

Yancy Nichol
502 Main Street, Suite A3
Carbondale, CO 81623

**RE: Stein Property
SH 133 Access Control Plan
Summary of One-on-One Meeting**

Dear Mr. Nichol:

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 property or represent an interest in future development of the Stein Property. The following individuals were present at this meeting:

- Yancy Nichol, Sopris Engineering
- Raul Gawrys, Raul Gawrys A.I.A
- 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 east of SH 133 and adjacent to Colorado Avenue. The property has a segment located north of Colorado Avenue and an additional segment located south of Colorado Avenue and north of Main Street (see Existing Conditions Figure). The property currently has one full movement access (#26) with SH 133 and secondary access from Colorado Avenue, 12th Street, and Main Street.
2. The access control plan (see Final Access Control Plan Figure) recommends closing the existing access, which is consistent with the current redevelopment plans for the property. The access control plan also recommends construction of a new access (#87) at the northern edge of the property that could allow a roadway to connect between SH 133 and 12th Street, which would be consistent with the current property redevelopment plans.
3. The project team explained that the new access would be full movement in the interim, but would most likely be restricted to 3/4 movement when:
 - a. A raised median is added to SH 133; or
 - b. Operational and/or safety issues are identified through the completion of a traffic study.

4. The property representatives explained that they would like to have a right-in only access to the property near or at Colorado Avenue (#28).
5. The project team explained the access control plan would recommend closing Colorado Avenue (#28) when:
 - a. A raised median is added to SH 133;
 - b. Redevelopment of the property occurs;
 - c. A roundabout is constructed at SH 133 and Main Street; or
 - d. Operational and/or safety issues are identified through the completion of a traffic study.
6. The project team explained that a new right-in only access (#89) would be allowed just north of Colorado Avenue as long as it could be shown to work both operationally and geometrically based on improvements being planned at the intersection of SH 133 and Main Street.
7. The property representatives indicated that moving the new right-in (#89) only access would be acceptable to their plans and would work with CDOT and the Town of Carbondale to determine the exact placement of the right-in only access.
8. The project team explained the importance of preserving the existing truck route into town, which currently is Colorado Avenue. If Colorado Avenue closes due to a roadway improvement project, the Town of Carbondale and CDOT would have to work together on a solution to the truck route and possibly make off-network improvements to ensure the route is preserved.
9. The project team explained that if Colorado Avenue closes because of the redevelopment process, then the property owner would have to work with CDOT and the Town of Carbondale to develop a solution and may have to contribute to ensuring that the truck route is preserved. This could mean:
 - a. The property owner may have to contribute to off-site improvements to other roadways; and/or
 - b. The property owner may have to construct the new access road along the north side of the project sooner than planned to provide the truck route connectivity that is necessary.

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 the Stein property.

Access #26:

- Access will be restricted if operational and/or safety issues are identified.
- Access will be closed with the construction of access #87 when property redevelops.

Access #28:

- Access will be restricted if the property redevelops or if operational and/or safety issues are identified.
- Access shall be restricted or closed with construction of access #87,
- Closure of this access may require improvements to other roadways to provide an adequate truck route between SH 133 and the downtown area to the east.
- Access to be restricted or closed with construction of a roundabout at Main Street.
- Access shall be closed with the construction of access #89.

Access #87:

- Access may be constructed as full movement, but access will be restricted to 3/4-movement if operational and/or safety issues are identified.
- Access #26 to be closed once access #87 and/or access #89 are constructed
- Access #28 to be restricted or closed once this access is constructed.
- Closure of access #28 may require improvements to other local roadways to provide an adequate truck route between SH 133 and the downtown area to the east.

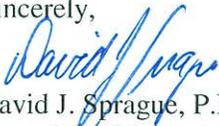
Access#89:

- Access #28 shall be closed with the construction this location.
- The final location shall not create operational issues with Main Street or #87 and shall be located within +/- 100 feet of the proposed location.

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

