



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

December 18, 2018

Jordan Sarick
Rob Cairncross
Samuel Sarick Ltd
0133 Prospector Road #4102
Aspen, CO 81611

Sent via e-mail: eastwood@sarick.com
rob@sarick.com

Dear Jordan and Rob:

I thought I'd follow up on two points of discussion from our meeting yesterday regarding the Town Center property: Parking Credit and Community Housing.

Parking Credit – The Town Center agreement states that the property owner shall receive a parking credit of twenty-three (23) spaces which may be allocated among any of the Town Center lots at time of building permit. This was done during the approval process due to the dedication of a 5 ft. strip of land to the Town to widen Colorado Avenue. It was also to acknowledge the construction of streetscape improvements along Colorado as well as 4th Street and 6th Street. The streetscape improvements included on-street parallel parking spaces, new sidewalks, curb and gutter, landscaping, tree grates and streetlights. Staff's position is that this credit remains in place.

Community Housing – The Town Center Agreements require that 15% of all units be deed-restricted as affordable housing. Since that time, the Town adopted new requirements that 20% of the units be deed-restricted as affordable housing. After reviewing the Town Center Agreements and the Unified Development Code (UDC), my position is that the documents and code are ambiguous and do not provide a definitive path. Because of that, the Town is open to either option subject to the following caveats:

Under the older code (Ordinance 27, 2001) which requires 15% deed restricted units, the AMI range includes 65% AMI units, in addition to the 80%, 100%, 120% and 150% categories. The older regulations do not require Resident Owner Occupied (R.O.) units.

The Unified Development Code (UDC) adopted in 2016 includes the current requirement of 20% of deed-restricted units. The AMI categories are 80%, 100%, 120% and 150%, and do not include the 65% category. However, there is a requirement that 20% of the remaining units shall be R.O.

I had also noted at the meeting that the UDC requires that, if the property is developed as a rental project, 20% of the rental units must be deed-restricted. The AMI range for rentals is 80% AMI, 100% AMI and 120% AMI. RO units would not be applicable to rental units.

Thank you for coming in to meet with Jay and myself yesterday to talk about the Town Center property. We look forward to working with you on this project as well as the associated properties.

Sincerely,

A handwritten signature in black ink, appearing to read 'Janet M. Buck', with a stylized flourish at the end.

Janet M. Buck
Planning Director
Town of Carbondale

cc: Jay Harrington, Town Manager, via e-mail jharrington@carbondaleco.net