

Exhibit E
Community Outreach Summary

PROPOSED ANB BANK – CARBONDALE, Hendrick Drive & HWY 133

ANB Bank, a community bank in Carbondale for over 20 years, is proposing a new 2-story mixed use building just east of the new City Market and Main Street Marketplace to help create a more compact retail/business/residential environment, to reduce vehicle trips within the community, as well as provide housing options for the community. The proposed highly energy efficient building looks to implement new office, retail, and residential into the community. With pedestrian and bicycle friendly elements the new building will help this center become the heart of shopping, residences, and commerce in Carbondale.



PROPOSED HIGHLIGHTS LOCATION

- Location and proximity to the marketplace commercial shopping center core provides an extremely functional and accessible location and provides synergies in a mixed-use environment allowing ease of access to adjacent commercial and residential properties.
- The new building is designed to provide an engaging space for customers, tenants, shoppers, residents, and the public by serving as a connector and welcoming gateway between the marketplace and downtown Carbondale.
- The ANB Bank design team considered the character of Carbondale and incorporated elements that reflect community feedback, such as pedestrian connections and access, responsive landscape, bike racks, art opportunity area, outdoor amenities for the residences, and outdoor plaza spaces.
- The site plan provides an extensive pedestrian access through and around the property creating an environment that is ideal for bicycle use and walkability.
- The design adheres to the Unified Development Code Guidelines and follows New Urban design recommendations as outlined by the Carbondale Comprehensive Plan.



PROPOSED IMPROVEMENTS BUILDING

- **Sustainability** – It is built to exceed the current sustainability codes of Carbondale. The new building will utilize use durable and certain regionally sourced materials to provide a timeless building that reduces the impacts on the environment.
- **Energy Efficient** – ANB will follow the energy code for new buildings in Carbondale. The new building will be built to reduce its carbon footprint by using energy savings fixtures, HVAC systems, solar garden power, on site solar, and many other attributes to be a state-of-the-art, energy efficient building in Carbondale.
- **Accessibility** – It is designed to accommodate various means of transportation and to reduce vehicle trips. It will enhance the Rio Grande multiuse pedestrian/bicycle trail along Hwy 133 and provide easy access into the center, with bicycle parking. It will also provide direct connections into the shopping center to allow walkers, runners, bicyclists and others easy access.
- **Adding additional business and living opportunities** – The building is proposed to provide new ground floor retail space, new offices space, and several multi-family for lease units for community and workforce housing opportunities.

DRAFT PROJECT RENDERING



DRAFT TIMELINE

December 2022: Application submitted.

- Rezoning from Obsolete Zoning to Mixed Use
- Major Site Plan Review

January/February 2023: Continued Outreach

Spring/Summer 2023: Work on any required revisions, collecting and submittal of additional information. Project Design and Obtain project approvals.

Fall/Winter 2023: Target for project start, if approved.

PROJECT CONTACTS

Owner/Applicant

ANB Bank

Carbondale Bank President | Tony Spires | Tspires@anbbank.com | 970-928-1834

Regional Bank President | John Ward | John.Ward@anbbank.com | 970-544-0393

Local Planner/Landscape Architect

The Land Studio | Doug Pratte | Landstudio2@comcast.net | 970-927-3690

Outreach Coordination/Project Information

ANB Bank | Laura Schmolt | laura.schmolt@anbbank.com | 719-381-5767

Alder Companies | Will Coffield | wcoffield@aldercos.com | 303-394-5531

The Land Studio | Doug Pratte | Landstudio2@comcast.net | 970-927-3690

ANB Carbondale

Summary of Outreach Efforts

<u>Entity Presented or Reached out to</u>	<u>Approximate Timing of Outreach</u>
➤ <i>Met with Carbondale Arts Education Director and Carbondale Public Arts Commission Chair Michael Stout</i>	<i>February 2023</i>
➤ <i>Presented the Project to the Carbondale Bike, Pedestrian, and Trails Commission</i>	<i>March 2023</i>
➤ <i>Discussed the Project with We-Cycle System Director James Currie</i>	<i>February 2023</i>
➤ <i>Presented the Project to Carbondale Rotary Club:</i>	<i>Spring 2023</i>
➤ <i>Presented the Project to Carbondale Chamber of Commerce:</i>	<i>Spring 2023</i>
➤ <i>ANB Customer Outreach – On site plans and flyer documentation</i>	<i>Winter / Spring 2023</i>
➤ <i>ANB Reached out to and discussed the project with:</i> <ul style="list-style-type: none">○ <i>Roaring Fork Valley Habitat for Humanity President Gail Schwartz and Board Members Chris Severson and Skip Berhorst.</i>○ <i>Pitkin County Commissioner Francie Jacober.</i>	