MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
JUNE 23, 2020
VIRTUAL MEETING VIA ZOOM

Mayor Dan Richardson called the Board of Trustees virtual Regular Meeting to order on June 23, 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
Luis Ylanes
Erica Sparhawk
Heather Henry

Student Trustees Absent
Grace Jardine
Diego Valdez

Staff Present:

Town Manager
Jay Harrington

Town Clerk
Cathy Derby

Finance Director
Renee Gustine

Town Attorney
Mark Hamilton

COMMUNITY HERO AWARD

Mayor Richardson presented the Community Hero Award to P.C. Drew for his work in creating the COVID-19 Task Force and for his dedication in keeping the public safe COVID-19 pandemic.

CONSENT AGENDA

- Accounts Payable totaling $388,369.53
- Board of Trustees 6-9-2020 Regular Meeting Minutes
- Modification of Premises – Carbondale Beer Works
- Recommendation for Appointment – Historic Preservation Commission

Trustee Bohmfalk made a motion to approve the Consent Agenda. Trustee Silverstein seconded the motion and it passed with:
7 yes votes: Richardson, Yllanes, Silverstein, Bohmfalk, Kitching, Henry, Sparhawk

PERSONS PRESENT NOT ON THE AGENDA

John Villafranco, President of the Lofts at Dolores Park HOA, requested the Board put Dolores Way street parking and changing parking in the Dolores PUD on a future agenda. Jay explained that changing parking will require an amendment to the site plan and the HOA should contact the Planning Department. Jay explained that parking was eliminated from Dolores Way due to safety issues.

TRUSTEE COMMENTS

Trustee Yllanes thanked the Recreation Department staff for their hard work in getting the pool open.

Mayor Richardson also thanked the Recreation Department staff for opening the pool. Mayor Richardson thanked the Utilities Department for their hard work responding to a few water line breaks. Mayor Richardson attended the RFTA Board meeting. They discussed increasing bus service and increasing the Maroon Bells (route) bus fare. Mayor Richardson announced that the COVID-19 Task Force is going dormant. Mayor Richardson and Jay toured the Coffman Ranch. The ranch will be a great asset to the Carbondale community, and he encouraged everyone to support AVLT's fundraising campaign. Mayor Richardson attended the Garfield County Mayors Meeting. They discussed COVID-19. COVID-19 cases are rapidly increasing; there are 40 new cases which is almost at a new peak. If we reach 60 cases the latest variance may be retracted, and some business may close. Mayor Richardson urged people to stay home if they are sick and take all COVID-19 precautions.

Trustee Bohmfalk asked when the Board will be reviewing police procedures. Jay responded that on-going review is being driven by state legislation. Staff is working with other Colorado municipalities to be current with changing legislation. Police policies are scheduled on the July 14th Agenda.

Trustee Silverstein stated that last week Steve’s Guitars had a live simulcast with three groups of local musicians and 300 people listened. July 3rd will be the 20th anniversary of the Mt. Sopris Music Festival.

ATTORNEY COMMENTS

The attorney did not have any comments.

PUBLIC HEARING – PRELIMINARY PLAT/FINAL PLAT MAJOR SITE PLAN REVIEW – ORDINANCE NO. 6, SERIES OF 2020 AND SUBDIVISION IMPROVEMENTS AGREEMENT
Applicant: Builders First Source
Location: Lot 5A Carbondale Marketplace Subdivision
Builders First Source (BFS) currently has lumber facilities in Aspen and Glenwood Springs. There is also a showroom in Basalt. They are planning to consolidate the facilities on proposed Carbondale Marketplace Lot 5A Amended. In order to do so, they needed to submit a number of land use applications, specifically:

1. A Preliminary and Final Plat to subdivide Lot 5A of the Carbondale Marketplace Subdivision into two lots: Lot 5A Amended and Lot 5C. 1st Bank was constructed on Lot 5B.

2. A Major Site Plan Review to allow construction of a 29,240 sq. ft. building on the newly-created Lot 5A Amended. In addition, a 4,800 sq. ft. open shed is proposed along the east property line. This will be used to protect some of the building materials while providing screening along the east property line.

The Planning Commission reviewed this application at its May 28th meeting and unanimously recommended approval.

The development complies with the zoning parameters and development standards with the exception of the three requests for Alternative Compliance. The first one is landscaping. They would like to trade off some of the landscaping for a public trail that goes along the west and north side of the property. The second is height for fencing. The grade of the storage area is lower than the grade of the adjoining streets. The 8 ft. high fence will sit on top of a 3 to 3.5 ft. retaining wall. However, you can't see the retaining wall from outside the site – you only see the fence.

The request for alternative compliance for some of the commercial design standards are also requested, specifically for transparency and building articulation. The mass has been reduced by dividing facades into a series of smaller components. The architectural character compliments the architectural character of adjacent existing buildings, in this case, CRMS. The west and east elevations are broken up by changes in materials, a distinctive sloping roof, barnwood doors, and the use of the large Creative District logo.

Janet commended the applicant for their efforts in preparing a development proposal which is unique, interesting, and in compliance with the UDC. In fact, in a number of areas, the proposal exceeds the requirements.

Janet recommended approval of the Final Plat, Major Site Plan Review, and requests for Alternative Compliance as well as Ordinance No. 6, Series of 2020 and the Subdivision Improvements Agreement.

Janet noted that comments had been submitted by the Bike and Ped Commission. Unfortunately, it was after P&Z review due to the interruptions in meetings with COVID-19. They brought up the point that the trail on the west side provides a good third option to the other two options: sidewalks through Carbondale Marketplace and the trail on the west side of the highway.
Planner Bob Schultz, and Doug Williams, Builders First Source General Manager, gave an overview of the development. Key points include:

- The development is a good fit for the Town according to the Comprehensive Plan its's New Urbanism and balances urban, pedestrian and it is bike friendly
- It's zoned C/R/W – lumber yard is a permitted use
- The project will provide land for a future connection to Industry Place, the project will share the cost of State Highway 133 improvements based on a formula previously approved by the Trustees
- The landscape will adhere to a low water plan

Discussion ensued.

Trustee Kitching asked if axel configuration was considered; how many trucks will arrive a day and where are the big trucks parked? Doug answered approximately 4-5 semis will arrive daily and the trucks will be parked inside at night.

Trustee Silverstein asked if the project will be night sky compliant? Bob answered yes, it will be dark at night and there will be minimal lighting – mainly at the entrance. In the winter lights will be turned on one hour before opening and will remain on until one hour after closing.

Trustee Bohmfalk stated that it’s hard for him to visualize/classify a lumber yard as New Urbanism. He also questioned why the street entrance doesn’t lead to the building entrance. Trustee Bohmfalk asked about the configuration of the trail and surrounding fencing. It appears that there is an 8 ft fence on one side of the trail and a barbed wire fence on the other which doesn’t make the trail very appealing. Bob responded that there will be landscaping along the fence.

Trustee Henry asked how many jobs will be generated. Doug answered that they are importing their employees from the other locations. Trustee Henry asked how much sales tax revenue will be generated. Doug responded approximately $200,000-$300,000 per year.

Mayor Richardson opened the meeting to public comment.

An email from Pat Hunter on this topic may be found at the back of this document.

Matt Gworek, Chair of the Bike/Pedestrian/Trails Commission, stated that he appreciates the effort in creating a bike trail but the curb cuts will make the path more challenging. Matt said the nature of traffic is inconsistent and incompatible with other development. Matt said the Town is bearing a big cost without getting a lot of tax revenue – a different business could create more tax revenue.

Pat Hunter stated that their current lumber yards are located on Highway 82 and that works well. The trade off for sales tax revenue is traffic impacts. The project is tucked in one mile from the highway. The semi trucks will have to go around the roundabout. The trucks going up valley will have to go over the bridge and will back up the traffic on
Highway 133. He urged the Board to look at how the traffic will be impacted and he asked them to put the project off for a while until they have more time to look at it.

Mayor Richardson closed the public hearing.

Mayor Richardson stated that the project meets Code, is well designed, is a good fit for the area, and the benefit to impact ratio is in our favor. If the Board approves this project we should pursue an Industry Place roundabout as soon as possible. Mayor Richardson understands the need for the glazing. Working with the grade minimizes the impact to the environment. He asked Doug to incorporate more art in the fencing and he would like them to add the maximum amount of solar. Mayor Richardson stated that he likes the trail location. Mayor Richardson noted that he thinks they will need a second bike rack.

Trustee Silverstein agrees that a second roundabout will be needed. Trustee Silverstein stated that the lumber yard is an excellent use of this space and it's not a big box. It's not a high-volume store but it will still generate sales tax. The impact is less than other choices. It's a well thought out plan and it is up to the Town to keep traffic off of Main Street.

Mayor Richardson asked if the applicant agrees with the Conditions of Approval. Bob responded yes, they do.

Trustee Kitching made a motion to approve Ordinance No. 6, Series of 2020, and the Subdivision Improvements Agreement for Lot 5A approving the Preliminary/Final Plat, Major Site Plan Review and approving the requests for Alternative Compliance with the findings and conditions listed below. Trustee Bohmfalk seconded the motion and it passed with:

7 yes votes: Sparhawk, Henry, Yllanes, Richardson, Kitching, Silverstein, Bohmfalk

Conditions of Approval for the Preliminary/Final Subdivision Plat

1. All conditions of Ordinance No. 21, Series of 1997 recorded at Reception Number 521822 and recorded on March 13, 1998 remain in effect and in full force unless otherwise approved by the Board.

2. A Subdivision Improvement Agreement (SIA) shall be required prior to recording of the Master Plat. The SIA shall guarantee and secure completion of the Infrastructure after recording of the Plat. The SIA shall be subject to review and approval by the Town Attorney.

3. The final plat shall be revised to reflect the following:

   a. The plat should be revised to add a note that Lot 5C is “reserved for future development.”

   b. Use a different method to depict the different types of easements.
c. Replace the utility easement with a 50 ft. public street dedication

4. The final plat shall be subject to review and approval by the Town Attorney.

5. The applicant shall submit final engineering and construction drawings for review and approval by the Town prior to recordation of the plat.

6. The final drainage calculations and details for the Drainage Report shall be submitted for Town review and approval prior to SIA approval.

7. The engineer’s estimate shall be revised to reflect all final public improvements, subject to Town review and approval, prior to recordation of the final plat.

8. The developer shall be responsible for the construction and cost of all infrastructure improvement. The construction of the infrastructure shall be completed within two (2) years of the recordation of the Plat.

9. If a roundabout is constructed at the Industry and Highway 133 intersection, all truck traffic be required to use Industry Place to enter and exit the site.

10. The developer shall be required to submit a current title commitment for the road dedications for review and approval by the Town Attorney. This commitment shall be prepared at the expense of the developer. A final title policy must then be submitted to the Town insuring title to public streets in the amount of at least $250,000. Contemporaneously with recordation of the final plat, the Developer shall convey title to all public streets by General Warranty Deed subject only to title exceptions approved by the Town Attorney as part of the title review process.

11. A fee-in-lieu of highway improvements in the amount of $34,400 shall be paid at the time of recordation of the subdivision plat.

12. All irrigation shall be from non-potable water sources supplied by the Rockford Ditch.

Conditions of Approval for Site Plan Review

1. Approval of the Major Site Plan Review is contingent upon Town approval of a Subdivision Improvements Agreement which addresses construction of public improvements.

2. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans.

3. The applicant shall be responsible for the maintenance of the landscape and irrigation system located on the west and north sides of the property.
4. The rooftop equipment shall be screened in accordance with Section 5.4 of the UDC (Landscaping and Screening).

All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.

5. A "Knox" box shall be installed prior to issuance of a Certificate of Occupancy. The installation of the “Knox” box shall be subject to review and approval of the Fire District.

6. The applicant shall enter into an agreement with the Carbondale & Rural Fire Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.

7. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.

8. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

9. This approval does not include approval of the signage. A separate permit is required to be approved by Town Staff.

Findings - Preliminary Plat

1. The proposed subdivision complies with all applicable use, density, development, and design standards set forth in this Code.

2. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to minimize land disturbance and maximize the amount of open space in the development and accomplishes the purposes and intent of this Code. No critical wildlife, tree/vegetation or riparian areas are present on-site.

3. The applicant has provided evidence that provision has been made to connect to the Town’s public water supply system.

4. The applicant has provided evidence that provision has been made for a public sewage disposal system.

5. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed use of these areas are compatible with such conditions.

6. There are no identified natural hazards including flood and wildfire present on the site.
7. The application provides a clear assumption of responsibility for maintaining all roads, open spaces, and other public and common facilities in the subdivision.

8. There is no phasing of development.

9. The subdivision is consistent with the subdivision conceptual plan as approved with the Carbondale Marketplace Subdivision.

10. The subdivision is consistent with Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Findings - Site Plan Review

1. The site plan is consistent with the Comprehensive Plan as the intent of the New Urban designation is support commercial, mixed use and urban residential uses. There are mixed use buildings on Lot 1 which reflect new urban design. As one moves north, there is the City Market, gas station and 1st Bank, then shifting toward to larger commercial uses such as the lumberyard. In addition, one of the goals is to capture more local spending to augment town sales tax revenues. This development, in conjunction with City Market and the fueling station, will move the Town closer to that goal.

2. The site plan is consistent with the approved Carbondale Marketplace Subdivision Plat;

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 is adequately served by existing streets within Carbondale.

5. Access to the site is adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.

Findings – Alternative Compliance

The three requests for Alternative Compliance meet the following criteria:

1. Applicant's proposed alternatives for landscaping/fencing, fence height, and commercial building design will achieve the purposes of the CRW zone district and all of the criteria and regulations specified for such use in that zone district, better than the ordinarily applicable standards;
2. Applicant’s proposed alternatives also advance the goals and policies of the Comprehensive Plan and this Code to a better degree than the ordinarily applicable standards;

3. Applicant’s proposed alternatives will result in benefits to the community that exceed the benefits associated with the ordinarily applicable standards, specifically provision of a new public trail, provisions of adequate screening of the building materials, and a structure that provides visual interest;

4. Applicant’s proposed alternatives impose no greater impacts on adjacent properties than would occur though compliance with the ordinarily applicable standards.

**GARFIELD COUNTY COLLABORATION AGREEMENT**

Jay informed the Board that the Town will receive approximately $592,000 for its share of the CARES Act funding. Reimbursement requests are submitted to DOLA. They will release the funds but we need to be cautious as to how we spend the money. Our COVID-19 expenditures are around $100,000. We have an opportunity to put together programs for the community as PPE expires. Jay asked the Board to provide him with feedback on how to spend the money. The Board suggested staff survey the non-profits and businesses to see what their biggest needs are and what is the most beneficial way to spend the money. The goal is to put a program in place by late July if possible.

Trustee Silverstein suggested marketing Carbondale to help businesses, offering incentives to tourists to shop at local businesses, give residents Carbondale bucks.

Trustee Henry supports doing a survey and giving residents Cabonadle Bucks.

Trustee Sparhawk also supports a survey and she suggested creating a task force comprised of business owners.

Niki Denton stated that when the evictions moratorium is over people will be threatened with evictions and maybe the Town can help those in need.

Trustee Sparhawk made a motion to authorize the Mayor to sign the Garfield County Collaboration Agreement. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Henry, Silverstein, Yllanes, Sparhawk, Bohmfalk, Kitching, Richardson

**TOWING CONTRACT**

Jay stated that the person responsible for the Town’s towing retired. The Town hasn’t had a contract for awhile and as a result, there are a lot of abandoned vehicles around town. The Town put out a Request for Proposal and Temple Glassier responded.
Trustee Sparhawk made a motion to authorize the Mayor to sign the Towing Contract. Trustee Bohmfalk seconded the motion and it passed with:

7 yes votes: Sparhawk, Richardson, Yllanes, Kitching, Silverstein, Henry, Bohmfalk

COVID-19 MAIN STREET ALIGNMENT

Mayor Richardson said that the Main Street re-alignment has become contentious. He said that Board put a lot of thought into the plan. The Board agreed that they would monitor the success/failure of the street layout. It has only been two weeks, but the Board has received numerous emails about the street setup. Allegria, Batch and Phat Thai want the street set up to remain as is. Tonic Juicery, Hari Bar, Lulubelle, Sawyer’s Closet want to modify the plan.

Mayor Richardson opened the meeting to public comment.

The emails received on this topic may be found at the back of this document.

Laurie Loeb, stated that a full street closure is desirable for dining in the evening. Currently bikes blast down the street creating an unsafe environment. Also, car exhaust creates an unpleasant experience. The sidewalks are not wide enough for social distancing so people move out in to the street.

Chase Engel, of Batch, stated that all parties should be willing to compromise. The block should be shut down to traffic. The Board needs to stick with its decision. A very vocal minority is not happy with the set up. Batch wants to be allowed to make the full effort to make their space look good. They invested a lot of money in the space. The majority of business owners want the street to remain as is.

Lindsay, of the Tonic Juicery, stated that it has been two weeks with the current set up. She wants an evening closure of the street. They are a convenience business. They don’t get a lot of walk-ins. She wants a compromise - she is willing to give up parking to make it work. The restaurant structures sit empty all day.

Aly Sanguily, of Batch, is against adding more traffic, it’s a step backwards. There is an abundance of parking. This is a pedestrian friendly town. She doesn’t want to have to set up and break down the street every evening – she’s not going to do it. The improvements cost them $300. Collaboration is key and the Board needs to keep their word.

Amy Charters, of Lulubelle, stated that it’s unfortunate that the block is split – it has caused the most massive division. She has never felt this kind of animosity and hatefulness. It’s a toxic situation. She is not against a street closure. She is looking for an equitable business solution. It’s not feasible for retail to move into the street, it’s dirty and merchandise gets sun bleached. Eating outside is great but it shouldn’t come at the detriment of everyone else. The businesses were not consulted about the plan. Amy is not vilifying the restaurant owners for advocating for their businesses but this plan is not working out.
Mayor Richardson stated that he is disheartened by the way people are communicating; everyone is trying to do the best they can. He asked everyone to stop the derogatory comments – we can do better than this.

Discussion ensued.

The Board contemplated the following options:

- Keep the street set up as is (for another three weeks to give it ample time to see if it’s working)
- Close the street down at 4:00 p.m. - restaurants will be required to set up and break down their street space every night

More public comment was taken.

Micah, of the Juicery, stated that he is willing to compromise. Someone should have told the businesses about the plan to make the street one way. He offered the restaurants help in moving their stuff if they agree to open the street during the day. Two way traffic is important to his business. He would like the street to be closed at night.

Ron Kokish, stated that this is the worst of both worlds. Main Street was fine the way it was. He suggested the Board make Main Street a pedestrian area because it’s not friendly now.

Amy Charters, Lulubelle, stated that the Board should focus on how this is working. The comments on social media are disturbing, she is not comfortable walking down the street. She prefers a community united, not divided.

Julie Ivansco, of Sawyer’s Closet, stated that she too is asking for a compromise. The current plan isn’t working for the majority – it works for three businesses who aren’t open in the day. Close the street at night for dining. Why is it a problem - the retailers and restaurants don’t share the same business hours.

Trustee Sparhawk stated that Chase Engel and Aly Sanguily are being disrespectful to the Board and it doesn’t work in their favor. The Board is trying to help find a solution that works for everyone.

Trustee Kitching stated that she is envious of the attention the Main Street businesses have received. She is a small business owner and her business was lost for the entire first quarter. She is not supportive of businesses being mean to one another.

The Board felt that they have not given the current plan ample time to see if it is successful. Trustee Sparhawk proposed keeping the street set up as is, work on getting the spaces beautified, improve the signage, and undertake a communal marketing effort; the Board agreed.
GREAT AMERICAN OUTDOORS ACT LETTER


Trustee Sparhawk made a motion to authorize the Mayor to sign a letter to Rep. Tipton urging him to vote for the Great American Outdoors Act. Trustee Henry seconded the motion and it passed with:

7 yes votes: Silverstein, Richardson, Henry, Bohmfalk, Kitching, Yllanes, Sparhawk

STEPPING STONES – REQUEST FOR FEE WAIVER

Jay explained that Stepping Stones has requested a fee waiver for their construction project. He noted that we have granted waivers in the past. The Board needs to decide if the project is valuable to the community. It was noted that they raised funds for community members during the COVID-19 pandemic. Jay explained that the Board would be waiving the Building Permit and Plan Review Fees; we do not waive tap fees.

Trustee Bohmfalk made a motion to waive Stepping Stone’s Building Permit and Plan Review fees. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Yllanes, Henry, Bohmfalk, Kitching, Richardson, Sparhawk, Silverstein

2019 AUDIT

Due to the late hour, auditors Kelsey Roper and Paul Backes, of McMahan and Associates, gave a brief overview of the 2019 Audit. In January Kelsey was present on site to acquire an understanding of finance procedures. In March, due to the pandemic, the auditors worked remotely studying the Town’s Balance Sheet, looking for compliance issues, looking at taxes and grants. They did not discover any problems.

Paul stated that staff is very prudent with fund balances; going into a pandemic with the Town’s healthy fund balances makes staff’s and the Trustees’ jobs easier.

Mayor Richardson commented that staff does a great job keeping the Town’s finances clean.

MISCELANEOUS

The Board agreed that the July Board meeting should be virtual.

Trustee Bohmfalk thanked Mayor Richardson and Jay for their work on the Main Street set up for restaurants.
ADJOURNMENT

The June 23, 2020, regular meeting adjourned at 9:40 p.m. The next regularly scheduled meeting will be held virtually on July 14, 2020, at 6:00 p.m.

APPROVED AND ACCEPTED

Dan Richardson, Mayor

ATTEST:

Cathy Derby, Town Clerk

TOWN OF CARBONDALE
COLORADO

SEAL
Carbondale Board of Trustees

RE: Lot 5 of the Marketplace, lumber yard application

6-23-2020

Dear Board,

I write you as a member of the public with my personal comments. As a 50-year general contractor in the valley I have a long and close knowledge of lumber yards. Lumber yards are a key resource for the construction industry. I could only wonder at Aspen/Pitkin County choosing to buy and close their lumber yard. I have only just recently become aware of the plans from Builders First Source (BFS) receiving approval from P&Z. That became part of a larger discussion of the role of the Environmental Board at yesterday’s meeting. I am not speaking for the Eboard, but the issue is in the background of my comments.

Environmental issues.

As one who spent some months working on the production of the 2017 Carbondale Climate and Energy Plan (CCEAP) as an Eboard member, and who was critical of the outcome for lacking more specific directions and accountability, the community’s progress on the plan has been extremely disappointing. Add to that work my contribution to the EBOR and the recent upgrading of building codes.

While all the recent Carbondale construction and proposed developments meet UDC and building code requirements, I do not believe it meets the spirit of the Masterplan, and it most certainly does not fit the goals of the CCEAP. Even not accounting for the new carbon emissions from all the new development, Carbondale is not meeting the reductions expected on the existing systems. No annualized schedule of reductions exists. No benchmark of individual existing structures energy use has been done. No accurate assessment of traffic emissions has been done. The 2021 building and energy codes are in the works and we are only on 2009 and 2015 respective versions.

One simple fact faces us, every new structure and all new traffic that are not zero or better emissions are adding to our problem; and for the life of their existence.

I believe the lumber yard is simply on the wrong site. The proper site would be on Highway 82. The majority of the BFS business is not in the Carbondale area; it is up-valley. The significant traffic generated by the yard will virtually all be driving both ways, from Hwy 82 to the yard and back. Or deliveries out and back. The traffic study claims 1,264 new trips per day – but that needs to be doubled for 133.

I read through the traffic study but I did not see the additional traffic from CM or the new Main St. housing (115 units) added to the totals. Did I miss it?

The assumptions for increase in traffic per year are wrong. They should not use the average of the last 20 years. The current traffic is “snowballing” due to Carbondale development plus the rest of the valley. Future increases will be greater. The new CM gas station (discount pricing) will generate two-way traffic on Hwy 133, and add all of that to the roundabout to return to Hwy 82. (“slingshot”)
Aspen traffic counts at the entrance are some 20,000 per day. We will soon approach that. Not the goal we want. There are two great traffic problems resulting from this volume. First, traffic is going to back up severely from Hwy 82 at the westbound waiting lanes coming into 133. Also, traffic waiting at the 133 to 82 intersection to go up-valley will be stymied by the right lane on the bridge. The eastbound lane to 82 becomes blocked with just 3 vehicles waiting in the right lane. Problems between 133 and 82 will cause drivers to inundate Carbondale’s Main St. and 100 Road.

The additional significant problem with the yard is that its merchandise is taxed at the delivery address. I do not know the split between sales at the yard and sales at the projects, but my experience would be something like 10% and 90%. Every Colorado community depends on the tax revenues from its local business to provide the public services that every business needs.

In conclusion, I recommend that the lumber yard development be put on pause until a thorough community involvement and “airing out” be gained on both the particular and general questions.

Suggested alternate location:
Old gravel pit at Hwy 82 and 103 Road.

Direct Highway 82 access. More convenient for their commuting customers. No additional traffic on Hwy 133. Still convenient to Carbondale.

Respectfully,

Patrick Hunter

Sustainable Leadership Certificate, CMC {Their fist ever!}

hunter@sopris.net
June 23, 2020

Carbondale Board of Trustees  
c/o Cathy Derby, Town Clerk  
511 Carbondale Ave  
Carbondale, CO 81623

RE: COVID-19 Main Street Alignment Discussion

Dear Mayor Richardson and Trustees:

As a small business owner on Main Street and a resident of Carbondale, I am impressed by the collaboration between the Town of Carbondale, Carbondale Chamber of Commerce, Carbondale Arts, and others to creatively address the unique needs of each business in order to safely allow larger gatherings. This group of leaders thoughtfully included input from Main Street businesses over the last several weeks and addressed the balance between economic needs and safety of staff and patrons.

The discussion around how to reduce the spread of COVID-19 and encourage economic stability/growth is important and I’m excited to see that action was taken so quickly to expand into Main Street. I’m also excited to see businesses continuing to offer helpful, constructive feedback.

Unfortunately, I’ve heard that feedback from some business owners on Main Street has been angry and not productive, directed at the town, chamber, and Carbondale Arts in particular. Those businesses aren’t likely to lose customers because they have to walk an extra block from their car, but they will lose customers if they don’t creatively adapt to the changing environment. To put this in perspective, the negative economic impact we face in our community is not due to recent changes on Main Street, it’s due to the pandemic we still face.

Businesses should work together with the town, chamber, and others to address their needs—not against them. Thank you for supporting all of these creative efforts and being flexible to the needs of the community.

Sincerely,

PC Drew
Hi!! I can nly be apart of the zoom meeting BC of a timing conflict but why not do a traffic study and only take input from those directly effected (main street residents/business owners). I don't think everyone in town is entitled to an opinion (me included) BC we are not fiscally impacted fine way or another. Olease consider how restaurants were able to make some money while so many other main street businesses were totally closed first covid pandemic. I think the decision should be data driven...not sure how or what kind of data but wowza....its a heated topic and unless you can decide based on data.....it will get uglier that it is now!! Maureen Thompson 1343 barber dr.

GOOD LUCK WITH THE CALL TONIGHT!!!
Hello Carbondale Counsel,

I wanted to send an email in support for the continuation of the closure of Main Street and Main Street Business Patios. This is crucial to us and I wanted to voice my support.

Thank you for considering this very important step in keeping Main Street business alive and thriving.

--
Aaron Rogers
landmarkcafe.co
9709873061
Cathy Derby

From:            Dan Richardson
Sent:            Tuesday, June 23, 2020 4:34 PM
To:              Trustees_TownofCdale
Subject:         Fwd: Allegria

Sent from my iPhone

Begin forwarded message:

From: andreas fischbacher <fischbacherandreas@gmail.com>
Date: June 23, 2020 at 4:02:26 PM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Allegria

Dan : Thx much for the openness to discuss main street and get all input compiled. AS fro tonight there is a good chance I can’t participate- yes we are busy and I feel we should take care of current customers and send out positive messages of absolute importance to me.
If I can I will for sure be ready on the planned time on the agenda. -

I add my 2 cents quickly in writing in case I can’t make it.
I think the current situation is working well and needs to be given some more time to develop so the community and merchant team players can fully see the value of it. I’d like to stick to the original plan and let the creative part be played out since this is still a missing component. There has been a lot of negativity out there from day one unfortunately instead of looking for new ways to prevail in the current state of the world right now which affects every business. There is change and change created fear in many ways- I get it, but change happened to us as of March 17th 2020 and the old days as we know will not come back as they were.
So this change is not an option it is a given and we will need to think out of the box to thrive and succeed in this current state of affairs.
Originally the parking issue was the big deal for the merchants. Heard loud and clear.
I think the town did a fantastic job in mitigating this issue with the loading zone model. With all the loading zones blocked out we had not seen any parking to its full capacity in the last 2 weeks @ best 3-4 cars at the same time, so parking is a mute point.
As far as diminishing business.
Retail is one of the hardest hit and if we look at the nationwide trend and data of retail closures from small to large retailers it is that people shop differently these days, especially clothes and used items in consignment stores. Most of these stores are in large high traffic areas and they could not be saved because of traffic - it is a time and social change and humans are acting differently now as 2 month ago. So the blame on a one way traffic affecting the business is mute at its best.
The yesterday business is over and new creative ways need to be found in every aspect.
On another data is whenever there had been pedestrian malls or semi pedestrian malls created in a long run it positively affected the economy, lifestyle and behaviour or traffic www.bloomberg.com/news/articles/2019-12-10/why-car-free-streets-will-soon-be-the-norm

One of my biggest concerns however is that Carbondale is losing its draw for people, tourists and visitors to get here, and with that said I am in full support to create a creative distinctive main street
with a full main street closure as of 4 pm every day to create a different appeal for locals as well tourists to come out and dance in the streets so to say.
I'd like to see every effort put out to the masses in the form of a media campaign with our tourism board and that needs to be quick, fast and getting it done.
There is also a huge confusion to whether the main street is closed or not, if parking is available. This is an educational step where we need to put all efforts into, especially if we are in a less than 100 days time frame until all goes away.
Blueprints in other communities are already out there to vitalize and stimulate the economy.

Sorry probably more than 2 cnts.

Thx to you all at town to keep up with this. Best  Andreas

---

Best Regards
Andreas
ON LINER ORERS: allegriacarbondale.com/order-online
ON LINE GIFT CARDS: squareup.com/gift/9075KJH9HWG4DF/ORDER
www.allegriacarbondale.com
970 963 7316
Hi Cathy,
I had a bartender call in sick so I’ll be working tonight and can’t virtually attend the meeting. Since everyone on the block is planning to chime in with their thoughts about how to work together to mix traffic with vitality and outdoor dining, if line to throw in my two cents. Please feel free to forward to council member or read aloud:
My preference would be to find balance between two-way traffic during the day and outdoor dining at night. I feel my lunch business has suffered due to low foot and vehicle traffic on the block. I would like to find a way to have the street open in both directions until a designated time in the evenings when the block can be closed and restaurants can move seating to the street. I realize this will be difficult logistically. Setting up and tearing down several nights a week obviously puts a burden on both the town and the businesses but in my opinion it is the best way to balance everyone’s needs between the daytime and the evening. If it makes things easier, I’m willing to have my neighbors set up seating in the street in front of Brass Anvil, as I have no plans of utilizing that space for dining.

Sent from my Samsung Galaxy Note 7
Hello,

My name is Anthony Austin. I am an employee at Batch in downtown Carbondale. I want to thank the town and the trustees for continuing one way vehicle traffic and extended patio access for our bars and restaurants on Main Street. As a community I feel that we need to support the success and rebirth of what makes this town great, a vibrant and active town center. There is still ample parking for other businesses such as retail and gallery spaces. Having more foot traffic increases everyone’s chances of success. Having our patio space has provided me with the necessary income to pay my bills and provide for my family. Without this we simply could not make ends meet. Carbondale is an amazing community and I am confident that we will all strive together.

The current arrangement on Main Street is perfect and I hope it will continue to help all the small business on Main Street, as it has proven thus far in doing so.

Thank you,
Anthony Austin.

Sent from my iPhone
Hi Peter,
Thank you for comments, I will share them with the Town Board.
Jay

From: Peter Mertz <petermertz1@gmail.com>
Sent: Monday, June 22, 2020 9:35 PM
To: Jay Harrington <jharrington@carbondaleco.net>
Subject: Main Street Closure

Good evening, Jay,

As a Carbondale resident, I want to express my support for the businesses between fourth and third streets - that have been allowed by our business-oriented town council and mayor - to restrict traffic - thus enhancing their sales.

I would go so far as to recommend Carbondale explore the possibility of closing this one block permanently. If you look at Pearl Street in Boulder, and in Aspen - Carbondale could similarly create an organic space, where people could enjoy our historic town, surrounded by trees, benches, and places where they could be outdoors.

Thank you for listening to my opinion.

Peter Mertz

---

Peter Mertz
International Journalist
Xinhua Colorado
970-640-9600

1090 Valley Road
Carbondale, CO USA 81623

petermertz@mac.com
petermertz1@gmail.com
Greetings,

I am a resident of Carbondale and I fully support the new patios on Main Street for the restaurants as well as the one way traffic and the closure or Main Street in the weekends. I think it has really helped draw people to downtown and made it so nice to be able to sit outside at our favorite restaurants as well as walk or bike down town with out so many cars. It has made it easier for us to get around downtown to shop, dine, as well as run errands, and not having to deal with so much traffic on Main Street and creates a really nice ambiance For the town. There are so many towns around the world that do this with no problem and it brings great success as you can see since it has been happening there are a lot more people in town now, coming to Carbondale to enjoy the fact that it now is more like aspen or snowmass where you can park easily and walk into the downtown. Or bike safely to enjoy a nice day or evening in the town with out any worry of traffic.

From the new dining patio to even the farmers market now happening, it has been a great thing to happen to bring business and people to the town to help it thrive and for people to enjoy it. In small towns all around the world, like Carbondale, and even some bigger towns, people prefer to walk around and enjoy shopping and dining like this and it has shown to be a very successful way with a lot less worries of cars driving around the area while people and families enjoy themselves in town.

I really do hope that this is here to stay if not only till the end of the summer but permanently, as Main Street is not that big, and we have had no issues or driving in or through Carbondale when needed, to get to and from where we need to go outside Carbondale and when going to Main Street to enjoy, we have not had any issues finding a place to park either to enjoy the strip of Main Street with all the shops and now outdoor dining.

Thank you and I am here to support the changes that have already been made in our amazing town and think it has really helped people come together and make changes needed to make Carbondale even more of a place people want to come visit, due to the new downtown outdoor seating and pedestrian and family friendly closure of the street on the weekend as well as the one way during the week. It really lets people slow down in this area and full be able to enjoy themselves.

Thank you,

Julie Collins
847-322-2172
Sent from my iPhone
Cathy Derby

From: Cortney McDougall <cortmcd68@gmail.com>
Sent: Tuesday, June 23, 2020 9:07 AM
To: Cathy Derby; Heather Henry; Ben Bohmfalk; Dan Richardson; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Cc: arsanguily@gmail.com; batchemporium@gmail.com

Town of Carbondale Mayor Richardson and Carbondale Town Trustees,

We would like to write to you to thank you for the outdoor patios along main street. We bike to town and have been able to enjoy our favorite locales in a comfortable way with the outdoor seating. We have felt the added outdoor space has been a huge benefit. We hope that you consider keeping the streets closed and continue this layout on main street.

Sincerely,
Cortney McDougall and Daniel Giese
Carbonale Residents
Good morning,
My name is Kaleigh Wisroth, I am a life long local, employee of Batch emporium, and frequent costumer of Phat Thai, Alegria and soon to be a frequent costumer of Brass Anvil. I also shop very often at Lulu belle. I understand that times are difficult for everyone, and all business are doing what they can so survive. I strongly believe that the closer on Main Street is great for our local bars and restaurants. Per the CDC and WHO it is still unsafe to be in groups of 6 or more and social distancing still must be enforced. With these rules in place it is nearly impossible for bars and restaurants to have enough business to creat enough income to stay afloat. I know for a fact that the one way closer and the extended patios have made it easier for the citizens of Carbondale to feel safe and excited to be out and support. I also understand that the retail shops on this block have expressed anger towards the closer and have reported losses in profit. They claim that because they do not have two lanes of traffic by their business their profits have decreased Immensely. I strongly believe that it is not due to the closer! We are still in the middle of a world wide pandemic and all the businesses on Main Street have felt a huge hit in their profits. Keeping Main Street closed will increase foot traffic to all businesses! I believe that you as the town has done a great job at accommodating the retail stores in Main Street by providing several parking spaces in front of them, as well as keeping one lane of traffic down the street. Many other mountain towns in Colorado have completely closed their main streets to any driving traffic, such as Telluride, crested Butte, Durango, and Boulder has closed all of Pearl street. If you are Unfamiliar with pearl street it has several retail stores that are now only accessible through foot traffic.
I obviously want to see everyone be successful and I don’t want any business to suffer, that being said, in no way do I think that removing the barriers and decreasing the patio space is the right decision just to two lanes of driving traffic. I hope that you all take this letter into consideration as well as all the other letters and information you may receive when making your decision tonight in the town counsel meeting.
Thank you for your time,
Kaleigh Wisroth.
Cathy Derby

From: Jeff Colt <jeff@protectourwinters.org>
Sent: Tuesday, June 23, 2020 8:56 AM
To: Cathy Derby; Heather Henry; Ben Bohmfalk; Dan Richardson; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Subject: Carbondale One-way main street

Good morning friends of Carbondale,

My name is Jeff Colt and I have lived in the valley for the last four years. I know some of you, but for those of you I haven’t had the pleasure of meeting, I had the opportunity to work behind the bar at Batch for three years, meeting many of Carbondale’s finest and experiencing the vibrancy of this creative community. Additionally, I worked at Backbone Media for 3.5 years, I am currently working with Protect Our Winters leading up to the 2020 elections, and will be taking a role in education at CRMS this fall.

I love Carbondale dearly, especially my family at Batch. I had to stop working at Batch early on in the pandemic as there wasn’t enough work to go around and their business, like many others, was struggling to stay afloat. The health of a town and it’s community can often be felt by the energy along main street. I came to Carbondale and interviewed at Backbone back in 2016 on a first Friday and I was sold. I have a number of friends who moved to Carbondale because of soulful experiences at 5Point, Mountain Fair, and the Fashion Show.

I have been thrilled the last two weeks to see the restaurants and small businesses downtown thriving, mostly thanks to the one-way main street traffic that has allowed for actual outdoor seating. In my dream Carbondale, downtown would be walkable from Mi Casita to the Smithy (Weant to 3rd St) and the town would have more music, performance art, and a destination business district. This has been a great start towards that realization. Walkable downtowns are more family friendly, and they slow people down to take a step into that frame shop you’ve always cruised by.

I urge you to consider keeping the one-way traffic along Main St through the approved date. My heart broke a little when Town had to leave and my stomach is still searching for a replacement go-to dining spot. I would be crushed to see my favorite establishment, Batch, suffer a similar fate, or for Brass Anvil, which is just getting off the ground to lose business in this critical time of momentum.

Thank you for taking a bit of your morning reading through this. Please consider our plea as genuine concern and love for this town and the small business owners and restaurants that keep us dancing.

With love and admiration,
Jeff

--
Jeffrey Colt
POW Colorado Field Representative
(603)340-2176
Dear Dan and Trustees,

I am writing this email to commend you on the moves you have made to restrict traffic on the section of Main Street from 3rd to 4th in order to allow added outdoor seating for restaurants and bars.

I find it a dynamic and most importantly SAFE way to revitalize our downtown core. The last few walks/bike rides I have made to Main St, I was ecstatic to see the small, locally owned businesses that have been hurting so badly for so long buzzing with activity - I feel that outdoor activity is safer and personally am not ready to frequent businesses if I am to be relegated to the indoors even at limited capacity. I know I am not alone in feeling this so am thankful that you have all taken into consideration the longevity of these businesses that have been struggling to get through the quarantine.

I believe you have made some great strides towards a safe and fun alternative during these unprecedented times. Thank you all for all that you do for our community!

--

David Kenichi Kodama
Creator

P: 970.274.9967
E: dave@kenichiwoodworking.com
W: kenichiwoodworking.com
IG: @kenichiwoodworking
Etsy: kenichiwoodworking.etsy.com

--

KENICHI WOODWORKING
6698 HIGHWAY 82 / GLENWOOD SPRINGS CO
USA / 81601
Hello,

I understand that the newly implemented patios on Main Street, which have already been voted on, approved and constructed, will be up for discussion among the Town Trustees this evening. With this in mind, I wanted to offer my gratitude to the Town of Carbondale for these efforts, as well as voice my continued support. Speaking as a resident and employee of downtown Carbondale, I would offer that the only potential modification for the existing partial street closure would be to close it entirely.

I am employed by several downtown businesses, including Batch. I also live on the corner of 3rd and Main so I am very familiar with the sleepy daytime traffic in Carbondale within the area in question. I understand that two local businesses, Sawyer's Closet and Lulubelle, have taken issue with this street closure and are blaming a dip in sales on the one-way traffic that supposedly infringes on their visibility and parking. Have these women forgotten that we are currently living through a pandemic and perhaps some of their sliding figures can be attributed to the fact that people haven't been employed for 3 months? I certainly can't afford to shop retail at the moment, and I don't. But I do go out to enjoy a meal or a drink with friends on occasion. Certainly I'm not alone as a consumer in this current (and hopefully temporary) pattern. As businesses like Batch, Phat Thai and Allegria are all getting creative and working hard to increase visibility and foster a welcoming environment to locals and visitors, I haven't seen any type of similar effort from Lulubelle or Sawyer's Closet. I've never even seen a clothing rack outside on the sidewalk indicating that a retail store exists. Not even a sandwich board inviting people inside. Tonic Juicery, which has one of the most concealed businesses downtown, has one and they are not complaining about the closure (as far as I know). They're just getting to work, increasing their visibility.

I could go on. Please do not allow a couple of businesses that appear to be making very little effort to adapt to change, spoil things for the rest of us. As a resident of downtown Carbondale, I have really enjoyed the lively atmosphere generated by the closure. As an employee of Batch, I am wholeheartedly thankful for this GENUINE LIFELINE that has been provided to our local businesses. Lulubelle and Sawyer's Closet would do well to adapt to change like the rest of us and get creative, get fun and GET WITH US because we are all a team here in this community. Their blame for lack of sales on the street closure is sorely misguided; we are all in recovery mode here and I'm sorry for them that retail is not a top priority for many consumers at the moment. However, reviving social connections with a refreshing drink or nourishing meal after nearly 3 months of "Stay at Home" IS a priority for most. The patios are certainly proof of this. Again, I speak from the perspective of an employee and resident of downtown Carbondale. Please, let's keep the patios as they are.

Sincerely,

Lisa Weiss
Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Peter Mertz <petermertz1@gmail.com>
Date: June 22, 2020 at 9:32:52 PM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Main Street Closure

Good evening, Dan,

As a Carbondale resident, I want to express my support for the businesses between fourth and third streets - that have been allowed by our business-oriented town council and mayor - to restrict traffic - thus enhancing their sales.

I would go so far as to recommend Carbondale explore the possibility of closing this one block permanently. If you look at Pearl Street in Boulder, and in Aspen - Carbondale could similarly create an organic space, where people could enjoy our historic town, surrounded by trees, benches, and places where people could be outdoors.

Thank you for listening to my opinion.

Peter Mertz

--
Peter Mertz
International Journalist
Xinhua Colorado
970-640-9600

1090 Valley Road
Carbondale, CO USA 81623

petermertz@mac.com
petermertz1@gmail.com
Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Tonic Juicery <hello@tonicjuicery.com>
Date: June 22, 2020 at 9:11:43 PM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Re: Finding balance on Main Street

Hi Dan,

Thank you for checking in. It has certainly been a rough time. Business has been very slow and I’m not sure how much of this is in anyone’s control. It seemed in the beginning of June things on Main street were starting to pick up, there were cars on the street and we were even getting a fair amount of tourists. I am definitely not at all happy with the decision to close off part of our block. It does not serve daytime businesses in any capacity. Many people are confused, many are bi passing our block all together. Yes, it is true that there is plenty of parking, but that is precisely the problem! I see these structures sitting empty all day long. This decision has divided us, haughty attitudes have surfaced and social media campaigns have ensued. I love and patron all the restaurants, shops and bars on Main and I really hope for their perseverance in all of this, but not at my own expense.

On Fri, Jun 19, 2020, 2:26 PM Dan Richardson <drichardson@carbondaleco.net> wrote:

All,
NOTE: I’m sending this email to Main Street businesses between 3rd & 4th (except Mary’s and Misers for whom I did not have email addresses). I did this under blind copy as a general practice with ‘mass’ emails in case people don’t want their email addresses shared.

I don’t know about you, but the last 3 1/2 months feels like a year. This health crisis, turn economic crisis has been incredibly challenging for nearly everyone and I think the impacts of these 3 1/2 months are really being felt right now. The silver lining has been how inspiring and responsive our community has been as new issues pop up weekly if not daily at times.

As businesses reopen we’re finding that striking the right balance for how to mitigate the economic impacts is no easier than mitigating the health impacts. We’re learning that is true on Main Street as well. As I am learning from merchants and restaurants alike, its seems that nearly all are seeing significant drops in year over year revenue.
I know that there are concerns, frustrations and questions about the current approach and I am very grateful for everyone who has helped inform the process and make it work as best we can. We also knew that whatever we did, we’d need to tweak it to some degree after we learn what’s working, what’s not, and why. Thank you to those who are sharing your thoughts after week 1. Please know that I, and the rest of the board of trustees are open to this feedback and modifying things as appropriate. So this email is to say please reach out now that we all have a week’s experience behind us. Hopefully you are discussing issues with each other as neighbors too, because I think that’s how we’ll find the best solution.

While I’ll be off grid from this evening through Saturday evening, I am happy to engage on Sunday or early next week so that we can find the right balance. Thank you for your commitment to Carbondale and your efforts to making Main Street a fantastic place to be.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345
Thank you for your email Steve.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

> On Jun 22, 2020, at 9:04 PM, Steve Mills <dmode4sm@msn.com> wrote:
> Dear Trustees,
> We just wanted to take a moment to say thank you all for thinking outside of the box to ensure our downtown businesses, especially restaurants, continue to thrive during this unprecedented time. We believe the one-way traffic is a great way to get people back in town to enjoy a meal out and take advantage of the great weather we have been having as of late. We know there is no perfect answer for every business but we really appreciate you trying to make this work as other cities and towns are doing the same. We were recently in Telluride and saw them take a similar approach and it definitely added to our enjoyment of dinner in town. Carbondale always seems to have plenty of parking off of Main St. even with this new approach. So again, thank you for working so hard to ensure our businesses stay afloat during this pandemic.
> As a united Carbondale, we will get through this pandemic together and ensure our friends and neighbors stay in business.
> Sincerely,
> Steve Mills and Alfred LaFave
> 641 Cowen Dr
> Carbondale, CO 81623
Thank you for your email Hank.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

On Jun 22, 2020, at 2:43 PM, Hank van Berlo <hankvanberlo@gmail.com> wrote:

Shelle and I are in FULL support of keeping Main Street open to one-way traffic for the trial period and beyond, weather permitting. Why you ask?:

- Increased pedestrian traffic that benefits all businesses, eateries and retail alike.
- Slows vehicle traffic way down because very few drivers heed the 20 mph speed limit (never see it enforced on Main St anyway).
- Safer crossing Main Street (realistically, no one goes to the corner crosswalks unless already at the corner).
- More vitality in the downtown core with dining establishments thriving full of safe, socially distanced patrons.
- Visually more appealing than summer traffic congestion that has gotten out of hand in recent years.

In fact, many of you Trustees may remember me speaking to you individually of designating Main Street "pedestrian only" from Weant to 3rd St. with plans for permanent parking (structure?) on Colorado.

Hank van Berlo
Shelle de Beque
21 Crystal Circle, Carbondale
970 379 6907
hankvanberlo@gmail.com

"There was no telling what people might find out once they felt free to ask whatever questions they wanted to." -Joseph Heller, Catch 22
Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 10:08 PM
To: Patrick Fagan
Cc: Cathy Derby; Heather Henry; Ben Bohmfalk; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Subject: Re: Main St

Thank you for your email Patrick.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

> On Jun 21, 2020, at 10:10 PM, Patrick Fagan <fatpagan11@gmail.com> wrote:
> 
> >
> > Dear Mayor and Bcard Members,
> > I am writing in support of the recent changes made to the traffic patterns on Main St. Full disclosure, I am an investor in Batch, so I have an obvious interest in their success.
> > Having more outdoor gathering space is helpful to the businesses there in what has been a very difficult stretch due to the pandemic. Also, I believe the outdoor seating suits the character of our outdoors loving town. Last Saturday, kids were playing and safely riding bikes in the closed block while adults used the space to be both social and distant. The closure reminded me of what we do as a town for many of the First Fridays. First Fridays which have been very good for our town both socially and economically.
> > Thank you for helping our downtown businesses by making some lemonade out of the lemons this virus has handed us.
> > Sincerely, Patrick Fagan
My name is Mark Burrows, long time resident of carbondale, I live at 243 Sopris Ave. Carbondale.

I wanted to write and express my joy at the new changes to downtown. I LOVE the street closures for main street, in the past the traffic was always so frequent, heavy and loud, especially in the evenings, it made it hard to enjoy our little slice of paradise. I would like to encourage the continuation of this throughout the summer. I would even love to see the street shut down to ALL traffic. That would really bring it alive. Main street should be a hub for business and social interaction. I believe that this will do nothing but benefit the downtown core businesses. The past few weekends have seen the street filled with diners and families socializing with the ample room that sidewalks would not give us.

Yours

Mark Burrows

<Mark_Burrows-29.jpg>

Mark Burrows
mark@kingbeephoto.jpgraphy.com
www.kingbeephoto.jpgraphy.com
970-379-4581
Carbondale's 3rd st. center
520 S. 3rd st. Suite 26A
Carbondale, Co. 81623
Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Aly Sanguily <aly@roaringforkbeerco.com>
Date: June 17, 2020 at 11:58:43 AM MDT
To: Dan Richardson <drichtson@carbondaleco.net>, Amy Kimberly <amy@carbondalearts.com>, Andrea Stewart <andrea@carbondale.com>, Jonathan Stokely <Jonathan@COVENTURE.io>, Jay Harrington <jharrington@carbondaleco.net>
Subject: Heartfelt Thank You!!

Good morning you all,

I wanted to take the time to send a note and sincerely thank you all for working so hard to allow and approve the use of Main Street for patio space. We have had some great days since the patio has opened, while still not having a single person sit inside for service. It is clear that people are still very much uncomfortable about sitting inside and will indeed even wait for a patio table if we are full.

I saw Andrea this morning and mentioned to her that if we did not have the street side patio right now, we could still be in the scary situation of not having any customers inside which we would not be able to survive for much longer.

We love this town so very much and the community support is absolutely incredible, we thank our lucky stars that are going through this in Carbondale. Thank you Mayor Richardson, Jay, our amazing group of trustees, Town staff, Amy and Carbondale Arts and the CCD, Andrea and the Carbondale chamber and Jonathan and Coventure, for working together to make sure that our small business bars and restaurants have a chance.

I know that this wasn’t the popular vote for some but I am overwhelmingly feeling grateful right now as I see customers coming back to our business, a business that we fight so hard for and love so much and want longevity for, so thank you very much. If there’s anything that Batch can ever do, please do not hesitate to reach out and we look forward to the rest of the summer.

Have a wonderful day!

Aly Sanguily
Marketing Director and Tasting Room Operations
Roaring Fork Beer Company
Tasting Room:
Batch at RFBC
358 Main Street
Carbondale, Co. 81623

Tasting Room: 970.510.5934
Cell: 970.946.9338
Thank you Aly.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

On Jun 21, 2020, at 9:59 PM, Aly Sanguily <aly@roaringforkbeerco.com> wrote:

Hello all,

Mark Burrows and others have told me they have been sending in emails to you all to thank and show support for the one-way traffic and the patios on main street and the email addresses of trustees as well as Dan and Jay are consistently getting bounced back. I am not sure why but I am attempting to forward this email to you all from Mark Burrows as he has requested me to do so. Thanks!

Aly Sanguily

Marketing Director and Tasting Room Operations
Roaring Fork Beer Company
Tasting Room:
Batch at RFBC
358 Main Street
Carbondale, Co. 81623

Tasting Room: 970.510.5934
Cell: 970.946.938

Begin forwarded message:

From: Mark Burrows <mark@geekspeak.net>
Date: June 21, 2020 at 9:46:46 PM MDT
To: Mark Burrows <mark@geekspeak.net>
Subject: street closure

Hello
Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Main Street Gallery <mainstreet399@gmail.com>
Date: June 22, 2020 at 10:31:34 AM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Main Street

Hello Mayor,
Thanks for reaching out.
I am appreciative that we have our loading zones accessible for customers. That had made a huge difference.
The only problem is that we have actually noticed some cars going Westbound on the one way block. That is very concerning.
Thanks again for checking in.

Sally Norwood
Main Street Gallery and The Framer

--
Main Street Gallery & The Framer
399 Main Street
Carbondale, CO. 81623
(970) 963-3775
Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Jonathan VanTassel <jonathanvantassel@gmail.com>
Date: June 22, 2020 at 10:05:58 AM MDT
To: Dan Richardson <drichtson@carbondaleco.net>
Subject: Main Street

Hello. My name is Jon. I work at Batch. The new outdoor seating is saving the business. I believe that some of our neighbors have misdirected their frustrations toward the outdoor seating. They should be mad at Amazon or themselves for not adapting. I feel bad for them but it's time for everyone to adapt.

Thanks for listening,
JVT
--

Www.jonathanvantassel.com
https://www.instagram.com/600hundo
Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Patrick Fagan <fatpagan11@gmail.com>
Date: June 21, 2020 at 10:10:13 PM MDT
To: Cathy Derby <cderby@carbondaleco.net>, Heather Henry <hhenry@carbondaleco.net>, Ben Bohmfalk <bbohmfalk@carbondaleco.net>, Dan Richardson <drichardson@carbondaleco.net>, Luis Yllanes <lyllanes@carbondaleco.net>, Marty Silverstein <msilverstein@carbondaleco.net>, Erica Sparhawk <esparhawk@carbondaleco.net>, Lani Kitching <lkitching@carboncapeco.net>, Jay Harrington <jharrington@carbondaleco.net>
Subject: Main St

Dear Mayor and Board Members,
I am writing in support of the recent changes made to the traffic patterns on Main St. Full disclosure, I am an investor in Batch, so I have an obvious interest in their success.

Having more outdoor gathering space is helpful to the businesses there in what has been a very difficult stretch due to the pandemic. Also, I believe the outdoor seating suits the character of our outdoors loving town. Last Saturday, kids were playing and safely riding bikes in the closed block while adults used the space to be both social and distant. The closure reminded me of what we do as a town for many of the First Fridays. First Fridays which have been very good for our town both socially and economically. Thank you for helping our downtown businesses by making some lemonade out of the lemons this virus has handed us.

Sincerely, Patrick Fagan
Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 3:43 PM
To: Trustees_TownofCdale
Subject: Fwd: Carbondale Outdoor Restaurant Patios

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Alexandra O’Neal <aliconeal@gmail.com>
Date: June 21, 2020 at 9:55:29 PM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Carbondale Outdoor Restaurant Patios

Dear Carbondale Community,

I'm writing to thank you all for making the decision to close one lane downtown Carbondale to allow businesses to offer ample outdoor seating. I'm not yet ready to dine indoors, and don't anticipate being ready for the foreseeable future. Having this option has been an absolutely wonderful way to get back out and support local businesses again, in a way that makes me feel comfortable and at ease. I know this is a model many towns around the country are adapting, and it's an absolutely lovely way to connect with community members downtown.

I've heard there are a few businesses along this block that aren't as satisfied with the closure, and have stated that it may be hurting businesses for them. While I understand how a full road closure may have this effect, I struggle to comprehend how closing one lane, with plenty of parking throughout the block, has this dire consequence.

I ask you all to continue with the original approval, and allow the mass majority of our community to enjoy some of our favorite restaurants and bars outdoors this summer. It's been such a pleasure thus far, and I'd love to see this type of flexibility and adaptability continue into the future. Thank you for all the work you do, and I hope all of you and your families are staying safe and well during this time.

Sincerely,
Ali O’Neal
Dear Dan,

I appreciate you checking in on this. While I'm trying to not be too vocal as the new kid on the block, I'm happy to share my opinions since you asked.

I think that I would probably side with most of the retailers on the block in asking for the street to be returned to two-way. While I don't have any numbers to compare, I feel my lunch sales are slower than they could be and would attribute this to a lack of foot and vehicle traffic. In doing my research prior to opening, one thing that I was consistently told was that people wanted a lunch option on this block, so that was built into my business model. With such a reduction in traffic, I'm not sure if I'll be able to cover my costs enough to justify lunch service seven days a week.

The street is closed in one direction at all times to accommodate three businesses that are each open for five hours a day, five days a week. My opinion would be to allow them to do whatever they need to do to be successful within the parking lanes, while still having the width to be able to return to two-way traffic. I'll even volunteer the space in front of my business for someone else (maybe Batch) as I have no plans to put seating there.

I have no problem with closing the block down at 4pm or whatever because that's when the businesses that need the space are actually open to utilize the space. I think them doing a little extra setup and teardown is a fair compromise with the retailers on the block who need the traffic and parking for their businesses. Many of them have been very vocal about their struggles. Vitality in the retail stores and galleries on the block is as necessary as in the restaurants.

Anyhow, just my opinion, take it for what it's worth. I appreciate you reaching out and trying to find a balance on Main Street.

Ryan

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On Fri, Jun 19, 2020 at 2:26 PM Dan Richardson <drichardson@carbondaleco.net> wrote:

All,

NOTE: I'm sending this email to Main Street businesses between 3rd & 4th (except Mary's and Miser's for whom I did not have email addresses). I did this under blind copy as a general practice with 'mass' emails in case people don't want their email addresses shared.
I don’t know about you, but the last 3 1/2 months feels like a year. This health crisis, turn economic crisis has been incredibly challenging for nearly everyone and I think the impacts of these 3 1/2 months are really being felt right now. The silver lining has been how inspiring and responsive our community has been as new issues pop up weekly if not daily at times.

As businesses reopen we’re finding that striking the right balance for how to mitigate the economic impacts is no easier than mitigating the health impacts. We’re learning that is true on Main Street as well. As I am learning from merchants and restaurants alike, its seems that nearly all are seeing significant drops in year over year revenue.

I know that there are concerns, frustrations and questions about the current approach and I am very grateful for everyone who has helped inform the process and make it work as best we can. We also knew that whatever we did, we’d need to tweak it to some degree after we learn what’s working, what’s not, and why. Thank you to those who are sharing your thoughts after week 1. Please know that I, and the rest of the board of trustees are open to this feedback and modifying things as appropriate. So this email is to say please reach out now that we all have a week’s experience behind us. Hopefully you are discussing issues with each other as neighbors too, because I think that’s how we’ll find the best solution.

While I’ll be off grid from this evening through Saturday evening, I am happy to engage on Sunday or early next week so that we can find the right balance. Thank you for your commitment to Carbondale and your efforts to making Main Street a fantastic place to be.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

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Ryan P. Sweeney
Ryno's Pub & Pizzeria
430 E. Cooper Ave.
Aspen, CO 81611
847.707.1724
Hello Carbondale City council-
I am writing to tell you about my recent experience with the new downtown Carbondale.

My aunt came to visit and she raised her kids in Carbondale years ago. We had lunch downtown and proceeded to walk around popping into stores and truly enjoying the renewed accessibility to the shoppable vibe that only downtown Carbondale can embody.

This new Main Street framework— with the extended patio seating and the limited traffic— is Carbondale in the summertime at its best. We parked on a side street, and decided to walk the entire downtown because it was so inviting and pedestrian accessible.

Limiting busy cars and encouraging our community to support local businesses while also observing the covid restrictions is the best case scenario.

Thank you city of Carbondale for embracing our community and providing a stylish, intentional neighborhood space to fuel our local economy.
I love it, you nailed it.

THANK YOU FOR YOUR TIME
Make it a Great Day!
Sara Malloy
Dear Carbondale Community,

First of all, thank you for all of the time and effort you all have been and continue to spend on ensuring our community is in a position to succeed! In times like these it is important to constantly be analyzing the data and creating tools to help our community find its way through. I believe closing Main Street to two way traffic and allowing our local restaurants and bars to move seating outside is a wonderful idea. One that allows people who are not yet comfortable to dine inside the opportunity to support our local businesses.

It has come to my attention that, while the restaurants and bars are praising this move, some businesses are feeling like they are losing sales. And because of this would like to see Main Street open back up to two way traffic. I DO NOT support this position. While I consider these businesses to be my neighbors, I think there are other ways to support their businesses that do not take away the great tool you have created for restaurants by allowing dining to move onto the street.

I hope there is a way we can keep the street closed to two way traffic, keep restaurant seating spread out/outdoors, and find other tools to help these businesses that are against it. Maybe increased signage sizing? Or a new Main Street campaign promoting all businesses? But as someone who is not ready to dine indoors, and still wants to support my friends and neighbors, please keep the Main Street closure in place.

Thank you again for all of your hard work!

Sincerely,

Matt Greenlund

Sent from my iPhone
Dear Carbondale Community,

I'm writing to thank you all for making the decision to close one lane downtown Carbondale to allow businesses to offer ample outdoor seating. I'm not yet ready to dine indoors, and don't anticipate being ready for the foreseeable future. Having this option has been an absolutely wonderful way to get back out and support local businesses again, in a way that makes me feel comfortable and at ease. I know this is a model many towns around the country are adapting, and it's an absolutely lovely way to connect with community members downtown.

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Sincerely,
All O'Neal