



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
December 4, 2012

Terry Kirk
1026 Highway 133
Carbondale, CO 81623

**RE: Carbondale Plaza
SH 133 Access Control Plan
Summary of One-on-One Meeting**

Dear Mr. Kirk:

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 (Carbondale Plaza) or represent an interest in future development. The following individuals were present at this meeting:

- Terry Kirk, Carbondale Plaza
- Kirk Swallow, Phillips 66
- Jim Wheeler, Phillips 66
- 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 southeast corner of SH 133 and Main Street (see Existing Conditions Figure). The property currently has one full movement access (#32) with SH 133. The property also has full movement access from Main Street and it has an easement with the property to the south, which has full access to SH 133 at #34 and full access to Garfield Avenue.
2. The access control plan (see Final Access Control Plan Figure) recommends closing the existing access. 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. Geometric changes are completed to 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.

3. The access control plan recommends a new access (#90) be constructed along the property's southern boundary. This new access would be shared with the property to the south. 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;
 - 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.
4. Mr. Kirk indicated that moving his current access to the south boundary of his property and making it a right-in, right-out would do extreme harm the business on his property, specifically the ones located on the south side of his building that are not visible from the intersection of SH 133 and Main Street.
5. The project team suggested that Mr. Kirk should work with the Town of Carbondale to improve signing for his property that would inform drivers of the businesses on the south side of his building and allow vehicles time to turn left at Main Street to access his property and these businesses.
6. Mr. Kirk asked if the team could provide him a time frame for when any of the access changes or restriction would occur, but the team indicated that an exact time frame for changes was unknown.
7. The project team acknowledged that a roadway project is planned and will most likely result in changes to the SH 133 and Main Street intersection within the next 2-3 years, at which time it is highly likely that changes will be required to the existing access to the Carbondale Plaza due to the anticipated geometric changes to the intersection.

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. Kirk's property.

Access #32:

- 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 #32 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



