



## TOWN OF CARBONDALE

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

### PLANNING & ZONING COMMISSION AGENDA

THURSDAY, April 27, 2023 at 7:00 P.M.  
Carbondale Town Hall & Via Zoom

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82152789749?pwd=V2pYMjQ0UUVPZTNEUVg5YnB2QnpYUT09>

#### 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 April 13, 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. – 7:15 p.m.  
1629 Delores Way Development Approval Extension Request ..... Attachment B
6. 7:15p.m. – 8:15 p.m.  
**PUBLIC HEARING:** 55 N. 7th Street – Little Blue Preschool Expansion Combined  
Application: Administrative Site Plan Review, Subdivision Exemption, Special Use Permit  
and Rezoning ..... Attachment C
7. 8:15p.m. – 8:45 p.m.  
Worksession: EV parking spaces, Solar roof-ready, Mandatory Solar, and Beneficial  
electrification requirements..... Attachment D
8. 8:45 p.m. – 8:50 p.m.  
Staff Update
9. 8:50 p.m. – 9:00 p.m.  
Commissioner Comments
10. 9:00 p.m. – ADJOURN

#### Upcoming P & Z Meetings:

5-11-2023 – TBD

5-25-2023 – 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 April 13, 2023

#### **Commissioners Present:**

Jay Engstrom  
Jarrett Mork  
Kade Gianinetti (1<sup>st</sup> Alternate)  
Jess Robison (2<sup>nd</sup> Alternate)

#### **Staff Present:**

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

#### **Commissioners Absent:**

Nick Miscione  
Jeff Davlyn  
Nicholas DiFrank  
Kim Magee

#### **March 9, 2023 Minutes:**

***Motion Passed:*** Jarrett ***moved*** to approve the March 9, 2023, meeting minutes. Jess ***seconded the motion***, and it was ***unanimously approved***.

Yes: Jay, Jarrett, Kade, Jess

No: none

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

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

#### **Upcoming Boards and Commissions Structural Changes**

Jared provided some background on this topic, noting that at the behest of the Board of Trustees the Town Manager researched the structure of all the Town's advisory boards and commissions with the goal of bringing uniformity to certain aspects of these groups. He referred to the matrix included in the meeting packet, pointing out there are a lot of differences in board makeup, number of members and alternates, appointment dates, interview and appointment process and length of terms. Jared commented that one of the reasons that prompted this review was confusion arising over the process of appointing commission members. Staff recommend a few topics for the BOT to discuss and they would like feedback from each Board/Commission to take back to the BOT for a discussion about those items that could be changed. Jared asked commission members to consider what, if anything, is pertinent to the Commission to maintain or to change and to determine as a group if the Commission would like to submit a written comment most specifically if they feel strongly that the interview/appointment process should be different than currently outlined in the Ordinance.

#### **Appointment Date**

Jay asked if appointments would only take place once per year.

Jared replied that, in theory, that should be the process, but in practice applications for the open position are advertised at the time of vacancy. Jared explained that by selecting a uniform appointment date there could be concerted public outreach to right-size interested community members with the appropriate board or commission, whereas in the current situation interested community members might only incidentally learn of a vacancy.

Jerrett asked if the BOT wants the Commission to change or can they give input of preference.

Jared explained that the spring appointment date was proposed by the Parks and Recreation Commission to facilitate the transition of youth members during the school year, attract applicants before the busy months of summer and allow new members to become familiar with projects well before budget season.

Jay commented that he didn't see the effectiveness of all the groups having the same appointment date, pointing out that it might increase competition for members. He added that he was uncomfortable with the possibility that members might only be appointed once per year because if the Commission has occasion to lose two or three members in a short period of time it would add to the burden carried by remaining members.

Jerrett agreed that once per year wasn't ideal, especially considering the Commission's workload. He suggested that appointments take place on a quarterly basis.

Kade agreed that quarterly appointments would be a fair compromise.

### Terms

Jared pointed out that the Planning & Zoning Commission was one of the few commissions with a four-year term. He asked if commission members would rather have a two- or three-year term, noting that four years does allow for a learning curve.

Kade agreed that four years was appropriate for this Commission, noting that two years might be too short.

Jerrett suggested extending the term to five years to provide congruence with the comprehensive plan updates. He commented that with a four-year term it was possible to see some larger projects through from beginning to end.

Jay noted that currently members need to re-apply and re-interview to be reappointed for another term and asked if that process would continue.

Jared answered in the affirmative and explained that that process was typical for all the boards and commissions.

Both Jess and Jay agreed that a four-year term is appropriate for this Commission.

### Number of Members

Jared noted that the Planning & Zoning Commission currently consisted of seven regular members and two alternates. He asked the commission members if they were comfortable with that configuration and if having two alternates was helpful. Jared explained that other communities he is familiar with allow members to live outside the municipal limits and have professional preferences – for example, no less than three industry professionals – and asked if the commission members thought this was a beneficial criterion.

Jess replied in the affirmative regarding the number of members.

Jerrett wondered if applicants must meet specific criteria if that would limit the number that apply.

Jared commented that the professional criterion is usually a preference, not a requirement.

Jay thought that it was more important to limit the number of industry professionals and encourage applicants from outside that realm.

Jerrett agreed, adding that it is good to have a variety of professionals because they look at plans in different ways and then lay people often have good ideas.

Both Jay and Jess agreed that Carbondale is too small to limit applicants in that way and they want to encourage diversity in a variety of ways.

Kade thought the topic regarding out of town applicants was interesting because there are a lot of people that live outside the municipal boundaries that consider Carbondale their town.

Jared pointed out that most of the boards and commissions allow some out-of-town members.

Jay commented that oftentimes members move outside the municipal boundaries after they have been appointed.

Jared noted that the Historic Preservation Commission suggested allowing individuals who own businesses or work in Carbondale to qualify, or to live in Carbondale's "sphere of influence."

Jay suggested removing the wording and leaving it up to the Board of Trustees to decide.

Kade and Jess both suggested leaving the topic alone unless it becomes problematic.



## Interview

Jared commented that the majority of Boards/Commissions interview potential members and then make a recommendation to the BOT for approval. He noted that the interview process for the Planning & Zoning Commission includes the BOT, the Planning & Zoning Commission Chair and one other P & Z member of the Chair's choosing; the code currently doesn't allow for the P & Z Commission, as a whole, to interview applicants. He pointed out, however, that historically the Commission has interviewed and made recommendations to the BOT and the BOT can choose to agree with the recommendation or appoint someone else. Jared offered that if the Commission would like to see the written process changed to be congruent with what has happened historically it might be more impactful to submit a written comment to the BOT. He added that in his experience because the P & Z is a quasi-judicial commission, the interview process is usually undertaken by the BOT.

Jerrett preferred the hybrid scenario in which P & Z interviews applicants, pointing out that he wasn't sure how closely the BOT follows the Commissions actions.

Jay noted that the P & Z Commission used to be a stepping stone to the BOT, and stated that while he understood the Commissions perspective because of its quasi-judicial nature, the BOT should remain involved.

Jess commented that, in her experience, by choosing its own members P & Z Commissions can limit minority opinions and different voices, thereby sowing contention if the group veers into an unhealthy political situation. She thought it important to honor democracy and retain the BOT's involvement and oversight.

Kade understood Jess's perspective but thought there was potential for conflict if the BOT selects an applicant that the P & Z didn't support. He was in favor of the current practice for interviews and appointments. Kade asked why there wasn't a BOT liaison to the P & Z Commission.

Jared replied that there isn't a BOT liaison because of potential conflicts that might arise if a Trustee participates in a P & Z Public Hearing and then must make a decision at the BOT level.

Kade thought it would create better dialogue and context if there were a BOT presence, suggesting their attendance could be limited to non-hearing meetings.

Jared replied that they would need to seek legal guidance because the Trustee might not be able to participate in the same way as they do on other boards and commissions.

Jerrett suggested hosting joint meetings with the Tree Board and Environmental Board, as well.

### **P & Z/BOT Check-in Discussion**

Jay reminded the commission members they have their check-in with the BOT on the upcoming Tuesday, April 18<sup>th</sup>.

Jared explained that the packet contains his revised draft memo and covers the Commission's service tenure, 2022 accomplishments and approvals, a summary of the Comprehensive Plan Update and 2023 priorities.

Jay thought the format looked good and commented that it was nice to see their accomplishments in addition to all the work on the Comprehensive Plan Update.

Kade asked if the 2023 priorities were listed in order of importance.

Jared replied that the EV parking requirements and solar ready roofs will be part of an upcoming work session and that is why they are listed first.

Kade noted that the other three – Accessory Dwelling Unit regulations, HCC and/or Downtown North zoning and the Multi-Modal Mobility and Access Plan – are the more challenging and higher priorities.

Jared pointed out that the M3AP will be a consultant led process, so the workload on that topic shouldn't be too arduous.

Kade asked if it was possible to get an update on the Town Center project, adding that he still wasn't sure how appropriate it was that the BOT not only chose the consultant, but will be leading the project as well.

### **Staff Update**

Jared stated that he is developing a work session for the EV parking requirements mentioned earlier with the goal being a model for standards dedicating a percentage of parking to EV capable, EV ready and EV installed parking spaces; this will help the Town achieve their "Path to Net Zero." He noted that by establishing those requirements, electrical conduit can be installed while a project is under construction.

Kelley explained that ANB Bank submitted a revised application a few weeks ago and she is working through the completeness review. She noted that the Public Hearing for 55 N. 7<sup>th</sup> Street/Little Blue Preschool Expansion will take place at the April 27<sup>th</sup> meeting.

Kelley also informed the commission members that staff will be updating the Historic Preservation web page to highlight recent efforts by that Commission. She asked if commission members have other suggestions, to please contact staff.

### **Commissioner Comments**

Jess suggested that commission members pay attention to the current affordable housing legislation currently being promoted by Governor Polis and if individuals have strong feelings one way or the other to be sure to contact their local representatives.

Jared explained the tenets of the legislation (if approved):

- All the communities across Colorado have been placed into various tiers and each tier has specific requirements to achieve affordable housing; Carbondale is in the least restrictive tier.
- As drafted, ADUs will be a use by right in all zone districts and municipal governments would have limited oversight.
- Municipal governments couldn't limit short-term rentals or require deed restricted units and a variety of requirements would need to be updated to conform with the legislation.
- Carbondale's BOT reviewed the proposed legislation at Tuesday's meeting based on three code analyses from Southwest Energy Efficiency Project (SWEET), Colorado Municipal League (CML) and Colorado Association of Ski Towns (CAST). SWEET supported the initiative, while CML opposed the legislation because it removes local control to solve local problems along with the speed at which it is being pushed through at the expense of public outreach. CAST supported some of the initiatives such as reducing the power of HOAs but pointed to the effects the bill would have on the character of municipalities. While the BOT did support some aspects of the bill, Trustees were concerned over the loss of local control and what the legislation might mean for Home Rule municipalities; a letter will be sent to the Representatives Perry and Velasco outlining the BOT's position.
- Trustee Laird pointed out that a more successful approach might be a large sum of money to buy down the cost of housing. He also noted that more housing doesn't always equate to less cost.
- Jared acknowledged that the legislation would have impacts and thought it worthwhile to follow developments. He suggested that if commission members were concerned, they can communicate their thoughts as private citizens or the Commission can draft a letter as a group.

Jay noted that the bill is being pushed hard, but there is a lot of opposition. He thought the impacts might be felt more acutely on the western slope than the Front Range.

Jared pointed out that there might be other solutions such as adopting a real estate transfer tax (which the State of Colorado previously prohibited) or floating a bond to provide a large block of money for affordable housing.

### **Motion to Adjourn**

A motion was made by Jarrett to adjourn, Jess seconded the motion, and the meeting was adjourned at 8:18 p.m.



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

## Planning and Zoning Commission Memorandum

Meeting Date: 4/27/2023

**TITLE:** Extension of Site Plan Review Entitlements for 1629 East Dolores Way

**Submitting Department:** Planning Department

**Property Owner:** Cooper Duplex LLC

**Applicant:** Mark Chain Consulting, LLC

**Property Location:** 1629 East Dolores Way; Lot 5, Kay PUD

**Zoning District:** Kay PUD

**ATTACHMENTS:** A: Applicant Letter requesting extension  
B: Resolution No. 9, Series of 2021  
C: Draft Resolution

---

### Background:

In 2021, Cooper Duplex LLC requested a Special Review for Site Plan and Architectural Design as outlined in the Kay PUD. The proposal included the construction of 9 residential units, eight on a newly-constructed 2<sup>nd</sup> floor and one ADA accessible unit on the ground floor of the existing building at 1629 East Dolores Way (see photo below). The proposal also detailed that most of the ground floor would remain commercial/warehouse space. In addition, five of the nine residential units were proposed as deed restricted Community Housing Units.

The Planning and Zoning Commission (P&Z) reviewed and approved the proposed project on April 29, 2021 and Resolution No. 9, Series of 2021 was subsequently adopted on May 13, 2021.

The Kay PUD does not specify an approval duration or process to request an approval extension. Unified Development Code (UDC) Section 2.3.9 of the states that the lapsing period shall be two years from the date of approval if a lapse of approval is not specified for a specific process.

Staff has determined that the date of approval is the adoption of the approval Resolution or Ordinance, not the approval of the motion. Therefore, the subject application was approved on May 13, 2021 and the approval lapses on May 13, 2023.

Extension Request:

Mark Chain, on behalf of the property owners, had submitted a request to extend the Special Review for Site Plan and Architectural Design approval for a period of two years to May 2025. The applicant cites much of the work done to date as demonstration of pursuing the project (e.g. permits issued for refurbishment of the commercial units; building permit submitted for the second story residential units).

Staff has determined that the extension request is warranted and that the owners have pursued action on the prior approval in the last two years. Staff recognizes some of the challenges in the construction industry as well as turnover with Town staff which have impacted the ability to move forward with the second story residential portion of the project. Staff supports the requested extension of the Special Review approval.



1629 East Dolores Way

Recommendation:

Staff recommends that the following motion be approved:

**Move to approve Resolution No. 2, Series 2023, approving a two-year extension of the Special Review for Site Plan and Architectural Design approval for 1629 East Dolores Way.**

Prepared by Jared Barnes, Planning Director

## Mark Chain Consulting, LLC

Page 1

April 17, 2023

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

RE: 1629 East. Dolores Way

Dear Jared:

Thank you for meeting with us on April 13. Per our discussion, please consider this a formal request to extend the approvals for the above referenced project. We would be looking for a 2-year extension until May 2025.

For background, Cooper Duplex LLC received approval for a Special Review for Site Plan and Architectural design for this property which is legally described as Lot 5 of the Kay PUD by the adoption of Resolution No. 9 – Series of 2021 dated May 13, 2021. An unexecuted copy is attached. The approval included a total of 9 residential units with eight units on the 2<sup>nd</sup> floor and one ADA accessible unit on the first floor. 5 of the 9 units are deed restricted Community Housing Units. Most of the first floor will remain commercial/warehouse space.

The Amended and Restated Kay PUD does not provide a specific lapse of approval time frame for which this type of special review. However, Section 2.3.9 of the UDC notes that if the lapse of approval is not noted in a specific process the lapsing period shall be two years from the date of approval. Cooper Duplex LLC obtained its first building permit about a year ago for the purpose of refurbishing the commercial units and preparing for installation of a second story. That building permit has been closed out. The owners submitted building permit plans for the residential units. The Town's Building Department requested specific MEP (mechanical, electrical and plumbing) Information. The engineering firm indicated it could take several months to turn these documents around. We are making the required modifications so that the project can move forward, and the building permit be obtained. With this relatively slow turnaround and with the recent changes to the Carbondale Building Department we are not sure when the permit will be able to be issued. Therefore, we are making the request so that if an extension is required it is in place.

## Mark Chain Consulting, LLC

Page 2

Please let me know if you need additional information or wish to discuss. We are hoping to be on either the April 27 or the May 11 agenda. Thanks for your attention to this matter.

Sincerely,

*Mark Chain*

Mark Chain, Planner



RESOLUTION NO. 4  
SERIES OF 2021

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN  
OF CARBONDALE, COLORADO, APPROVING A SPECIAL REVIEW FOR  
1629 EAST DOLORES WAY, LOT 5 OF THE KAY PUD

WHEREAS, Cooper Duplex LLC. ("Applicant") has requested a Special Review for Site Plan and Architectural Design approval for the above-described property in order to increase residential density to allow ground floor residential on Lot 5 of the Kay PUD as follows;

Number of Units to be located on ground floor and second floor.

One Ground Floor ADA Unit

8 Upper Floor Units

Total 9 Units

WHEREAS, Site Plan and Architectural Design Review is a special review under Section F of the Kay PUD; and

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed this application at the April 29, 2021 Planning and Zoning Commission meeting; and

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale finds the following with respect to this Site Plan and Architectural Design Special Review:

- A. Cooper Duplex LLC. proposal located at 1629 East Dolores Way is capable of accommodating the intended use of the land, including residential units; is free from natural hazards such as flooding, falling rock, landslides and snowslides; is served by a street system providing safe and convenient access, and is provided with accessible utility installations; with all of the foregoing intended to promote the health, safety and welfare of the citizens of the Town.
- B. The proposed addition will have adequate ingress and egress directly through common or limited common elements to public access and access to trails and transit facilities.
- C. The proposal meets the criteria as indicated in the Amended and Restated Zone Text for the Kay PUD, Section F. criteria for approval.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that the Special Review, Site Plan and Architectural Design for the Lot 5, Kay PUD, 1629 East Dolores Way is hereby approved, subject to the following conditions:

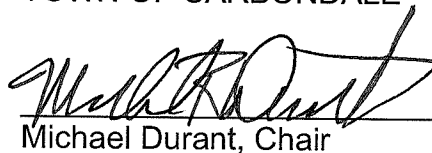


1. All representations of the Applicant and Applicant's representatives at the Public Hearing shall be considered conditions of approval of this Special Review.
2. All development shall comply with the plans submitted with the application materials.
3. All lighting shall comply with the Town's Lighting Ordinance.
4. Prior to issuance of a building permit, the Applicant shall pay the Town a Water Rights Dedication Fee to be determined at permit submittal.
5. The Applicant shall plant 18 trees per the landscaping standards within the Kay PUD.
6. The applicant will submit Deed Restrictions for all 5 restricted units for review and approval by the Town and the Garfield County Housing Authority prior to the issuance of a building permit for any of the residential units
7. The Applicant shall be responsible for all recording costs and shall pay all fees associated with this application to the Town, including any professional fees, as set forth in Appendix A of the Municipal Code.
8. The applicant shall pay all required School and Fire impact fees and provide proof of said payment to the Town prior to the issuance of Certificates of Occupancy for the residential units.
9. The applicant shall provide rental guidelines to include parking restrictions on the number and location of parked vehicles that demonstrate the project promotes the Kay PUD goals for transit-oriented development before the issuance of any residential Certificates of Occupancy.
10. The applicant shall work with RFTA to provide a method of access to the RFTA park and ride facility for tenant use.

INTRODUCED, READ, AND PASSED THIS 13th DAY OF MAY 2021.

PLANNING AND ZONING COMMISSION OF  
TOWN OF CARBONDALE

By:

  
Michael Durant, Chair

COMMUNITY DEVELOPMENT  
TOWN OF CARBONDALE  
1629 EAST DOLORES WAY  
CARBONDALE, CO 81625

Resolution 4-2021  
1629 East Dolores Way Special Review

RESOLUTION NO. 2  
SERIES OF 2023

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN  
OF CARBONDALE, COLORADO, APPROVING A TWO-YEAR EXTENSION OF A  
SPECIAL REVIEW FOR SITE PLAN AND ARCHITECTURAL DESIGN APPROVAL  
FOR 1629 EAST DOLORES WAY, LOT 5 OF THE KAY PUD

WHEREAS, Planning and Zoning Commission Resolution No. 4, Series 2021 approved a Special Review for Site Plan and Architectural Design to increase the residential design and to allow ground floor residential on Lot 5 of the Kay PUD as follows:

Total of 9 Units to be located on ground floor and second floor as follows:

One Ground Floor ADA Unit

8 Upper Floor Units

WHEREAS, neither Resolution No 4., Series 2021 nor the Kay PUD specify a lapse of approval timeframe and pursuant to Unified Development Code ("UDC") Section 2.3.9 the default lapsing period is two years. Said approval of a Special Review for Site Plan and Architectural Design expires on May 13, 2023.

WHEREAS, on April 17, 2023, Mark Chain Consulting, LLC ("Applicant") on behalf of Cooper Duplex LLC ("Owner") has requested a two-year extension of the approvals for the above-described property; and

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed the requested extension of approvals at the April 27, 2023 Planning and Zoning Commission meeting.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that a two-year extension of approval of a Special Review for Site Plan and Architectural Design for Lot 5, Kay PUD, 1629 East Dolores Way, is hereby approved, subject to the following conditions:

1. All representations of the Applicant and Applicant's representatives at the Planning Commission meeting on April 27, 2023 shall be considered conditions of approval of this Special Review.
2. The conditions of approval set forth in Resolution No. 4, Series of 2021 are hereby incorporated herein by reference (with the same force and effect as though fully set forth herein).
3. The Special Review for Site Plan and Architectural Design for Lot 5, Kay PUD, 1629 East Delores Way, shall lapse on May 13, 2025.

INTRODUCED, READ, AND PASSED THIS 27th DAY OF APRIL, 2023.

PLANNING AND ZONING COMMISSION OF  
TOWN OF CARBONDALE

By: \_\_\_\_\_  
Jay Engstrom, Chair



**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.

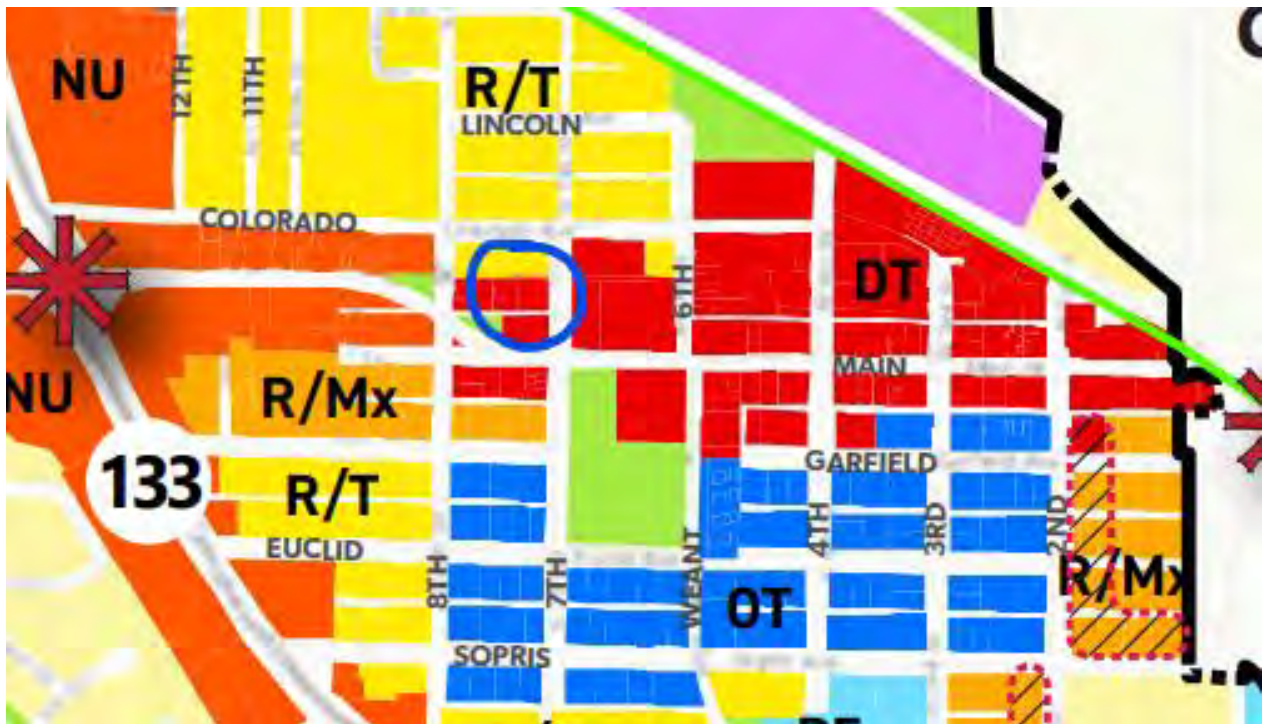
Staff requests review and direction from the P&Z on the combined application which will inform preparation of a recommended motion.

## **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

## Downtown



| Main Street |



| Downtown Commercial |

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.

### Top priorities include:

- Preserve existing historic buildings
- Maintain the core downtown characteristics, emphasizing pedestrian-oriented design that connects the buildings to the sidewalk with architectural elements
- Reduce visible mass by stepping back upper stories from the street
- Consolidate downtown parking into collector lots that serve multiple purposes

### Relationship of development to streets:

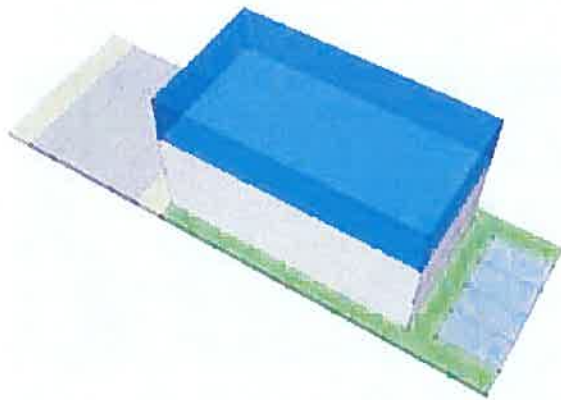
- Orient buildings and site design specific to pedestrians more than towards cars
- Buildings should be sited at the edge of the sidewalks and existing gaps in the block faces should be filled-in except for formal plazas and other gathering places

### Uses:

- Encourage mixed use including shopping, restaurants, entertainment, lodging, offices, employment generating activities, and facilities essential to the daily life of the residents and housing
- Focus more on the form and design of buildings than on prescribing specific commercial uses
- Encourage commercial-residential mixed-use with housing above ground floor

### Building Mass and Scale:

- Buildings should reflect the predominant pattern with up to three story buildings with a high percentage of lot coverage
- Stepped back upper stories along the street can help reduce visible building mass
- Balance the preservation existing historic buildings with architectural variety in new buildings and redevelopment of existing non-historic buildings
- Building façades and roof lines should be broken-up to extend the pattern of regular variation that exists today due to the 25 foot lot width downtown
- Streets should be faced with three-dimensional architectural elements such as windows, doors, and dormers



| Figure 3: Main Street typical parking configuration |

**Parking:** Develop a parking strategy for downtown that encourages infill. The strategy **could include** the following:

- Smaller town-site lots utilize small scale surface parking in the rear or well-screened, small lots at the side of buildings. Figure 3 shows four rear loaded parking spaces and a 3 story building on a 2 town site lots
- Make the best use of existing land by reducing the demand for parking spaces with shared parking where different uses have complementary parking needs (office use during the day, residential use in the evening and at night)
- Explore potential sites and financing for future parking to accommodate the loss of downtown parking, should private vacant or partially vacant lots that currently serve as informal parking be developed
- Implement an optional fee in lieu of on-site parking requirements and use the revenues to develop public on-street parking and collector lots
- Explore options for developing well-screened, smaller scale collector lots within short walking distance of the downtown core, but not facing Main Street.

**Connectivity:**

- Increase the visibility of the downtown from Highway 133 by establishing a Downtown gateway at the intersection of Highway 133 and Main Street
- Facilitate multi-modal connections between Downtown and the Rio Grande Trail
- Capitalize on the historic grid streets pattern to establish a system to accommodate necessary traffic levels, as well as pedestrians and bicyclists
- Utilize the town streets right-of-way to accommodate improvements called for in this plan's Mobility Plan Element



# 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

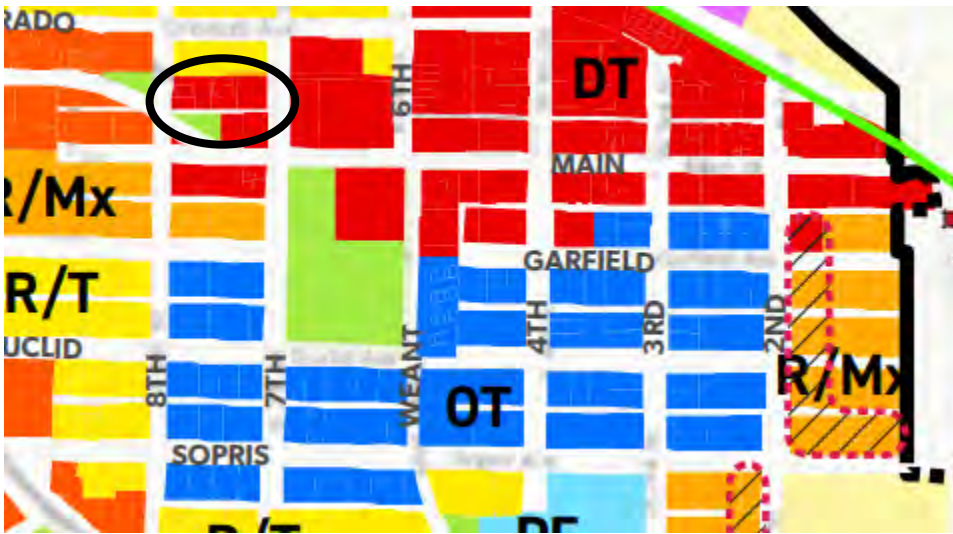
### Adjacent Zone District Summary

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 land use 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>
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.	All facilities and services exist on site or are available nearby. The proposed zoning change has no impact on these services.

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 \_\_\_\_\_

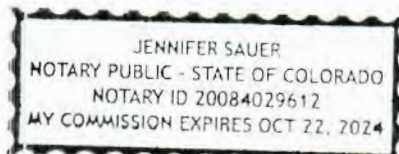
**Signature of all owners of the property must appear before the application is accepted.**

Owner Signature Mig Date 2/17/23 Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF GARFIELD Eagle )

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.

Page 1 of 2

- 
- Parking counts for the entire block if the proposed use will generate the need for additional parking (both sides of street and in the alley if applicable). These counts shall be taken at 7:30 a.m. and 7:30 p.m. one day during the week and on a weekend day (allowances will be given for winter applications). 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. 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 pervious surfaces.
  - iii. Building or structure height.
  - iv. Total landscaped area.
  - v. The amount of private outdoor open space and the amount of bulk storage space.
  - vi. Approximate size of each type of dwelling unit.
  - vii. A list of all property owners within 300 feet.
  - viii. A map showing adjoining zone districts within 300 feet if this area includes different zone districts than the subject site.
  - x. Other details, plans or proposals that will aid the determination of whether the proposed use is in conformance with all regulations, development standards and review criteria applicable to the proposed use, the site, and the zone district in which the use will be located, or otherwise demonstrate that any impacts of the proposed use will not have a unreasonable adverse impact upon surrounding uses.

☐ Additional information requested at the pre-application meeting:

[illegible]



**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.

Little Blue Land Use Application

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.”

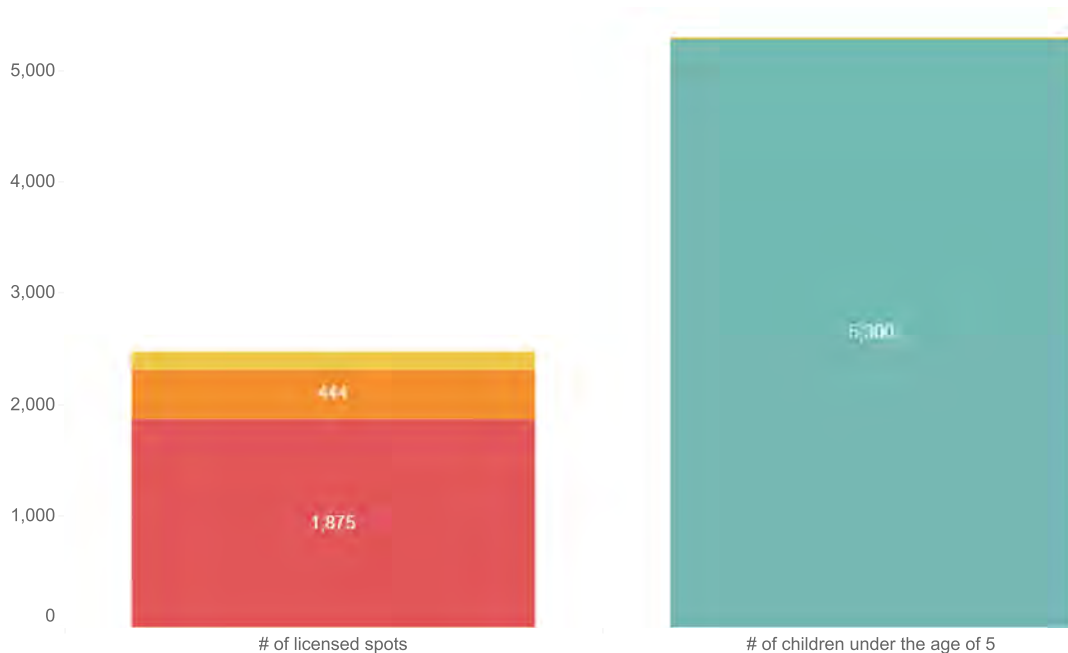
The availability of spots for infants and toddlers is even more scarce and expensive as an infant or a toddler requires a higher ratio of staff per child than a preschooler.

“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.

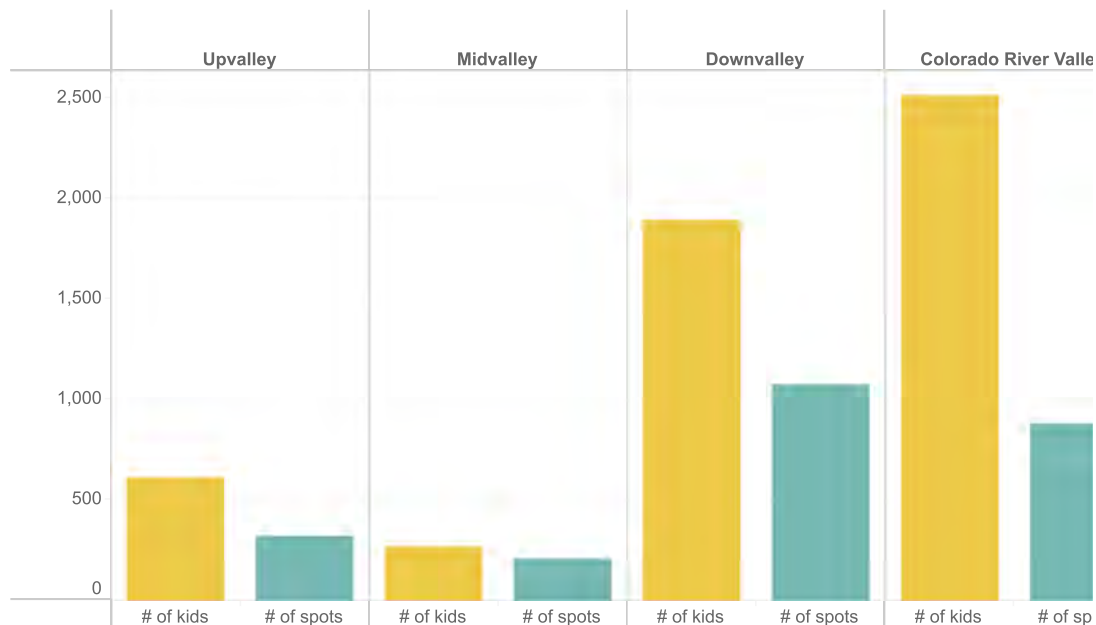
Meanwhile, in-home care accounts for about half of the licensed providers between Carbondale and Parachute. That’s mainly a response to the child care crisis in Garfield County.

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

averages are \$8,672 and \$7,148, respectively.

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**

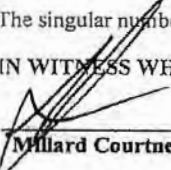
also known by street and number as: **55 N 7th Street, Carbondale, CO 81623**

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

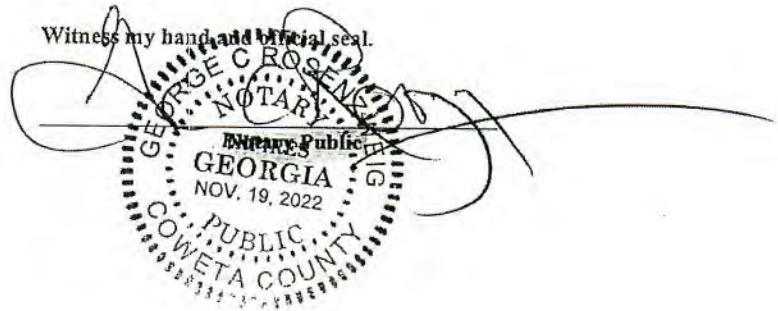
The foregoing instrument was subscribed, sworn to, and acknowledged before me this 15 day of October, 2020 by Millard Courtney Farmer III.



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 follow-  
ing 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

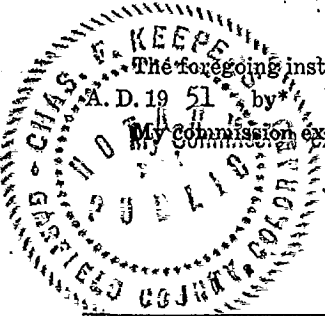
County of Garfield

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

, 19 . 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

Little Blue Land Use Application

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 Deputy.

Fees, \$2.50 Pd

M. D. Ferguson

Carbondale

48



Reception No. 197195

Chas S. Keegan

RECORDER.

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

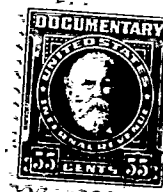
of the County of Garfield

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

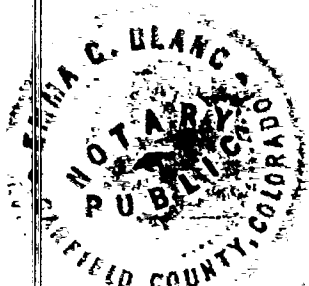
ss. The foregoing instrument was acknowledged before me this 28th day of January, 1957, by JAMES DARIEN

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 presents 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, 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 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]

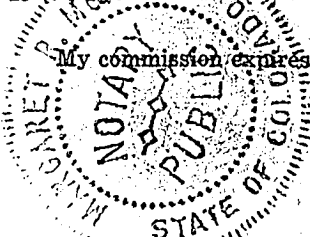
[SEAL]

STATE OF COLORADO,  
County of Garfield

ss.

The foregoing instrument was acknowledged before me this 18 day of June 19 73 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

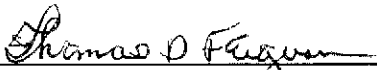
and

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.

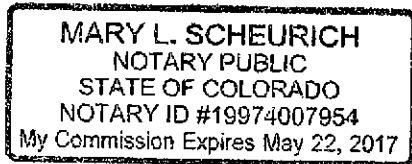
  
\_\_\_\_\_  
Thomas D. Ferguson, Personal Representative of the  
Estate of Marvin Ferguson, Deceased

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.

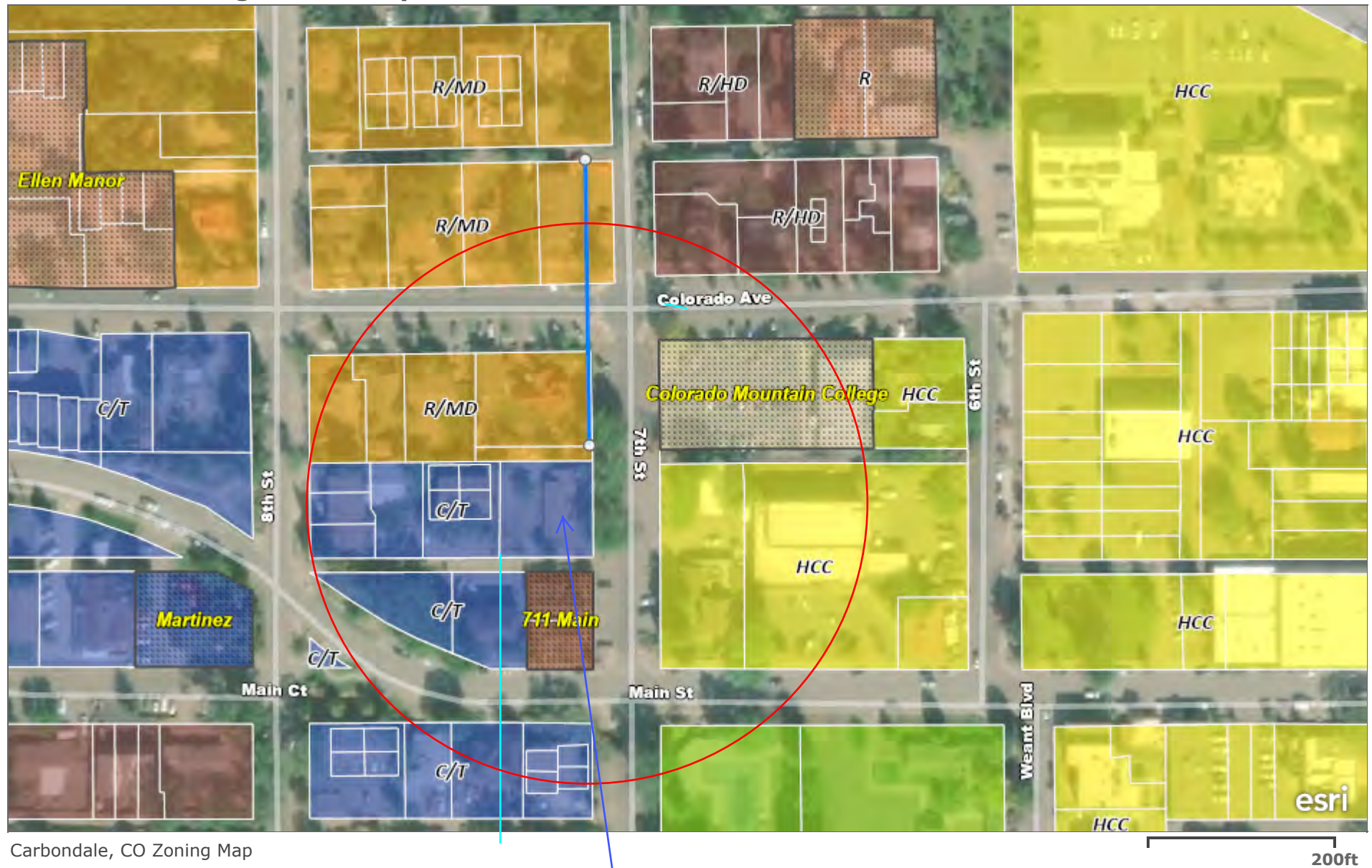
Sincerely,

A handwritten signature in blue ink that reads "Michell". The signature is fluid and cursive, 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

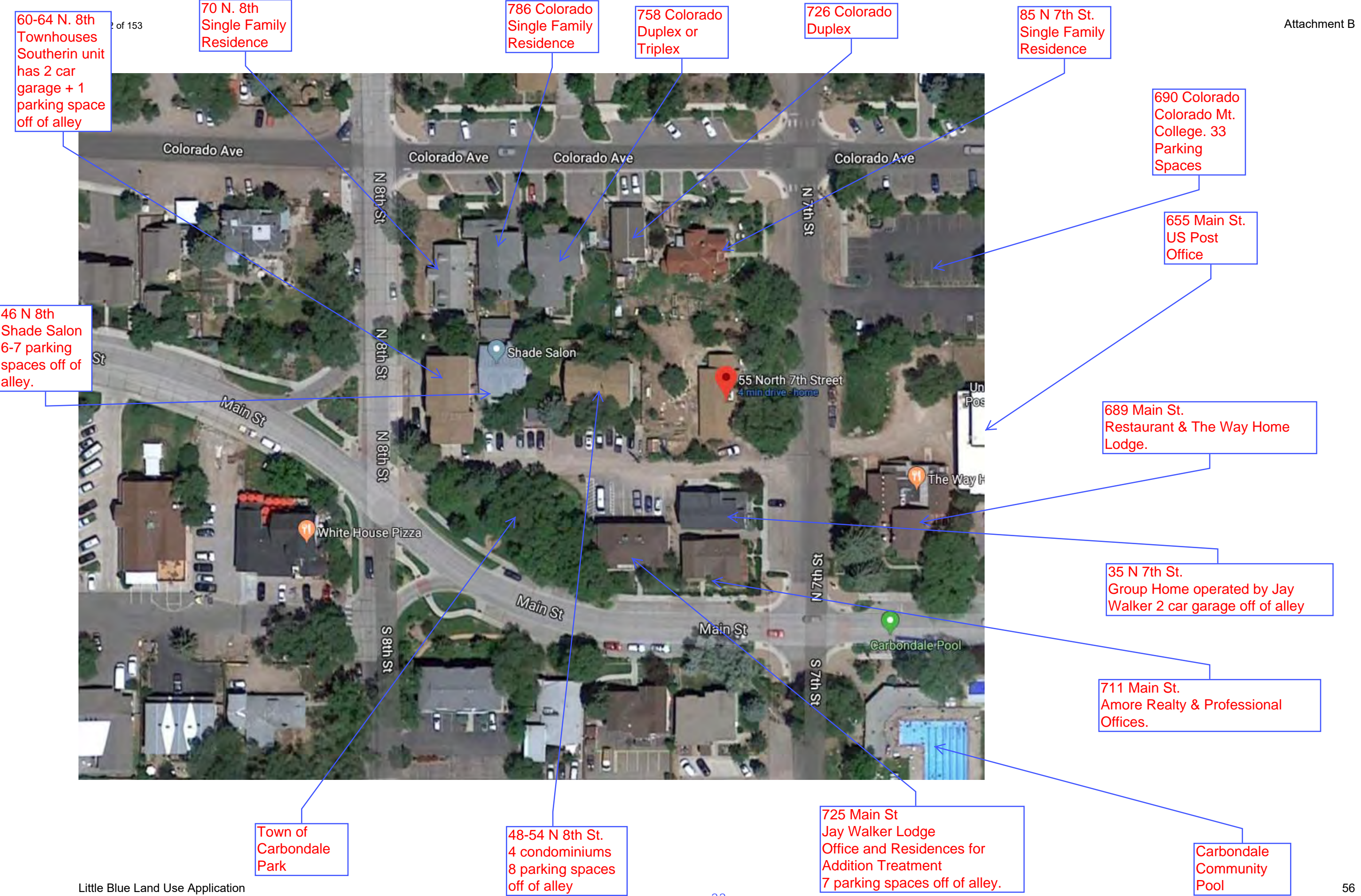


Carbondale, CO Zoning Map

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

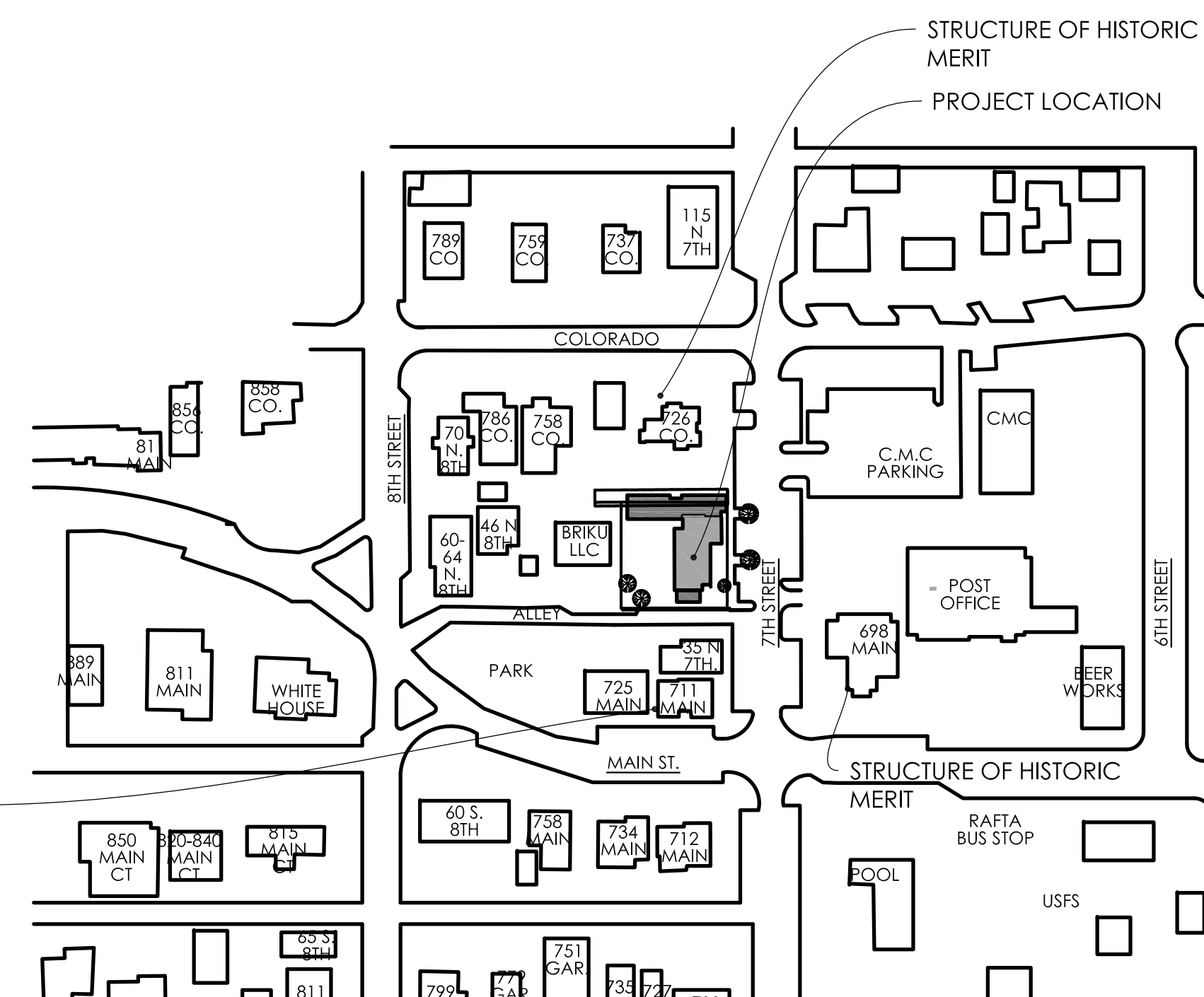


## MINIBUS INFORMATION

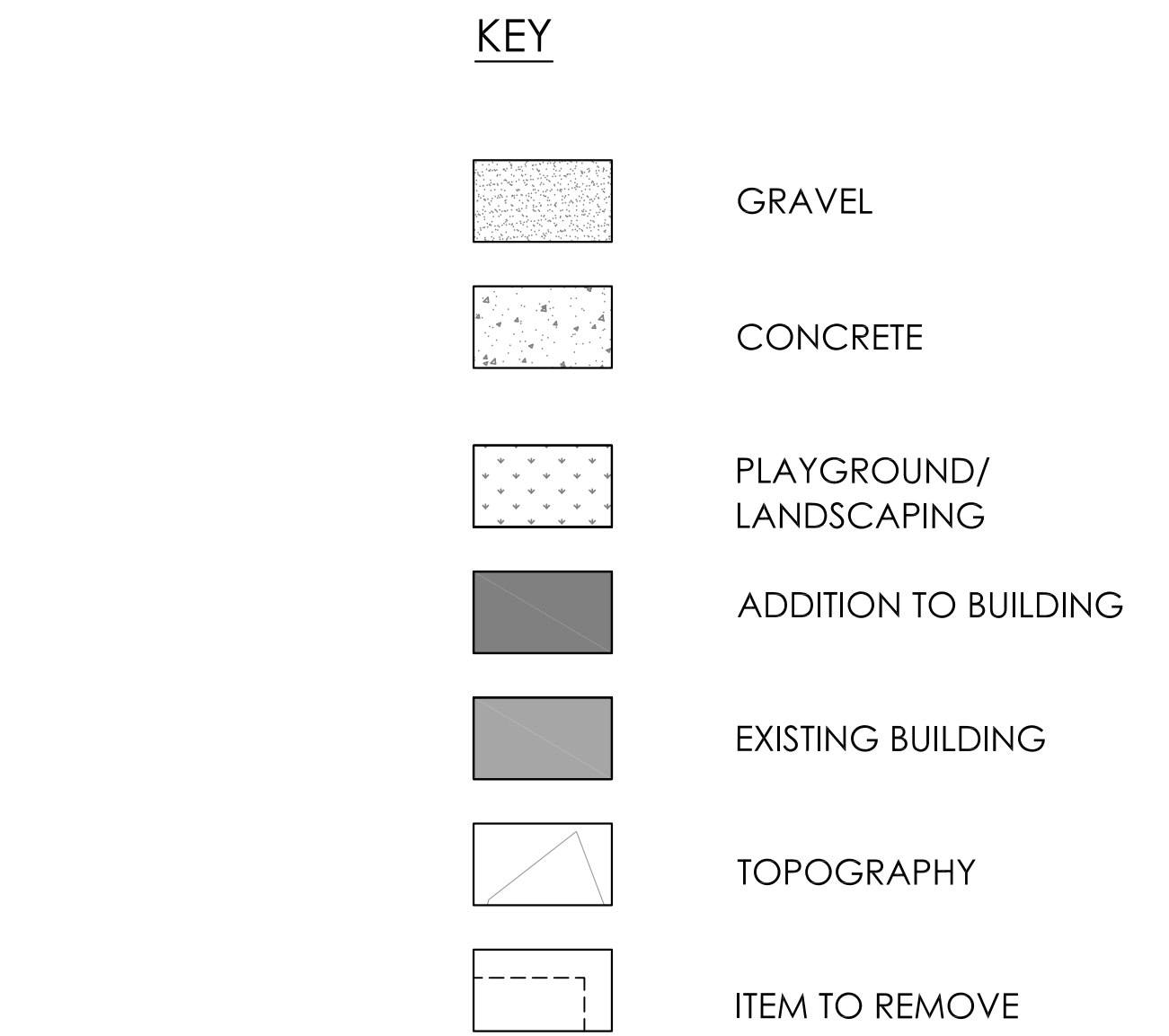
Minibus used at Little Blue is a Chevy 3500 with a Collins MFSAB body (14 passenger)



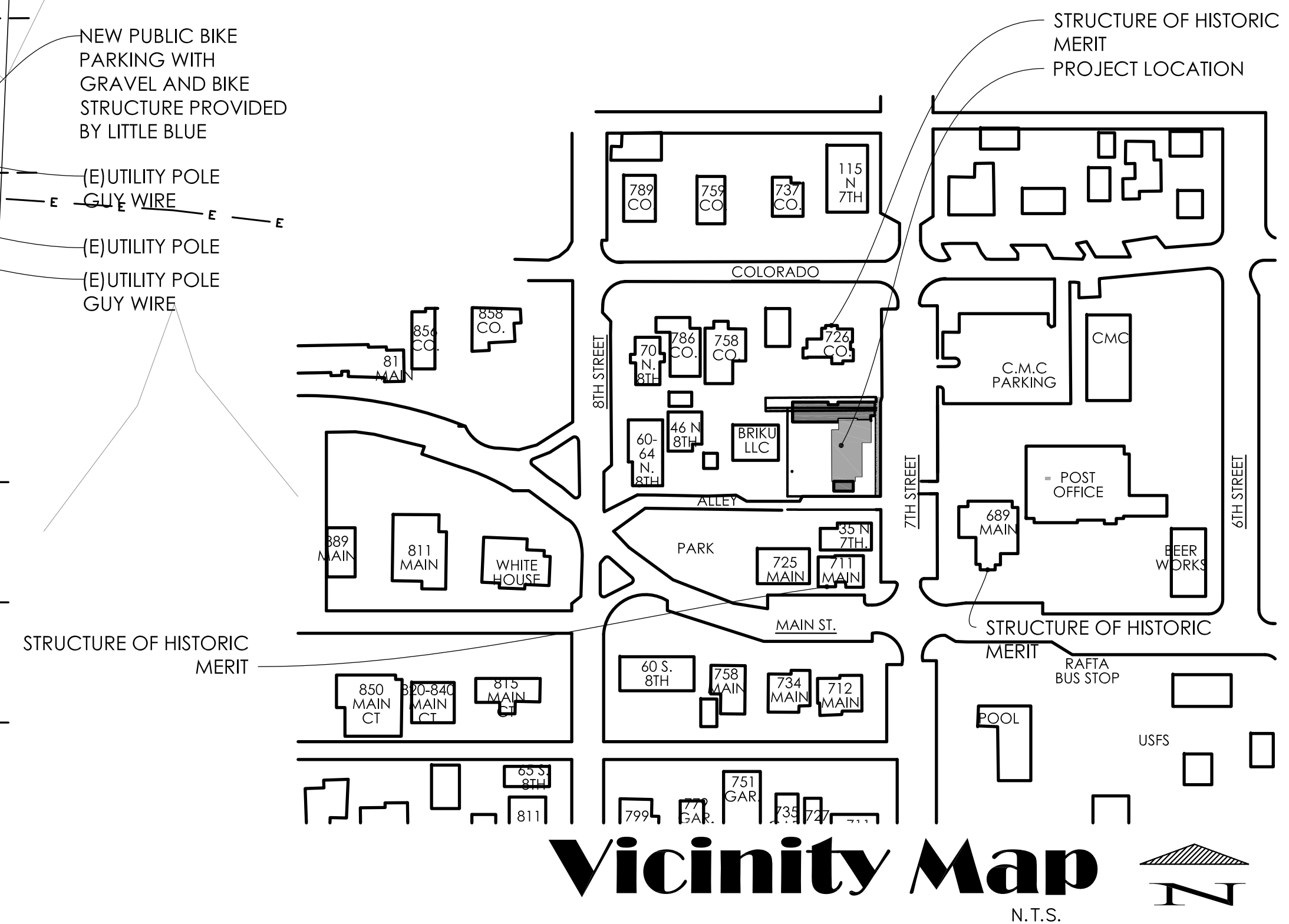
It can be parked in the eastmost spaces in the alley.



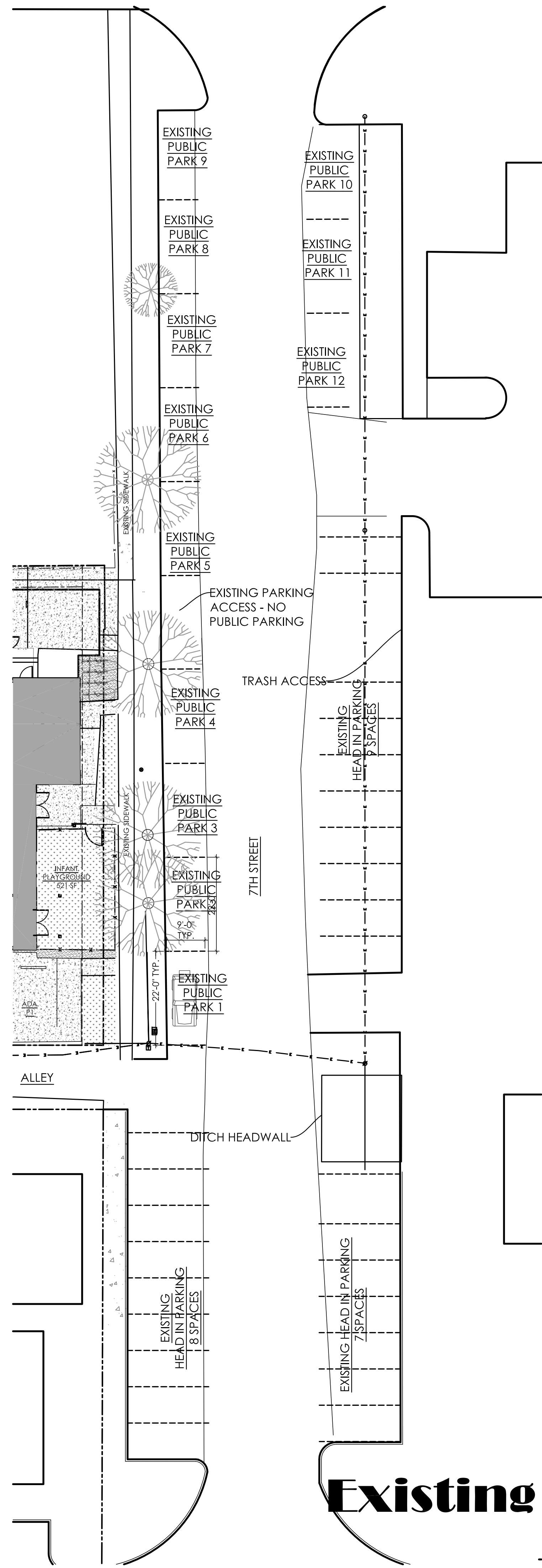




Site Data Table			
Lot Dimensions	irregular - see survey		
Total Site Area	11,572 sf		
Existing Structure Area		2,507 sf	
Proposed New Structure Area		2,184 sf	
Subtotal Structure			4,691 sf
Existing Covered Porch		355 sf	
Proposed New Covered Porch		220 sf	
Subtotal Covered Porch/Overhangs			575 sf
TOTAL PROPOSED STRUCTURE			5,266 sf
landscape area (previous 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	



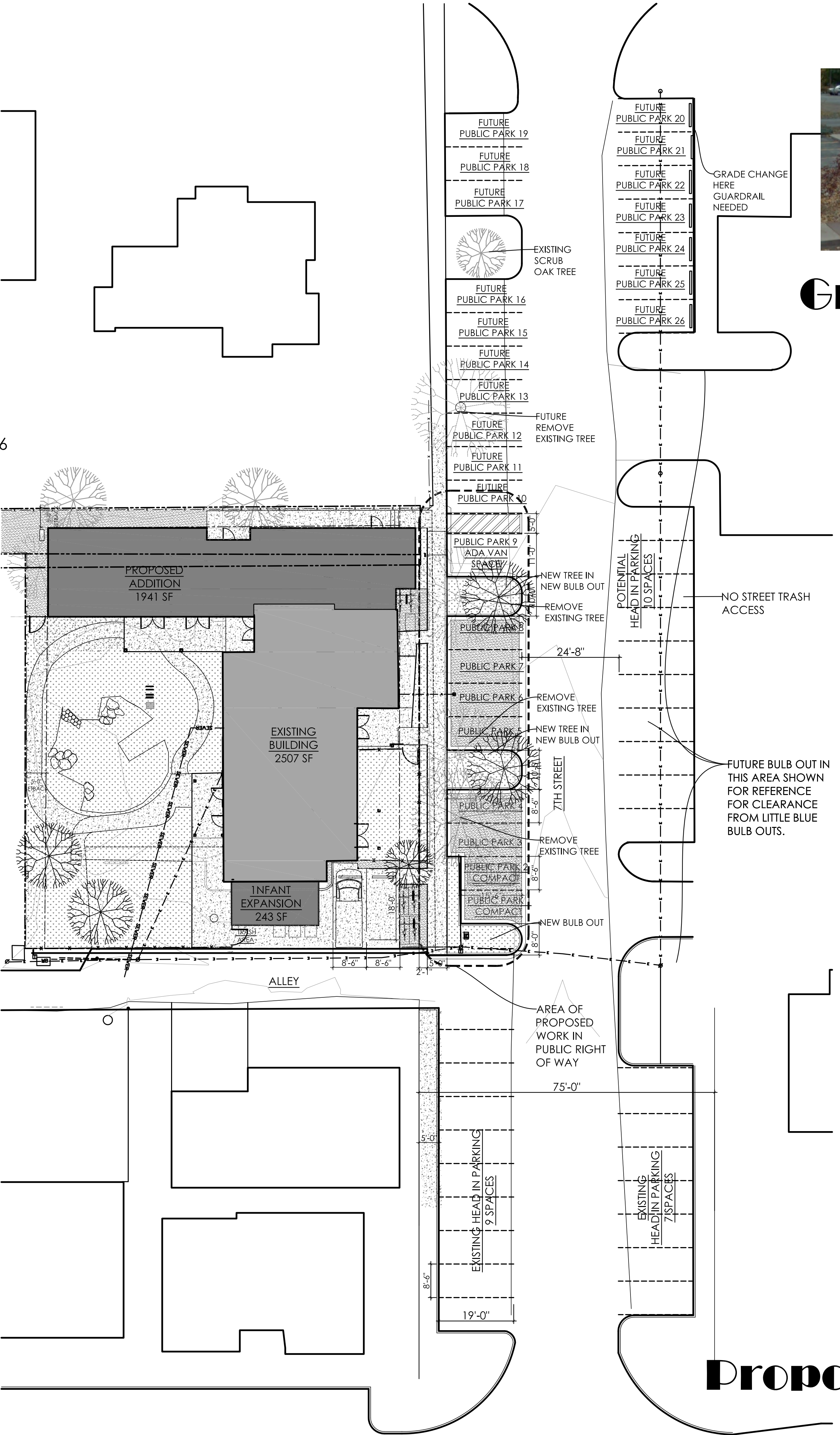




# Existing Parking

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

Attachment B

**Confluence**  
architecture & sustainability  
555 Capital Circle - Carbondale, CO 81623  
970.533.9770  
www.confluencearchitecture.com

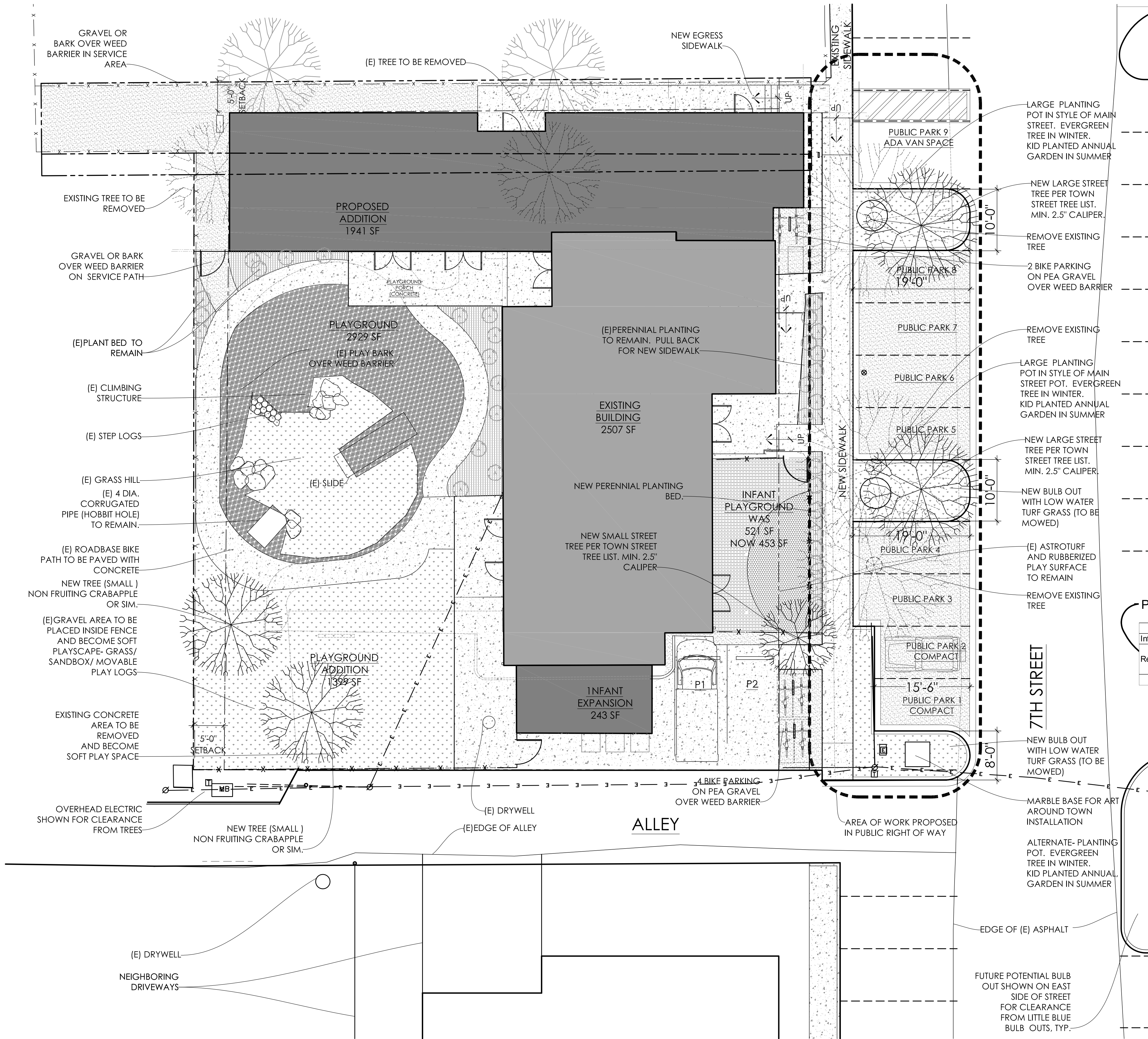
**Little Blue Addition**  
55 N. 7TH Street  
Carbondale, Colorado 81623

Print Date:  
4.11.2023  
4-13-22 Site Study

File: Little Blue Planning 5

**PARKING**  
**A0.2**





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		

Attachment B

**confutano**  
architecture & sustainability

555 Capitol Circle - Carbondale, CO 81623  
970.933.9700  
www.confutanoarchitecture.com

**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

**LANDSCAPE**  
**A0.3**





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 SHADOW.

APPROXIMATE FOOTPRINT OF  
726 COLORADO



WINTER SOLSTICE  
SOLAR SHADING STUDY  
(NO SOLAR FENCE)



WINTER SOLSTICE  
SOLAR SHADING STUDY  
(WITH SOLAR FENCE)

**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:  
4.11.2023  
4-13-22 Site Study

File: Little Blue 5  
Landscape

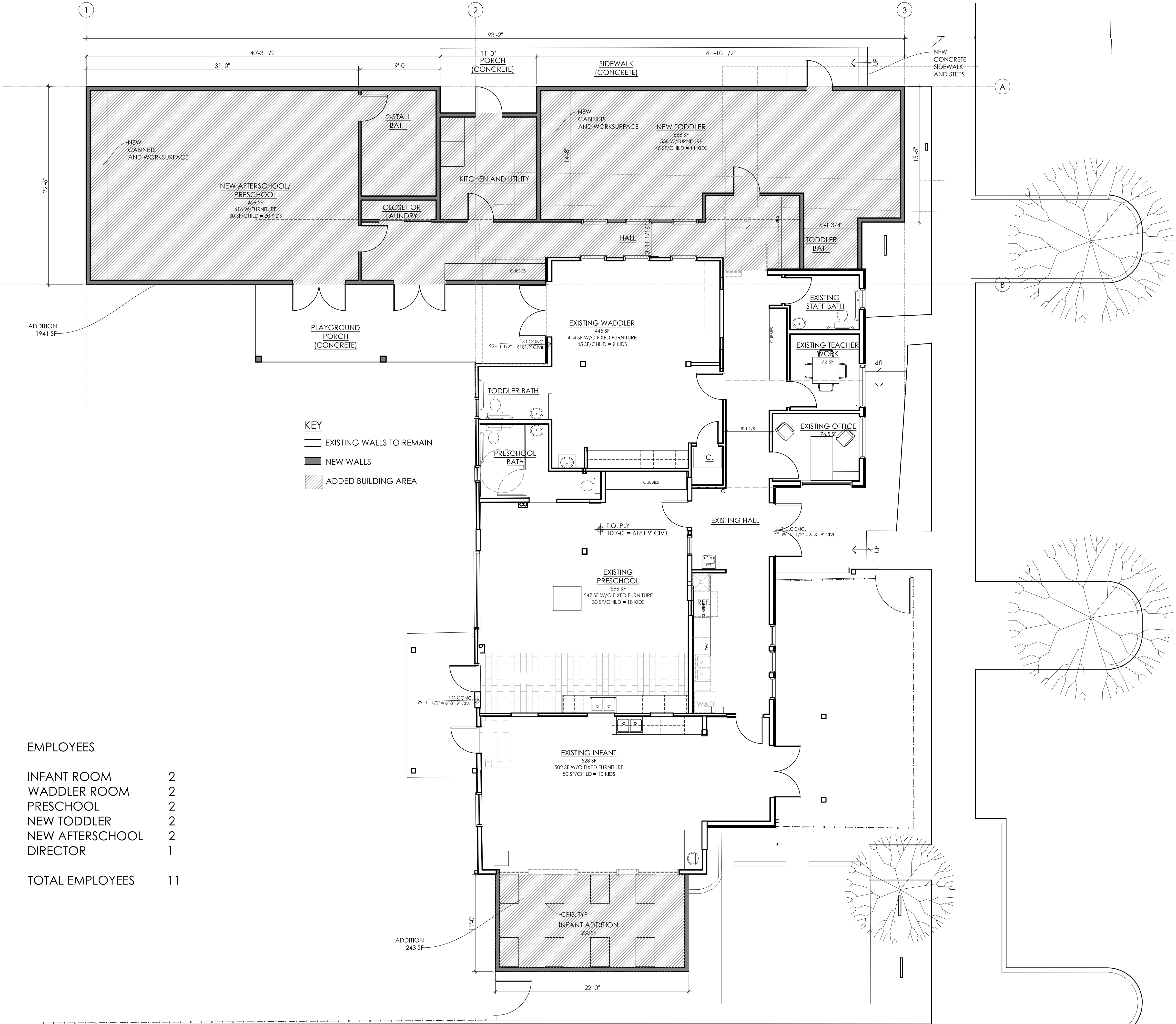
**SOLAR**  
**A0.5**

**SOLAR STUDIES**

N.T.S.







# Conceptual Plan



3/16"=12"

**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 not be used by any other person for any use whatsoever without written permission.

## Little Blue Addition

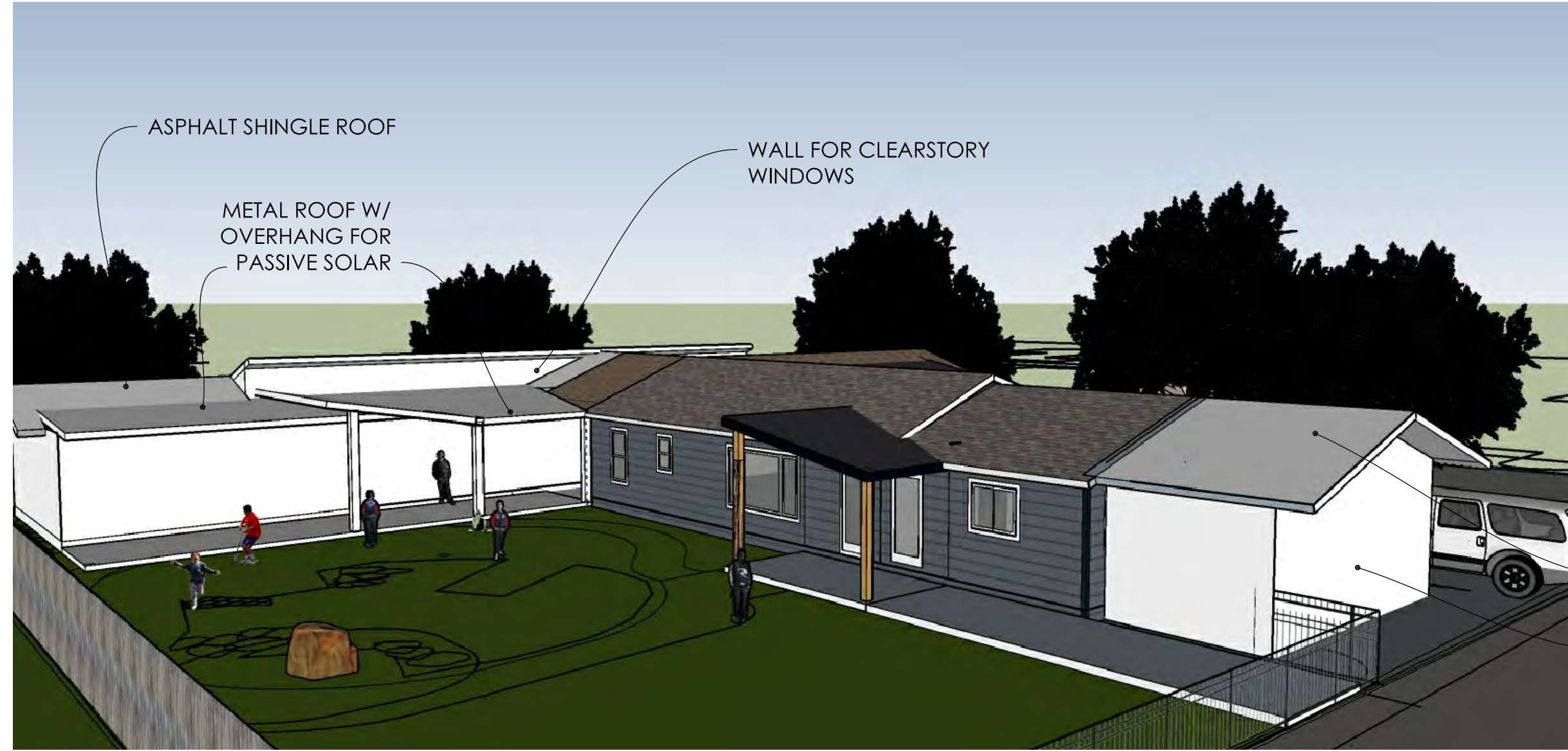
55 N. 7TH Street  
Carbondale, Colorado 81623

Print Date:  
4.11.2023  
4-13-22 Site Study

File: Little Blue  
Planning 5

**PLAN**  
**A2.2**



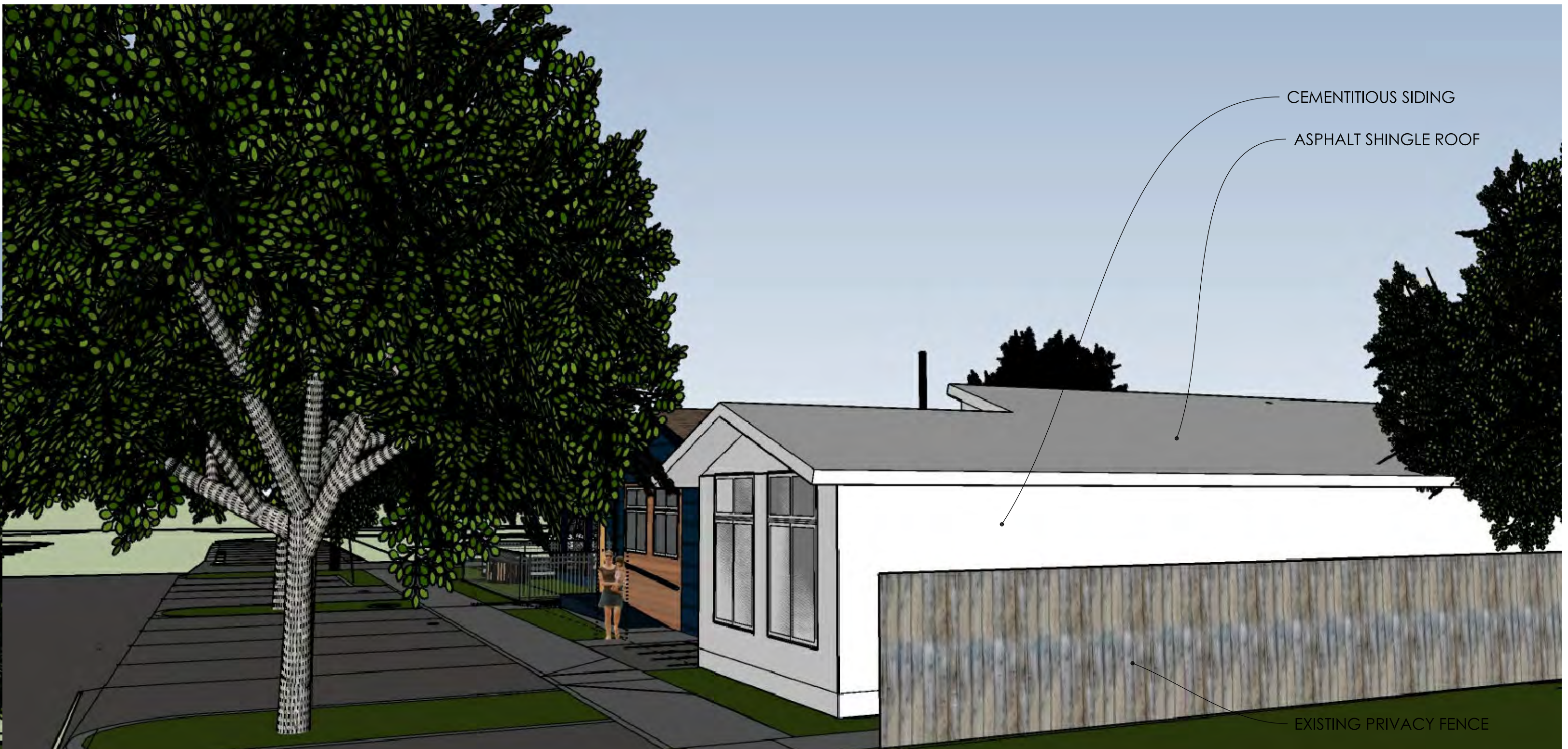


VIEW FROM ALLEY



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  
STANDING ON SIDEWALK LOOKING SOUTH

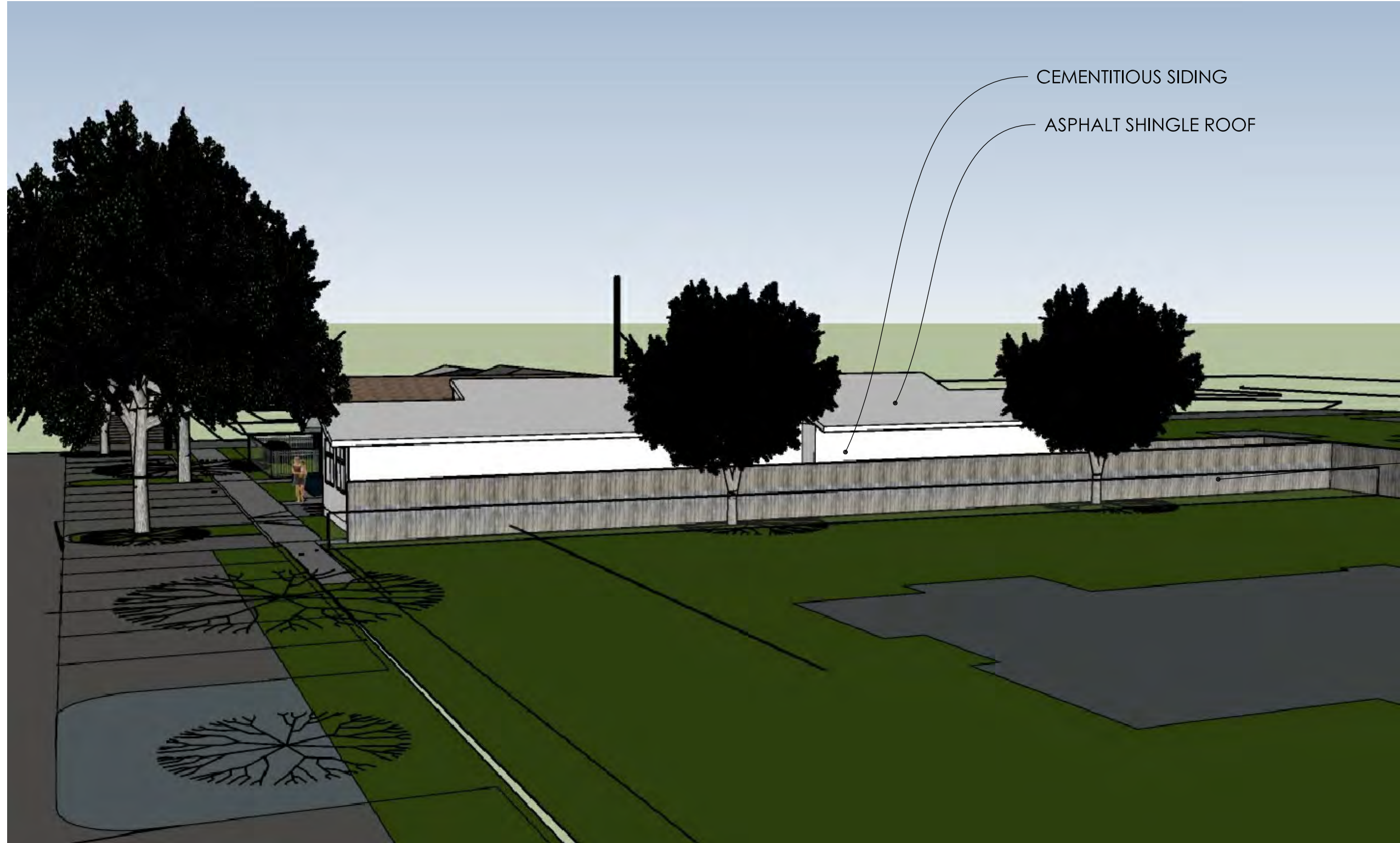


VIEW FROM N. 7TH STREET/ALLEY  
STANDING ON SIDEWALK LOOKING NORTH

# 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.



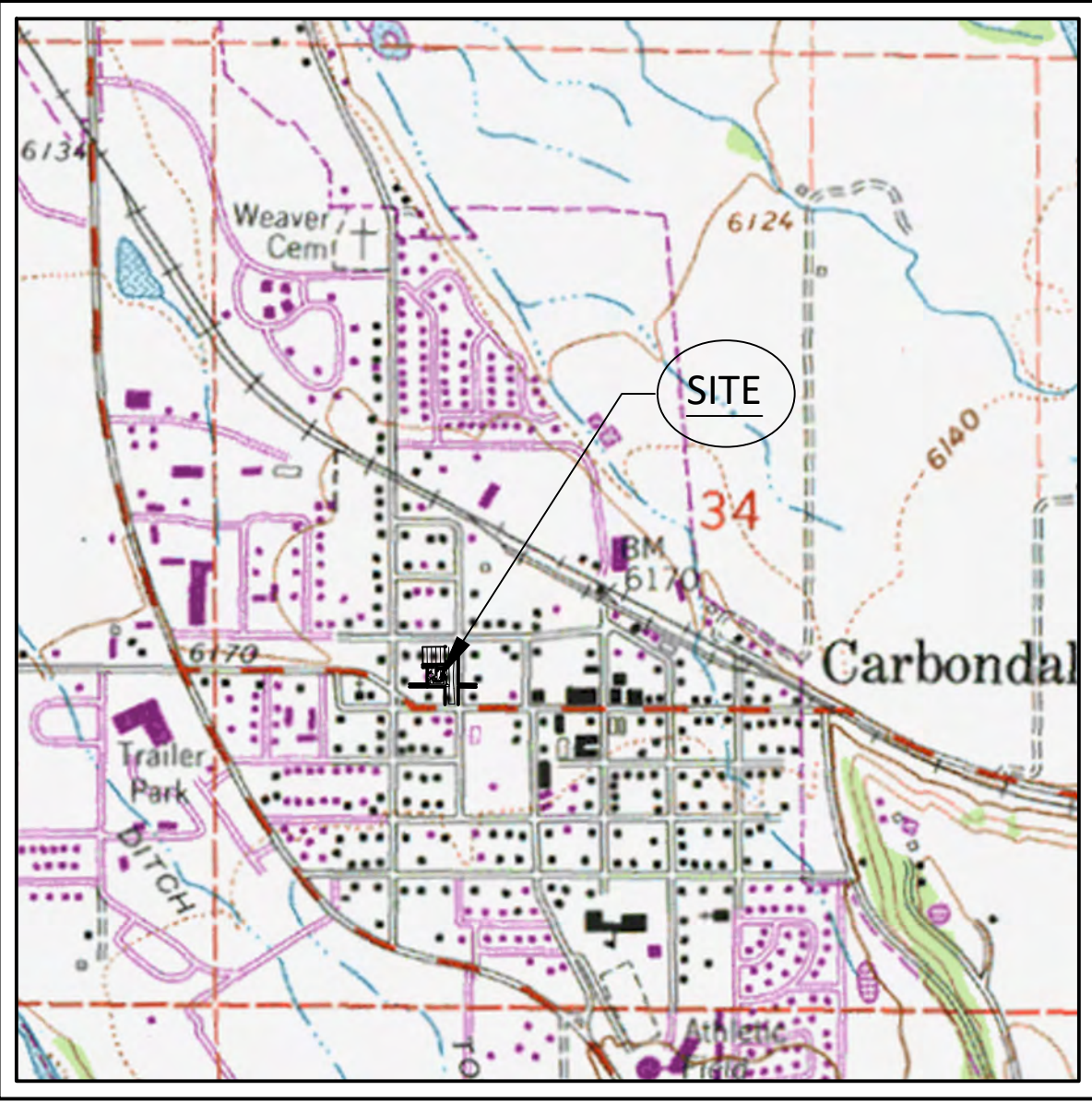
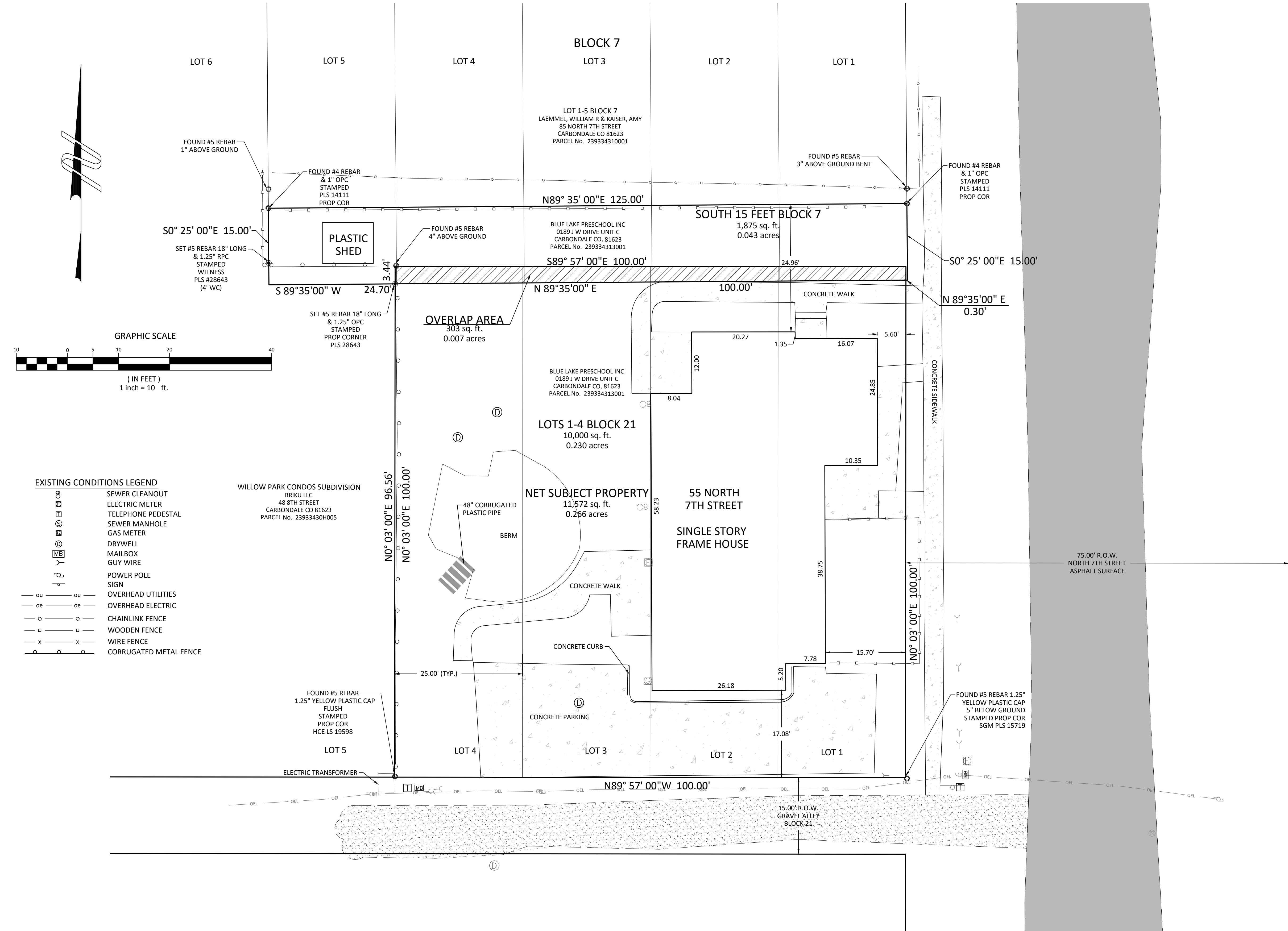
BIRD EYE VIEW REAR PLAY SPACE

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



VICINITY MAP  
SCALE: 1" = 1000'

**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 CARBONDALE

COUNTY OF GARFIELD  
STATE OF COLORADO

**NOTES**

- Date of Survey: February 6, 2020 & June 28, July 6, 2021.
- Date of Preparation: February 10-12, 2020 & July 6, 2021.
- 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.
- 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.
- 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.
- 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 SOPRISENG@SOPRISENG.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**

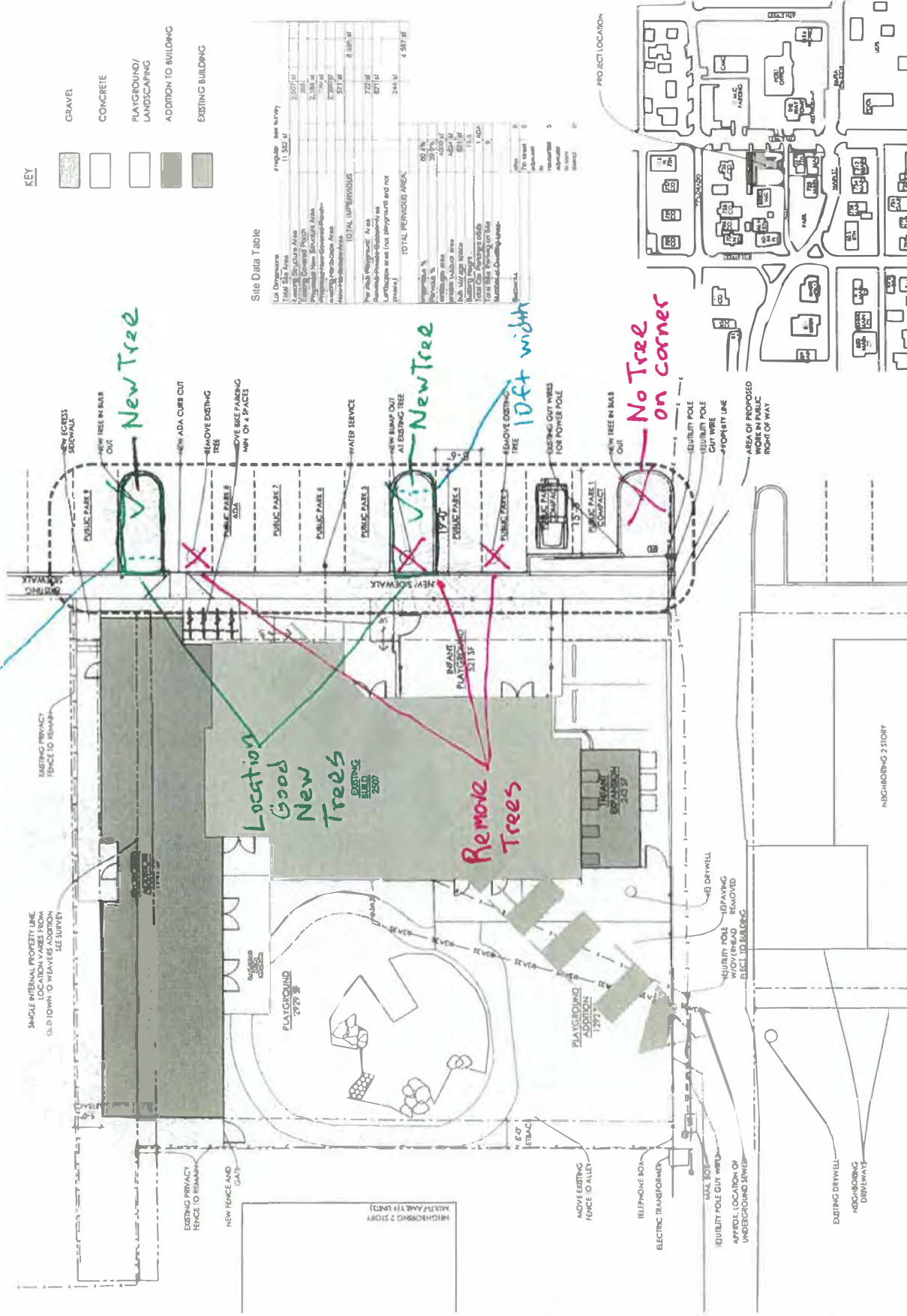
Techniques to reduce sidewalk heaving by tree roots in new planting locations should be researched.



# Alternate Proposed Site Plan

$$1/\sqrt{2} = 1' - 0''$$

Increase width  
to 10ft

[illegible]

Print date: Thursday, March 30 2023 2:2:03 PM

# 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.



LANDSCAPE  
A0.3

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

File: Little Blue 5 Landscape  
Print date: Tuesday, April 11, 2023 3:19:27 PM

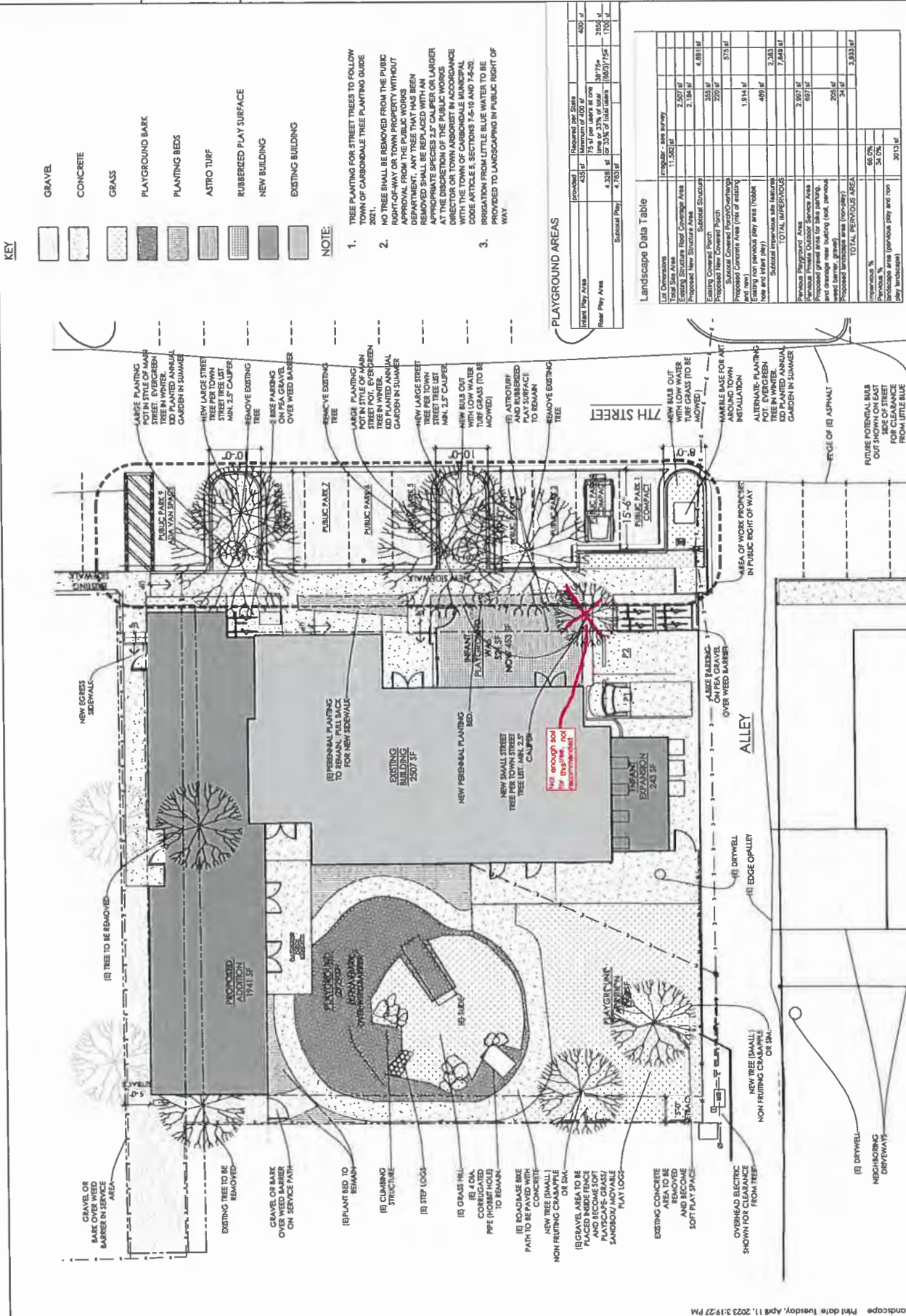
Little Blue Addition

55 N. 7th Street  
Corbairde, Colorado 81423

Print Date:  
4.11.2023  
1:10 PM

File: Little Blue 5  
Landscape

Little Blue  
Architecture & Sustainability  
3000 16th Avenue, Suite 100  
Boulder, Colorado 80502  
303.440.1111  
www.littleblueco.com



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.

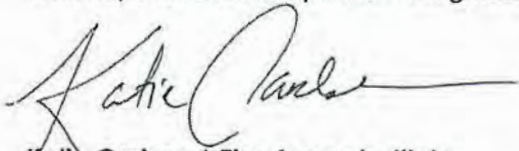
If Little Blue was able to expand, we could easily walk or ride our bike there for our childcare. We would not need any extra parking spaces and, as it is, the few times I drive into town instead of walking or biking, I have always found parking easily. It would be so amazing to have my daughter in the 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

**Jared Barnes**

---

**From:** Taylor Erickson <taylor@korultd.com>  
**Sent:** Friday, April 21, 2023 9:42 AM  
**To:** Jared Barnes; Kelley Amdur  
**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. [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.*