



Atkins North America, Inc.
4601 DTC Boulevard, Suite 700
Denver, Colorado 80237

Telephone: +1.303.221.7275
Fax: +1.303.221.7276

www.atkinsglobal.com/northamerica
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Jim Wheeler
1100 Highway 133
Carbondale, CO 81623

**RE: Phillip's 66 Gas Station
SH 133 Access Control Plan
Summary of One-on-One Meeting**

Dear Mr. Wheeler:

On behalf of the entire project team, including the Town of Carbondale, Garfield County, and the Colorado Department of Transportation (CDOT), I would like to thank you for participating in the on-going SH 133 Access Control Plan Study. The success of the study depends on public involvement and input. On July 18, 2012, you participated in a one-on-one meeting with representatives from the project team to discuss access in the area where you own/rent property (Phillips 66 Station) or represent an interest in future development. The following individuals were present at this meeting:

- Jim Wheeler, Phillips 66
- Kirk Swallow, Phillips 66
- Terry Kirk, Carbondale Plaza
- Larry Ballenger, Town of Carbondale
- Daniel Roussin, CDOT
- Alisa Babler, CDOT
- David Sprague, Atkins

At your meeting, you were provided the opportunity to listen as the project team described the purpose of the study and provided details regarding the current and future access conditions that may have a direct impact to the property that you were representing. During the meeting, you provided valuable input, which will be taken into consideration as final recommendations are made and the study is completed. The following is a brief summary of the key discussion items and/or decisions that occurred during your meeting:

1. The property of interest is located in the northeast corner of the SH 133 and Garfield Avenue intersection (see Existing Conditions Figure). The property currently has one full movement access (#34) with SH 133 (see attached figure). The property also has full movement access from Garfield Avenue and it has an easement with the property to the north, which has full access to SH 133 (#32) and full access to Main Street.
2. The access control plan shows the existing access (#34) being closed. The project team explained that the existing access would remain open and full movement for the interim, but would eventually be restricted to 3/4 movement or right-in, right-out when:
 - a. A raised median is added to SH 133;
 - b. The property redevelops; or
 - c. Operational and/or safety issues are identified through the completion of a traffic study.

3. The access control plan recommends a new access, #90 (see Final Access Control Plan Figure), be constructed along the properties northern boundary. This new access would be shared with the property to the north.
4. The project team explained that the new access could be a full movement in the interim, but would be restricted to 3/4 movement or right-in, right-out when:
 - a. A raised median is added to SH 133 as part of a roadway improvement project;
 - b. Geometric changes are completed at the intersection of SH 133 and Main Street, such as the construction of a roundabout;
 - c. The property redevelops; or
 - d. Operational and/or safety issues are identified through the completion of a traffic study.
5. The project team indicated that Garfield Avenue would remain as full movement in the ultimate plan, but would not be a candidate for signalization.

At the end of the meeting, Mr. Wheeler and Mr. Swallow indicated they were fine with the plan contents and did not request any changes or additional analysis for the access to their property.

Subsequent to the meeting, the project team completed additional analysis and sought input from the public, stakeholders, and elected officials before making the final recommendations for access along SH 133. Based on this additional work, the following is a summary of the recommendations of the access control plan as they relate to Mr. Wheeler's property.

Access #34:

- Access will be restricted as part of a roadway improvement project, if the property redevelops, or if operational and/or safety issues are identified.
- Access will be closed when #90 is constructed.

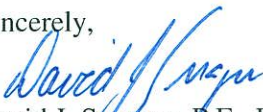
Access #90:

- Access to provide shared access between adjacent parcels on the east side of SH 133.
- Access #34 shall be closed when adequate access can be obtained from this access.
- Access will have restricted movements.

The project team hopes that you agree with our summary of your meeting and the key discussion points. Should you have any questions regarding this letter, please contact me by phone at 303-221-7275 (or by email at david.sprague@atkinsglobal.com).

You may also learn more about the project at <http://www.coloradodot/projects/sh133carbondale>. Once again, I would like to thank you for participating in the project and please do not hesitate to contact the project team if you have any questions or comments.

Sincerely,



David J. Sprague, P.E., PTOE
Consultant Project Manager

CC: Larry Ballenger, Town of Carbondale
Alisa Babler, CDOT
Dan Roussin, CDOT
Tamra Allen, Garfield County
Project (100026042) files

Existing Conditions Figure



Final Access Control Plan Figure

