

TOWN CENTER VISION OUTREACH

TOWN CENTER VISION OUTREACH SUMMARY

Event Date: June 3, 2022 | 5:00 pm – 7:30 pm | First Friday Kick Off



Comments and Notes: Lani Kitching - Trustee

- [illegible]

Comments and Notes: Ben Bohmfalk – Mayor

General Comments:

- Widespread support for existing zoning (3 stories, mixed use) with flexibility around parking and commercial requirements to make it work
- Consider a land swap for parcels in other areas of town if this area doesn't fit our needs (one suggestion: trade for a trailer park elsewhere, redevelop it with more housing)
- Consider a boutique hotel on part of Town Center
- Consider a hostel/affordable lodging option on part of Town Center
- Include elements that make this parcel 'livable' and inviting: small pocket parks, small green areas, small playground, etc
- Make sure we have good project management in place so the project runs smoothly through the development process; consider hiring a GC in-house
- Exceed the requirements for bike parking
- Rooftop common area
- Net zero

Comments about the commercial space:

- Makerspace (a few different people suggested this; space to use shared space and equipment for creative projects or DIY/home improvement projects)
- Focus on flexibility so the space can be updated to adapt to changing needs (ie, don't rent to restaurants that make big investment in commercial kitchen that may not last; consider a shared commercial kitchen if one is needed)
- Event space
- Support for flexibility for commercial requirement (some support eliminating the requirement)



Comments about housing:

- Support for maximizing the number of units
- Support for targeting a range of ages and demographics, especially including seniors
- Support for some units for Town of Carbondale employees only
- Some support for housing being open to anyone, based on income
- Multiple comments supporting limiting some housing to people who work in Carbondale (specific comments about not providing housing for Aspen/SkiCo employees, since they provide their own housing upvalley)
- One person suggested identifying the people who lived in the trailer park and were displaced from this site about 15 years ago, and offering units to them first
- Some support for targeting homeless population with some units
- Micro-apartments

Comments about housing:

- Multiple people supported eliminating or reducing the parking requirements
- A few people supported meeting the parking requirements in the code
- Support for underground or off-site parking to maximize the potential of these lots
- One person supported leaving Town Center as an informal parking lot rather than developing it



Comments and Notes: Chris Hassig – Trustee

- Two citizens, standing next to each other:
- First: “Don’t build giant bulky buildings, housing is always an issue, I’d prefer more parkspace, light, air, trees.”
- Second: “I disagree, be affordable centric: I would maximize affordable housing on site”
- Parking: Not mentioned as a potential primary use by anyone I talked to - one person actively discouraged it. Two informed citizens I talked to brought up lowering the parking requirements for the site and actively exploring how to make the project more bike/walk friendly.
- Underground parking is cost prohibitive, and will break the budget. Density should be defined by surface parking that can be accommodated throughout the site. Scatter rather than concentrate parking. Limit units to one car, town can rent extra spaces to tenants if needed at American tree & cement. Rentals on american tree & cement lot could fund an eventual garage or better shuttle service/ zipcar.
- More on street parking. One-way & head-in parking on sixth.
- Raise height limit to 40’ for 3 taller & more adaptable stories (third story set-back).
- Include the arts: ArtSpace Space for the Arts - live/work, studio space, retail/gallery options.
- Carbondale Arts & ArtSpace ready to be involved however possible.
- TRTC: current black box lacks sufficient shop space to build sets off-stage. Limits the ability of theater to be used for other events while construction is happening.
- TRTC has a long term vision of “The Academy”: theater education becoming part of the program - including technical/production design disciplines that could benefit from a real shop space and more interdisciplinary collaboration with artists/musicians etc. TRTC would like to build housing as well. Think they can raise money. (CH: perhaps challenge TRTC to fundraise & demonstrate ability to build a project before town hands over a parcel or long term lease).

- The middle schoolers: have sculptures, most notably a statue of Bigfoot. Second Peppino's location. Ice Cream!
- Make it pretty: not too built up and bulky, well designed, fitting the context, human scale. Art. Murals.
- Protect and nurture the maturing ponderosa pines next to the southwest corner of TRTC.
- Include Nature: should have community garden/gathering space. Outdoor movie location?
- Ask the bees what they want - pollinator plants galore. Climbing vines. Flowering Trees. Flowers. Food.
- Weird sculptures, funky Carbondale vibe, not too Willitsy, not too uniform/antiseptic. Not too institutional - some space for entrepreneurship. Murals. Plants. Pop-ups.
- Maker space/tool share/ community project space - include way of compassion bike project?
- Housing for middle class - stuck in "missing middle" - makes too much for income-restricted projects but still can't afford anything.
- At least one occupant of each unit should be employed within town limits - solve Carbondale's workforce needs before those of upvalley or elsewhere.
- Do something creative. Don't want an Obermeyer Place condo/office park. Like the idea of live/work.
- Bike stuff: showers? - rec center? WeCycle station. Bike Parking.
- What is the budget? Where is the money? - Find money.
- Involve local knowledge and make it a true community project - I can answer questions about steel e.g. (Stewart Edgerly).
- Catholic Charities would like to participate in a project - they build federally-supported affordable housing - are happy to join for a work session to discuss.
- Original clearance of the Bonanza Trailer Park where the site is was extremely unjust. "A crime was committed here." 30 days and \$3000 to get out after 40 years of tight-knit community. The residents tried to fight but the Board at that time allowed it to happen very quickly. Many non-english speaking residents were deeply harmed. Then the site stood mostly empty for 20+ years. Affordable housing concepts should consider reparations in the form of priority placement for those Bonanza residents that can be found/ come forward. This was systemic racism/classism.
- Make it super green. Solar panels on the roof. Block-scale microgrid. All-electric. Highly insulated/heat sink thick walls - passive technology. Geothermal? Net-zero.
- Historical Society member: would like to see history presence on site, perhaps moving the historic cabin down weant to site as a very central history museum/attraction for main street and tourist information/ education center.
- Makeshift Food Sales: outdoor market space, food truck site?, covered public market/small stalls for artists/crafters- winter use?
- James Surls Museum/large sculpture gallery/interdisciplinary art project space
- Dinkel Building as model: can accommodate many kinds of use over time.
- Don't compete too much with other downtown businesses, complement them.
- Child care facility.
- Senior housing.
- Public Greenhouse. Incorporate food producing plants in projects.
- Involve Habitat for Humanity?

Comments and Notes: Marty Silverstein – Trustee

- I love the work/live option. Be flexible with the land code. Parking; it is ok to have a drop off as is done in Northern Europe. Co-living space with community garden, BBQ and park. NO AIRBNB/VRBO! Susan Terra susanterra@comcast.net
- I think TRTC could be a beautiful launchpad or hub for a creative district. This could be incorporating lots to create space for multiple different performance groups.
- Concerns about parking for new development – Where?
- Housing centric – build affordability vs fancy looking – can build more units cheaply
- Add as transportation alternative: car-share program as partial requirement for residential units
- Accessibility spaces – Affordable and accessible accommodate people with disabilities – floor plans should be spacious
- 1st choice for opportunity zone/ Downtown North was Park, Civic
- Mixed use – small local business – no franchises. Any housing above stores – some elevator access. Incorporate universal design into all spaces indoor and outdoor.
- More people living here creates more traffic, more stress on infrastructure and lessening of community feel. Steve Dameron 404-444-4281
- No matter what you do, you need to have enough parking. If there is affordable housing, people will have cars and they need a place to park. Let's change the parking laws to allow people to park one car behind the other. (Visual drawn of one car parking behind another) And if businesses – they need parking too. Living above – work/retail below. Consider parking garage or underground parking!



Comments and Notes: Bob Shultz – Planning Consultant

Common Themes among more than one person

- mixed use
- focus on affordable housing
- good location for three stories
- deed restricted for long term affordability
- don't like 133 units right up to the road
- comfortable with some flexibility, middle path seems about right
- who are creatives?
- need parking but maybe some less
- Artspace idea makes some sense, maker space, microbusinesses, artists, services
- what about a market with small vendors, could it work

Individual comments, one person

- homeless population need housing
- green spaces, need some, there was a sunflower garden behind coop that did well on this property
- senior housing
- trade some of the land for land on the edge of town for high density
- limit to 2 stories based on Dinkle Building, historical preservation
- need housing for 30% ami
- don't have any parking
- indoor pickleball facility
- don't compete with free market commercial at Town Center
- like to see a small boutique hotel
- include an ownership component
- like idea of having some units for town employees
- wanting the former residents of Bonanza Trailer Park to have first option on living there.






AFFORDABLE HOUSING AND HOUSING CONSIDERATIONS

BOARD COMMENTS:

- Diversity equality inclusion DEI!!
- Affordable! ADA Dwelling
 - o Space
 - o Counter high pocket door bathrooms
 - o Storage space for chairs/equipment
- More than 20% please! (one dot)
 - o Affordable housing is just free market housing quality w/ deed restriction
 - o Should not appear any different!
 - o Development should integrate sustainable design features that integrate stormwater and drought tolerate native plantings
- Ample storage (one dot)
 - o We're an active community
- Not all affordable don't make a ghetto
 - o Studio – 2200 sq ft pricey condos.
 - o All need common area on roof.
- The baby boomers are till working due to cost of living in these times. We need an affordable place to live & be able to contribute to this town
- Ideally local essential C.dale workers
 - o Town employees
 - o Firefighters
 - o Police
 - o Teachers
 - o A lot of these employees commute from new castle + farther
- Design as utilization use & not aesthetic appeal. Don't make too pretty – as discussed in LRP.

WHAT SHOULD THE TOWN OF CARBONDALE CONSIDER?

 Number of units	Unit configurations	Living environment
 Diversity of unit mix	 Studio apartment	 Civic spaces
 Unit type – rental	 One-bedroom apartment	 Garden space
 Unit type – sale	 Two-bedroom apartment	 Play area
	 Condo	
	 Live/work unit	
	 other	

- Prioritize senior citizens in housing. They want to downsize & living in the urban core – a walkable place is important
- Prioritize teachers/firefighters/essential town employees
- Work/live commercial/live-for essential works all affordable
- Mix of housing/commercial/art
 - o Mix rental/for purchase
 - o AMI ranges: Cat II, III, IV
 - o Cool art “alley way” on promenade.
- Instead of 20% affordable go for 40%
- Parking needed main street should be pearl street in Boulder. Affordable housing is needed balance
- Elevators in all bldgs w/ 2+ floors
- Mixed love the live/work units for artists
- Being town owned we have this opportunity to make 100% of the housing to be affordable or deed restricted. Could be only 100% affordable in town.
- Own the land architect general contract finance in house for the affordability red brick
- Being able to downsize make sure enough parking
- Fun architecture!! (one dot)
- How about a design review board? no more boxes.
- Absolutely yes! to housing + affordable affordable, do we want more workers? Better service at restaurants/stores? ANYONE should be able to live & experience CDALE.
- More people equals more problems, less sense of tight community. No to housing!
- More affordable senior housing
- Pls stop growth. We are losing community feel
- Add vibrancy to main st
- Open space
- Do we really want to be housing for Aspen workers?
- The Farm in B.V.
- More traffic. Where will they park. You will kill tourism \$\$\$
- Utilize public private partnerships. Best bang for your buck
- Diversity of unit mix
 - o More for sale maybe “rent to own”
 - o Include food production are, perhaps greenhouse (south exposure perfect!)
- Affordable housing is not the highest + best use for all of these lots. Trade some for larger plots on the outskirts + build greater numbers there. Please DO have artist live/work space in Town Center
- Affordable housing is not really affordable! Unless it is deed restricted for a specific population we don’t need more ugly buildings a la roundabout village. Not the best use of this space.
- Teacher housing project on 3rd st. could use garages or storage though
- Need rental units. Live-work good. homes not limited to creatives only. First floor (ground) for gig. Thanks for asking capitaize on the new housing funds approved by Colorado!
- Keep the trailor parks! Don’t let the hedge-funders buy up the good housing communities that ARE the WORKERS of this valley

- PS – ideas for trading sites
 - o 1. Across the Rio Grande Trail near Sopris Lodge
 - o 2. The county land w/ the mobile homes along with Snowmass Dr. Trade 35 trailer site for 100 affordable apartments
- Housing for: essential workers, young people, older people
- Maintain visual corridors to Sopris and all horizons.
- With the crazy current crazy housing mkt, what was affordable yesterday may not be so today
- Garco affordable housing example: allow seniors with large units to downsize to a smaller unit – w/o going through lotteries if qualified
- Please consider parking + open space for events
- Good “infill” spot for Affordable units (ok w/ deed restrictions & income caps) with parking. Some “light” commercial okay as there is new retail space + existing unitized space.
- Concerned about the # of cars + parking people are still going to want cars regardless of transportation options
- Garden south of TRTC affordable/sale 2br live work incentive for carless
- Greatly reduce parking issues by requiring car-share programs for residential development. EV charging stations all renewable energy. More interesting design than box.

TOWN CENTER VISION OUTREACH

Let's Build
the Pool
Ourselves
😊

A 20+ year design professional should be able to afford to live in the town they work and believe in. Affordable housing for those who already live and work here.

BALANCING AFFORDABILITY AND SUSTAINABILITY

WE NEED YOUR INPUT ON SUSTAINABILITY TARGETS. PLACE YOUR DOTS ON THE STATEMENT THAT MOST RESONATES WITH YOU.

Carbondale has a strong building code and affordable housing is its greatest need so build to code and do more if you can. Like using all electric.

Build
in house

multiple roof heights
like blackstone bl
ground use
all electric + solar
color
geothermal heat pump
radiant floor heat
cooling

Consider cost of
living in the
units. Electric
heat technology
is very expensive
to run & is not
keeping up w/
desire to be green.
Affordability needs
to be considered all
the way to end
user.

ing should
n ages.
abilities.
building 3
a w/out
ring elevators

incorporate
Universal Design
into Building
Code +1

housing ↑
(balance)
net zero ↓

Even if it means for
be net zero.

for units,

is to

Not much use
in more houses
when civilization
has collapsed.
NET ZERO!

But new buildings
need to keep pace
with existing planned
and built.

Fewer units
over
stated dev.

The Reality is all
new development needs
to address the need for
less carbon consumption
and green house gas
emissions. But don't
get mixed in "prohibitory
action" Yes on prioritizing
Net zero!

Not sure

homes with
entry level
Bedrooms

Aim high,
but balance
dev costs.

reach a
balance

one dodges 3500
pick up there
parking space
for each resident

Expand the
Theater add
more restaurants
Hotels
Creative Spaces

production
units to community
gardens.

bring back
The bonanza
trailer park
Graduate's per
trailer

A PARKING GARAGE!
AFFORDABLE HOUSING
ESPECIALLY LOWER INCOME
ARTIST WORK/LIVE UNITS
SOLAR CARPOOLS
SMALL PLAYGROUND
NEIGHBORHOOD RETAIL
VARIETY IN BUILDING
- NOT WILDLIFE

Make all
walkable &
drivable
spaces
permeable
not paved

WHAT ADDITIONAL
DON'T HOLD BACK.

HAVE FOR THE

ER LOTS?



BALANCING AFFORDABILITY AND SUSTAINABILITY BOARD COMMENTS

BALANCING AFFORDABILITY AND SUSTAINABILITY

BOARD COMMENTS:

- Lets build a pool ourselves
- A 20+ year design professional should be able to afford to live in the Town they work and volunteer in. prioritize affordable housing for those who already live and work here!
- Homes with entry level bedrooms
- Aim high, but balance dev costs. Reach a balance a parking garage!
- Bring back the bonanza trailer park 6 residents per trailer
- Make all walkable & driveable spaces permeable, not paved
- Include space for local food production. 1:1 ratio of housing units to community gardens.
- One dodge 3500 pickup size parking space for each resident
- Expand the theatre add more restaurants, hotel, creative space
- A parking garage!
 - o Affordable housing (especially lower income
 - o Artist work/live units
 - o Solar on rooftops
 - o Small playground
 - o Neighborhood retail
 - o Variety in gldg hights
 - Not Willits

CARBONDALE HAS A STRONG BUILDING CODE AND AFFORDABLE HOUSING IS ITS GREATEST....

- Three dots
- All housing should focus on all ages all abilities
 - o Stop building 3 floors without requiring elevators (one dot added)

EVEN IF IT MEANS FEWER UNITS OR A LONGER WAIT FOR UNITS...

- Make sure enough parking + what about infrastructure?
- Where are all these new residents going to go? Traffic already bad
- The reality is all new development needs to address the need for less carbon consumption and green house gas emissions. But, don't get mired in "predatory delay" Yes, on prioritizing net zero!
- Fewer units over stalled dev.
- Net zero buildings initial vs. long-term expense. All new buildings need to keep our warming planet in mind.
- Not much use in more houses when civilization has collapsed. NET ZERO!

NOT SURE:

CREATIVE MIXED-USE

Space to Create

Space to Create Colorado assists communities with the development of affordable live-work and commercial spaces for creative enterprises and organizations that serve critical community needs.

Each project is customized to meet local community needs and goals. Carbondale was chosen as the next potential Space to Create project. Close to a million dollars is given to each community for pre-development costs should we decide to move forward.

While available to anyone meeting the income criteria, these projects focus on supporting our creative workforce, businesses and community organizations.

Artspace

In 2018, Artspace, a non-profit developer, studied the feasibility of a creative mixed-use project in Carbondale that would provide affordable housing and workspace and community spaces.

WHAT THEY DID

- Met with local leaders
- Conducted a Preliminary Feasibility Study
- Identified potential sources for funding
- Conducted a community survey
- Completed a technical market report

WHAT THEY FOUND

- Artspace recommends the development of new creative spaces in a mixed-use building
- There is demand for up to 42 units
- The mixed-use concept can include studios and flexible commercial space for creative and performing arts uses, as well as housing, networking, rehearsal space, and more.

Roof needs to have garden boxes for residents. Include solar panels.

I love this!

Yes, please! YUP!

Art spaces! AND studios! AND rehearsal spaces! AND children!

What about a community center or public space?

Yes to more creative space!

Make a room for a TETC set shop in the back of an adjacent building

Space to Create Case Studies

Loveland Arts Campus

Type of Development: Mixed-use arts space
Number and Type of Units: 9 live/work units
Affordability: 60–120% AMI
Community Space: 6,000 sq. ft.
Estimated Project Cost: \$10M



Trinidad, CO

Development Partner: City of Trinidad
Number of Units: 41
Community Space: 20,000 sq. ft.



Ridgeway, CO

Number and Type of Units: 30 live/work units
Affordability: 30–80% AMI
Commercial Space: 2,000 sq. ft.
Estimated Project Cost: \$10M



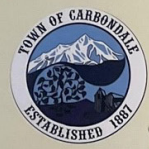
9 units seems good. Like Live work @ Carbondale for larger project

GREAT CONCEPT MAKE SURE DEFINITION OF CREATIVE IS BROAD SO MANY POSITIONS FIT

Like this

YES!

INTER ON REACH



CREATIVE MIXED USE BOARD COMMENTS

CREATIVE MIXED USE

BOARD COMMENTS:

- Roof needs to have garden boxes for residential
 - o Include solar panels
- Yes please! Yup
- I love this!
- What about teachers + other public servants
- Yes to more creative space!
- Art saves lives! And nourishes children!
- Gardens on the roof! Decreases both heating + cooling costs
- Artists and volunteers are the life blood of our community.
 - o They need a place to live in our community
 - o Should not be treated like second-hand citizens
 - o They create the culture that makes Carbondale desirable!
- Make room for a TRTC set shop in the back of an adjacent building
- Great concept make sure definition of creative is broad so many professions fit
- 9 units seems good like live-work @c-dale North for larger project
- Like this
- Yes!

TOWN OF CARBONDALE COMPREHENSIVE PLAN UPDATE FEEDBACK

HOUSING AND CHARACTER

COMMUNITY CHARACTER

- Ensure the Highway 133 corridor through the length of town is visually attractive.
- Promote an interconnected, integrated and safe multi-modal (bicycle, pedestrian and transit) system.
- Expand historic preservation opportunities, cultural resources and maintain the historic scale of Downtown Carbondale.
- Amend the Unified Development Code to support community and Downtown vitality.
- Re-evaluate light industrial use areas in context to adjacent neighborhoods and the community as a whole.
- Implement a new Opportunity Area zone classification.

ECONOMIC DEVELOPMENT

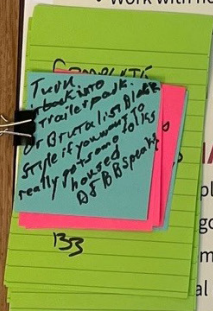
- Promote Carbondale as a destination for arts, performances, festivals, and cultural events.
- Enhance recreational and scenic amenities unique to Carbondale to attract and sustain economic activity.
- Continue to cultivate a business climate that fosters locally owned and growing professional services sectors.
- Support local, regional and state government agencies and organizations to enhance existing businesses and promote new businesses in town.
- Support higher educational and vocational programs and facilities aimed at expanding the capacity of the workforce.
- Develop a clear, consistent, and cost-effective business attraction and recruitment strategy for target industries as defined by the community.
- Promote restaurants, taverns and lodging as economic drivers and tax revenue generators.
- Facilitate the coordination of business and economic development groups. Promote local food sources and distribution methods.
- Support local food and agriculture organizations to strengthen the local food system (i.e., growing, processing, marketing, and consumption).

HOUSING + JOBS

- Address housing affordability at the local and regional level concurrently.
- Work with housing entities/providers to expand the inventory of affordable housing.
- Monitor performance and outcomes of the Town's inclusionary residential requirements and adjust accordingly.
- Amend the UDC to identify and remove barriers to affordable housing supply.
- Expand the Carbondale Affordable Creative Space effort to promote and fund arts-oriented space.

CLIMATE + SUSTAINABLE DEVELOPMENT

- Develop plans and policies related to climate action and the Environmental Bill of Rights.
- Integrate climate goals and strategies from the Climate & the Carbondale Comp Plan Event.
- Enhance community resilience.
- Ensure equal access to green and sustainable housing, infrastructure and services.
- Invest in public parks, open spaces, streetscapes, trails, pathways, landscaping, and public buildings.
- Identify key riparian areas for acquisition and conservation.
- Embrace the river corridors.



HOUSING AND CHARACTER BOARD COMMENTS

HOUSING AND CHARACTER

BOARD COMMENTS:

- The site has good views now – so don't build ugly 3-story condo/mixed use buildings that block those views – just look at Roundabout Village if you want to see ugly view-blocking buildings.
- We need more parking – this is a sleeper town: we all have to have cars to get to work + play! Now more+more of us are in condos or sharing houses w/ others. There is a real parking issue new development doesn't have enough parking spots. PARKING GARAGE (next to town hall) like in Glenwood add public restroom in it too. Excited to see what is to come for Bondale!
- Figure out Town Center before tackling "opportunity zone"
- Please add to the UDC a requirement that all new housing developments must incorporate a community garden into all plans to limit our dependability on global food production & focus on local production that supports our community. Community gardens can be optional to residents & any unclaimed lots can open up to a public lottery.
- Turn it back into a trailer park. Or brutalist black style if you want to really gets some folks housed DFBB speaks
- Town needs to adopt a pedestrian first goal – pedestrians before cars
- Make 133 more pedestrian friendly & slow the traffic down through town. Safe crossings.
- "affordable Housing" prices are not affordable.
- Housing homeless + environment = all the same
- Update the code to discourage lawns. Encourage and incentivize developers to integrate native drought tolerant and water wise plantings fewer leafblowers!
- Complete streets + design row to slow speeds on 133
- Discourage PUDs adjust underlying zoning for flexibility

OVERCOMING PLANNING OBSTACLES

THE TOWN HAS ENCOUNTERED OBSTACLES IN DEVELOPING THE PROPER [ZONING RESTRICTIONS] [COMMERCIAL CODE] [ZONING RESTRICTIONS]

SHOULD WE COMPLY AND BE RIGID, OR HAVE MORE CODE FLEXIBILITY?

RIGID **FLEXIBLE**

CODE COMPLIANCE

Site planning complies with current code requirements.

CODE FLEXIBILITY - ALTERNATIVE COMPLIANCE

Alternative Code Compliance considers Code Flexibility. An applicant may request relief from strict compliance with specific land development regulations through the Alternative Compliance process. P&Z may require mitigation and remediation for relief from specific site design regulations.

EXPANSIVE COMMERCIAL DEFINITION

Commercial zoning definition includes creative ideas for example, live-work units, affordable arts and professional spaces, micro business.

PUD PLANNED UNIT DEVELOPMENT

Zoning and flexibility is determined through the PUD. The PUD indicates that a particular property or section will be governed by requirements that were specifically approved for the development instead of the standard zoning code. The Town discourages PUDs because they are a challenge to enforce and monitor.

PARKING CODE FLEXIBILITY

The Town Center Vision Outreach could include a mix of alternative transportation strategies such as tandem parking, carpooling, and alternative transportation and carpooling.

Handwritten Notes:

- "Flexibility" has generally favored developer profits over public good. There seems to have been an unspoken belief that wealth will flow downwards. It's not. Therefore, I am against flexibility.
- I disagree with the ability to trust our elected officials to be "progressive and innovative". You need to run for office.
- Developers find ways to skirt around & ignore approved plans & building codes by taking shortcuts. They hold THEM ACCOUNTABLE (ie. Thompson Park).
- To solve parking for future growth, town, why not build garages under ground? Save space over time.
- Provide green roof for as much as possible, a lot more nature! Use our precious fresh water sparingly. Integrate solar on site capture and utilize stormwater to the greatest extent allowed.
- Less lawn, leaf blowers, fertilizers/chemicals, more pedestrian space, fewer cars.
- PUD - DIFFICULT TO MANAGE UPDATE ZONING CODE FLEXIBILITY
- PUDs are challenging w/ code. Allow UDC to trump PUD codes.
- Make sure enough parking + what about infrastructure?
- Where are all these new residents going to go? Traffic already bad.
- Only if the Town residents have plenty of opportunity to weigh in - and are listened to!

TOWN CENTER VISION OUTREACH OPPORTUNITIES

OVERCOMING PLANNING OBSTACLES

BOARD COMMENTS

OVERCOMING PLANNING OBSTACLES

BOARD COMMENTS:

- Lets build a pool ourselves

CODE COMPLIANCE:

- Developers find ways to skirt around & ignore approved plans & building codes by taking short-cuts.
HOLD THEM ACCOUNTABLE (i.e. Thompson Park)

CODE FLEXIBILITY

- To solve parking issues around town, why not build garages underground? Saves space but hopefully pays off over time.

PARKING CODE FLEXIBILITY:

- Make sure enough parking + what about infrastructure?
- Where are all these new residents going to go? Traffic already bad

EXPANSIVE COMMERCIAL DEFINITION:

- Only if the Town residents have plenty of opportunity to weigh in – and are listened to!

PUD PLANNED UNIT DEVELOPMENT:

- PUD difficult to manage update zoning for flexibility
- PUD's are challenging w/ UDC allow UDC to trump PUD codes

TOWN CENTER VISION OUTREACH

WHAT WE KNOW

GREATER ROARING FORK REGIONAL HOUSING STUDY (APRIL 2019)

The Greater Roaring Fork Regional Housing Study identified a Gap in Units priced at 60% - 80% AMI.

SWOT ANALYSIS

Strengths | Weaknesses | Opportunities | Threats

STRENGTHS

- Property dedicated to the Town of Carbondale
- Comp Plan identified affordable housing as a key community desire
- Access to trails and public transit

OPPORTUNITIES

- Create dedicated housing for local and Town of Carbondale employees
- Create live-work units
- Financial partners and partnerships

WEAKNESSES

- The Town of Carbondale does not have a dedicated revenue source for housing projects

THREATS

- Building costs
- Community consensus on priorities

DRAFT SUMMARY OF FINDINGS - GREATER ROARING FORK HOUSING PROGRAMS AND STRATEGIES (REPORT - MAY 26, 2022)

- Cost Burden - Pre-pandemic, at least one-third of households were already paying more than 30% of their income on housing: Carbondale Area - 39%
- Greater need for services, less housing availability
- The Garfield County average single-family sale price in 2021 was 42% higher than in 2019
- Near Term Strategies may include:
 - Rental and down-payment assistance
 - Deed-restricted and buy-downs
 - ADU incentives
 - Short term rental policies
 - Promote affordable and flexible housing
 - Develop and incentivize partnerships



GREATER ROARING FORK REGIONAL HOUSING STUDY BOARD COMMENTS

GREATER ROARING FORK REGIONAL HOUSING STUDY

BOARD COMMENTS:

COMMENTS:

- Not all want ownership look for affordable rental programs
- What is the gap now w/ AMI in 2022? (dot added)
- If folks can afford 2-3 homes, they can pay to support locals who live here full time and actually contribute to making this a desirable community. (dot added)
- Slow down traffic speeds on 133.
 - o Create more and safer pedestrian/bike crossings and round-a-bouts.
- Duplex/triplex are affordable where are these?
- Stop the madness around single family homes

ON WEAKNESS:

- Affordable rental poll & not everyone wants (needs to own)
 - o How to housed more diverse pop'n?
- If someone can demonstrate the ability to pay \$1800-2000/month for rent, they should qualify for a \$1200-1500 mortgage
- Subsidize of sales of essential workers: teachers, police fire, as a housing allowance diversity

ON OPPORTUNITIES:

- Consider workforce housing for all incomes – live in valley (for market rate)
- Dot added

ON THREATS:

- Hire an architect + general contractor sell something to raise the money