

**MINUTES  
CARBONDALE BOARD OF TRUSTEES  
REGULAR MEETING  
AUGUST 11, 2020  
VIRTUAL MEETING VIA ZOOM**

Mayor Dan Richardson called the Board of Trustees virtual Regular Meeting to order on August 11, 2020, at 6:00 p.m.

**ROLL CALL:**

The following members were present for roll call:

Mayor	Dan Richardson
Trustees	Marty Silverstein
	Ben Bohmfalk
	Lani Kitching
	Heather Henry
	Erica Sparhawk

Absent	Luis Yllanes
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**Staff Present:**

Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Finance Director	Renae Gustine
Town Attorney	Mark Hamilton
Planning Director	Janet Buck

**CONSENT AGENDA**

- Accounts Payable totaling \$230,585.55
- BOT 7-14-2020 Regular Meeting Minutes
- BOT 7-21-2020 Work Session Minutes
- BOT 7-28-2020 Regular Meeting Minutes
- Liquor License Renewal – Allegria
- Liquor License Renewal – Carbondale Beer Works
- Liquor License Report of Changes – Pour House
- Liquor License Renewal – Beijin Tokyo
- Art Gallery Permit Application – Carbondale Arts
- Revolving Loan Fund - Mountainflow

Trustee Bohmfalk made a motion to approve the Consent Agenda. Trustee Kitching seconded the motion and it passed with:

*6 yes votes: Richardson, Henry, Silverstein, Bohmfalk, Kitching, Sparhawk*

### **PERSONS PRESENT NOT ON THE AGENDA**

Summer Scott, Carbondale, asked the Board to put all future land use application decisions on hold until the Town has a better method of informing the community of pending applications – especially during COVID-19. He believes that unfair procedures were followed for the Builders First Choice Public Hearing. He asked the Board to re-do the hearing and distribute information out to the community and figure out how to move forward. He suggested the Board adhere to the Climate Action Plan when making land use decisions.

Mayor Richardson responded that he respectfully disagrees with Summer.

### **TRUSTEE COMMENTS**

Trustee Bohmfalk informed the Board that he attended the Bike/Pedestrian/Trails Commission meeting. Roaring Fork Outdoor Volunteers gave a presentation on their organization. They have expanded their scope of mission and they are focusing on accessibility and getting people outdoors. They are partnering with the Town on the Red Hill Trails and they are interested in partnering with the Town on future projects. They also discussed the 8<sup>th</sup> Street infrastructure project. They have received more surveys and they have developed three alternatives. They are looking at on-site options. Tomorrow the Commission will be going to 8<sup>th</sup> St. on a site visit.

Trustee Sparhawk stated that she attended the Colorado Communities for Climate Action (CC4CA) Board meeting. They discussed updates including a summary of work that CC4CA is involved in. She will be representing Carbondale at a Colorado Greenhouse Roadmap Listening Session meeting tomorrow.

Trustee Silverstein thanked the Revolving Loan Fund Committee for the work they do. They are helping keep local, small businesses operational.

Trustee Kitching stated that she attended the Ruedi Water and Power Authority Meeting. They received a grant from the Roaring Fork Conservancy and Pitkin County Healthy Rivers. They are using the grant to develop a support tool that maps quantitative data. She also attended the Conceptual Design meeting and the emphasis was on the Bylaws. Trustee Kitching attended the Western Leaders Network Meeting where they discussed SB 181, which proposes to protect public welfare oil and gas operations, and its effect on Colorado counties. Senator Foote has offered to meet with the Board to explain the Bill. They also discussed the 30X30 campaign which aims to protect 30% of land and 30% of oceans by 2030. Trustee Kitching stated that Mountainflow, the recipient of the Revolving Loan Fund, also has bicycle products. Trustee Kitching informed the Board that a citizen approached her about asking Colorado Parks and Wildlife (CPW) for an easement near the Coffman Ranch. CPW told Trustee Kitching that they do not intend to restrict public access. Trustee Kitching informed the Board that Senior Matters is undergoing a re-organization. They would

like to be included in the aquatic facility design discussions. Valley Meals continues to deliver meals to seniors.

Mayor Richards stated that he attended the RFTA Board meeting. They are ramping their service back up. Currently it takes three buses to carry as many passengers as one bus did prior to COVID-19. They are in need of drivers since it takes three times the amount of drivers to carry the equivalent of one buss full of passengers. They are spending \$40,000 a week disinfecting their facilities, etc. They project sales tax will be down 17% by the end of the year. They received an \$11,475,000 grant which will be used to restore the Glenwood Maintenance Facility. There have been 118 COVID-19 cases in Garfield County since the beginning of the outbreak. County-wide cases are starting to level off and there has been a drastic decrease since the July 4<sup>th</sup> weekend outbreak. Test positivity is hovering at 10%. Mayor Richardson stated that he has been talking to various people and organizations about racism and social inequality to get a better understanding of the issues. He told the Board that CML has requested that a representative from Western Colorado sit on the CML Policy Board. Mayor Richardson informed the Board that he will be signing a letter (as Mayor) to Senator Gardner encouraging him to support the CORE Act. He told the Board that they can individually sign a letter to Senator Gardner. Mayor Richardson stated that he will be sending Jay's evaluation questionnaire to the Trustees in the near future. The subject of next week's work session is 2021 BOT Priorities and a check in with the Environmental Board.

Trustee Silverstein asked if RFTA is using big buses for the Circulator Route because of social distancing. Mayor Richardson replied possibly, but it could also be that the bigger buses have back doors so people can avoid the driver.

### **ATTORNEY COMMENTS**

The attorney did not have any comments.

### **PUBLIC HEARING – ORDINANCE NO. 8, SERIES OF 2020 – REZONING 35 N. 7<sup>TH</sup> STREET**

Applicant: Bryan and Jennifer Welker

Location: 35 N. 7<sup>th</sup> Street

Janet explained that this is an application for the rezoning of a parcel from the 711 Main Street Planned Unit Development (PUD) zone district to the Commercial/Transitional (C/T) zone district.

The Planning Commission considered this at its July 16<sup>th</sup> meeting and unanimously recommended approval.

The parcel is 3,750 sq. ft. There is an existing single family house on the lot. This property is one of two lots located within the 711 Main Street PUD. The other property is the lot directly to the south of this lot – Amore Realty. These two lots were originally one 7,500 sq. ft. parcel under common ownership. The parcel had been zoned C/T.

In 2006, the property owner of that parcel was planning to demolish the historic structure at 711 Main Street. Town Staff encouraged the property owner to retain and

restore the historic building. In return, the Town rezoned the parcel to the 711 Main Street PUD, allowed the parcel to be split into two lots, and allowed a single family home to be constructed at 35 N. 7<sup>th</sup> Street. The Town also waived building permit fees. In return, the property owner signed an agreement stating that if the historic house was demolished within 20 years, that the fees would be refunded to the Town.

This request for rezoning to C/T is for the 35 N. 7<sup>th</sup> Street property only. The historic house at 711 Main Street would remain within the 711 Main Street PUD. There are no changes proposed to either property with this rezoning.

The lot is in compliance with the zoning parameters except for the Minimum Lot Depth and the Rear Yard Setback. The Town Attorney has weighed in on whether variances would be needed for those two items. His interpretation was that if the rezoning is approved, those would become legal nonconforming site conditions and can legally remain in place. Any new development on the site would need to be in compliance with the development standards. The ordinance of approval included in the packet acknowledges the legal nonconforming nature of the lot and building.

Overall, the rezoning appears to be appropriate. The uses in the C/T zone district will allow uses that would accommodate the uses that meet the "Downtown" designation in the Comprehensive Plan. In addition, the property has C/T on two sides. The C/T area would provide a buffer to transition from Main Street to the residential neighborhoods to the north.

Mark Chain, representing the applicant, stated that PUDs are not thought highly of in Carbondale, but this one worked.

Trustee Bohmfalk asked if it worked why do they want to do the rezoning? Mark answered that Jaywalker wants to buy the house and they would not be allowed to do so under the current PUD.

Mayor Richardson opened the public hearing. There was no one present who wished to address the Board so Mayor Richardson closed the public hearing.

Trustee Sparhawk made a motion to approve rezoning 35 N. 7<sup>th</sup> Street from 711 Main Street Planned Unit Development (PUD) zone district to the Commercial/Transitional (C/T) zone district. Trustee Silverstein seconded the motion. Janet stated that approval of Ordinance 8, Series of 2020 should be included in the motion.

Trustee Sparhawk amended her motion to: approve rezoning 35 N. 7<sup>th</sup> Street from 711 Main Street Planned Unit Development (PUD) zone district to the Commercial/Transitional (C/T) zone district and to approve Ordinance No. 8, Series of 2020. Trustee Silverstein seconded the motion and it passed with:

*6 yes votes: Bohmfalk, Kitching, Richardson, Henry, Silverstein, Sparhawk*

### **PUBLIC HEARING – CARBONDALE CENTER PLACE REZONING**

Applicant: Carbondale Center Place, LLC

Location: 900-958 Highway 133 and 1201 Colorado Avenue (Sopris Shopping Center and Sopris Self-Storage)

Janet explained that this is a continued public hearing to consider an application for a rezoning. The Board considered the application at their July 14<sup>th</sup> meeting. After discussion, the Board continued the public hearing to tonight.

At that meeting, the Board noted there were a number of concerns from Staff, the Planning Commission, and the Board.

The decision was made to continue the public hearing to allow the applicant time to address a number of concerns including the design of the mixed-use building, including the length, the common open space, timing of development, and the plan for community outreach.

The applicants revised the site plans and elevations. The main changes to the plan are:

- Relocation and redesign of the Common Open Space
- Changes to design of mixed-use building
- Reduction of number of ground floor units along 133
- Reduced the length of the mixed-use building
- Relocated all commercial space to the north side of the building and stepped back second and third floors in that location.

Janet stated that the revisions have improved the appearance of the mixed-use building but it is still not acceptable.

The MU zone district has a 10 ft. maximum front yard setback where the building needs to be close to the property line and a 35 ft. height allowance. The zone district pushes the buildings to the front of the lot so the parking can be located in the back.

In this case, with a long lot, strict compliance with the MU zone district creates a long building which is 35 ft. high and 10 ft. from the front property line.

But other parts of the UDC discuss mass and scale. These need to be used in concert with the MU zone district. This should be accomplished by including more variety of levels or splitting the building into two structures. It would result in the loss of some of the residential units but may help the project blend in with the mass and scale of the developments approved at 1201 Main Street and the Main Street Marketplace development. The north side of the building has a step back, but this does not address the mass and scale of the main portion of the building. The design of the west façade of the self-storage building should also be more fully addressed.

Another thing that would be helpful is a contextual plan neighborhood map which shows the mass and scale of the proposed development and the surrounding buildings. This plan should also include Main Street Marketplace and 1201 Main Street.

It should be noted that this is a conceptual site plan. If the rezoning is approved, the project would need to go through Major Site Plan Review. Our expectations will be that the design standards related to mass and scale will be addressed in that application.

Janet said Staff remains supportive of the rezoning because it complies with the 2013 Comprehensive Plan.

Janet recommend that the public hearing be continued to September 8, 2020 to allow the applicant time to make some additional changes to the design. If the Board desires, Staff could prepare an ordinance of approval contemporaneously so the Board could consider it at the continued public hearing.

Planner Mark Chain, representing the applicant, addressed the Board.

Mark stated that most issues revolve around the Major Site Plan Review. The project meets the Comprehensive Plan standards. It has many new urban design character elements. The building is close to the street, is pedestrian/bike oriented, the parking is behind the building and it a mixed use of residential and commercial units.

Daniel Wilde and Michael Noda of Neo Studio explained that they need to acquire the zoning so that they know what the rules and parameters are. They agreed that the original design was wrong and they have revised the concept according to the Board's previous comments. They shortened the length of the building by 100 feet, they set back the second and third floors, they placed the residential parking behind the building, they moved the park, and they moved the retail space to one end.

Riley Nordquist stated that he has been doing outreach and has met with over 40 members of the community. Riley hopes to conduct broader outreach in the near future.

Discussion ensued.

Trustee Bohmfalk asked if the applicant agrees with the original Conditions of Approval? The applicant responded yes.

Trustee Sparhawk disclosed that the applicant is working with CLEAR, her employer, on ways to reduce energy consumption. She is not benefitting financially so the Board agreed it is not a conflict of interest.

Mayor Richardson asked if they plan on building the project in phases. Riley responded no, they are going to build the entire building in one phase.

Mayor Richardson opened the meeting to public comment.

David Eisenson, Carbondale, owner of Kula Yoga, stated that he will be leasing space from the applicant at their 1201 Main Street location. He looked at commercial space throughout the valley. Sopris Shopping Center has older spaces and is ripe for development. He believes mixed use development is desperately needed as he is constantly trying to find housing for his employees. He would like to see the project approved.

Summer Scott, Carbondale, stated that the Board shouldn't make a decision on the project until there is racial equity and social justice in the valley.

Felecia Trevor, Carbondale, agrees that we need housing in Carbondale, but she is concerned about how many units are about to be built between City Market and 1201 Main Street. There will be over 200 units in the roundabout vicinity; it's a very concentrated area and it will create a lot of traffic.

Amy Kimberly, Carbondale, stated that she is in favor of the development. The street she lives on just lost two residential homes to a daycare and halfway house. We need this type of housing and they are the type of developers we want in Carbondale.

Ron Stein, California, stated that he has owned the Sopris Shopping Center since 1980. The storage units have done well but the commercial is doing poorly due to the economic climate. The shopping center has become obsolete. He explained that storage units are easier to construct but the Board shouldn't be concerned about vacant property.

Emails that were received from the public commenting on the project can be found at the back of these minutes.

Mayor Richardson closed the public hearing.

Discussion ensued.

Trustee Silverstein asked about the construction time frame. They hope to have the project completed in the Spring/Summer 2022.

The Board agreed that the zoning makes sense. They expressed reservations about the design and made the following comments:

- The building is still too massive and needs to be broken up in to two buildings, with a pedestrian walkway between the two buildings
- Want more flexible commercial space
- The façade of the storage building is a major concern
- Concerned about traffic impacts
- It's a great opportunity for live/work spaces

Trustee Bohmfalk made a motion to continue the public hearing to August 25, 2020 and directed staff to prepare an ordinance for consideration of approval. Trustee Sparhawk seconded the motion and it passed with:

*6 yes votes: Kitching, Richardson, Henry, Silverstein, Sparhawk, Bohmfalk*

### **ASPEN COMMUNITY FOUNDATION CARES ACT FUNDING – RENT/MORTGAGE RELIEF**

Gretchen Brogdon and Valerie Carlin, of Aspen Community Foundation, participated in the discussion.

Jay explained that the Town partnered with the Aspen Community Foundation (ACF) to help distribute financial support to the community at the beginning of the pandemic. The Town will be receiving \$592,000 from the CARES Act. He asked the Board if they would like to continue the partnership and contribute \$100,000 to ACF who would then distribute the funds to qualified local nonprofits to support rent/mortgage relief to Carbondale residents.

Gretchen said there is a great need for rent/mortgage relief – the topic keeps reoccurring amongst her professional peers. The nonprofits will make the decision who to subsidize and they have in depth applications. The money would go to families who are on the verge of being homeless, and those who live paycheck to paycheck.

Mayor Richardson said partnering with ACF allows us to funnel money to the right places and he has great faith in ACF.

Trustee Sparhawk made a motion to approve providing \$100,000 of CARES Act funding to the Aspen Community Foundation for rent/mortgage relief for Carbondale residents. Trustee Silverstein seconded the motion and it passed with:

*6 yes votes: Kitching, Bohmfalk, Henry, Silverstein, Sparhawk, Richardson*

### **BUILDING FEE WAIVERS – LITTLE BLUE PRESCHOOL**

Angela Loughry, representing Little Blue Preschool, was present for the discussion.

Jay explained that Little Blue Preschool has requested the Town waive it's building and planning fees totaling \$3,826 for the remodel and expansion of their new facility at 55 N. 7<sup>th</sup> Street in Carbondale. Jay noted that the waiver would not include tap fees.

Angela thanked the Board for considering the request and stated that a project like this clearly meets the needs of the community.

Trustee Sparhawk commented that the pandemic highlights just how important childcare is for our society.



Trustee Kitching made a motion to approve waiving Little Blue Preschool's building and planning fees in the amount of \$3,826. Trustee Sparhawk seconded the motion and it passed with:

*6 yes votes: Henry, Silverstein, Richardson, Sparhawk, Kitching, Bohmfalk*

### **INTERGOVERNMENTAL AGREEMENT (IGA) – INSPECTION SERVICES**

Jay explained that the Town contracts with a backup building inspector when the Town building official is not available. However, there are times when the backup inspector is not available. The Towns in the valley have assisted each other in building inspections in the past. The IGA would formalize building inspection assistance between Snowmass Village, Aspen, Basalt and Carbondale. The fee would be \$75 per inspection and the Agreement is for four years.

Trustee Kitching made a motion to approve the Intergovernmental Agreement for (Building) Inspection Services. Trustee Sparhawk seconded the motion and it passed with:

*6 yes votes: Kitching, Silverstein, Henry, Richardson, Bohmfalk, Sparhawk*

### **ORDINANCE NO. 9, SERIES OF 2020 – CHANGING DISTANCE MEASUREMENTS BETWEEN MARIJUANA BUSINESSES LOCATED IN MULTI-UNIT BUILDINGS AND SCHOOLS**

Renee Grossman was present for the discussion.

Jay stated that at the June 16th BOT Work Session, Renee Grossman, owner of High Q retail marijuana store, requested clarification on the distance measurement from a marijuana business located in a multi-unit building to a school.

The Board agreed that the Municipal Code is not clear on this matter and directed staff to propose language (Ordinance 9) that better conveys the intent of distance requirements for multi-unit buildings.

Trustee Bohmfalk stated due to zoning most of the marijuana establishments have been clustered in one area. He believes that Ordinance No. 9, Series of 2020, will help spread out the marijuana businesses.

Trustee Sparhawk made a motion to approve Ordinance No. 9, Series of 2020. Trustee Bohmfalk seconded the motion and it passed with:

*6 yes votes: Richardson, Silverstein, Sparhawk, Kitching, Henry, Bohmfalk*

**COMMUNITY REQUEST GRANT APPLICATION**

Jay stated that periodically the Trustees review the Community Grant Application and make applicable changes. He asked the Board if they want to add a new category for COVID-19 impacts. He also asked if the Board wants to increase the support level knowing there is going to be an increased need due to COVID-19.

Trustee Sparhawk stated that maybe the Tobacco Tax can be applied to non-profits specializing in mental health/physical health. Jay said July will be the first month of Tobacco collection but the returns have not been received as of yet.

Trustee Kitching stated that she would like to know what the non-profits have in reserves. Trustee Sparhawk stated that producing that information is a lot of work and she is hesitant to ask for it considering we allocate such small sums of money.

The Board agreed to add a COVID-19 Impact category to the Community Request Application.

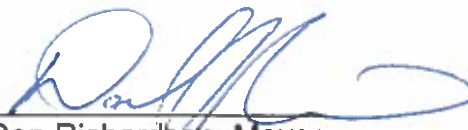
**MISCELLANEOUS**

Trustee Henry stated that her heart goes out to the firefighters and donations may be made on the Fire District's website.

**ADJOURNMENT**

The August 11, 2020, regular meeting adjourned at 9:00 p.m. The next regularly scheduled meeting will be held virtually on August 25, 2020, at 6:00 p.m.

APPROVED AND ACCEPTED

  
Dan Richardson, Mayor

ATTEST:

  
Cathy Derby, Town Clerk



## Cathy Derby

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**From:** Janet Buck  
**Sent:** Tuesday, August 11, 2020 3:59 PM  
**To:** Cathy Derby  
**Subject:** FW: in support of redevelopment of Sopris Shopping Center

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**From:** Todd Cerrone <todd@garretconstruction.com>  
**Sent:** Tuesday, August 11, 2020 3:54 PM  
**To:** Janet Buck <jbuck@carbondaleco.net>; John Leybourne <jleybourne@carbondaleco.net>  
**Subject:** in support of redevelopment of Sopris Shopping Center

Dear Janet & John:

As a longtime resident of Carbondale, I would like to provide some thoughts on the redevelopment of Sopris Shopping Center. I think this is the type of development we need in Carbondale and I am supportive of the project for several reasons:

Housing: As everyone knows, there is a shortage of housing in Carbondale. Affordable housing is in even shorter supply. The area by the roundabout is a place where we should have higher density housing, and this project, with 76 units, including 15 affordable units, would really be a benefit to the town. This is the more important aspect of the redevelopment to me. Also, having higher density housing near the roundabout (1201 Colorado, Lot 1 and this project) would benefit local businesses.

New and modern commercial space: Sopris Shopping Center has been around for as long as I can remember and has been obsolete for many years. The new space will be much nicer and the tenants will be set up for success as a result. The area where the retail juts out from the three-story building is a good feature and will make the space more visible from 133.

Building design. I was a little unsure about the initial design submitted at the last Board of Trustees meeting, but I really like the new plan. I think the newly proposed building would be one of the nicer buildings in Carbondale.

Site plan. I like that the building screens all of the open space from Highway 133, which will make it a great and safe area for residents. I encourage the applicant to make the area outside of the retail an open plaza that the retailers can use.

In conclusion, I am supportive of this redevelopment and think that the Board should approve it. The building looks much better, and it provides badly needed housing.

Sincerely,

G. Todd Cerrone

Garret Construction, Inc.  
970-948-3695  
1311 Westridge Ct. Carbondale, CO 81623

## Cathy Derby

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**From:** Janet Buck  
**Sent:** Tuesday, August 11, 2020 11:26 AM  
**To:** Cathy Derby  
**Subject:** FW: Support for Carbondale Center Place Rezone

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**From:** Alfred LaFave <alfred.lafave@gmail.com>  
**Sent:** Tuesday, August 11, 2020 11:25 AM  
**To:** Cathy Derby <cderby@carbondaleco.net>  
**Cc:** Steve Mills <dmode4sm@msn.com>; Janet Buck <jbuck@carbondaleco.net>  
**Subject:** Support for Carbondale Center Place Rezone

Good morning

Alfred LaFave and Steve Mills both want to send in this letter of support for the rezone of the Carbondale Center Place.

We strongly support the rezone application for the Carbondale Center Place to Mixed Use for multiple reasons. Approval of the rezone to Mixed-Use (MU) is just another strong step toward continuing Carbondale's leadership in the valley for creating a sense of community, affordability, and forward-thinking planning. The rezone would:

1. Support Carbondale's local need for housing
2. Concentrate dense development in the exact location of the town where it should be.
3. Continue to support a thriving historic downtown while not altering its character or massing.
4. Continue to support Carbondale as a diverse town by encouraging diversity via socioeconomic options.

From a design perspective, we love what the team has done to redesign the building, commercial tenant spaces, storage facility wall and common open space. They have listened to the commissions concerns and responded accordingly. They are in the difficult position of making a project function in terms of ROI, while addressing design input. They have responded in faith. As there are additional points of concern from staff (and possible from the commission), we agree that these can be resolved during the next commission approval for the site plan. No matter what, mixed use is a perfect permanent use for this site.

This will be a beautiful addition to the Town!

Alfred and Steve

ASSET MOUNTAIN  
Development, Construction, Entitlements  
310.487.3871 c  
[alfred.lafave@gmail.com](mailto:alfred.lafave@gmail.com)

## Cathy Derby

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**From:** Janet Buck  
**Sent:** Tuesday, August 11, 2020 11:10 AM  
**To:** Cathy Derby  
**Subject:** FW: Carbondale Center Place

-----Original Message-----

**From:** Barbara Menendez - Big Wrap <bigwrap@rof.net>  
**Sent:** Monday, August 10, 2020 5:29 PM  
**To:** Janet Buck <jbuck@carbondaleco.net>  
**Subject:** Carbondale Center Place

Janet, My name is Barbara Menendez. I am the owner of 182 to 192 N. 12th St.,aa eight unit residential rental property in Carbondale. I am writing this letter in support of Carbondale Center Place. I appreciate the mix of residential and commercial aspects of the project and consider it a welcome addition to our neighborhood. Kind regards, Barbara Menendez

Sent from my iPad

## Cathy Derby

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**From:** Janet Buck  
**Sent:** Tuesday, August 11, 2020 11:14 AM  
**To:** Cathy Derby  
**Subject:** FW: Carbondale Center Place

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**From:** Blake Gordon <photo@blakegordon.com>  
**Sent:** Monday, August 10, 2020 7:11 PM  
**To:** Janet Buck <jbuck@carbondaleco.net>  
**Subject:** Carbondale Center Place

Hi Janet-

Riley Soderquist has shared with me some of the plans for the Carbondale Center Place and I've talked it over with him.

I think the strongest aspect of the development is that he has the right intention in developing a project that respects and serves the community of Carbondale and is very open to community input in the design process.

The smaller single occupancy residential units is inline with the needs of our contemporary housing market and mountain living. I've been in the valley for nearly a decade and in Carbondale for the last 6+ years and of course housing is the most challenging part of creating a sustainable future in this special place.

It's also beneficial to maintain small scale retail spaces available to the shops and restaurants in this town - particularly along 133 where they are easily accessible to visitors and residents.

Design wise - I like seeing the buildings footprint respect the streetscape. While taller than the existing buildings there, the development has a good depth to its facade that will not feel monolithic and imposing and has lots of smaller spaces that should enhance the street life and support activity for residents and shoppers.

I think Carbondale could use a better visible front along 133 for visitors and community alike. It will be a great asset to enhance that corridor and maintain the retail spaces that are integral to our community.

I'm in support of this project and have faith between the board and the developer that it will move forward in a manner that fills the needs of the community.

Feel free to contact me if you have any questions or are interested in any additional input.

-Blake

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**Blake Gordon**

t: 512-919-9383  
IG: @blake\_gordon  
<http://www.blakegordon.com>  
<http://www.blakegordon.com/news/>

## Cathy Derby

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**From:** Janet Buck  
**Sent:** Monday, August 10, 2020 3:44 PM  
**To:** Cathy Derby  
**Subject:** FW: Carbondale center place

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**From:** Peter Hogan <peterhogan@verizon.net>  
**Sent:** Monday, August 10, 2020 9:18 AM  
**To:** Janet Buck <jbuck@carbondaleco.net>  
**Subject:** Carbondale center place

Hi Janet,

My name is Peter Hogan, and I have lived in Carbondale going in 7 years now. I am emailing you in response to the proposed plan to build a new housing and shopping area in place of the existing Sopris Shopping Center. With many other new buildings and renovations to existing places popping up in Carbondale, it makes perfect sense that our town receives a new shopping area. I believe this will bring new life to existing businesses which can move out of the antiquated existing center and into a new building. There is a massive shortage in affordable housing in Carbondale and many hopeful newcomers to the area as well as existing residents would benefit from the availability of the units which this plan proposes. I hope you will allow the construction to proceed as planned.

Thanks,  
Peter

## Cathy Derby

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**From:** Janet Buck  
**Sent:** Tuesday, August 11, 2020 8:18 AM  
**To:** Cathy Derby  
**Subject:** FW: Sopris Shopping Center

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**From:** Mark Hardin <mark@field2forkkitchen.com>  
**Sent:** Monday, August 10, 2020 10:26 PM  
**To:** Janet Buck <jbuck@carbondaleco.net>  
**Subject:** Sopris Shopping Center

Dear Janet and Board of Trustees,

Please accept this letter in support of the Sopris Shopping Center redevelopment. I've lived in the valley for 15 years, and I have lived and worked in Carbondale for the last 10. New housing downtown will provide a much needed place for current residents getting pushed out by the housing crunch and an opportunity for new people to find their space. Increased foot traffic would be a big help to local businesses and we will need it to rebuild our local economy.

In general, Carbondale needs housing, but I think this kind of housing is particularly good. The smaller units should be more affordable than larger ones would be and the open space plan is great. It incorporates green space, provides updated commercial space, and has a communal feel that is at the heart of Carbondale. I have employees that would love the opportunity to get their own space and this would be a huge upgrade for them.

The building is good looking and has a familiar feel. The combination of this project and 1201 Main will form a great entrance into downtown. Both buildings will be new and a home to communities of renters and shoppers. I think they will show some of the spark that makes our town so great. Thanks again for your time and I hope to see this project move forward.

Thanks for your time  
Mark Hardin  
186 Cherokee Ln