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Mike Kennedy  
985 Highway 133  
Carbondale, CO 81623

**RE: REMAX and Avalanche Properties  
SH 133 Access Control Plan  
Summary of One-on-One Meeting**

Dear Mr. Kennedy:

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 (REMAX and Avalanche Properties) or represent an interest in future development. The following individuals were present at this meeting:

- Mike Kennedy, REMAX
- 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:

REMAX Property:

1. The REMAX property is located on the west side of SH 133 and directly opposite of Colorado Avenue (see Existing Conditions Figure). The property currently has a full movement access (#29) that is shared with the property directly to the south. The property also has an easement with two of the properties to the south that allow full movement access to Main Street.
2. The access control plan (see Final Access Control Plan Figure) recommends restricting the existing access to allow only right-in traffic movements. The project team explained that the access would remain full movement in the interim, but the change to a right-in only access would occur when:
  - a. A raised median is added to SH 133;
  - b. The property redevelops;
  - c. A roundabout is constructed at the intersection of SH 133 and Main Street; or
  - d. Operational and/or safety issues are identified through the completion of a traffic study.

### Avalanche Property

1. The Avalanche property is located on the west side of SH 133 and directly north of the REMAX property (see Existing Conditions Figure). The property currently has a full movement access (#27) with SH 133.
2. The access control plan (see Final Access Control Plan Figure) recommends closing the existing access and constructing a new access (#88) along the northern edge of the property.
3. The project team explained that the closure of the existing access would occur when the new access is constructed and/or the property is developed.
4. The project team explained that the new access (#88) would be shared with the property to the north and could be full movement in the interim, but would eventually be restricted to 3/4 movement when:
  - a. A raised median is constructed on SH 133, or
  - b. The property has access to other full movement intersections through other roadway improvement projects; or
  - c. Operational and/or safety issues are identified through the completion of a traffic study.

At the conclusion of the meeting, Mr. Kennedy indicated he did not have any issues with the access as shown and he was in agreement with the recommendations shown in the plan.

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 properties.

#### Access #27:

- Access will be restricted as part of a roadway improvement project, if the property is developed, or if operational and/or safety issues are identified.
- Access will be closed with the construction of access #88.

#### Access #29:

- Access to be restricted to right-in only access as part of a roadway improvement project, if the property redevelops, if a roundabout is constructed at Main Street, or if operational and/or safety issues are identified.
- Additional access to this property will be obtained via Main Street.

#### Access #88:

- Access may be constructed as full movement, but will be restricted to 3/4-movement as part of a roadway improvement project or if operational and/or safety issues are identified.
- Access #27 will be closed once this access is constructed and adequate access is provided to the adjacent properties.

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](mailto: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



