
Holcus lanatus	Blue Owl Grass	20	1 gal
Eragrostis spectabilis	Purple Love Grass	6	1 gal
Miscanthus sinensis	Little Miss Grass	18	1 gal

PERENNIAL FLOWERS

Achillea millefolium	Red Beauty	15	1 gal
Aquilegia vulgaris	Valerianated Bishop's Weed	8	1-15
Aquilegia vulgaris	Alpine Columbine	40	1 gal
Aquilegia vulgaris	Wild Columbine	30	1 gal
Baptisia australis	Wild Blue Indigo	30	1 gal
Brunnera macrophylla	Jack Frost	6	1-15
Campylopus glomerata	Purple Clustered Bellflower	25	1 gal
Cornus sericea	Lance-leaf Cereus	20	1 gal
Delphinium elatum	Magical Fountain Delphinium	20	1 gal
Delphinium elatum	Summer Nights Delphinium	16	1 gal
Delphinium elatum	Black Knight Larkspur	15	1 gal
Echinacea purpurea	Orange Coneflower	41	1 gal
Gallardia Arizona	White Coneflower	34	1 gal
Hemerocallis	AZ Sun Blanket Flower	25	1 gal
Hemerocallis	Starlet Daylily	23	1 gal
Hemerocallis	Roseberry Daylily	13	1 gal
Hemerocallis	Dwarf Gold Daylily	10	1 gal
Hesperis matronalis	Scorlet Red Coral Bells	6	1-15
Lavandula angustifolia	English Lavender	38	1 gal
Lupinus	Hybrid Lupine	33	1 gal
Papaver nudicaule	Island Poppy	40	1 gal
Penstemon	Vasquez Penstemon	24	1 gal
Penstemon	Husker Red Penstemon	24	1 gal
Penstemon	Firecracker Penstemon	24	1 gal
Phlox subulata	Scarlet Flame	7	1-15
Rudbeckia hirta	Black-Eyed Susan	45	1 gal
Salvia	May Night Salvia	32	1 gal
Scabiosa caucasica	Compliment	2	1-15
Sedum spectabile	Dragon's Blood Sedum	2	1-15

BULBS

Crocus vernus	Purple Iris	30	
Iris x germanica	Dark Purple Iris	30	
PERENNIAL FLOWER TOTALS -		1 GAL - 617	
		F-18 - 31	
		BULBS - 60	

LANDSCAPE SURFACE CALCULATIONS

	Vegetated	Non-Vegetated	Total	Total
Carbondale Center Plaza	10,260 S.F.	2,557 S.F.	12,817 S.F.	65,244 S.F.
Lot 1 = 87,031 S.F.	5,180 S.F.	7,885 S.F.	13,065 S.F.	65,244 S.F.

COMMON OPEN SPACE

LOT 1 = 87,031 S.F.  
LOT 2 = 12,817 S.F.

BIKE RACK CALCULATIONS

LOT 1 (38) PARKING SPOTS - 18 BIKE SPOTS (38 BAY SPOTS ARE PROVIDED)  
LOT 2 (9) PARKING SPOTS - 5 BIKE SPOTS (9 BAY SPOTS ARE PROVIDED)

LANDSCAPE PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
3. VERIFY PLANT COUNTS AND SQUARE FOOTAGES - QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
4. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
9. FINISH GRADES OF PERENNIAL BEDS AND REVEGETATED AREAS TO BE 1-12 INCHES BELOW ADJACENT PAVING OR HEADER. (CHECK MULCH DEPTH AND IF SEEDS OR SOOKEED LAMPS).
10. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
11. SEE IRRIGATION DRAWINGS FOR IRRIGATION SLEEVES LOCATION.
12. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
13. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

SOIL AND MULCH PREPARATION NOTES

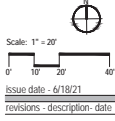
1. IMPORTED TOPSOIL FOR ALL PLANTED AREAS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY. PER THE TOWN OF CARBONDALE AND KCC TOPSOIL SHALL NOT BE FARMLAND.
2. TREE SOIL SHOULD HAVE A MINIMUM DEPTH OF 3 FEET (3'). BOTH TOPSOIL AND SUBSOIL LAYERS SHALL BE SANDY LOAM. THE TOP SOIL SHALL BE AT LEAST 8 INCHES (8") AND HAVE 5 PERCENT (5%) ORGANIC MATTER BY WEIGHT AND SUBSOIL SHALL HAVE AT LEAST ONE TO THREE PERCENT (1 - 3%) ORGANIC MATTER BY WEIGHT.
3. A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER SOIL AMENDMENT PER ONE THOUSAND SQUARE FEET OF LANDSCAPED AREA SHALL BE REQUIRED AS ADDITIONAL TO MEET THE 5 PERCENT (5%) ORGANIC MATTER SPECIFICATION. SITE SOILS TO BE AMENDED TO DEPTH OF NOT LESS THAN 12" AMENDMENT CANNOT INCLUDE SPERMATOPHYTES.
4. SOIL AMENDMENT ORGANIC MATTER SHALL CONSIST OF EITHER CLASS I AND CLASS II COMPOST.
5. SITE SHALL BE FREE OF ROCKS AND DEBRIS OVER ONE INCH (1") DIAMETER IN SIZE.
6. STOCKPILING - STRIPPING AND STOCKPILING OF INDIGENOUS SOIL (TOPSOIL) SHALL BE REQUIRED.
7. REUSING INDIGENOUS SOIL ON SITE TOPSOIL SHALL BE CLEARED OF DEBRIS INCLUDING, BUT NOT LIMITED TO: BUILDING MATERIALS, PLASTER, PAINTS, ROAD BASE TYPE MATERIALS, PETROLEUM BASED CHEMICALS, AND OTHER HARMFUL MATERIALS. AREAS OF CONSTRUCTION-COMPACTED SUBSOIL SHALL BE SCARIFIED.
8. INORGANIC MULCH INCLUDES ROCK, GRAVEL, OR PEBBLES. ROCK MULCH SHALL HAVE A MINIMUM DEPTH OF TWO INCHES (2").

pinon sage  
landscape architects  
700 redstone ave  
carbondale, CO, 81623  
davin@pinonsage.com  
(970) 379 0816

CARBONDALE CENTER PLACE  
CARBONDALE, COLORADO

BUILDING  
PERMIT

LANDSCAPE  
PLAN



Drawn - DG  
Job - 0188



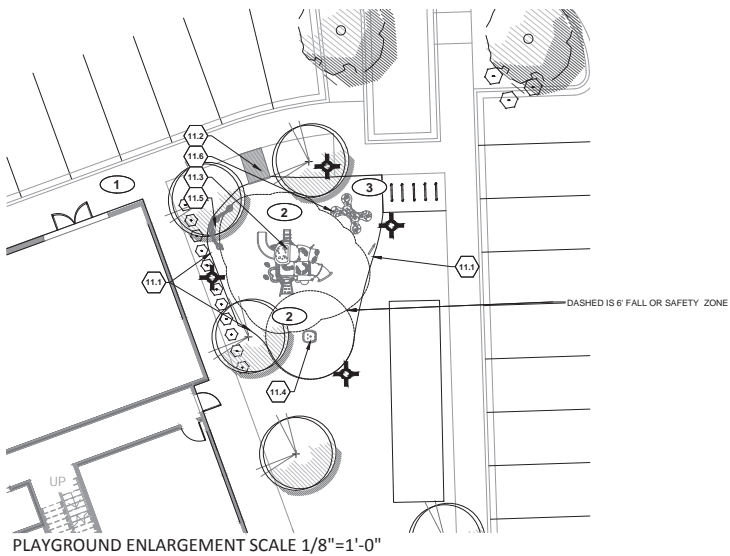
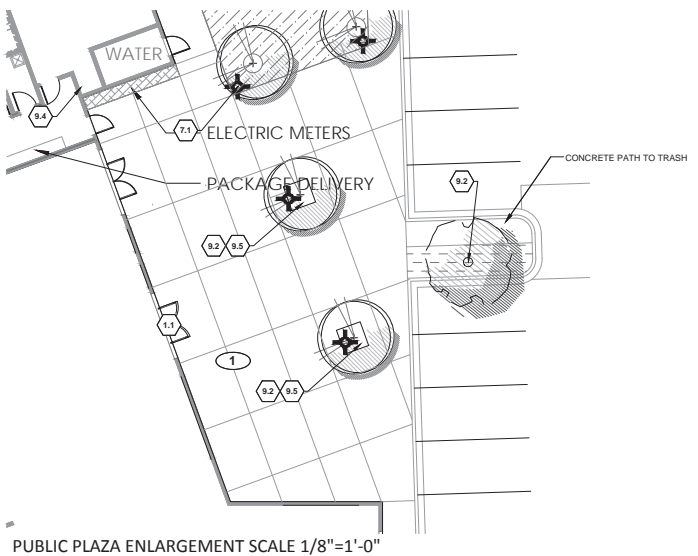
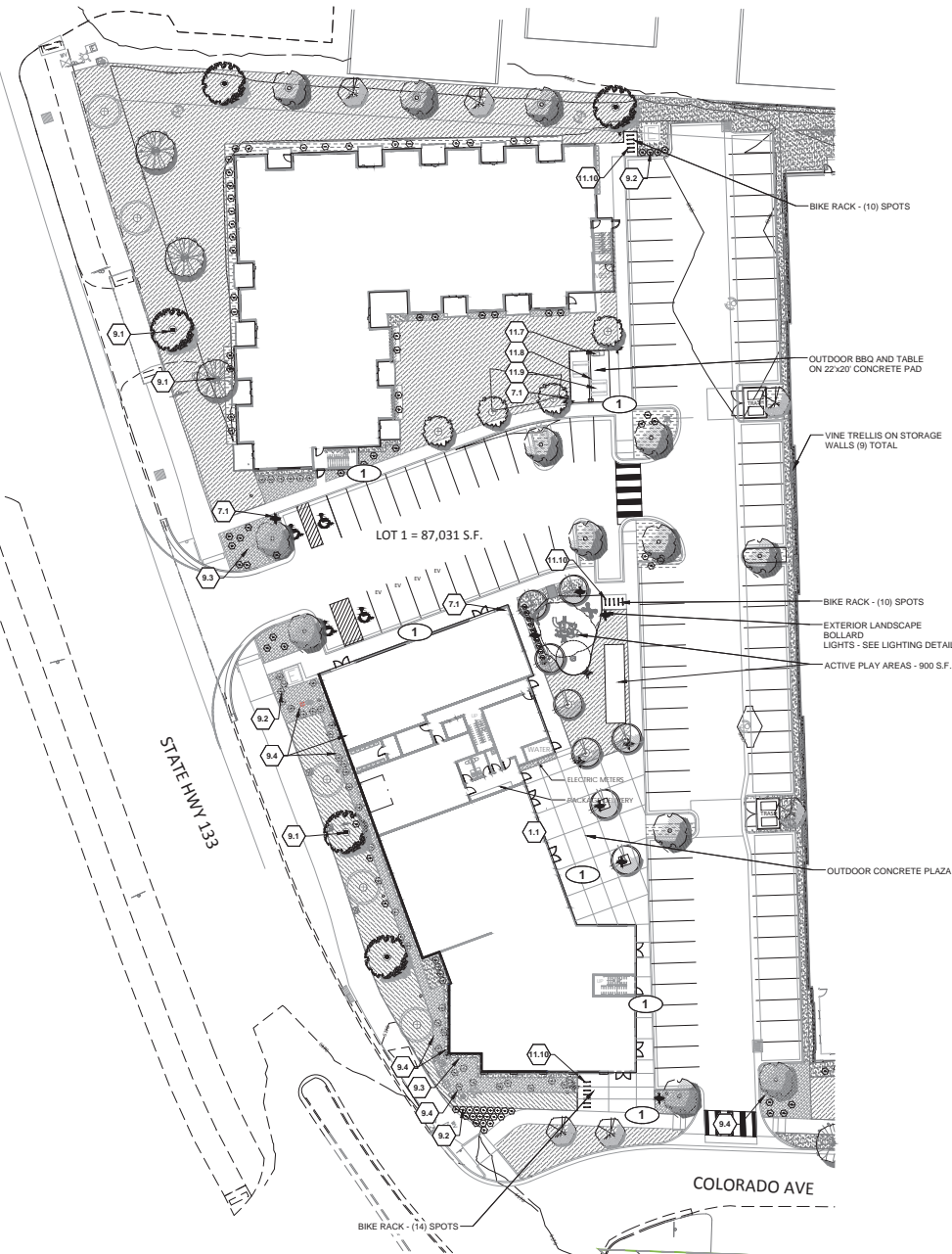
Attachment A - Approved Building Permit Plans

MATERIALS NOTES

- 1 Light Textured Concrete for all Exterior Flatwork
- 2 Engineered Wood Fiber (EWf) to be 9" thick, End at Delta Timber - 970.279.8171 - see detail 7 above L&S
- 3 Pulse Playground Equipment will Require Power

SITE DETAIL KEYNOTES

DETAIL SHEET			SPEC SECTION		
1.0	PAVEMENTS, RAMPS, CURBS		8.0	DRAINAGE	
1.1	Concrete Slab Pattern	Enlargement 4.0	N/A	Not Used at this Time - Refer to Civil Eng.	N/A
2.0	JOINTING		9.0	PLANTING AND LANDSCAPE	
2.1	Saw Cut / Expansion Concrete	S&S 4.0	N/A	9.1 Tree Planting	1.04.0.0 N/A
3.0	STEPS		N/A	9.2 Shrub Planting	1.04.0.0 N/A
3.1	Not Used at this Time	N/A	N/A	9.3 Perennial Planting	1.04.0.0 N/A
4.0	SITE WALLS - TRANSITIONS		N/A	9.4 Curved/Flat Edging	1.04.0.0 L&S 1.0
4.1	Not Used at this Time	N/A	N/A	10.0 SPA AND WATER FEATURES	
5.0	SITE FURNITURE		N/A	Not Used at this Time	N/A
5.1	Refer to 11.0 section	N/A	N/A	11.0 MISCELLANEOUS SITE FEATURES	
6.0	DECKING, BARRIERS, FENCING		N/A	11.1 Playground Safety	Spec Sheet #1
6.1	Not Used at this Time	N/A	N/A	11.2 Playground Safety	Spec Sheet #2
7.0	SITE LIGHTING		N/A	11.3 Playground Equipment	Spec Sheet #3
7.1	See spec sheet #1	N/A	N/A	11.4 Playground Equipment	Spec Sheet #4
			N/A	11.5 Playground Equipment	Spec Sheet #5
			N/A	11.6 Playground Equipment	Spec Sheet #6
			N/A	11.7 GEM&D Gold Counterplay	Spec Sheet #7
			N/A	11.8 Grassy Slopes	Spec Sheet #8
			N/A	11.9 Stone Tails	Spec Sheet #9
			N/A	11.10 Stone Tails	Spec Sheet #10



pinosage  
landscape architects  
700 redstone ave  
carbondale, CO, 81623  
devin@pinosage.com  
(970) 379.0816

CARBONDALE CENTER PLACE  
CARBONDALE, COLORADO

BUILDING  
PERMIT

MATERIALS  
PLAN

Scale: 1" = 20'

0' 10' 20' 40'

Issue date - 6/18/21

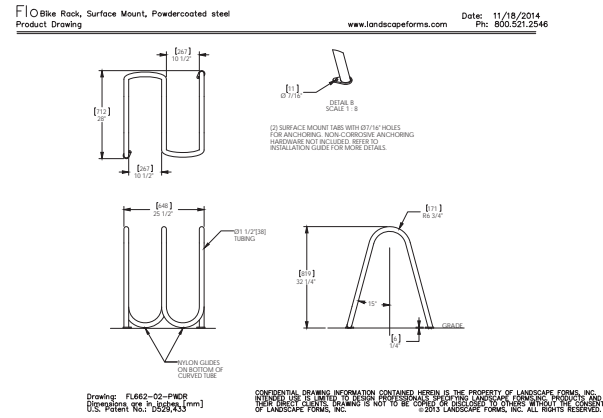
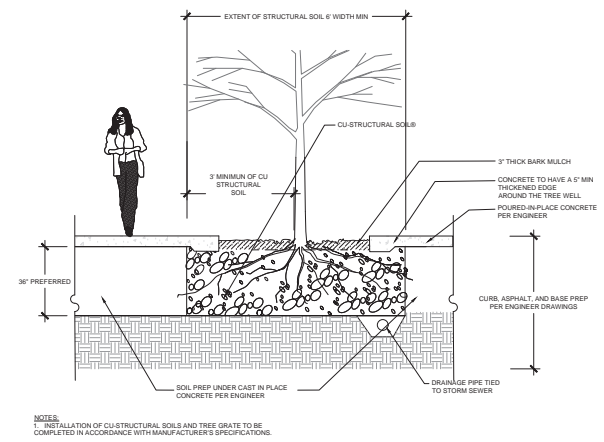
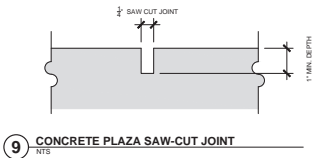
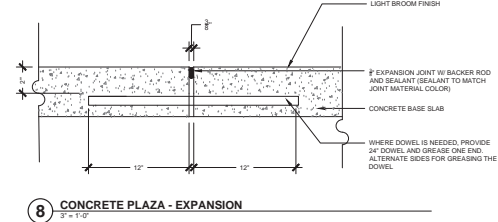
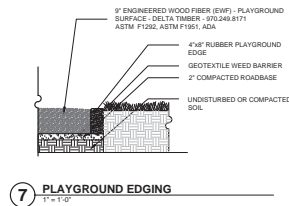
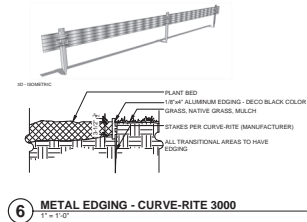
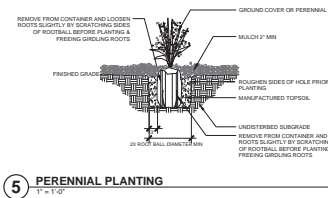
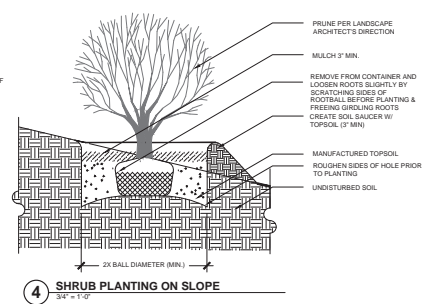
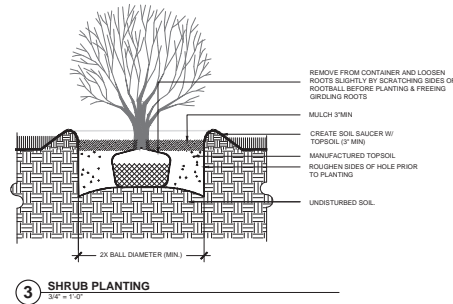
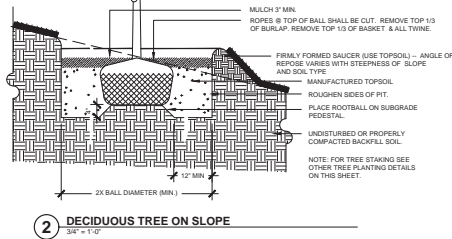
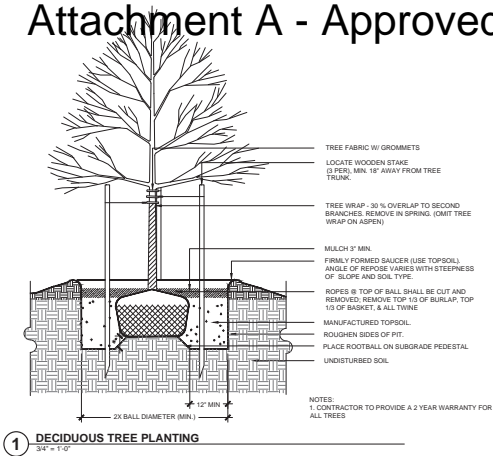
revisions - description - date

drawn - DG

job - 0188

Attachment A - Approved Building Permit Plans

pinon sage  
landscape architects  
700 redstone ave  
carbondale, CO, 81623  
devin@pinonsage.com  
(970) 379.0816

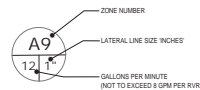
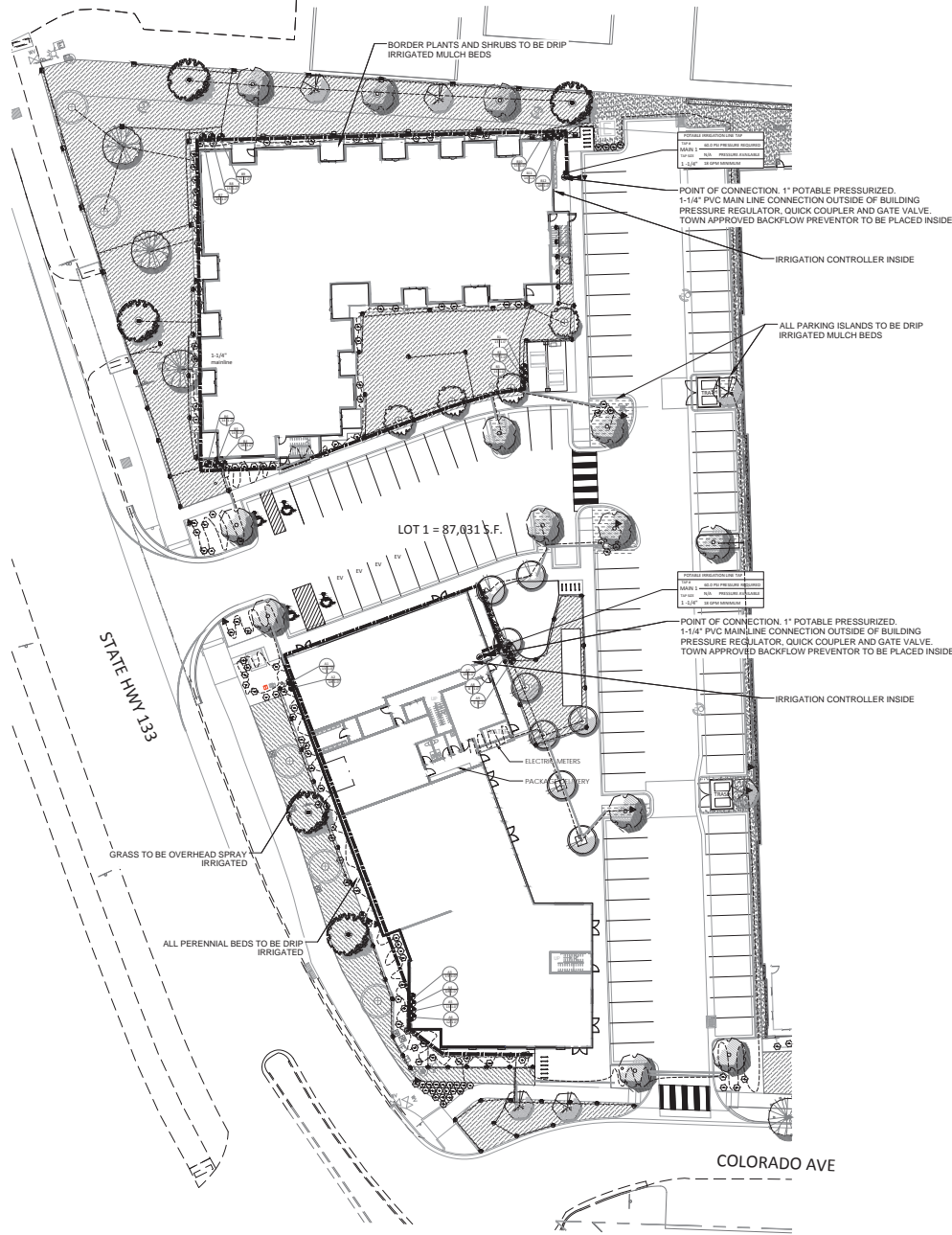


CARBONDALE CENTER PLACE  
CARBONDALE, COLORADO  
BUILDING PERMIT

LANDSCAPE DETAILS

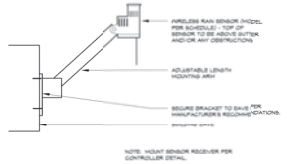
Issue date - 6/18/21  
revisions - description - date  
drawn - DG  
job - 0187

Attachment A - Approved Building Permit Plans

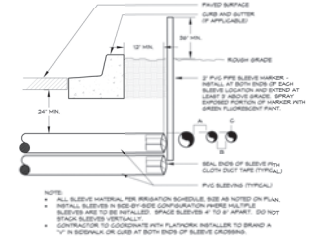


IRRIGATION KEY				
SYM.	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL
—	MAIN LINE SIZE		GATE VALVE	
W	WATTS	2234F OR EQUIV.	PRESSURE REGULATOR VALVE	
R	RAINBIRD	44LR	QUICK COUPLER VALVE	
DIG		P75-XXXL 1 1/2 IN. MNPT	200 MESH DISCREET Y FILTER	
		115V	ELECTRIC LINE VOLTAGE	
		SCH 40 OR CL 200 PVC	MAIN LINE FROM P.O.C.	
		SCH 40	4" PVC SLEEVING FOR IRRIGATION	

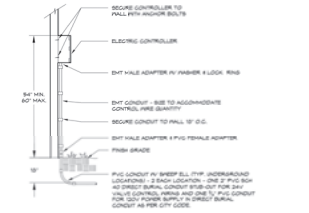
- IRRIGATION NOTES**
1. AUTOMATIC SUB-SURFACE DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES, SHRUBS, PERENNIAL BEDS, AND ORNAMENTAL GRASS AREAS. SPACING PER MANUFACTURER TO PROVIDE EVEN AND EFFICIENT WATERING.
  2. AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSPECTED BY A QUALIFIED IRRIGATION CONTRACTOR.
  3. A LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF AN IRRIGATION SYSTEM SHALL BE INSTALLED. SYSTEM SHALL INCLUDE AN ADJUSTABLE 24-HOUR TIME CLOCK WHICH WILL ALLOW FOR AUTOMATIC, SEMI-AUTOMATIC, OR MANUAL OPERATION. CIRCUIT CONTROL WHICH ALLOWS FOR MANUAL OR AUTOMATIC OPERATION, AND PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE.
  4. IRRIGATION SYSTEM TO BE INSTALLED INTO THE DEVELOPMENT'S POTABLE WATER LINE. CONTRACTOR TO INSTALL A PRESSURE REGULATOR AND TOWN-APPROVED BACKFLOW PREVENTOR WITH 18 GPM AT 80 PSI AT A POINT OF CONNECTION. NOTIFY LANDSCAPE ARCHITECT IF THE REQUIRED FLOW CANNOT BE MET.
  5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
  6. PROVIDE 4" PVC SLEEVING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS.
  7. MAINLINE IS TO BE BURIED 12" - 18" BELOW FINISHED GRADE. LATERAL PIPES SHALL BE BURIED 8" - 10" BELOW FINISHED GRADE IN LANDSCAPED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
  8. CONTRACTOR IS TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.
  9. THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
    - 9.1. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS, REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
    - 9.2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
    - 9.3. TEST AND ADJUST CONTROLS AND SAFETIES: REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.



WEATHER SENSOR  
EAVE MOUNTED - Wireless



IRRIGATION SLEEVING



ELECTRIC CONTROLLER  
EXTERIOR WALL MOUNT

**ps**  
pinon sage  
landscape architects  
700 redstone ave  
carbondale, CO, 81623  
devin@pinonsage.com  
(970) 379-0816

CARBONDALE CENTER PLACE  
CARBONDALE, COLORADO

BUILDING  
PERMIT

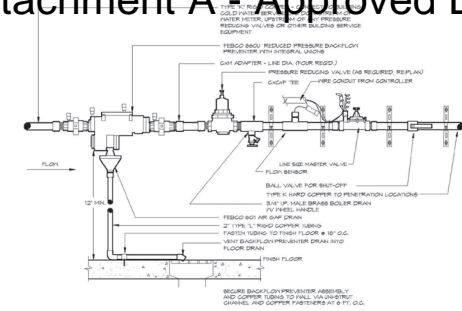
IRRIGATION  
PLAN

Scale: 1" = 20'  
0' 10' 20' 40'  
Issue date: 6/18/21  
revisions - description - date

Drawn - DC  
Job - 0188



# Attachment A - Approved Building Permit Plans



POINT OF CONNECTION - INTERIOR

1

ELECTRIC CONTROLLER EXTERIOR WALL MOUNT

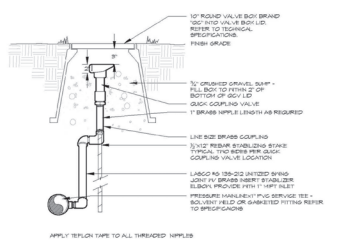
2

WEATHER SENSOR EAVE MOUNTED - SolarSync

3

GATE VALVE

4



QUICK COUPLING VALVE

5

MANUAL DRAIN VALVE

6

ELECTRIC CONTROL VALVE 24V - Poly Lateral

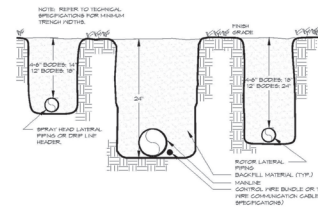
7

POP-UP SPRAY HEAD SWING PIPE - POLY

8

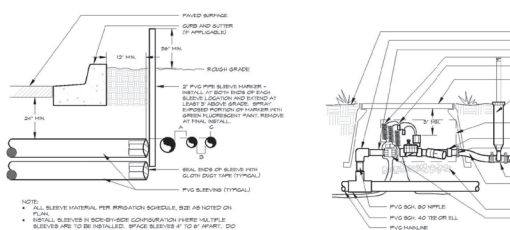
LOCKABLE BALL VALVE

9



TRENCH 24\"/>

10



IRRIGATION SLEEVING

11

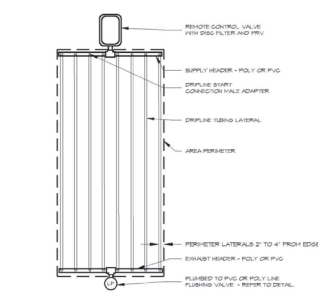
DRIP VALVE 24V - POLY LATERAL

12

DRIP EMITTER SHRUB BEDS

13

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MATCHED BED LOCATIONS - SINGLE HYDROZONE	EMITTER QTY. AT MATCHED BED LOCATIONS - MIXED HYDROZONE
1" & SMALLER HYDRONAL	0.8 GPM	ONE EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
1" & SMALLER HYDRONAL	0.8 GPM	THREE EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	THREE EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SEVEN EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE, L-ONE, ONE B-ONE
2" CALPER TREE	1.2 GPM	SIX EACH	100% L-ONE, ONE B



SUBSURFACE DRIP - TOP VIEW  
END FEED LAYOUT - TURF ZONE ONLY

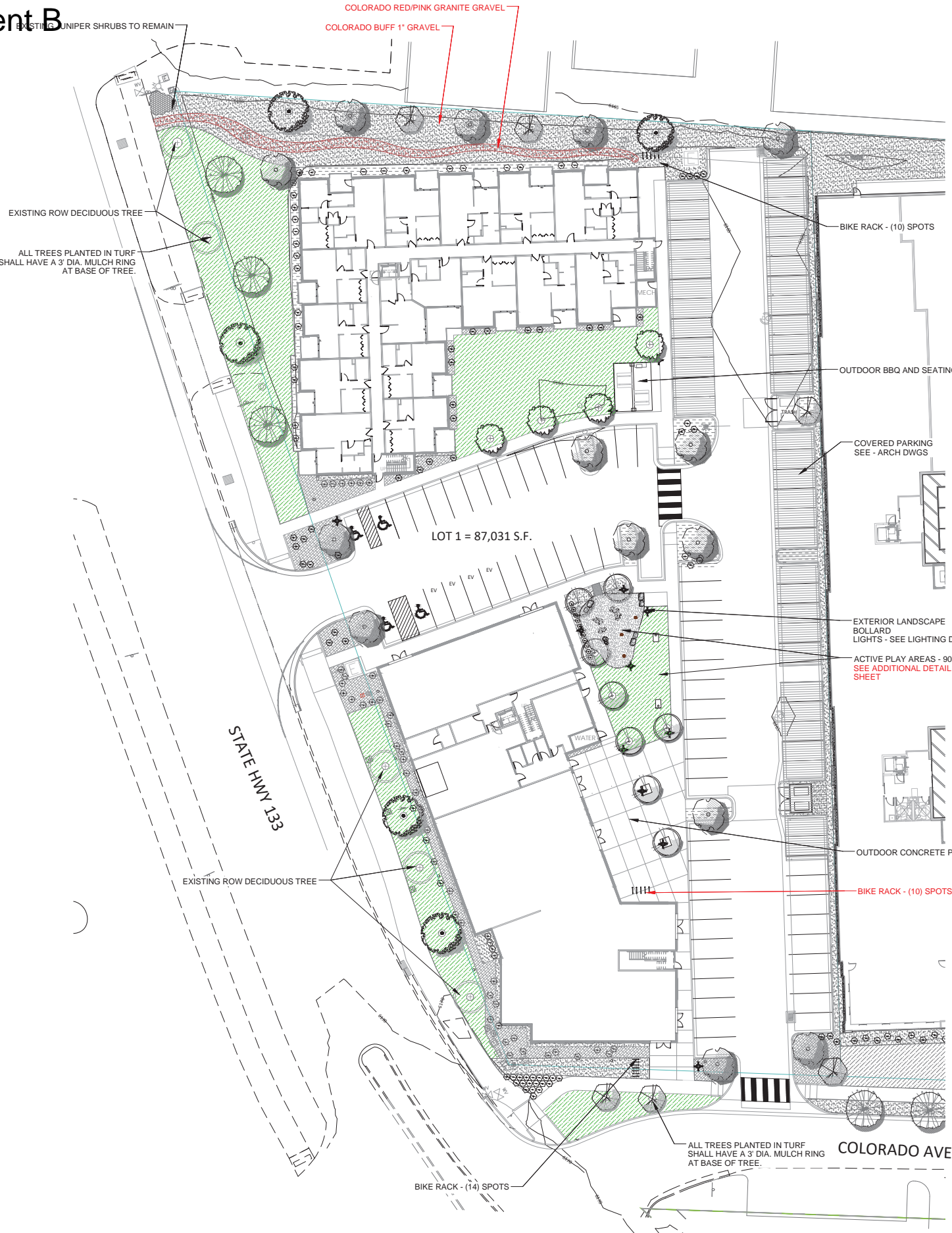
14

DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR

15

EMITTER TUBING CONNECTION with PVC and VALVE BOX (TURF ZONE)

16



PLANTING PLAN KEY

	HOTWINGS MAPLE - 20' tall x 15' wide		PERENNIAL FLOWERS AND SHRUBS
	PRINCESS KAY PLUM - 18' tall x 13' wide		TURF TYPE GRASS - 18,700 S.F.
	STREETSPIRE OAK - 30' tall x 14' wide		SHRUBS/DECORATIVE MULCH
	SUMMER SPRITE LINDEN - 15' tall x 10' wide		DECORATIVE MULCH - 4,300 S.F.
	CRIMSON SENTRY MAPLE - 25' tall x 15' wide		ROCK SHOP GRAND JUNCTION
	CLEVELAND/CHANTICLEER FLOWERING PEAR		SHRUBS - LOCATIONS PER CD SET
	25' tall x 18' wide		
	JAPANESE IVORY SILK LILAC TREE		
	20' tall x 15' wide		

TREE LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
DECIDUOUS TREES (total # of deciduous trees 45 New + 8 Existing = 53)				
Acer platanoides	'Crimson Sentry'	Crimson Sentry Norway Maple	5	2.5' cal
Acer tataricum	'Hot Wings'	Hot Wings Maple - Tree Form	13	2.5' cal
Prunus nigra	'Princess Kay'	Princess Kay Plum	8	2.5' cal
Pyrus calleryana	'Cleveland Select'	Cleveland Flowering Pear	7	2.5' cal
Quercus	'StreetSPIRE'	StreetSPIRE Oak	2	2.5' cal
Syringa reticulata	'Ivory Silk'	Japanese Ivory Silk Lilac Tree	5	2.5' cal
Tilia cordata	'Summer Sprite'	Summer Sprite Linden	5	2.5' cal

SHRUB LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Buddleja	'Miss Molly'	12	5 gal
Caryopteris	clandonensis 'Blue Mist'	25	5 gal
Cornus	Sericea 'Isanti'	11	5 gal
Euroymus	altatus 'Compactus'	15	3' hgt
Pinus	mugo 'pumilio'	12	7 gal
Potentilla	fruticosa	15	5 gal
Syringa	patula 'Miss Kim'	15	7 gal
Weigelia	florida 'Sonic Bloom'	27	5 gal

PERENNIAL LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
GRASSES (total # of grasses 60)			
Calamagrostis	acutiflora 'Karl Foerster'	16	1 gal
Helictotrichon	sempervirens	20	1 gal
Eragrostis	spectabilis	6	1 gal
Miscanthus	sinensis 'Little Miss'	18	1 gal

PERENNIAL FLOWERS

Achillea	millefolium 'Red Beauty'	15	1 gal
Aegopodium	podagraria	8	f-15
Aquilegia	alpina	40	1 gal
Aquilegia	canadensis	30	1 gal
Baptisia	austalis	30	1 gal
Brunnera	macrophylla Jack Frost	6	f-15
Campanula	glomerata	25	1 gal
Coreopsis	lanceolata	20	1 gal
Delphinium	'Magic Fountains'	20	1 gal
Delphinium	grandif.	16	1 gal
Delphinium	x Pac. Giant 'Dk Knight'	15	1 gal
Echinacea	'Hot Summer'	41	1 gal
Echinacea	purpurea 'Pow Wow White'	34	1 gal
Gallardia	'Arizona Sun'	25	1 gal
Hemerocallis	'Bright Sunset'	23	1 gal
Hemerocallis	'Little Business'	13	1 gal
Hemerocallis	'Stella de Oro'	10	1 gal
Heuchera	sanguinea 'Splendens'	6	f-15
Lavandula	angustifolia	38	1 gal
Lupinus	'Gallery Blue'	33	1 gal
Papaver	radiculae 'Champagne'	40	1 gal
Penstemon	cyananthus	24	1 gal
Penstemon	digitalis 'Husker Red'	24	1 gal
Penstemon	eastonii	24	1 gal
Phlox	subulata 'scarlet flame'	7	f-15
Rudbeckia	fulgida	45	1 gal
Salvia	'May Night'	32	1 gal
Scabiosa	caucasica 'Kongliment'	2	f-15
Sedum	spuriolum 'Dragon's Blood'	2	f-15

BULBS

Crocus	vernus 'Purpureus'	30
Iris	x germanica	30

PERENNIAL FLOWER TOTALS - 1 GAL - 617  
F-15 - 31  
BULBS - 60

LANDSCAPE SURFACE CALCULATIONS

	Vegetated Landscape	Non-Vegetated Landscape	Total Landscape	Total Impervious
Carbondale Center Place (Lot 1) 87,031 S.F.	19,230 S.F.	2,557 S.F.	21,787 S.F.	65,244 S.F.
Scout Self Storage (Lot 2) 93,771 S.F.	5,194 S.F.	7,896 S.F.	13,090 S.F.	80,681 S.F.

COMMON OPEN SPACE

LOT (1) 20,702 S.F.  
LOT (2) 12,893 S.F.

BIKE RACK CALCULATIONS

LOT (1) 104 PARKING SPOTS = 34 BIKE SPOTS (34 BIKE SPOTS ARE PROVIDED)  
LOT (2) 9 PARKING SPOTS = 3 BIKE SPOTS (3 BIKE SPOTS ARE PROVIDED)

LANDSCAPE PLANTING NOTES

- REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- FINISH GRADES OF PERENNIAL BEDS AND REVEGETATED AREAS TO BE 1-1/2 INCHES BELOW ADJACENT PAVING OR HEADER. (CHECK MULCH DEPTH AND IF SEEDED OR SODDED LAWNS).
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
- SEE IRRIGATION DRAWINGS FOR IRRIGATION SLEEVES LOCATION.
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

SOIL AND MULCH PREPARATION NOTES

- IMPORTED TOPSOIL FOR ALL PLANTED AREAS SHALL BE APPROVED BUY LANDSCAPE ARCHITECT PRIOR TO DELIVERY. PER THE TOWN OF CARBONDALE AND ICGO TOPSOIL SHALL NOT BE FARMLAND.
- TREE SOIL SHOULD HAVE A MINIMUM DEPTH OF 3 FEET (3'). BOTH TOPSOIL AND SUBSOIL LAYERS SHALL BE SANDY LOAM. THE TOP SOIL SHALL BE AT LEAST 6 INCHES (6") AND HAVE 5 PERCENT (5%) ORGANIC MATTER BY WEIGHT AND SUBSOIL SHALL HAVE AT LEAST ONE TO THREE PERCENT (1 - 3%) ORGANIC MATTER BY WEIGHT.
- A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER SOIL AMENDMENT PER ONE THOUSAND SQUARE FEET OF LANDSCAPED AREA SHALL BE REQUIRED AS NECESSARY TO MEET THE 5 PERCENT (5%) ORGANIC MATTER SPECIFICATION. SITE SOILS TO BE AMENDED TO DEPTH OF NOT LESS THAN 12". AMENDMENT CANNOT INCLUDE SPRINGMUD PEAT MOSS.
- SOIL AMENDMENT ORGANIC MATTER SHALL CONSIST OF EITHER CLASS I AND CLASS II COMPOST.
- SITE SHALL BE FREE OF ROCKS AND DEBRIS OVER ONE INCH (1") DIAMETER IN SIZE.
- STOCKPILING - STRIPPING AND STOCKPILING OF INDIGENOUS SOIL (TOPSOIL) SHALL BE REQUIRED.
- REUSING INDIGENOUS SOIL OR SITE TOPSOIL SHALL BE CLEARED OF DEBRIS INCLUDING, BUT NOT LIMITED TO, BUILDING MATERIALS, PLASTER, PAINTS, ROAD BASE TYPE MATERIALS, PETROLEUM BASED CHEMICALS, AND OTHER HARMFUL MATERIALS. AREAS OF CONSTRUCTION-COMPACTED SUBSOIL SHALL BE SCARIFIED.
- INORGANIC MULCH INCLUDES ROCK, GRAVEL, OR PEBBLES. ROCK MULCH SHALL HAVE A MINIMUM DEPTH OF TWO INCHES (2")



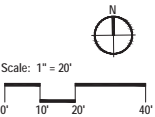
piñon sage  
landscape architects  
700 redstone ave  
carbondale, CO, 81623  
devin@pinonsage.com  
(970) 379.0816

CARBONDALE CENTER PLACE  
NORTH BLDG  
900 MAIN STREET  
CARBONDALE, COLORADO

BUILDING  
PERMIT



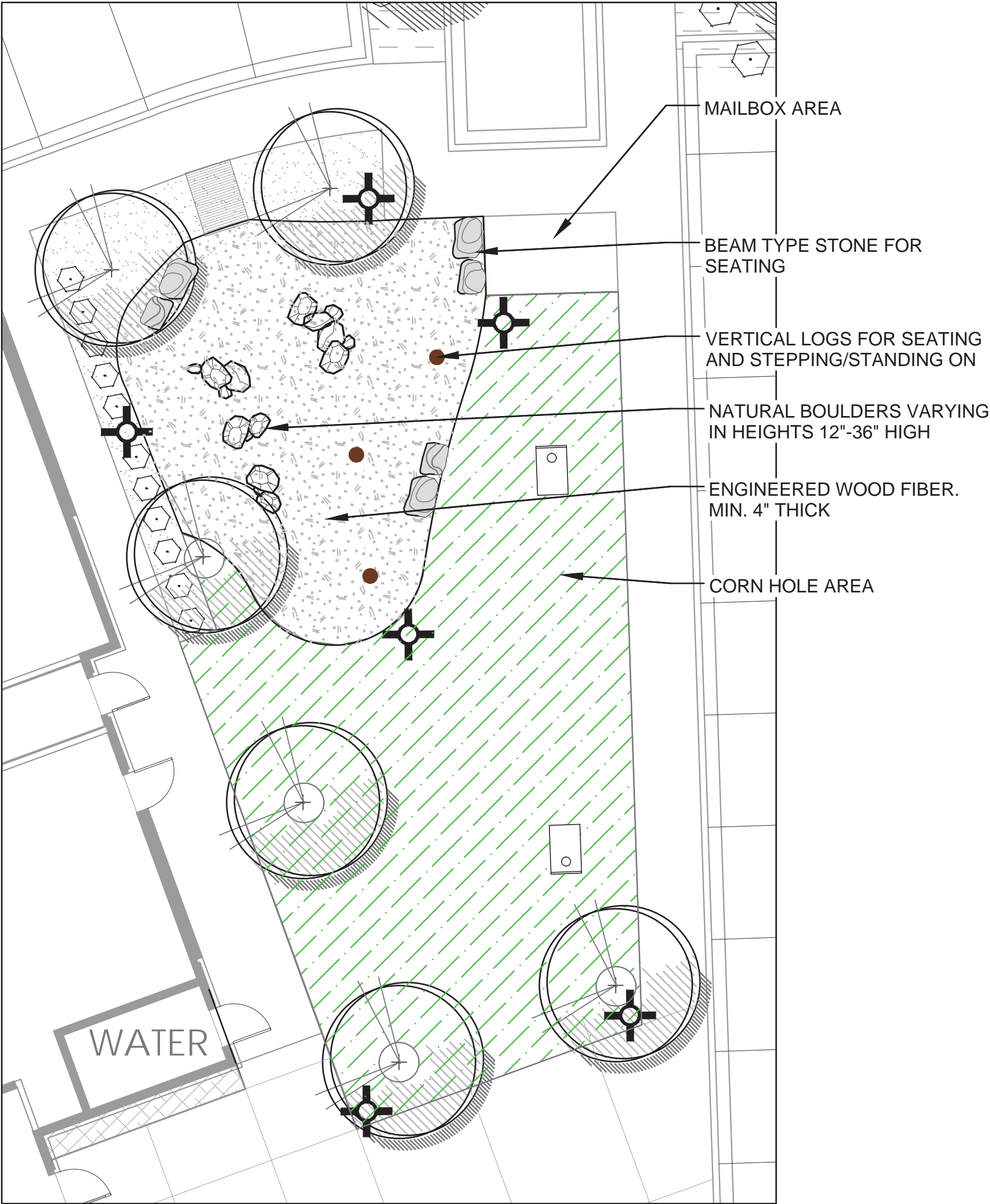
LANDSCAPE  
PLAN



issue date - 10/14/21  
revisions - description - date  
1 - TOWN REVIEW - 6/9/23

drawn - DG  
job - 0188





piñon sage  
landscape architects  
700 redstone ave  
carbondale, CO, 81623  
devin@pinonsage.com  
(970) 379.0816

CARBONDALE CENTERPLACE- SOUTH BUILDING - CARBONDALE

PLAY AREA

Drawn/Checked	Proj. Num.	Date	Sheet	Scale
DG	DG	0188	1 OF 1	1:10

Comment: Updated to reflect natural boulders, log steppers, and corn hole.