

TOWN CENTER

Carbondale, CO



COMMUNITY OUTREACH REPORT

Summer/Fall 2023





ACKNOWLEDGEMENTS

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In collaboration with the design team:

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joint venture



On behalf of the developer:

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On behalf of the land owner and municipality:



With support from:





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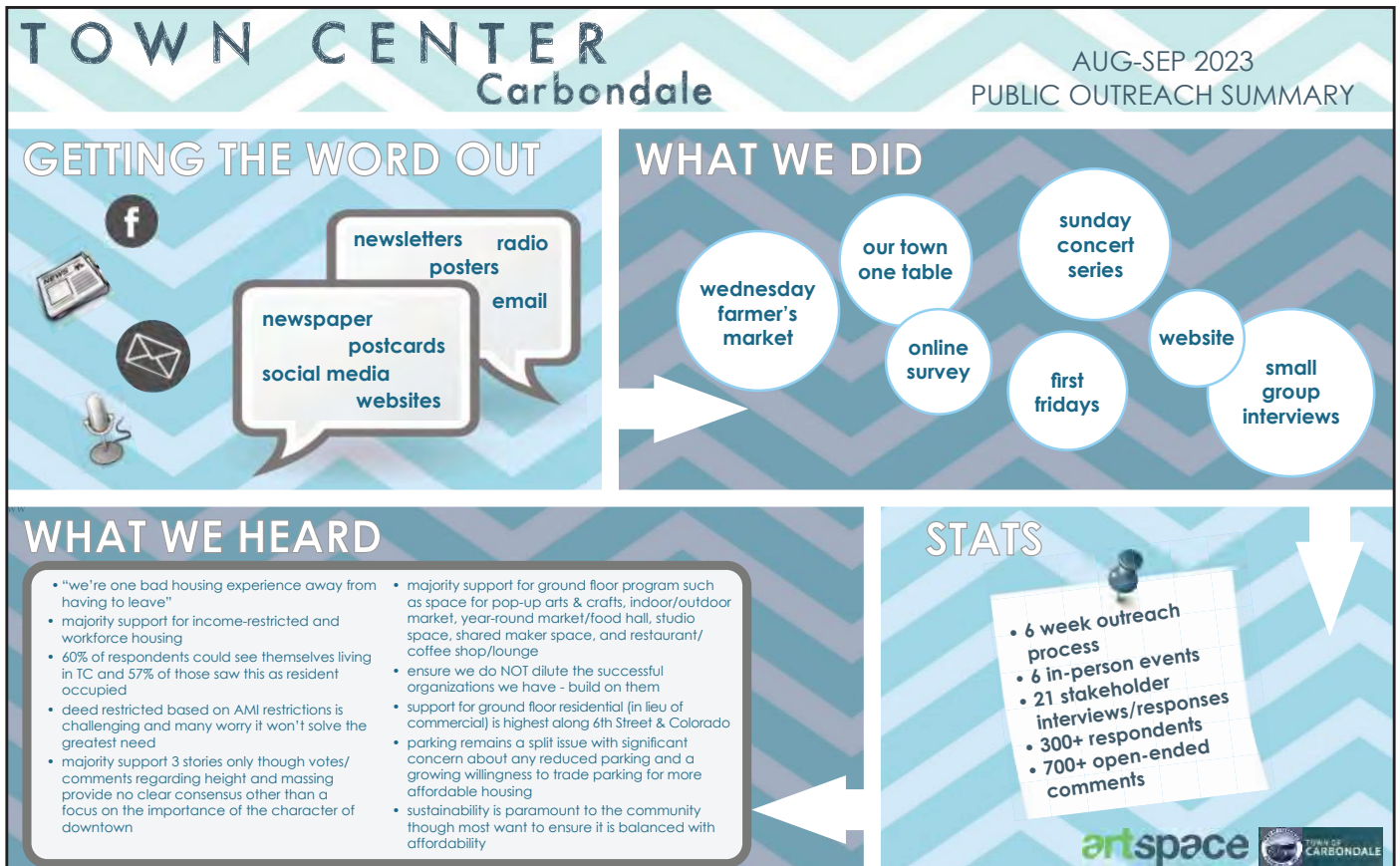
EXECUTIVE SUMMARY

Approach

In July of 2023, Artspace and the Town of Carbondale engaged a design team to begin the process of designing the Town Center project. The Town Center project comprises 1.4 acres in the heart of downtown.

Over the course of 9 weeks over August and September, the team conducted six in-person events, five small group interviews, an online survey, two community design worksessions, and two open houses. The survey had 280 respondents while in-person events reached over 200 people. 70 individual Carbondale based organizations were identified and invited to participate in a questionnaire and group interviews. 20 organizations took advantage of this invitation and submitted questionnaires and participated in the interviews.

Advertising purposefully focused in and around Carbondale utilizing typical channels including newspaper, radio, social media, and postcards. Advertising also heavily relied on direct email invitations to events and the survey. Organizations identified as stakeholders in this process were a tremendous asset in getting the word out and helped the survey achieve a high response rate.



Outreach Goals

- Engage with the Carbondale community to develop a shared vision for the program, built environment, and community spirit.
- Gather voices and thoughts in the community – especially those that don't typically get heard.
- Spread larger goodwill and knowledge about the project.
- Develop relationships with partners. (i.e. – financial partners, programming partners, operational partners, etc.).
- Develop relationships with future tenants and artists. Understand the needs of these future tenants.
- Identify key people to participate in the design process moving forward (Design Advisory Group).
- Figure out how the “vibe” of Carbondale shapes this project. Keep Carbondale... Carbondale.

Findings

Open Space vs Built Environment

Survey Feedback: General community comfort with 3-story development. Unclear on height of third story and clarity around 35' or 42' height.

Charrette Feedback: Open Space is important. Prioritize achieving 'lots of housing'. The community puts high value on exterior public space (promenade). Clear direction given on the need for Pocket Park. Clear direction given providing variation in building mass on the Promenade. There is support for a Transit Corner. Community directed the team to create 'Carbondale Scale' Massing/Building - avoid lot wide single building appearance.

Need For Housing vs Support For Parking

Survey Feedback: The community is clearly split on the issue of parking vs providing housing. Half of the respondents urged the project to meet parking requirements per the current code, expressing that reserved parking is a clear occupant priority and if not provided, it will stress the parking availability on the surrounding public streets. The other half of respondents encouraged the project to request a reduced parking ratio, even going as far as to suggest the Town consider creating a parking district overlay. The benefits will force occupants to rethink their own car dependence in downtown, create a true live/work model, and it would support Carbondale's green initiative. The project could offer reduced rent in exchange for opting out of having an off-street parking spot.

Charrette Feedback: The charrette participants were once again split down the middle. Half of participants supported meeting code requirements for parking, recognizing that people still rely on cars in this valley to get around on Hwy 82 for work and to reach recreation spots. Some of the feedback in this cohort was to not risk the success of this much-needed housing project by requesting parking variances. The other half of participants encouraged the team to think outside the box, shift the norm, and reduce the standard. This cohort argued that the site is walkable, already positioned as alternative transit-oriented, and in the “urban” realm of Carbondale.

Three things were clear from the charrette work however, off-street parking should be served by planned alleys through existing utility easements. Tuck-under parking will be the only solution to achieve a meaningful number of housing units. Some tandem parking (two bays stacked tip to tail) is needed to support the housing goals for 2-3 bed units.

Residential vs Commercial Space

Survey Feedback: There was clear consensus that the Promenade should be all or mostly commercial space, focusing on community activity and vibrancy. Although current zoning outlines commercial space on the ground floor for a 25' depth on both 6th Street and Colorado Ave., there was support from the community for residential uses on all or part of 6th Street (as a priority), as well as on Colorado Ave (secondary priority).

Charrette Feedback: After presenting the findings of the survey feedback to charrette participants, there was clear early adoption and support of having residential on 6th Street. Having more building area dedicated to housing would help achieve goals to house more people. Planning for residential on 6th Street would also transition well with the adjacent and nearby residential uses. This additional residential would have to be supported by more parking or a variance for reduced parking ratios.

Commercial Programming

Survey Feedback: The community prioritized space for pop-up arts and crafts with indoor/outdoor market; full-time farmer's market/food hall; and for-rent creative studio space (in that order). There was less desire for dance and performance space, retail stores, and a community gallery (in that order from least-desired first). Other options ranking in the middle were restaurant/coffee shop/lounge, shared maker space, and reservable event space.

Charrette Feedback: There was clear support from charrette participants for designing commercial spaces to be flexible for many and future uses. In this spirit, there was also discussion about providing space for events and exhibits that turn-over and activate the building. Responding to ground-floor uses, Colorado Ave. was identified as potentially more office-oriented, based on the synergy it could create with the Civic Center across the street. Commercial uses that most frequently came up in the charrette were: market, restaurant/coffee shop, gallery, performance space, maker space, pop-up booths for goods and arts sales, incubator office space. There was also full support of Thunder River Theater expanding into the project site to meet its growing needs.

LIHTC Allocation vs. Workforce Community Housing

Survey Feedback: Beyond parking, the one thing people are passionate about is the reality of building affordable/workforce housing in Carbondale. A resonating quote from outreach was "we're one bad housing experience away from having to leave". There is clear desperation - if it's not themselves, it's someone they know). And there's a demand to know who this project will realistically serve. Beyond that, respondents are still showing a need for both rental and ownership units.

Charrette Feedback: When assured that phasing the project would happen back-to-back in a 2-3 year cycle (rather than 10+), charrette participants seemed to be in support of phasing the project, allowing some housing to be developed before the rest of the site.

BACKGROUND

Project Background

After the donation of the 14 contiguous parcels surrounding Thunder River Theater in December 2021, the Town of Carbondale put forth an RFQ to identify a development partner for the mixed-use project, envisioned to provide affordable housing and commercial space. Artspace, a leading nonprofit real estate developer for the arts, was selected to move the project forward alongside the Town. Artspace is the leading developer of the State of Colorado's "Space to Create" initiative, a multi-agency, public-private partnership to drive economic development through the arts in rural and mountain communities. Based in Minneapolis, but having developed projects in Loveland, Trinidad, Ridgeway; Artspace's mission is to create, foster, and preserve affordable and sustainable space for artists and arts organizations.

Artspace subsequently issued an RFQ for a design team, and after a competitive process, jv DeSousa Architecture and Planning (Boulder) and Bldg Seed Architects (Carbondale) were chosen for this transformative endeavor. They're joined by local architect and planning firm Land + Shelter, landscape architect Connect One Design, and engineer Sopris Engineering. The design team has extensive experience in executing community-driven projects and a deep understanding of the essence of the Carbondale community – most of them also being residents.

Town Center Project goals include:

- Develop a mix of workforce housing for the Carbondale community.
- Develop a vibrant central promenade supporting creative non-profits and industries.
- Engage with the Carbondale community to develop a shared vision for the program, built environment, and community spirit.
- Keep Carbondale, Carbondale.

In 2016, Carbondale Arts applied for and was granted the designation of Creative District by the Colorado Creative Industries, a division of the state Office of Economic Development and International Trade. This designation allowed the Town to seek funds through the "Space to Create" Initiative and opened the doors to Artspace's involvement as a non-profit.

Artspace's work in Carbondale began in 2017 with a feasibility study process which included tours, focus groups, public meetings. It was followed by an in-depth Arts Market Survey in 2018 on the needs of creatives in Carbondale. 79% of the 342 survey respondents indicated a need for some kind of creative space (live/work housing, private studio space, and/or shared creative space). In June 2022, the Town hosted a preliminary feedback event at the Town Center site, seeking input from the public regarding desired housing mix, balancing affordability and sustainability, building character, overcoming planning obstacles, and summarizing the [2019] Greater Roaring Fork Regional Housing Study.

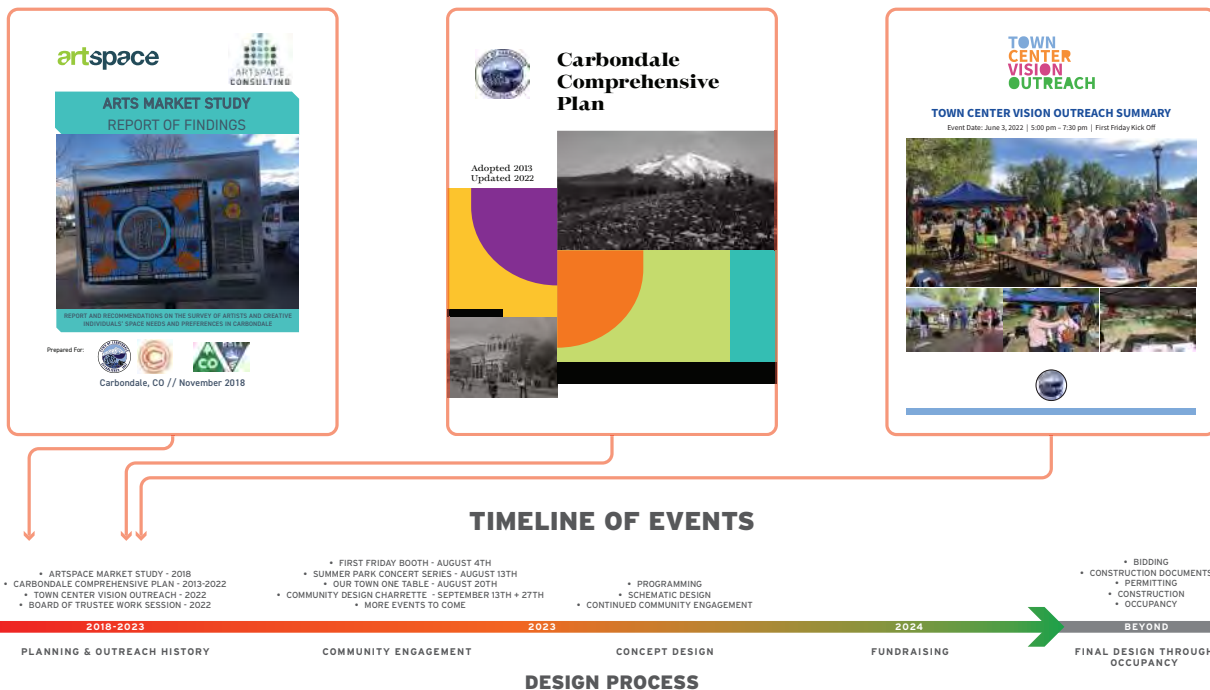
Context Documents

The outreach identified in this summary is far from the first or only research that has gone into planning for and designing the Town Center parcels. Four primary documents were studied by the design team to understand previous efforts in outreach, what was learned from that effort, what the Town was looking to focus on, and where this current phase of outreach could further guide the design effort. The four guiding context documents are:

1. 2018 Artspace Market Study
2. 2013-2022 Carbondale Comprehensive Plan
3. 2022 Town Center Vision Outreach
4. 2022 Board of Trustee Worksession

Between the four documents, take-aways were identified in the following areas:

1. previous outreach processes and involvement
2. user types and groups
3. sustainability goals
4. UDC and Zoning requirements
5. style and feel of development



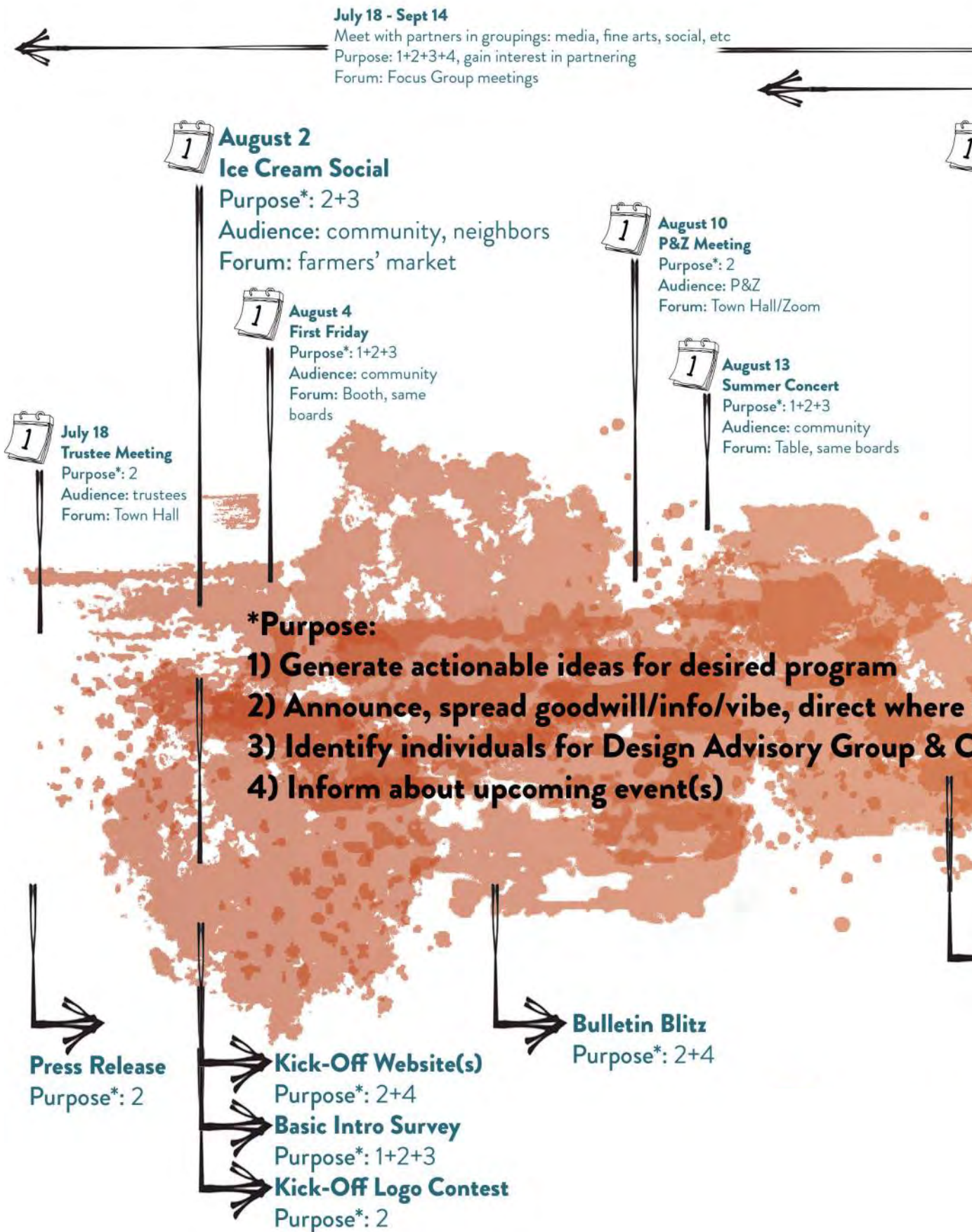
OUTREACH STRATEGY

Building on these past community engagement efforts, the design team identified goals for the next phase of outreach. The below spreadsheet outlines those goals (left) and how certain events might achieve desired outcomes. This spreadsheet guided the planning, and will guide the outreach going forward (efforts still in the works indicated in dashed lines at bottom); but does not, in all cases, reflect what was actually executed.

Goals	Target Audience
Kick Off - Artspace Intro Project/Be the face of the Project - In Spanish and English Figure out how the vibe of Carbondale shapes this project. "How do you capture the vibe of Carbondale in the project"	Everybody - Freewheeling capture of emotions Folks who walk across the site (passers-by) Anyone expressing quick/instinctive feelings about the Town/the Area
Gathering voices and thoughts in the community – especially those that don't typically get heard	Greater Carbondale Community Downtown Neighbors & Neighboring Businesses Latine community Seniors Children Foregone Supporters Indigenous community
Spread larger goodwill and knowledge about the project	Greater Carbondale Community Downtown Neighbors & Neighboring Businesses Valleywide audience Partner organization boards/members/etc
Develop relationships with partners. (i.e. – financial partners, etc)	Partner organization - nonprofit boards/members/etc Staff/P&Z/Trustees of Town of Carbondale
Develop relationships with future tenants&artists / Understand the needs of the future tenants	Arts Organizations Member and Outreach Lists of these organizations: Studio Tour List (CRMS?), Carbondale Arts/Cdale Creative District - list of artists, SAW (overlaps Cdale Arts) - tenants and former tenants, ArtBase - past artists who have shown, Anderson Ranch artist list, Clay Center - artists/residents/past residents, Art Teachers in the Highschools - outreach to students/past students, 3rd Street Center, Dance Initiative, 5 Point Film, Thunder River THEatre, Powers Arts Center, Voices, RF Drawing Club, Roaring Forge, Blue Heron Forge, Crystal River Glass Studio, SolTheater, Ballet Folklorico, KDNK (for musician contacts), Aspen Indigenous Foundation
Identify key people to participate in the design process moving forward (Design Advisory Group - DAG development, is there also an executive committee in addition to the larger DAG)	Almost all outreach audiences are potentials for this
Design Advisory Group Ongoing Input	Representative of the Community/Tenants/Town staff/Partners/Construction Community/Design Community

Event Type	Desired Outcome	Event Date
<p>Booth at Main & Promenade. Maybe back-up plan is indoor speech at some indoor location.</p> <p>Gather some of this at all events,</p> <p>Site installation that is interactive, gathers input - maybe this is periodically changed or is it ongoing?</p> <p>Logo, T-Shirt, or Poster contest or something like that so we can capture a kind of image gallery of submission on Carbondale vibe.</p>	<p>Launch logo contest</p> <p>Introduce Artspace</p> <p>Tell people about the project</p> <p>Do you want to be involved moving forward?</p> <p>Identity finding</p>	<p>AUG 2nd - Ice Cream Social</p>
<p>LatinX Picnic, Mexican Rodeo, Any Rodeo, First Friday Tabling for Neighbors, Downtown Business Group have meetings?, Going into the Highschool (in partnership with teachers), Sopris Lodge Event, Heritage Lodge, Crystal Meadows, Senior Matters/CAFCI = Carbondale Age Friendly Community Initiative</p>	<p>A "go to them" event</p> <p>Let them know: You can participate & it'll be in your language</p> <p>Understand program wants</p> <p>Who wants to participate in the future?</p>	<p>August 4 - First Fridays</p> <p>August 12 - Basalsa at TACAW</p> <p>Sept 10 - Summer Concert w/ Latine band</p> <p>TBD School outreach O schedule dates with teachers (how to bring art and sculpture into the design, once we have a better idea of program)</p>
<p>Our Town One Table, Here's Who We Are type blitzes (Sopris Sun Special Newspaper Ad, Cdale Chamber Special Bulletin), First Friday Table, Farmers Market Table, CarbondaleConnect (Town Outreach Website), Facebook, Mountain Fair</p>	<p>Goodwill and support, Great participants and future tenants</p>	<p>Throughout July & September</p> <p>Sopris Sun/Chamber Bulletin Scheduled with general Update, link to Carbondale Connect/tell folks - ask nonprofits to include in their newsletters (all nonprofits)</p> <p>August 20 - Our Town One Table</p>
<p>Going to board meetings, lunches, etc - individual relationship building, At some point have a future tenants' meeting, make update type presentation to P&Z and Trustees before bringing any type of application</p>	<p>Understand program wants</p>	<p>July 18 - Trustee meeting (2nd & 4th Tues) - while Artspace is in Town</p> <p>Aug 10 - P&Z meeting (2nd & 4th Thurs)</p> <p>Aug 17-31 - Meet with partners in groupings like "media", "fine arts", "social" etc</p> <p>August, Sept, Oct X - Additional Board Meetings (need more specific dates)</p>
<p>Host artist Open House and/or Charrette, Got to a drawing club night, Go to an opening at Launchpad or other artist opening event for more general gathering info Survey of artists lists</p>	<p>Future tenants are involved</p>	<p>Aug 1ish - send bulletin to post in email lists/newsletters</p> <p>Sept 20& 27- Open House</p> <p>Sept 20& 27- Invitational Charrette (6-8 hour format) 30-40 people of folks who have expressed interest - some need to be possible future housing occupants</p>
<p>This is just all of the above events - and we cull from participants. Maybe we have a way folks can identify themselves as volunteers for a bigger roll in a DAG.</p>	<p>Build a DAG</p>	<p>Identify by November 1?</p>
<p>Regular Meetings - Monthly? or Quarterly?</p>	<p>Guidance throughout given by a DAG</p>	<p>Pick a regular meeting time - First Monday (or sim - group can decide)</p>

OUTREACH TIMELINE



Aug - Dec

Artspace meeting with individual partner stakeholders

Purpose: 2+3+5+6, gain interest in partnering

Forum: Board Meetings

August 20

Our Town One Table

Purpose*: 1+2+3

Audience: community

Forum: reserved table



September 10
Summer Concert

Purpose*: 1+2+3

Audience: commu²

Forum: Table, same boards



September 20 & 27

Charrette & Open House

Purpose*: 5+6

Audience: artists, partners,

D.A.G. community

Forum: Thunder River Theater,

SAW, or Carbondale Arts



School Activity

Purpose*: 1+2+5+6

Audience: future users

Forum: Classroom

activity

***Purpose:**

5) Gain feedback on design iterations

6) Communicate progress

to find more info
charrette

Update Website

Purpose*: 2+4

Bulletin Blitz

Purpose*: 2+4

Update Website

Purpose*: 2+5+6

Update Website

Purpose*: 2+4

Bulletin Blitz

Purpose*: 2+4

IN-PERSON OUTREACH EVENTS

Following outreach strategy and goals described previously, pop-up events were conducted to build knowledge about the project and players, develop relationships with potential partners, and build a uniquely Carbondale “vibe” for the project. The second wave of pop-ups, as well as the charrettes and open houses, aimed to gain more input on the programmatic wants, needs, preferences and priorities of the community.

A concerted effort was also made to make these events accessible to Spanish Speakers. All printed material was translated into Spanish. Post-Cards advertising the events had a Spanish side. The website was translated into Spanish. And Summer Concert 2 had Spanish translators present.

Kick-Off Ice Cream Social

Date: August 2, 2023

Time: 10:00am-3:00pm, 5:00-7:00pm

Location: Booth outside Farmers' Market

Objective: Introduce the project, Artspace, progress, involvement. Start building a Vibe for the project. Direct people to find out more at artspace.org/towncenter. Hand out ice cream vouchers!

Attendance: estimated 80+ (with kids). 28 sign-ups

First Fridays

Date: August 4, 2023

Time: 5:00-8:30pm

Location: Booth in front of Kahhak Gallery

Objective: Introduce the project, Artspace, progress, involvement. Build a Vibe for the project. Direct people to find out more at artspace.org/towncenter.

Attendance: estimated 30, 24 sign-ups



Summer Concert 1

Date: August 13, 2023

Time: 3:30-7:30pm

Location: Booth at Sopris Park

Objective: Introduce the project, Artspace, progress, involvement. Build a Vibe for the project. Direct people to find out more at artspace.org/towncenter.

Attendance: estimated 20, 13 sign-ups

Our Town One Table

Date: August 20, 2023

Time: 5:00-7:30pm

Location: Table inside event at 4th and Main

Objective: Gain understanding of programmatic wants/needs from the community through bucket voting and open responses on paper (input mirrored the online survey). Gather sign-ups for further involvement. Direct people to take the online survey.

Attendance: estimated 30, 18 sign-ups

Summer Concert 2

Date: September 10, 2023

Time: 4:00-7:00pm

Location: Pavilion at Sopris Park

Objective: Gain understanding of programmatic wants/needs from the community through bucket voting and open responses on paper (input mirrored the online survey). Gather sign-ups for further involvement. Direct people to take the online survey. Hand out ice cream vouchers!

Attendance: estimated 50, 12 sign-ups



STAKEHOLDER INTERVIEWS

Process

70 individual Carbondale based organizations were identified and invited to participate in a questionnaire and group interviews. These organizations are comprised of arts-based organizations, private enterprise organizations who are listed as part of the Creative District, non-profit organizations, and Carbondale based religious organizations. 20 organizations took advantage of this invitation and submitted questionnaires and participated in the interviews. The questionnaire and interviews broke the discussion down into commercial, residential, and design based ideas. The following data summarizes some consensus based themes that arose from these interviews. See Exhibit A for complete stakeholder feedback.

Commercial Themes

- Build on what is already here in the community. Great concern about dilution and building just for the sake of building and then struggling to fill the space.
- Space for youth programming was mentioned several times.
- Overall need leans toward rehearsal and classroom space.
- Certain organizations need their own dedicated space while others are looking for shared space.
- Shared space needs include classroom, meeting room, maker space, hi-tech maker space.
- Visitor's center, gallery, and gift shop (coop) could anchor the ground floor
- There was debate about a new performance space – while some see this as a great add many worry about keeping it occupied and used enough that it will not sit empty.
- TRTC can provide several more months of performance space with added scene shop space.
- Don't create any spaces that will sit empty – focus on vibrancy.
- Existing organizations need
- On average smaller spaces (200sf-650sf) seem the most popular, useful, most resilient, and least risky for new businesses, especially if smaller spaces can be combined.
- Ownership of commercial space is critical to stability.
- The management of shared spaces is important to consider up front.



Possible Commercial Needs

- 2,700sf Scene Shop Space (TRTC, SOL, etc.), sound mitigated - Dedicated
- +/-1,500sf Rehearsal Space - Dedicated/Shared
- 1,500sf Workshop, Creative, Youth Maker Space - Shared
- Commercial Kitchen - Shared
- +/- 900sf Classroom Space (20 people) - Shared
- 250sf-650sf Office Spaces - Dedicated/Shared/Pop-up. 120 people said yes to operating a business with average 500sf space and some up to 900sf. These include some identified stakeholders. 80 said yes to shared studio space with average 350sf. These may not be mutually exclusive answers.
- Year-round Market
- Restaurant/Coffee Shop/Lounge
- Daycare

Residential Themes

- Many non-profits have salaries that fall in an unfortunate spot – too high for highly subsidized housing, too low to compete in any free market. This is especially challenging for many 'at risk' Executive Directors.
- Support for a broad range of AMI housing. Significant support for the 80%-120% AMI range (some even as high as 150%).
- Low range AMI (60%) could help our artist-in-residence people. Other thoughts are a co-housing type unit or very small affordable studios. Even short-term rentals that went directly to artists-in-residence could work.
- Artist-in-residence was mentioned by most of the art non-profits but several indicated they weren't sure this should be a priority.
- The minimum that the project achieves should be rental housing and ownership would be nice. Ownership helps build wealth.
- Definitely need to see housing for singles, couples, seniors, and families. We have to keep families to keep anything about who we are as a community.
- Housing attached to businesses could be ideal.



What's our VIBE?

- The architecture will be the art. Not mimic historic, be of now but timeless like other downtown buildings. Not a lego block. Not modern but a building creative unto itself.
- We always find amazing ways to integrate art (murals, roundabout, scaffold at Dinkel, etc.). Do that here! Sculptures, murals, etc.
- The experience will make the vibe – changing spaces and art. 8'x8' spaces that interchange on the promenade and spill out from inside the buildings.
- Make sure the project is inclusive of our actual community and you'll get the vibe. It must give a sense of belonging to all. Things that give us our collective identity are what give us our vibe. Celebrations!
- Being in nature AND in Town is a big part of who we are.



COMBINED SURVEY

While the stakeholder feedback above was intended to gather data from Carbondale-based organizations, the survey and in-person events were more focused on the individual residents of Carbondale. The online survey and in-person events were created to mirror each other with similar questions being asked of respondents. The online survey was available in Spanish. And it remained open for nearly four weeks from August 18 to September 25 with 282 people responding. Two of the in-person events reached approximately 80 people. The following data is an amalgamation of both data sets. Trends online were generally supported at in-person events. Appendix B for all combined survey questions and data.

Commercial Feedback

The community ranked their preferred type of commercial as follows in order of preference:

1. Space for pop-up arts and crafts; indoor/ outdoor market
2. Full-time Farmer's Market/Food Hall
3. For rent creative studio space
4. Restaurant/Coffee Shop/Lounge
5. Shared maker space
6. Reservable event space
7. Community gallery
8. Retail stores
9. Dance and performance space

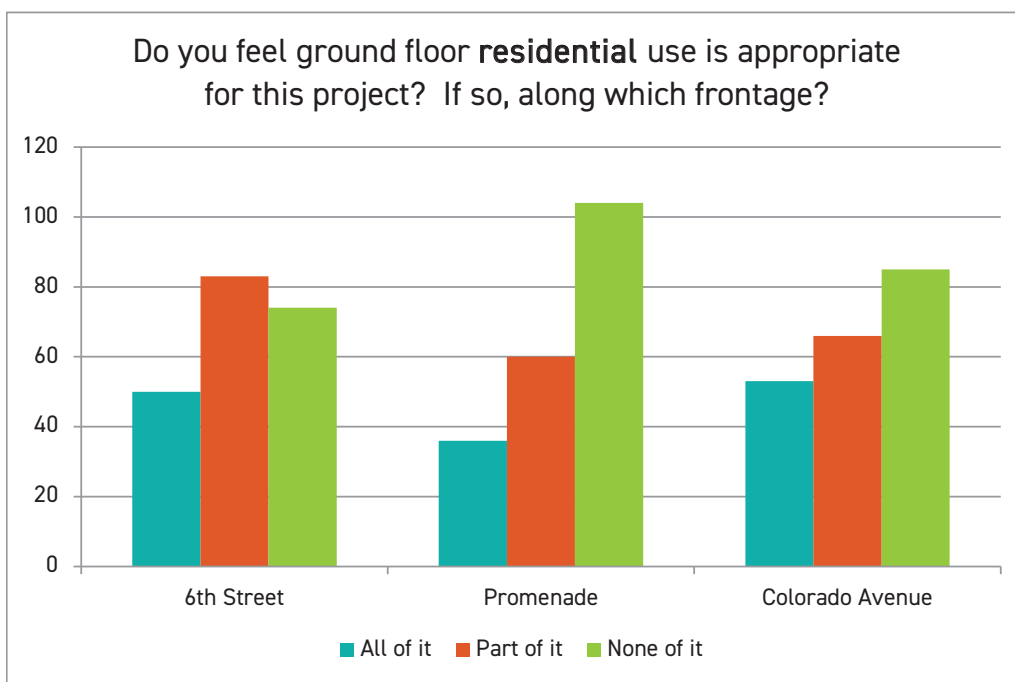
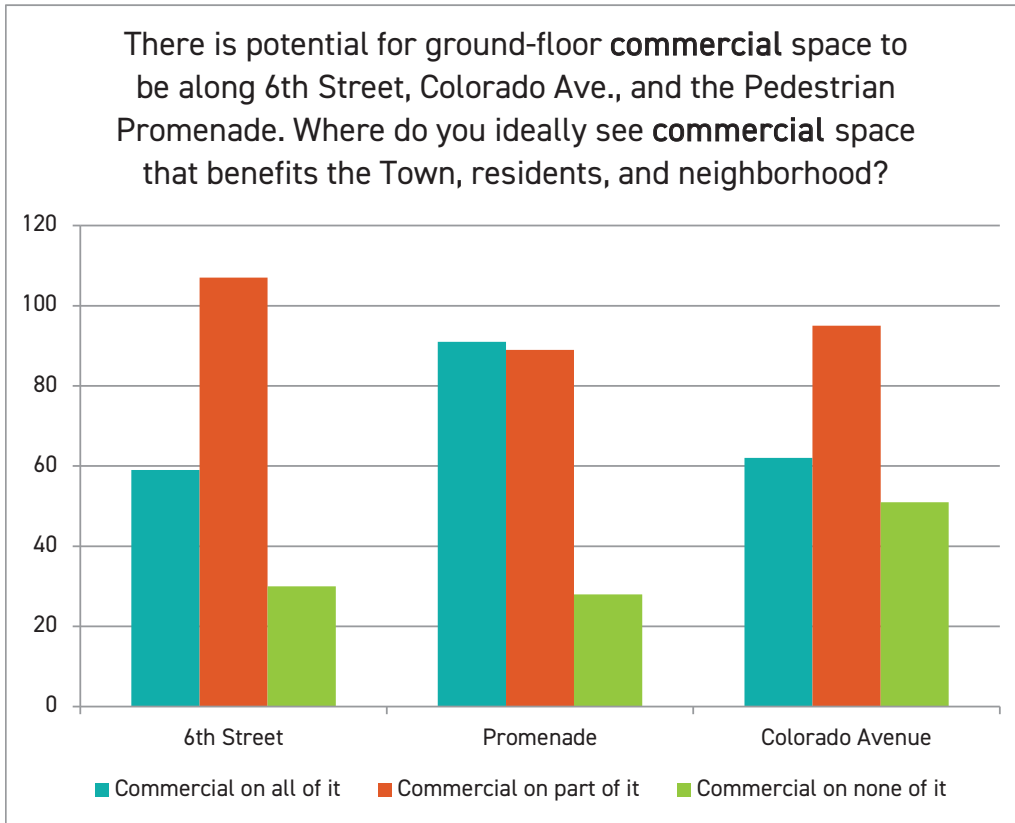
Additional thoughts included:

- Childcare
- Commercial kitchen
- Gardens for food
- Kid oriented spaces
- Hi-tech maker space
- Musical practice rooms (sound-proof)
- Indoor/Outdoor spaces

What type of commercial / retail / community spaces would you like to see at Town Center. (select all that apply)

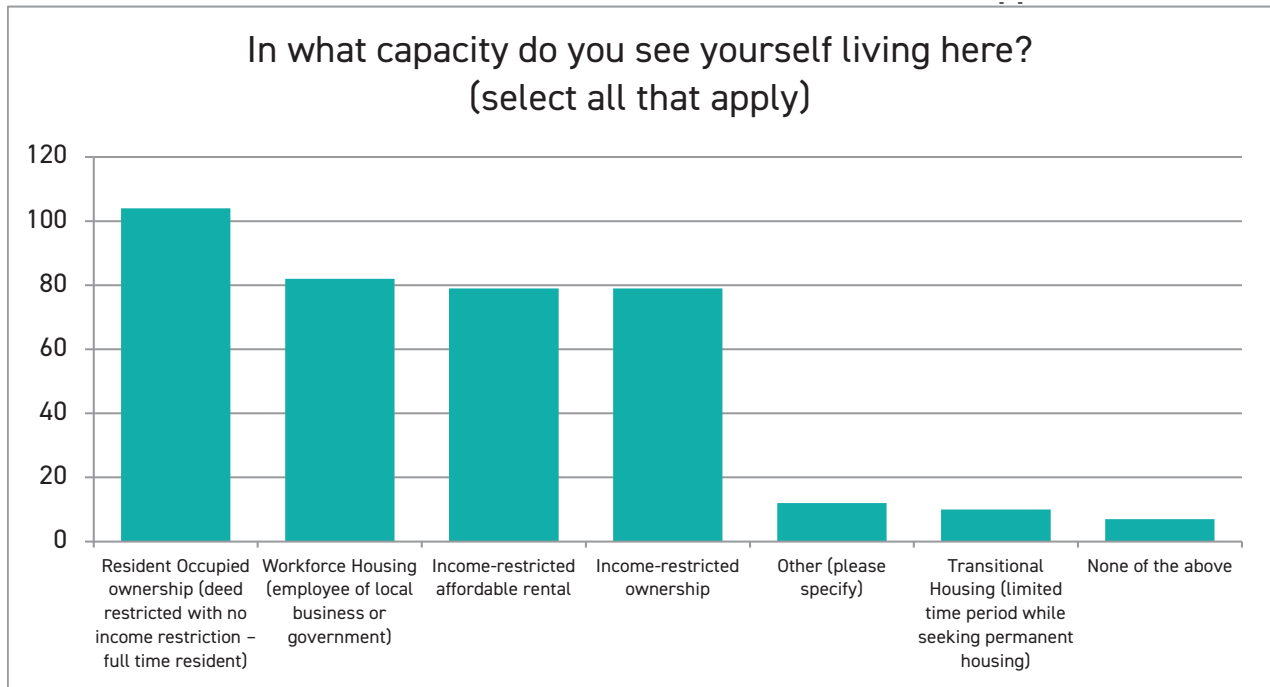


The community provided excellent feedback regarding commercial versus ground floor residential on the Promenade, 6th Street, and Colorado Avenue. It is clear that the Promenade should remain the primary, vibrant focal point for the commercial space. If there are trade-offs to be made regarding ground floor commercial or live/work, then 6th and Colorado would be good discussion areas.



Residential Feedback

60% of respondents envision themselves living at Town Center and of those 51.6% envision ideally Resident Occupied (RO) units.



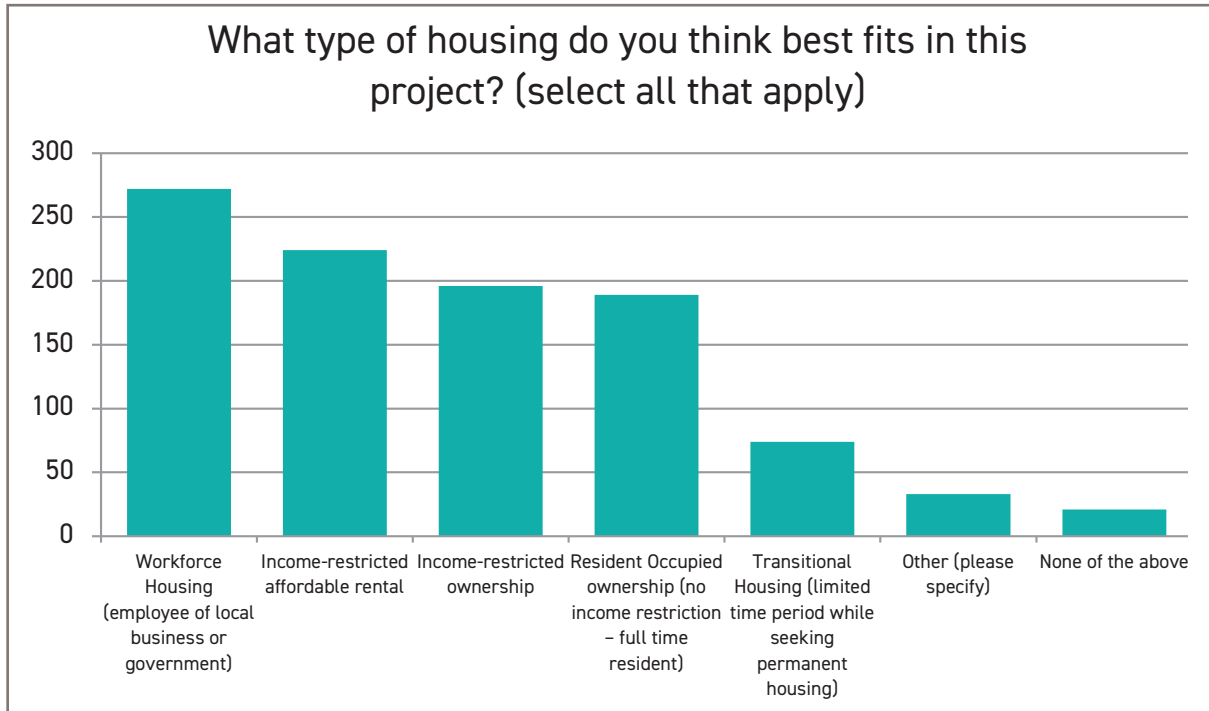
Respondents were given the opportunity to rank amenities that were important to them with the following results:

1. Abundant natural light
2. Private outdoor patio or balcony
3. Pet friendly
4. Storage space
5. Live/Work space
6. Reserved parking
7. Garden
8. Outdoor community space
9. Tall ceilings

Additional thoughts included:

- Secure, indoor bike storage
- Rooftop space
- Hot tub, active amenities
- Slight grade separation if first floor residential

The general response from the community regarding the type of housing is clear. The vast majority favor workforce and income-restricted housing. There is a few percentage point different between those favoring restricted rental versus ownership. Ownership does seem important to the community in general. 50% also support RO only restrictions.

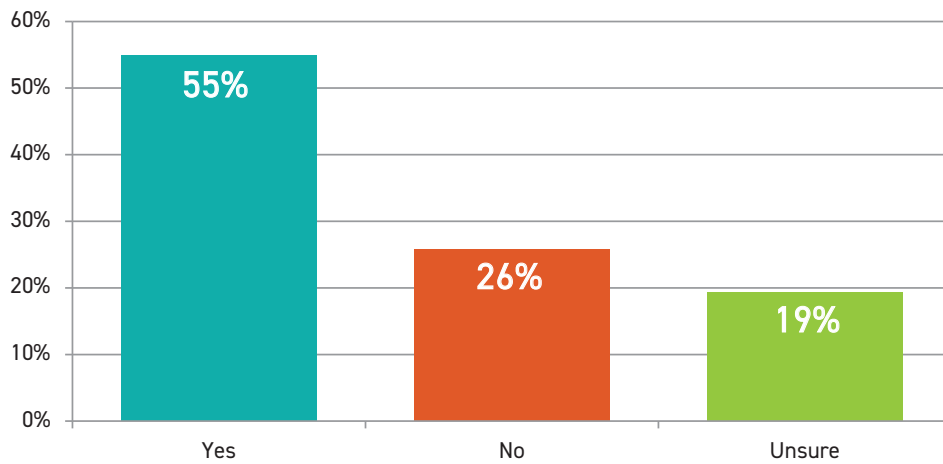


Physical Design: Parking

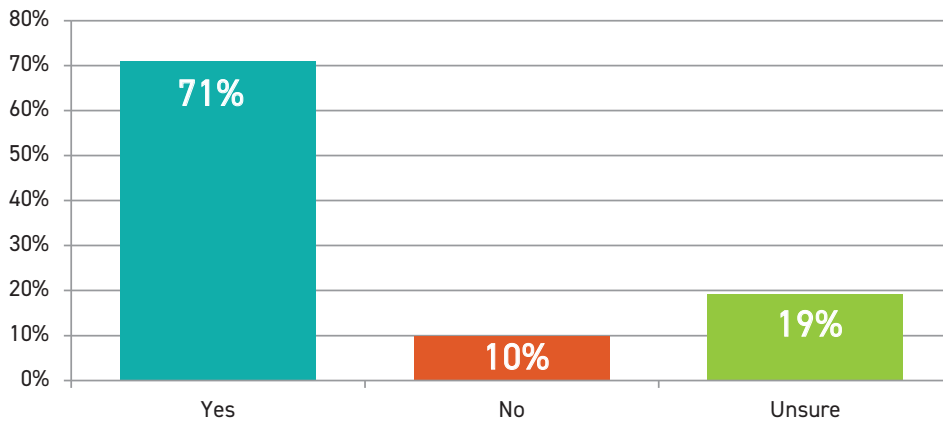
Parking remains a clear issue in Carbondale. The majority of respondents remain concerned or unsure about parking issues. Open-ended comments are nearly split on how to address the issue - provide ample parking or rethink the requirements to encourage people to rely less on the car. Those responding from a business perspective also are concerned about parking for shoppers and visitors to downtown businesses.

- Reduced rent if you don't have a car
- Ensure secure indoor bike facilities
- Plenty of storage on site or a discount at nearby storage facility
- Significant E-bike and E-car infrastructure
- Create a parking plan for downtown Carbondale overall
- True live/work so you don't have to drive

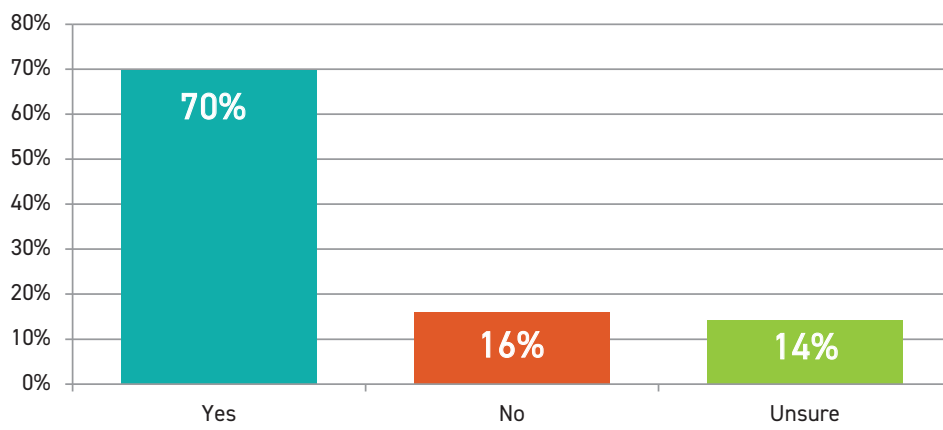
Are you concerned about the availability and amount of parking for residents on the site?



If you lived at the Town Center and you had one parking space on the project site, would you be willing to have other parking available close by but not on the same block?



If having less parking per unit than the UDC (town zoning) requires resulted in more affordable housing units or more under market rate commercial, do you feel we should consider that as a possibility?



Physical Design: Building Height

The community appears split on their thoughts regarding building height. Most remain comfortable with the project as long as it remains at three stories, yet nuanced questions regarding the allowable height for three stories left more people unsure of their answers. Open-ended comments are nearly split on whether to allow any additional height or to even go higher than three stories. The community seems more open to adjusting required floor to floor requirements to achieve goals than allowing for greater building heights.

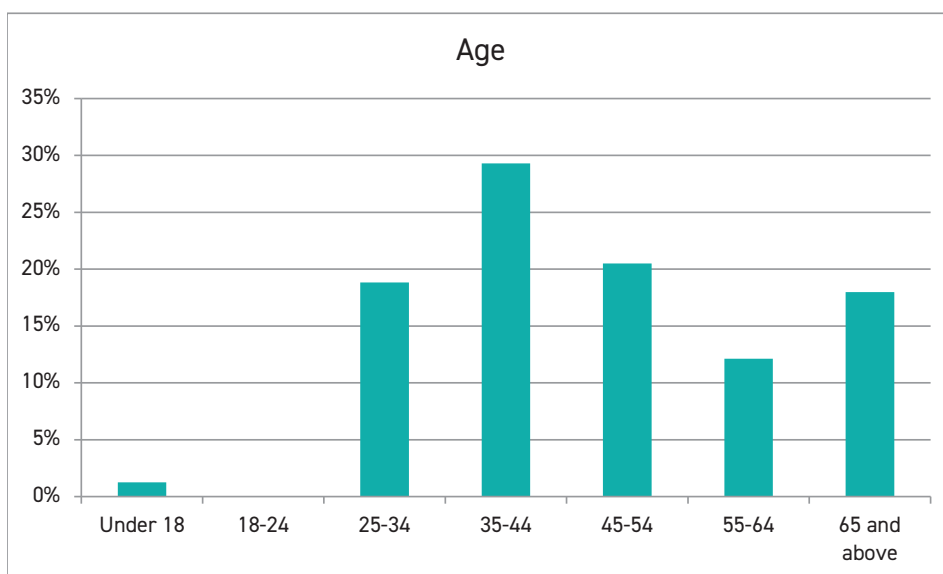
One theme is clear in the comments. The openness and willingness to entertain any discussion of building height will depend on the design of the building and its fit and cohesion with the character and vibe of downtown Carbondale.

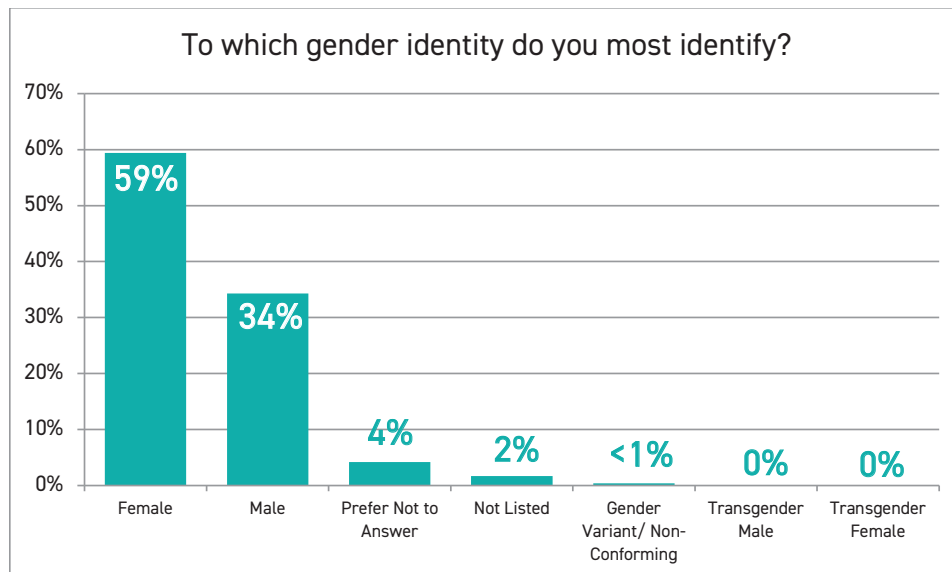
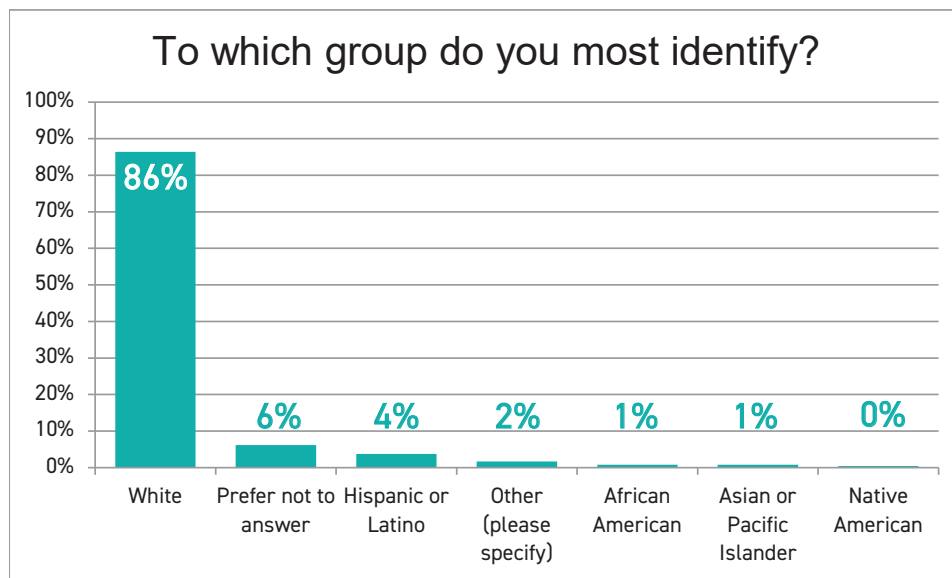
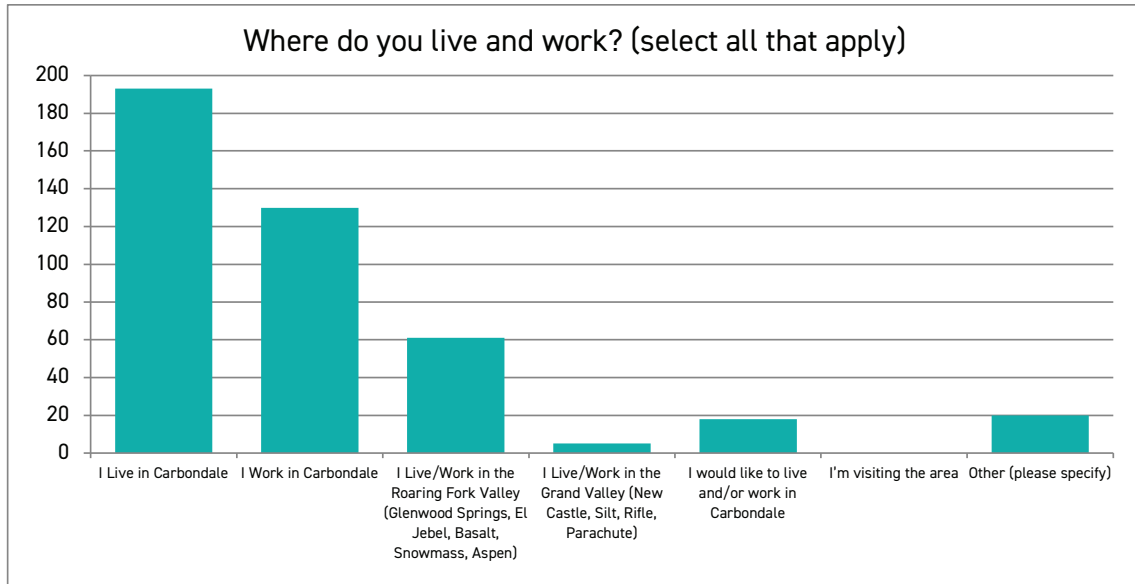
Basic Demographics

Respondents represented a decent range of adult ages groups and the professional, creatives, and non-profit industries were well represented. Data lacked representation in the childcare, stay-at-home, and construction sectors.

The majority of respondents identified as white, female, and live and/or work in Carbondale. While in-person events tended toward an older demographic, a broad range of ages responded especially to the online survey.

Despite the availability of the online survey in Spanish, one in-person events being staffed by Spanish speakers, and the in-person polls having Spanish translations, only 9 people identified as Hispanic or Latiné (all were online respondents).





COMMUNITY DESIGN WORKSESSIONS

Two Community Design Worksessions [charrettes] were held at the end of September 2023 to engage community representatives and quickly iterate programming and design options for the site. In a team format, with the design team serving as leads/guides/facilitators, participants explored different uses that might occur in the project: housing, commercial space, community space, etc., where those uses might be located on the site and how the site might best be organized for buildings, parking, outdoor amenity space, etc. Design teams considered community desires, community needs, site context, and the economics of the project. In Worksession 2, participants explored concepts for building scale, massing, form, and architectural expression, amenities, and placemaking to create a built environment fostering a vibrant and activated set of spaces. Both worksessions were setup for Spanish-Speaking participants - with professional translators present and one design team member able to help convey design-speak into relatable Spanish. These services ended up not being utilized due to low Latiné attendance.

Worksession 1

Date: September 20, 2023

Time: 9:00am-4:30pm

Location: 3rd Street Center, Calaway Room

Objectives:

1. Hear the community and understand what matters to Carbondale
2. Develop a series of alternative site design and organization concepts that will serve as the starting point for the project design team
3. Graphically communicate site concepts developed and present them to the broader community in an open house the evening of the charrette.

Attendance: 42 attendees

Worksession 2

Date: September 27, 2023

Time: 9:00am-4:30pm

Location: 3rd Street Center, Calaway Room

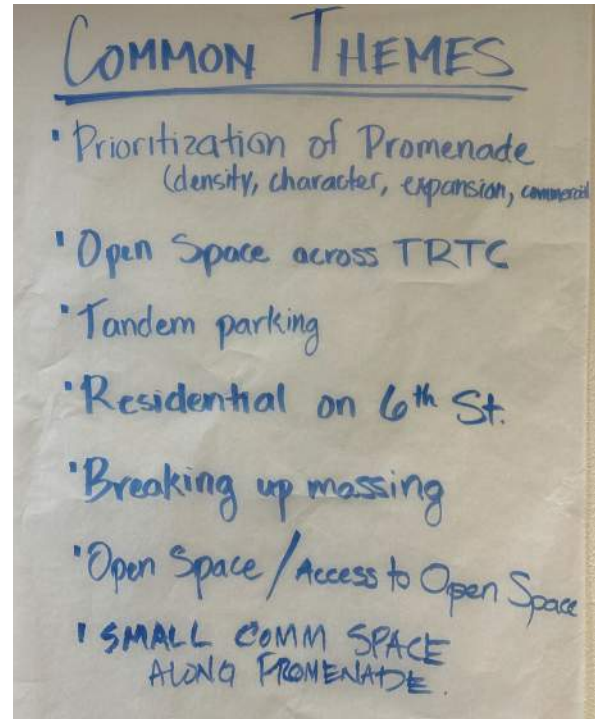
Objectives:

1. Hear the community and understand what matters to Carbondale.
2. Develop plan concepts for the Promenade and its connection to Main Street.
3. Conduct a visual preference survey of 100 images.
3. Develop a series of sketches and/or assemble a clip file of images expressing the character of the project and how it can support the vitality of downtown Carbondale.
4. Graphically communicate site concepts developed and present them to the broader community in an open house the evening of the charrette.

Attendance: 43 attendees

Worksession Take-Aways

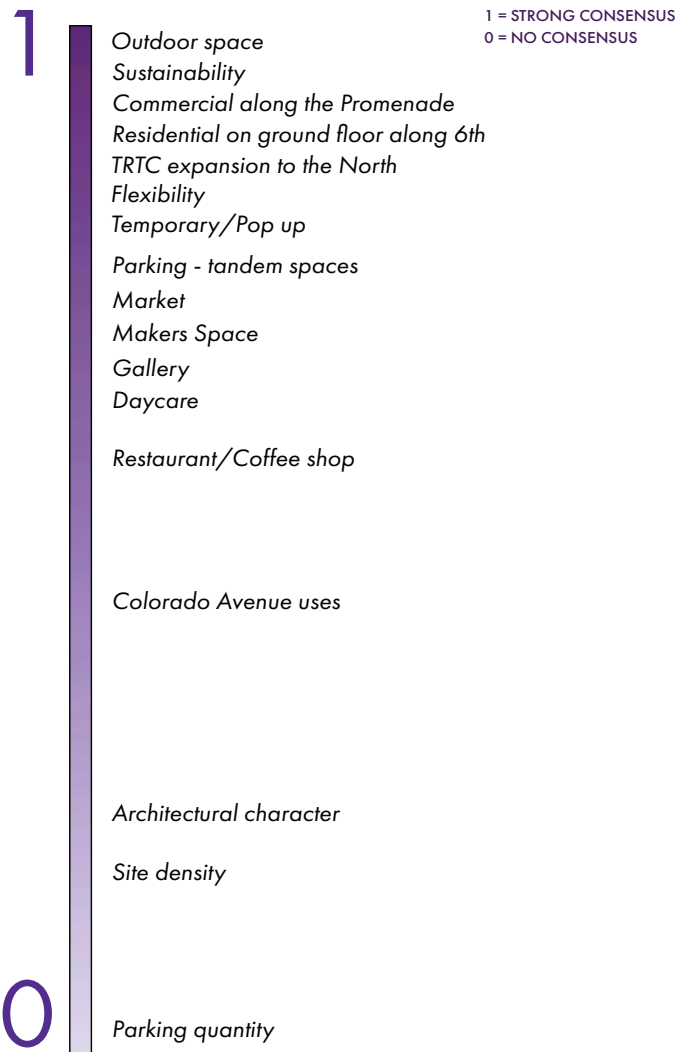
- Outdoor spaces and the outdoor environment of the site are important. Green spaces attract the community.
- 6th Street. Residential use on the ground floor along 6th Street is supported.
- Full support of providing TRTC with requested expansion needs as they have identified to keep the Theater in the heart of the promenade successful now and once they are built around.
- Provide flexible spaces capable of supporting different and changing uses. Town Center needs to accommodate Carbondale today, tomorrow and well out into the future.
- Provide space for temporary events/exhibits.
- Colorado Avenue. Offices for community information awareness tapping into a 'civic center' synergy hub was proposed but overall there was a lack of clarity about what should happen along Colorado.
- Prioritize commercial uses along the promenade.
- Potential commercial uses on site: market, restaurant/coffee shop, gallery, performance space, maker space, pop-up booths for goods and arts sales, incubator and community supportive office spaces.
- The idea of a market is a fluid one. Can it be open and closed dependent upon the season? Can it be a farmers' market, an arts market or some other type of market? And can it change over time?
- The promenade needs to be vibrant and activated. But the small scale of Carbondale means the activation may be primarily in the evening or only on certain days.
- Create "Carbondale scale" buildings/massing. Avoid an overly large massing along 6th Street.
- Building heights. Three stories with some portions two stories to avoid monotony, let sun into the site and promenade, provide relief and acknowledge the smaller scale residential development to the northwest of the site.
- Create gateway elements to celebrate arrival/entry into promenade.
- Acknowledge and elevate the bus stop at 6th and Colorado.
- Parking. The community is split on how much parking to provide. Some people support a lot of parking on the site – recognizing that most people in Carbondale rely on cars. Others support very little parking in recognition of the site's walkability and proximity to services



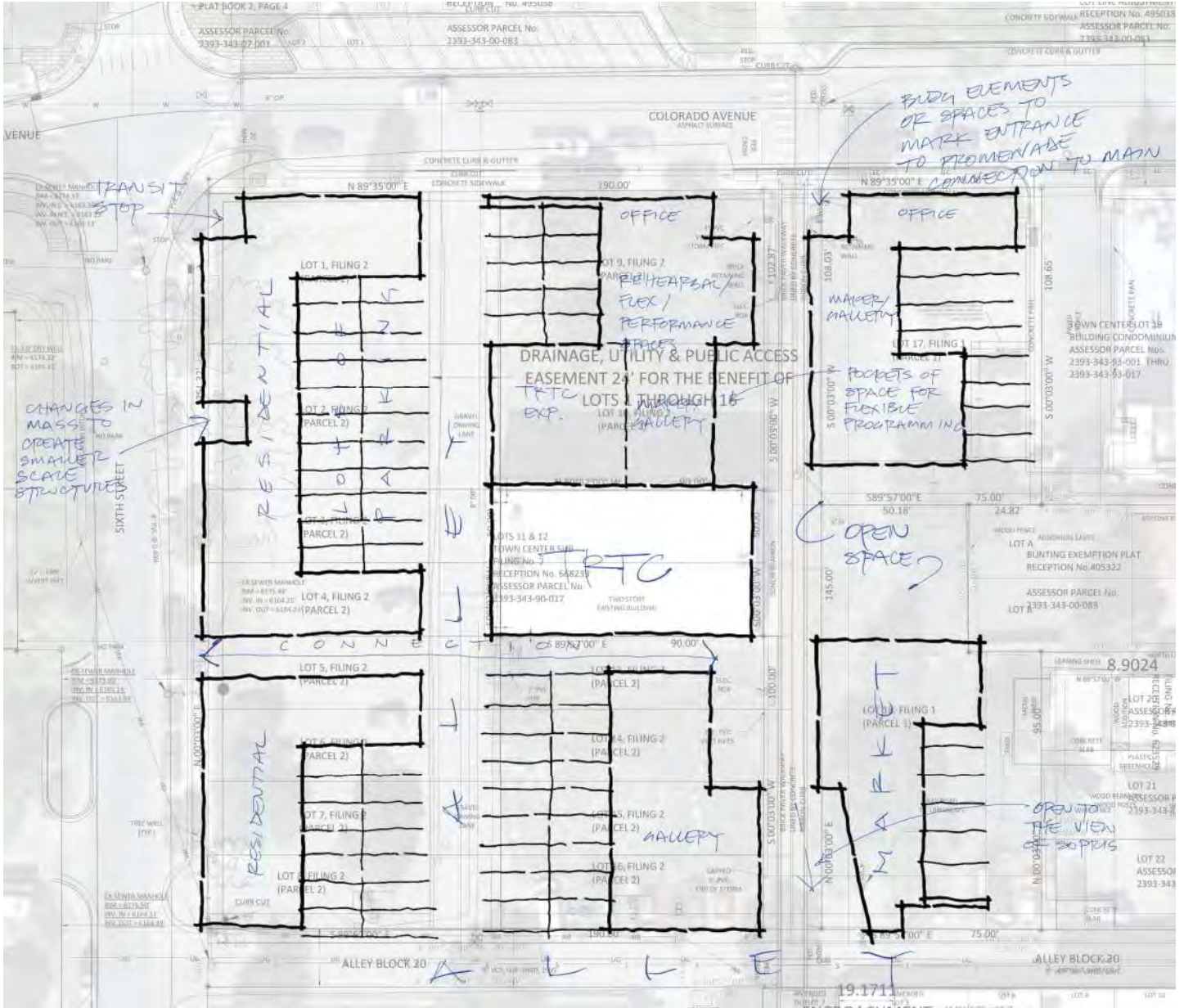
and as a way to discourage driving and encourage other modes of transit. Parking tucked-under residential, off existing alley easements/access-ways was widely supported. Tandem stalls for 2 and 3 bed units was perceived to be challenging to use but was supported as a way to get additional parking on site.

- Site density. The community is split on how much to build on the site. The support/desire for open space indicates a preference for less density but some people advocated for building as much housing as possible – even if it meant building a fourth or fifth floor.
- Architectural character. The community values the urban spaces of the town but it doesn't necessarily support the architecture of the town. Older, historic buildings on Main are liked but little support to mimic this character in new buildings was heard. New buildings along 133 are strongly disliked.
- The community values the culture of Carbondale and the exterior public spaces (a lot more than the built environment of Carbondale).

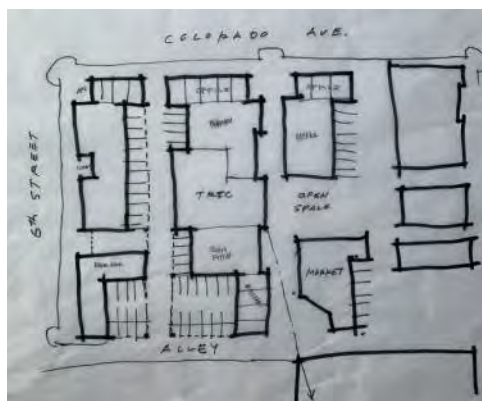
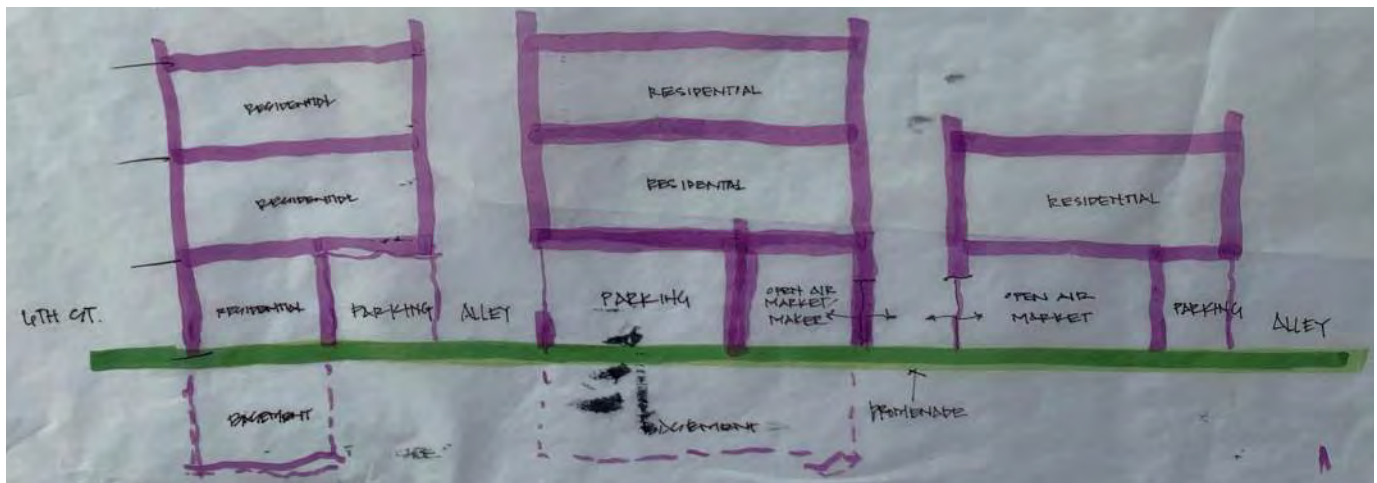
Worksession Consensus Graph



Worksession 1 Take-Away Sketch

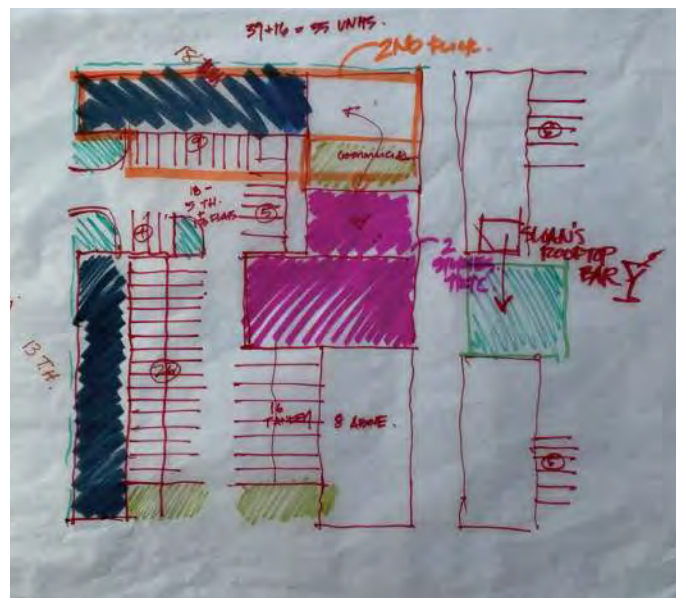
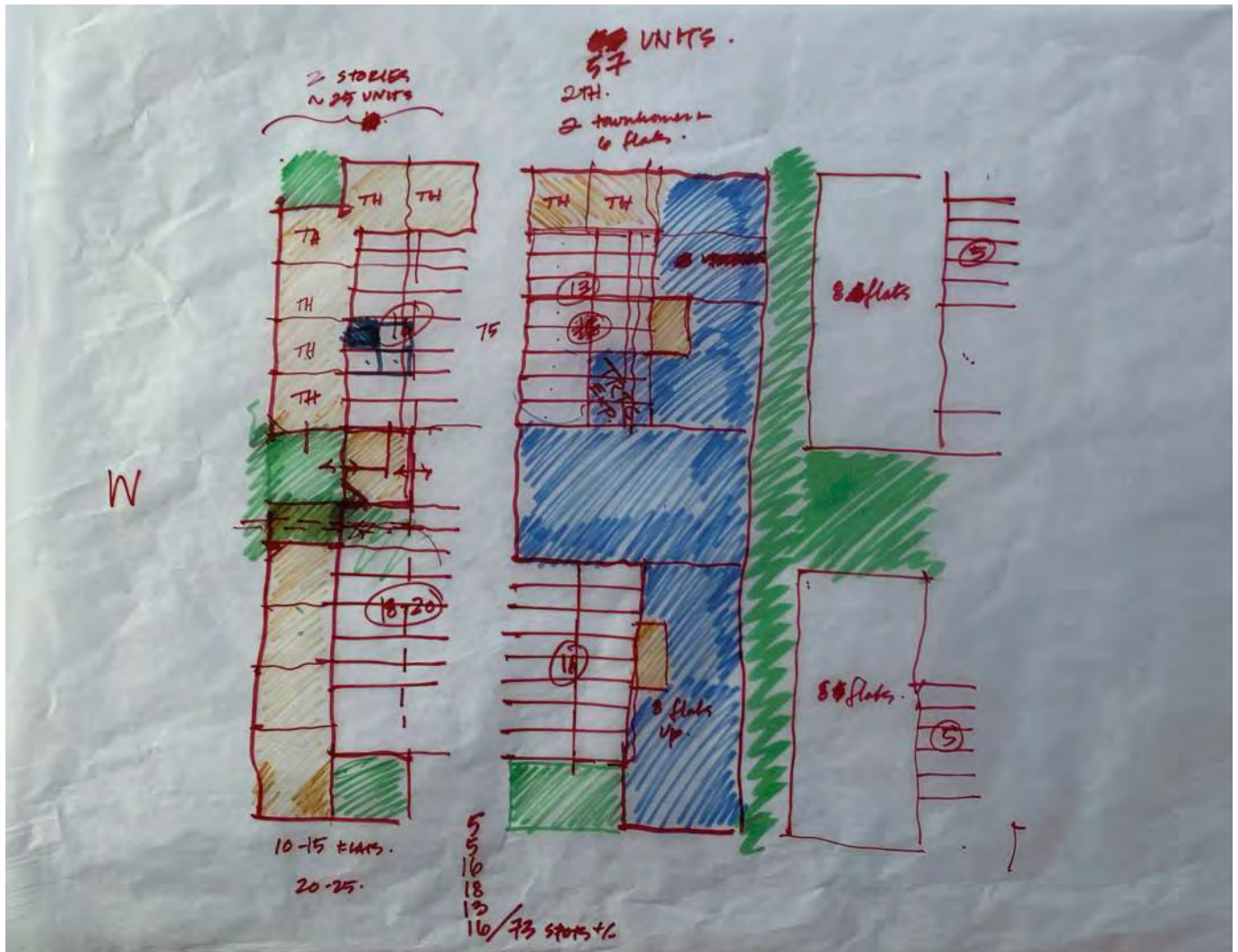


Worksession 1 - Group #2 Sketches

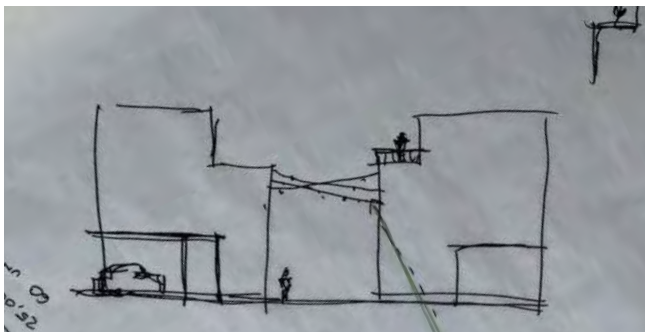


- Flow
- NET WILLITS
- INCLUSIVE
- VIBRANT
- HOUSING
 - P.O.
 - SENIOR
 - DIVERSE
 - LIVE WORK
- REALISTIC PARKING
- INDOOR/OUTDOOR MARKET.

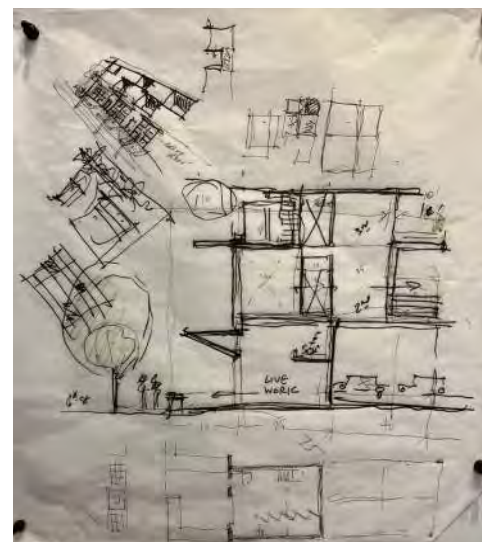
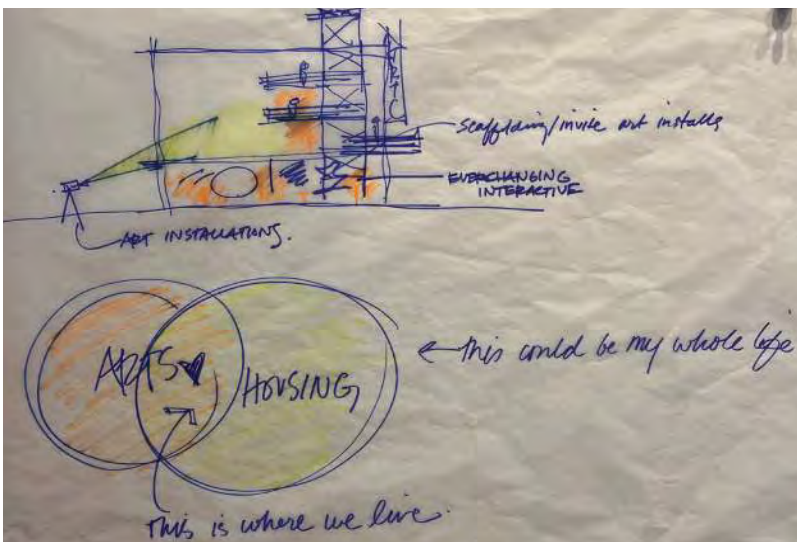
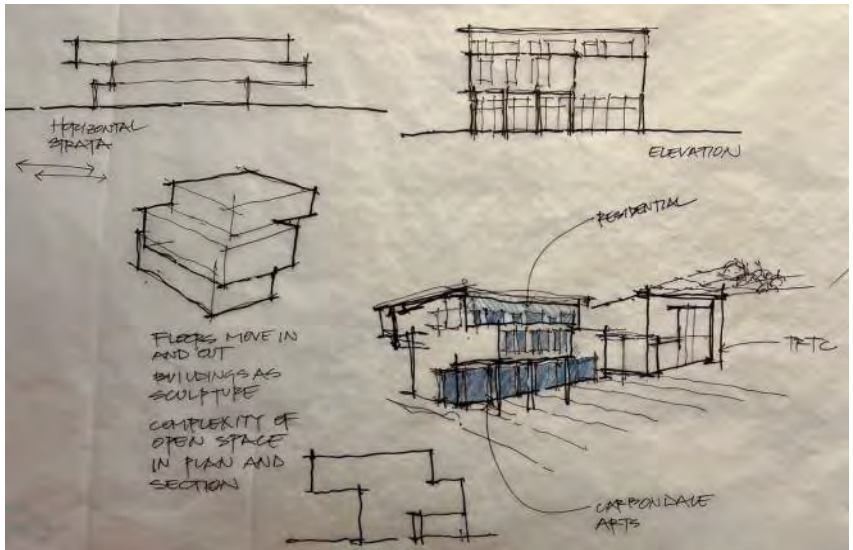
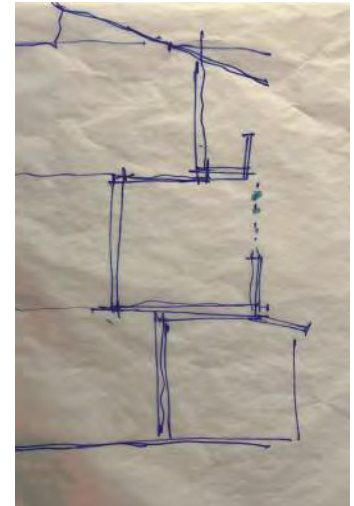
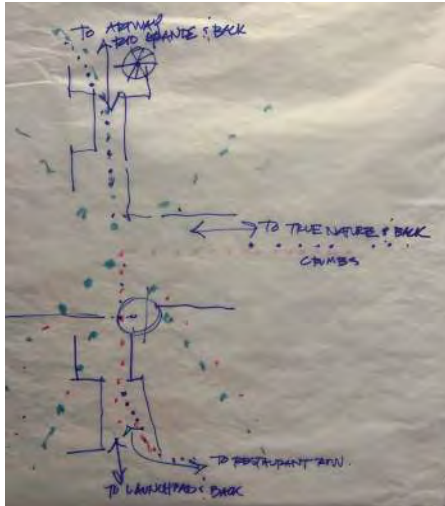
Worksession 1 - Group #3 Sketches



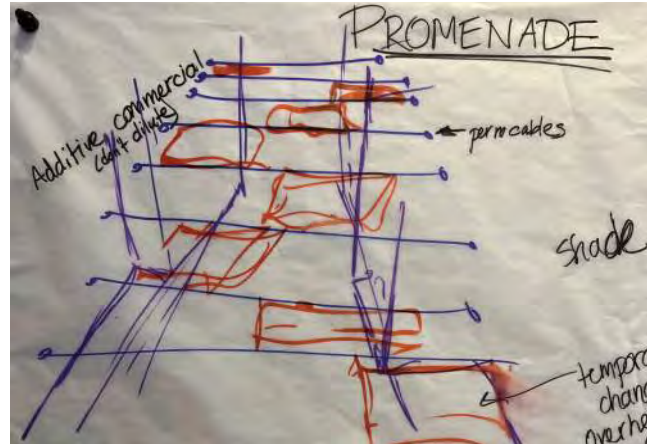
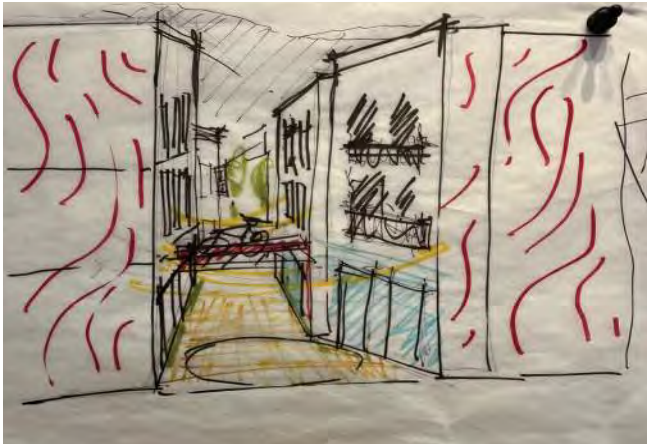
Worksession 1 - Group #4 Sketches



Worksession 2 - Architectural Character & Promenade Sketches



Worksession 2 - Architectural Character & Promenade Sketches



Use roof - green - planted
Solar shading

Special entries - gateways.

Art throughout in many ways.
- interactive
- climbing

Great bus stop. the best best stop.

Public Bathroom (especially for
pop-up business which don't have
a bathroom)

Cozy nooks. water feature
greenery

Waste refill stations.

Sky bridges connect roofs /
connect elevators.

This could be my whole life.

Individuals create their own world in their own home.

Light / Dark → Window treatments / shades / awnings.
→ You can choose.

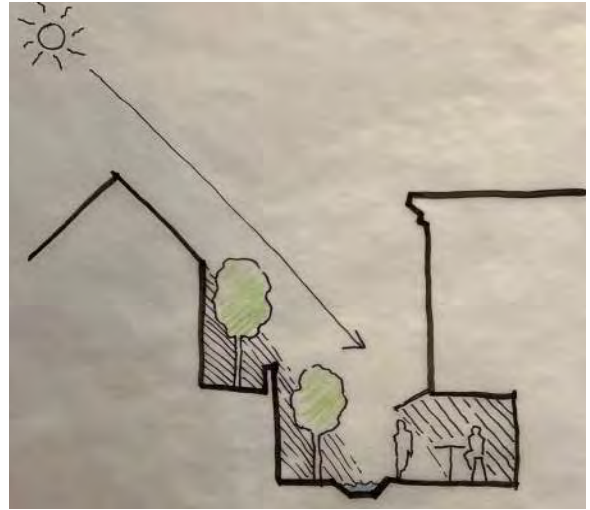
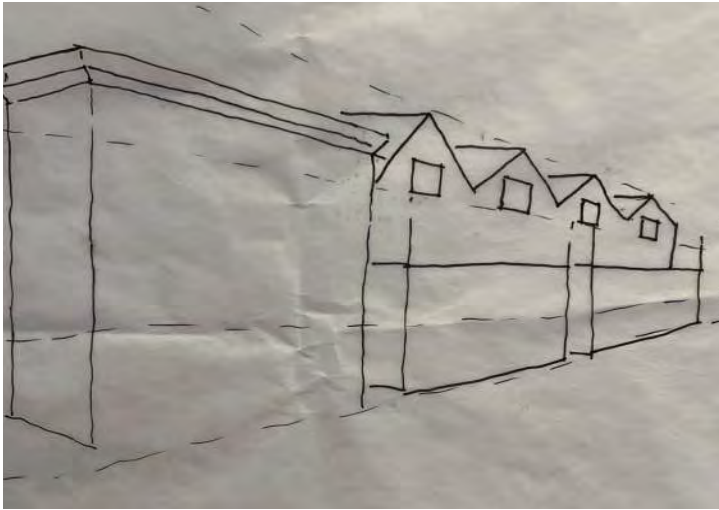
change PV angle w/ the sun's shade yourself.
Self determining

Creatives are inspired by this space.

- PEOPLE CENTERED + SUSTAINABLE
- MULTI-GENERATIONAL ≡ SAFE
- ARTISTIC "HUB" (NOT ONLY VISUAL ALSO
FOOD, PERFORMANCE)
→ CREATIVE IDENTITY
- FLEXIBILITY INTO THE FUTURE,
ALLOW CHANGE + EVOLUTION
- SET HEART BEAT FOR PROMENADE
ATTRACTIVE DRAW - EXPANSION POSSIBILITIES
BEAUTY IN PEDESTRIAN EXPERIENCE
- ACCESSIBLE + AFFORDABLE RESIDENTIAL

- BE REALISTIC ABOUT PARKING
- MAKE PROJECT A REALITY
IN A THIS DECADE TIMELINE
- NOT BE ABLE TO TELL ONE TIME
DEVELOPMENT
- 'BONANZA' @ BONEDALE - RE-BRAND
- FEELS ELECTRIC BUT ORGANIC
MULTIPLE PERSONALITIES
- TIMELESS DESIGN - LOVED MATERIALS
SO SUSTAINABLE INTO FUTURE.

Worksession 2 - Architectural Character & Promenade Sketches



pitched roofs
Massing

- Neg space influenced by rail lines (hist)
- Nooks in larger massing ok
- \triangle ht in center
- be efficient w/ envelope
- rethink E/W connectors
- Prioritize ^(density) walks over parking
- Not afraid of height
- Create accessible/inviting space - liveable
- Step down on perimeter
- Solar access

Prom/Park

- Not Static ^(support temporal)
- 24/7 + Seasonal
- Historic location of ditch
- Funnel + relief
- Park = part of festival network
- Funky expression ^(grey) among the traditional ^(character coming)
- Flexibility
- Congregate
- sider + nooks slots inviting

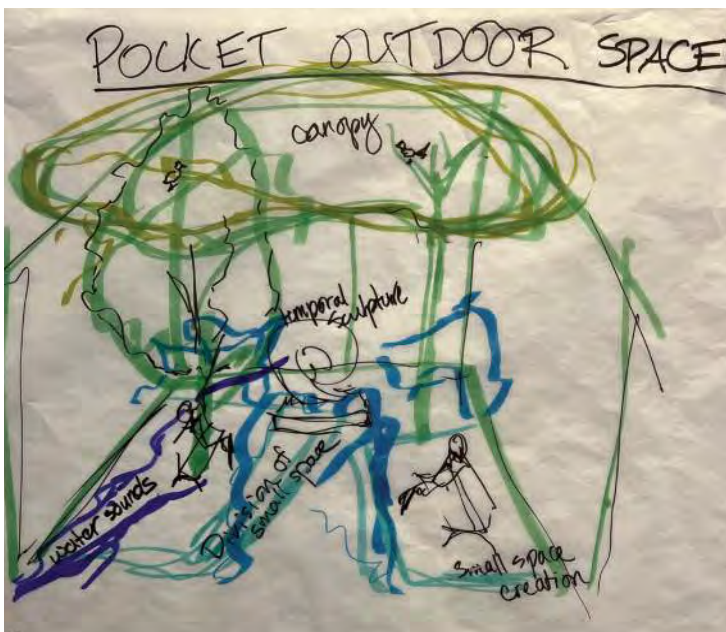
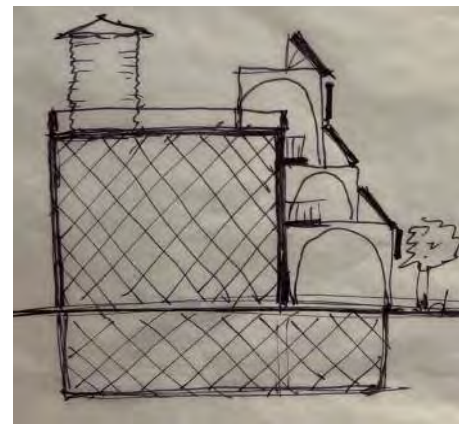
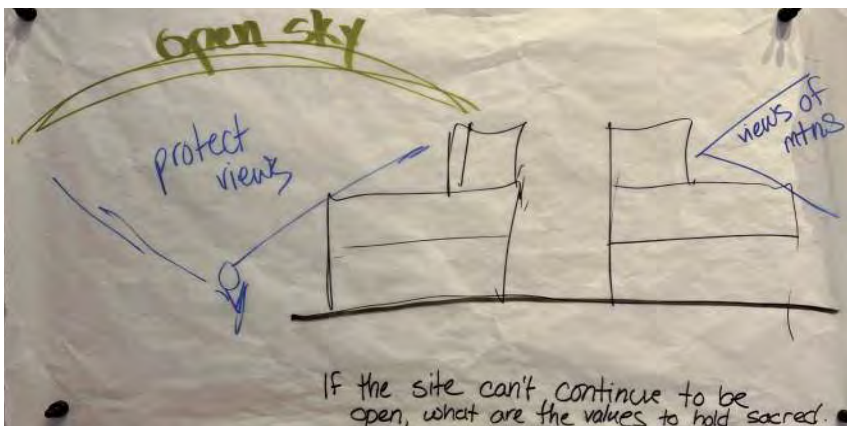
VIBE

- People first
- Eclectic Funk
- Messy Vitality
- Temporal installations
- Tactile Urbanism ^{playful}
- Ranching
- Outdoorsy
- Place KEEPING

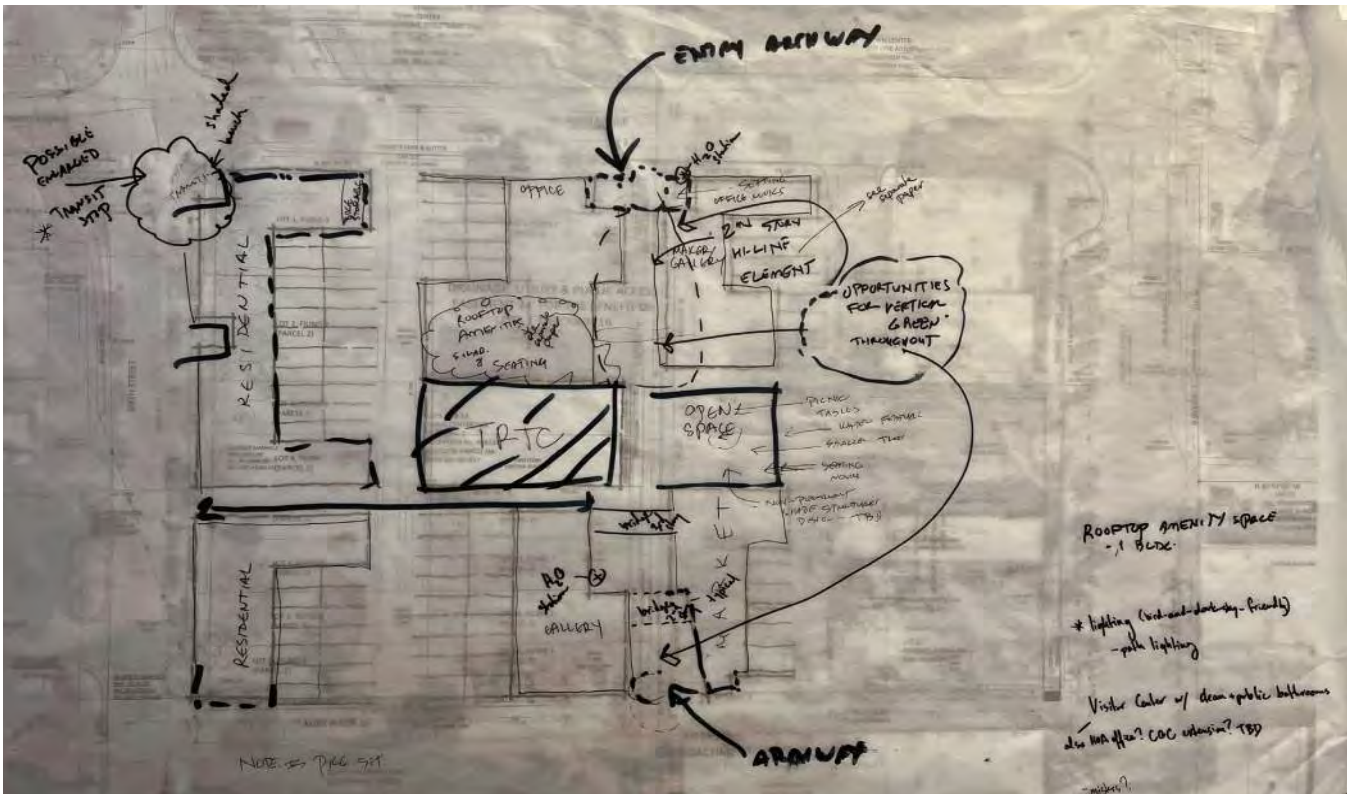
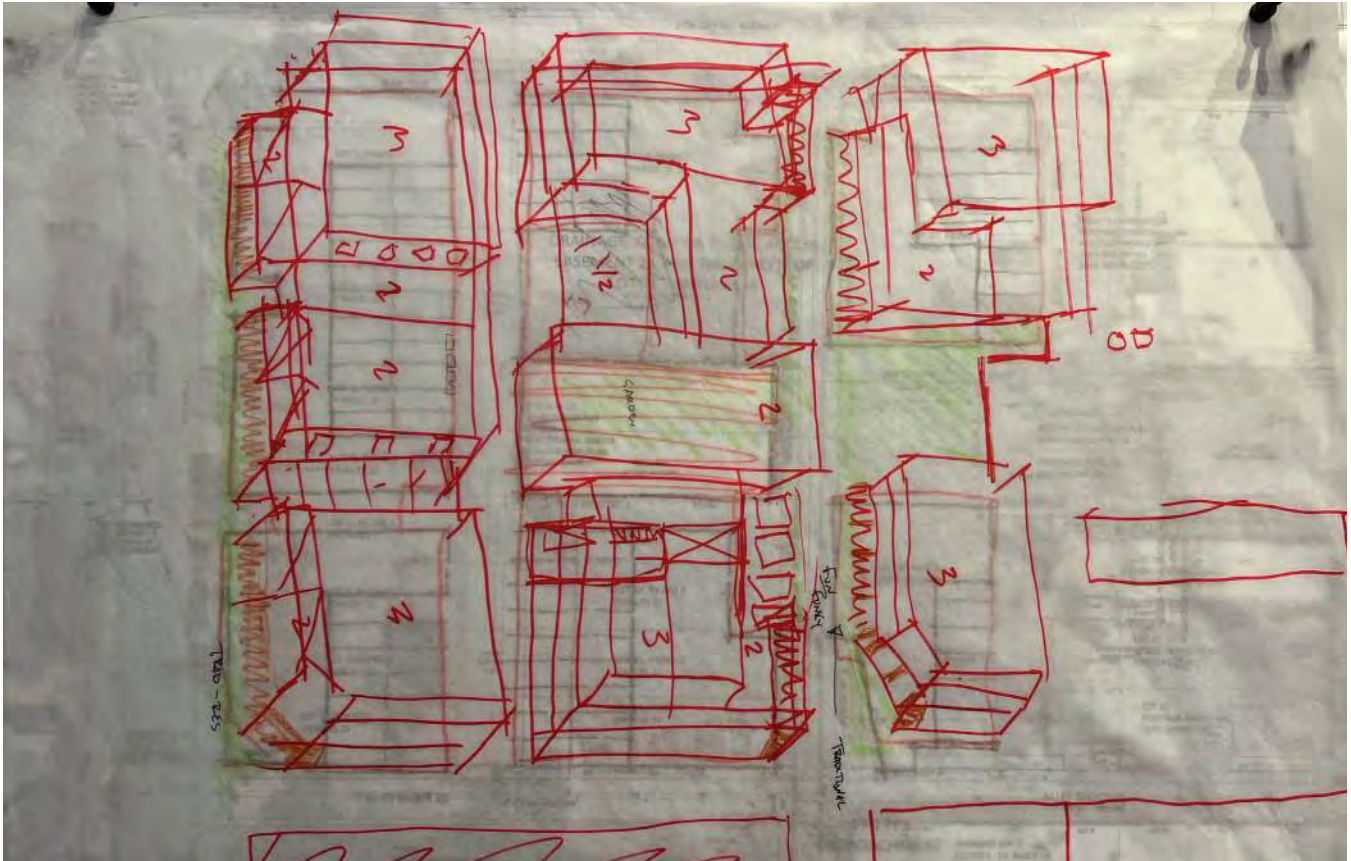
Arch Character

- Prioritize PPI first
- Zeitgeist
- traditional ^{old + new}
- Brick = ^{permanency} ~~long term~~
- Funky expressions
- Fits into Carbondale
- Character Zoms
- What is the history we capture?

Worksession 2 - Architectural Character & Promenade Sketches



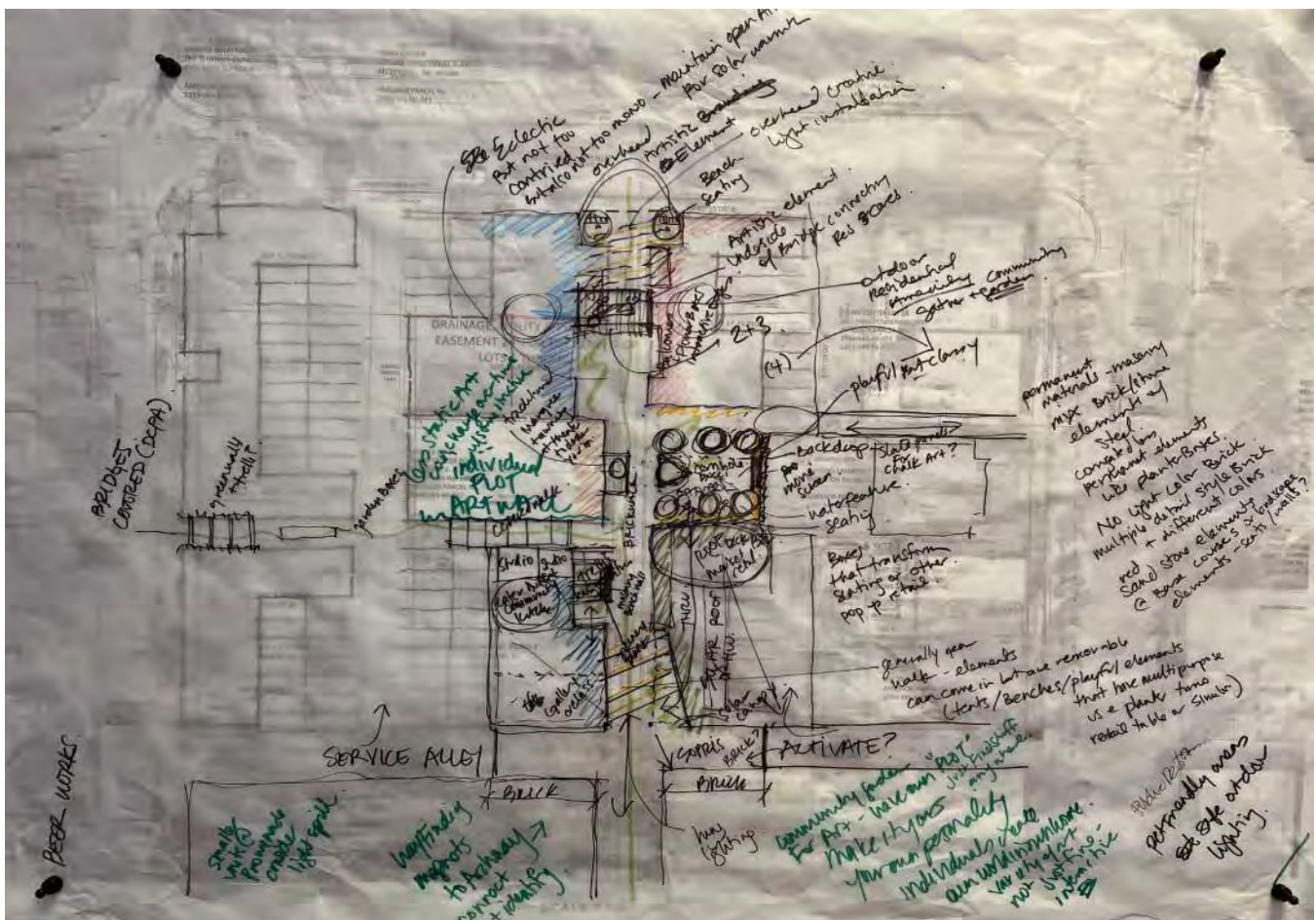
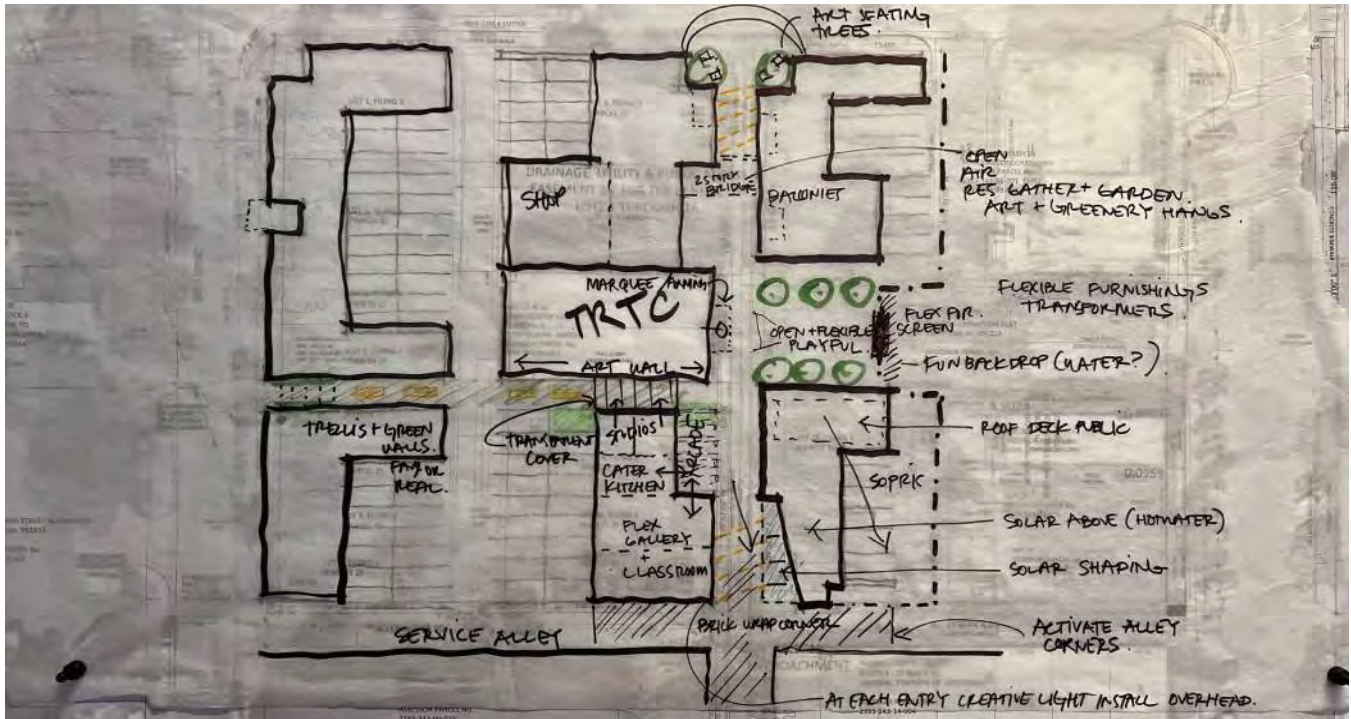
Worksession 2 - Architectural Character & Promenade Sketches



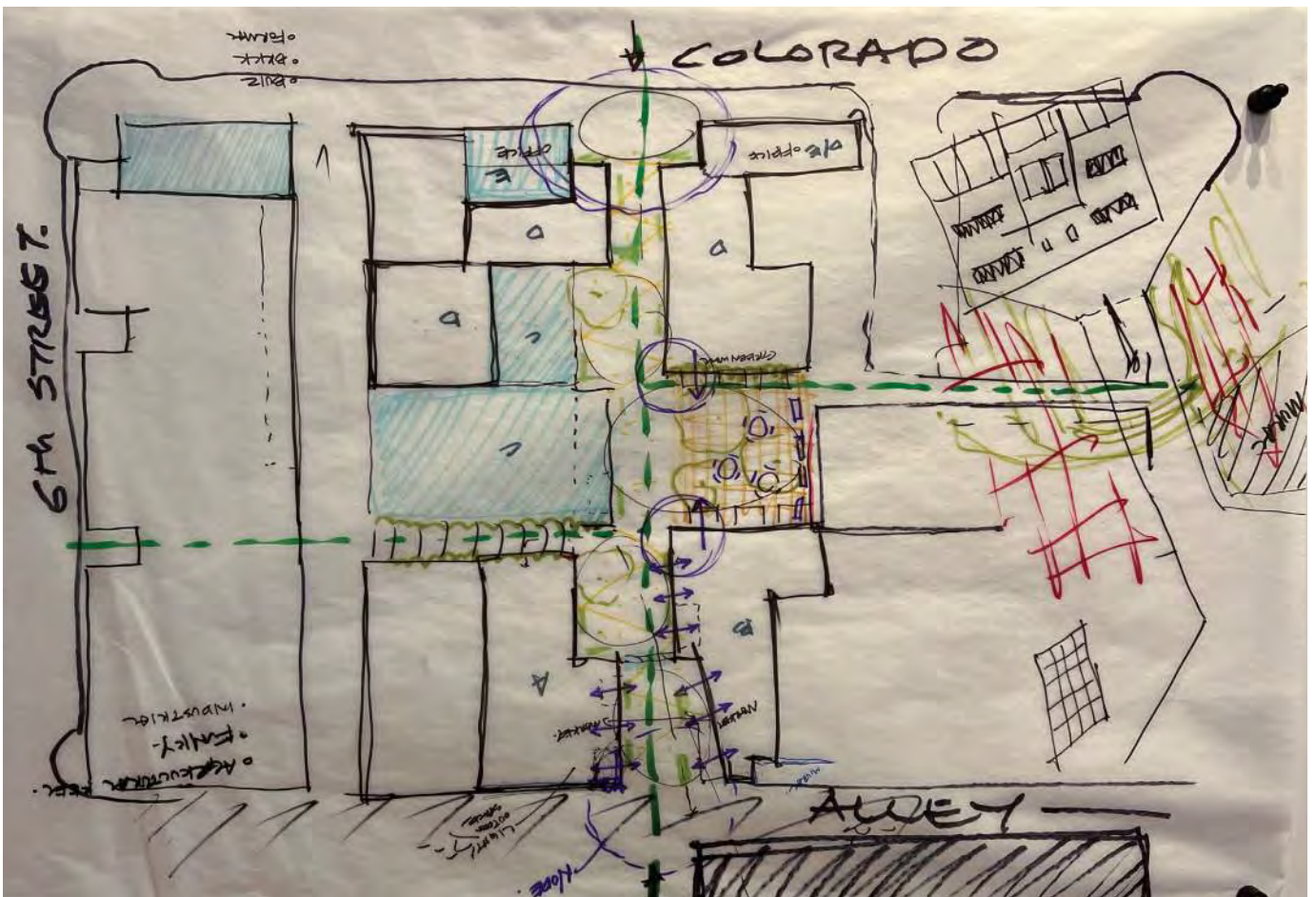
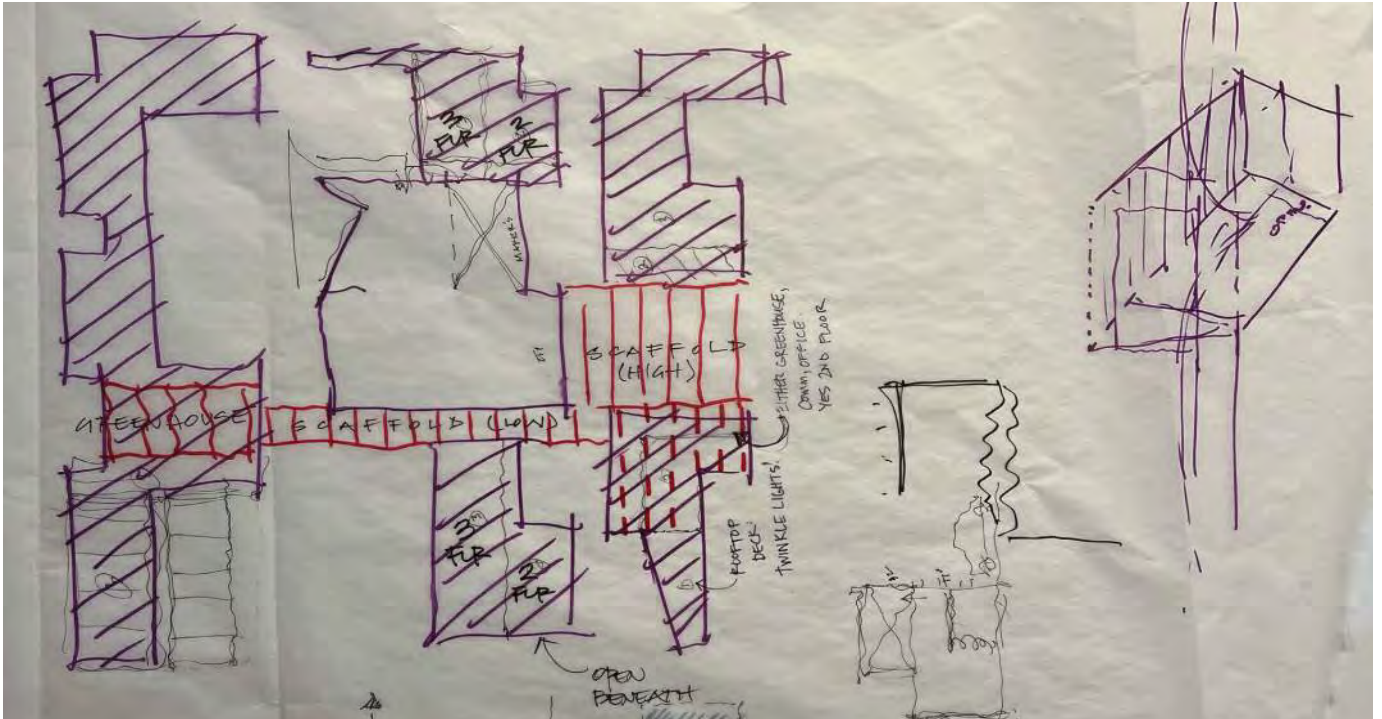
Worksession 2 - Architectural Character & Promenade Sketches



Worksession 2 - Architectural Character & Promenade Sketches



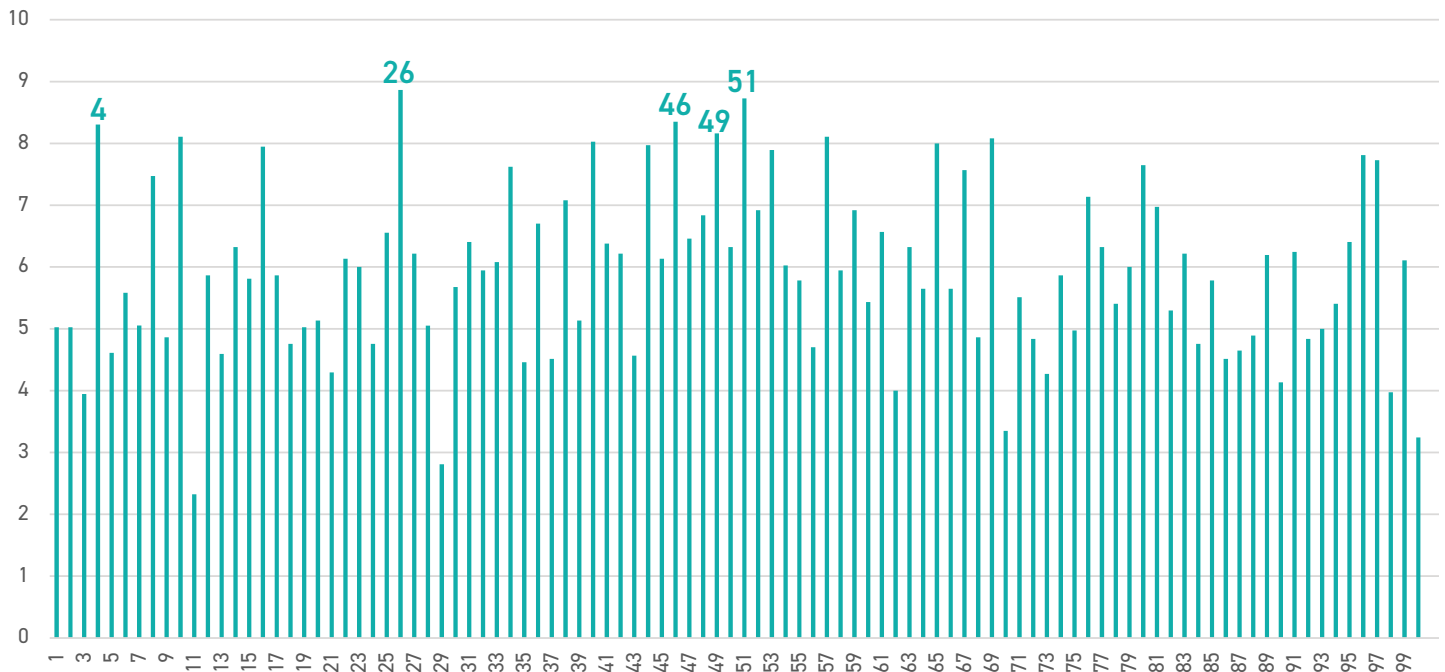
Worksession 2 - Architectural Character & Promenade Sketches



A visual preference survey that was conducted during Community Design Worksession 2. Every participant was given a scoresheet listing 1-100 images. They were to assign a score 1-10 to each image, 1 being low preference, 10 being high preference. The 100 photos covered precedents in three categories: Architecture, Promenade, and Vibe.

The top 5 images were all in the “vibe” category, 3 of them even showing events in Carbondale itself.

Worksession 2 - Visual Preference Scoring 1=low preference, 10 = high preference



Most LIKED precedent images:



OPEN HOUSES

After each of the Community Design Worksessions, an open house was held immediately afterward so that any and all members of the public could come see what progress had been made. Sketches from the day's work were posted on the walls. In Open House 2, the visual preference survey was repeated for the public.

Open House 1

Date: September 20, 2023

Time: 5:30-7:30pm

Location: 3rd Street Center, Calaway Room

Objectives: Show progress sketches produced during the day's worksession. Build knowledge about the project. Collect interested emails.

Attendance: 29 sign-ins

Open House 2

Date: September 27, 2023

Time: 5:30-7:30pm

Location: 3rd Street Center, Calaway Room

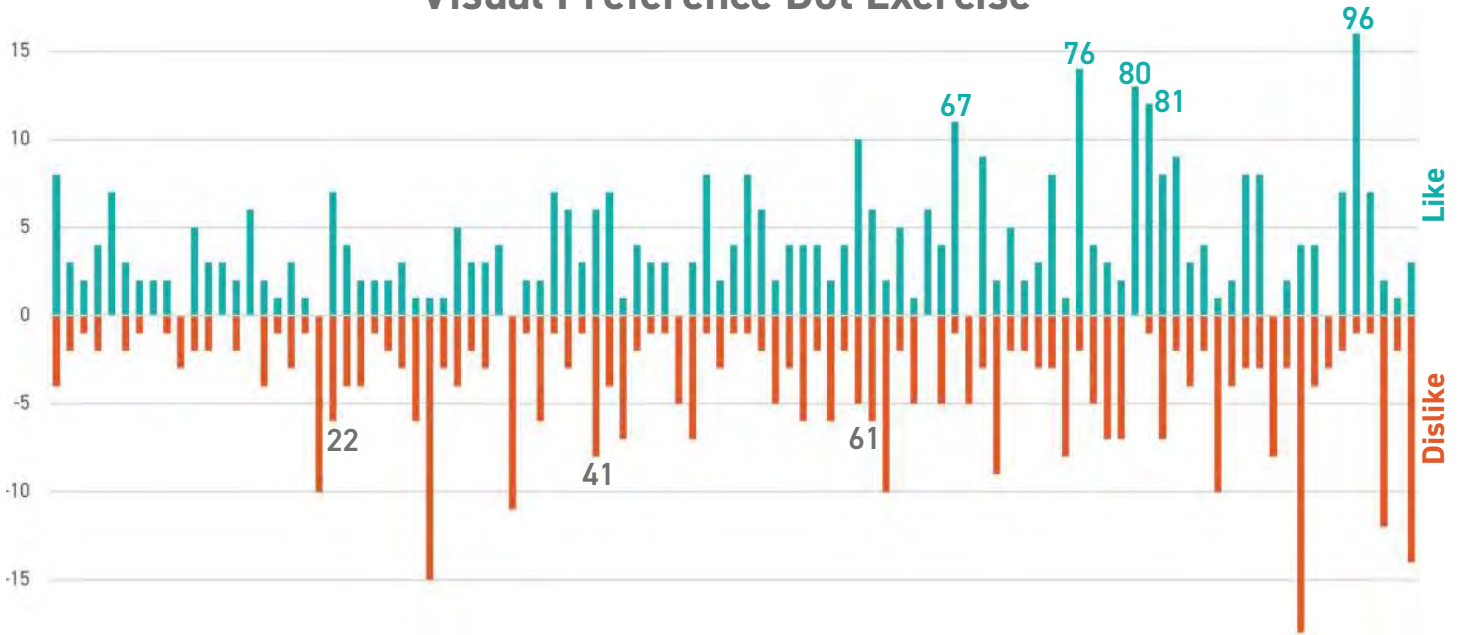
Objectives: Measure preference for architectural styles and vibe. Show progress sketches produced during the day's worksession. Build knowledge about the project. Collect interested emails.

Attendance: 25 sign-ins

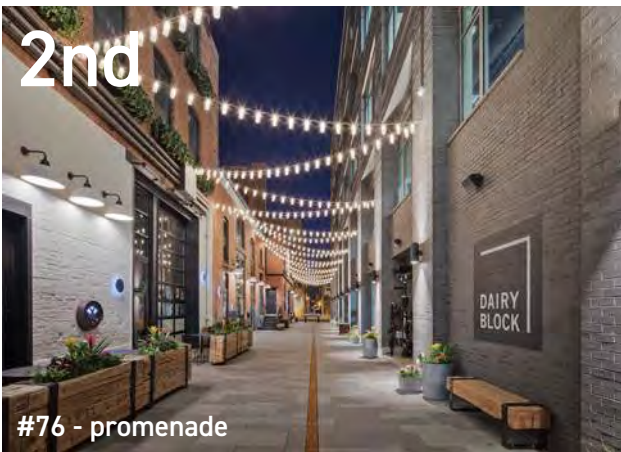
The same visual preference survey that was conducted during the Community Design Worksession 2, was repeated for the public via a dot exercise. Every participant was given 6 blue dots and 6 red dots. Blue dots were instructed to be placed on the photos that people like for the Town Center project. Red dots were instructed to be placed on the photos that people disliked for Town Center. The 100 photos covered precedents in three categories: Architecture, Promenade, and Vibe.



Open House 9/27/23 Visual Preference Dot Exercise



Most LIKED precedent images:



Most LIKED architecture precedent images:



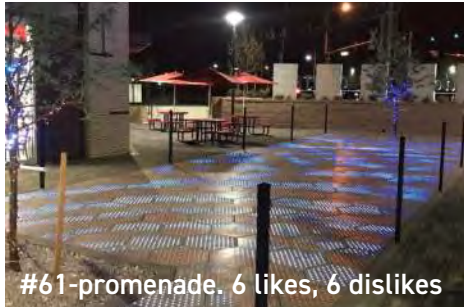
Analysis

The feedback on any one precedent image of the 100 was quite polarizing (having both likes and dislikes canceling out the average). There were only 7 images that had a complete consensus on dislikes (11, 21, 35, 47, 68, 90, 94) and only 7 images that had a complete consensus on likes (6, 9, 14, 16, 34, 65, 80).

The top 5 most liked photos were all from the promenade category - a reflection on the community's values on open space and outdoor gathering space. This was similarly reflected in the Community Worksession's visual preference survey. The most disliked architecture images have pitched roofs, modern aesthetic, bright or monochrome color, and seem to trend European in style.

All photos got at least one dot - showing perhaps that the community wanted to be sure they commented on everything. This also caused a relatively low average for any one image. There

Most Polarizing precedent images:



were only 6 images that scored over 10 (29, 92, 35, 100, 21, 98) - all of these scoring in the dislike categories. This does show some consensus on what the community disliked.

It is difficult to draw any conclusions from the images that were most polarizing (above). Only that the community could not come to an agreement about their preference.

It should also be noted that Image #81, which ranked 4th most liked, is actually a previous design iteration of what might occur at Town Center.

APPENDIX A: STAKEHOLDER FEEDBACK

	What type of commercial space might be a good fit for the Town Center project AND would help your organization?	Is housing an important consideration for your organization? What kind of housing?	There has been some feedback that there is 'enough or too much' space in the community already for our creative industries. Do you have any thoughts about that?	What are some ways that you envision art could show up in this project? How do you define the 'vibe' of Carbondale and how do you hope that shows up in this project?
9/5 12-1				
	Most in need of rehearsal and classroom space. Mainly we can support a full time space (Sol Theater). In w thunder river and already outgrown it. Kids take up a lot of space. Maybe right around 1,000 sf but we need to follow up on this.	I am the ED and I'm right in the pocket of making too much for workforce but way too little for free market	It's not so much as there is too much space but often we struggle with how to manage the demand? There's not really too much but we need to be careful to not shift too much from something like the Launchpad.	Architecture as art
	Have classroom space at Launchpad but program is growing. Don't need more classroom now.	Broad range of AMI seems like it would be the right fit. Red Lofts missed for a lot of folks. The Town makes projects include anything that's 80-150. 150% seems high for affordable.	We need to be planning for how the landscape shifts. When we look at new space what will shift at the Launchpad or 3rd Street.	Roundabout art - we find ways in Carbondale to integrate art into so many of our spaces
	Need a performance space - something double Thunder River.	There's a strong desire to own something that's affordable - be unfortunate to see all rental	There was definitely a theme around management of the commercial spaces. Shared is great and probably makes a ton of sense but CA is concerned about their capacity to manage shared space and they would need to think about how to grow their ability to do that.	Art on the scaffold at Dinkel - they did it with kids drawings.
	Thunder River - needs a shop to build sets and the like	Workforce housing - is this the right term? There is some classism happening...		Architecture - don't try to mimic historical, build what is now
	More rehearsal space - Sopris Aerials uses Launchpad a lot and prob needs similar	We consider two pieces for housing - staff retention and teacher artists. Non-profits do not have salaries that allow for anyone to own free market		Be appropriate with scale and mass but new thinking that represents the now.
	Often there is no space at Launchpad for a 1st Friday event.	Still a gap between 150 and free market - maybe need some on the high end. 150% doesn't bother me		The experience of the space and the urban design will create the vibe. Ped movements will be so important. This will become a new 1st fri important spot along with Chacos. What's the daytime activation? It's unactivated now - what are the things outside the site that will start that experience and then introduce people to the space. Space on the promenade that are microspace - 8'x8' could help it always be evolving.
	Why is 3rd St. not being used for performances? At 3rd St you have to bring in all your own theatrical support and there is no backstage. Had conversations w 3rd St. about light, sound, etc. They want it to be more of a community center space. We have met with them and they are very supportive and open that it's not their priority to be a performance space but want to focus on community space.	We employ a lot of artists on contract - can't keep them as a teaching artist if they cannot afford to live in an inexpensive place		Evolving and changing - not just a fixed design.

	For dance - we need more wing space - this is missing in all our performance spaces right now.	60% AMI could provide some housing for live/work and/or a teacher artist. They could live here and earn income at a service job and then do artist teaching during the day - but they cannot do that without something like 60% AMI housing.		1% integrated into the building or other things - not just fixed
	Launchpad is at capacity - want to do education programs and there's no where to go. Tried CMC but which was ok but we are limited in programs we can offer because our first question is where will we do it.	Most artists have jobs on the side!		
	1,500 sf dedicated workshop and creative space - youth maker space. 3D printing. Can be shared with broader community but CCD needs help with the management. Peak times are after school - how do we manage peak demand time. Early release Wed - how do we manage the peak times.	Others on our call have lived here for a very long time and own their home. Have small or no staff that need housing.		
	Zero room to grow for office space at Launchpad. Could be shared office space.			
	Visitor's Center type space for the creative district - maybe shared w Chamber			
	More Gallery space - have waitlist at Launchpad			
	Expand gift shop - coop model			
	CA cannot manage small artist's spaces - think the need is there but we do not have the staff			
	This project might free up space in 3rd St. - that's how the Sun might then be able to expand at 3rd			
	A need for a commercial kitchen for rent			
9/8 12-1				
	Thinking we need community event space, meeting space, gallery (separate from clay space). It would be designated event space.	People have found housing but not in Carbondale.	There is a fair bit of brick and mortar that sits empty. Be careful about what makes Carbondale, Carbondale.	That is feels inclusive is out vibe - even people who aren't 'part' of the commercial are excited to participate and visit
	Youth space for programmed classes	Stable housing is key - affordable for us is less than \$1,500/month/person	Non-profits might take over too much if not careful	We are an engaging community - people really like to hang out here.
	True nature doesn't need more space	Single people housing probably needs less than \$1,500		Artist murals - make the architecture feel inviting. And can be changed from time to time
	It would be great to have a year round ag space - make sure it brings Mana in so they don't have even more competition - support Mana	Rent below 1500 in carbondale right now is unheard of		Whats in the building will build vibe
	Healthy and more sustainable rather than just more space	The minimum this project should achieve is to set up as rental but units available for purchase would be ideal		Changeability is important in the art/murals
	Look at the Center for Human Flourishing	Purchase is key to longevity - building wealth.		Creative, funky, bring elements of the past
		Our artist in residency is in jeopardy.		Inclusive to all - ute, latine

				How do we make this continue to add to tourism - bring people in?
		1-yr artist in residency - clay center provides studio space to the artist and they contribute time to the CC		Mountain Fair bringing in more latine - bring that into this process so 40% of our town is there!
Our eco identity - who we are in context to place. What would enhance our identity as people and a natural environment		We have people turn us down for the program because of housing		Ute culture - how is it this process can celebrate that.
		They are paid to teach - \$31/hr, \$36/hr, studio tech \$25/hr		Community celebrations are a big part of our vibe
Bigger events struggle w our infrastructure - community event space				Things that give us collective identity - what are those things and then how can this project support those things.
More frequent programming for 5 point has had to go elsewhere - TACAW. You need infrastructure when you deliver a program and TACAW is plug and play		It's hard to pay more that gets people into home		See notes about flourishing and our ecosystem
If there is commercial - small creative focused businesses that can give more vibrancy		I think the project needs affordable single, rentals, purchase options		
Avoid medical, real estate, etc. - that type would be a big disappointment		APCHA and ACES do a great job (ACES w residency program)		
Jackson Hole - The Center donated by the school to the city - state of the art performance space. Harry Teague designed space		We have teachers in residence. Some live in Paonia and come in a few days a week.		
Community meeting - 50 people. Third Street only partly meets that need. That size can be challenging.				
Places like TACAW also have the staff and people to deliver events		Shared units for some residency programs would be great		
There's a need for childcare space - 40% of children under 5 have access to the care they need.		Many part time employees at 5-Point so fortunate we don't have a big housing need		
The management needs to be as bilingual as possible - registration forms, etc. ensure access to shared spaces		It would be great to have ownership options to start a nest egg but not sure if ownership is right		
Let's play devil's advocate on the community event space - utilize the 1st floor for housing - can we upgrade other spaces (like 3rd st)		Definitely rental for singles and couples		
Maybe don't create a whole other space - don't let it sit empty!				
Farm Collaborative there? (someone else mentioned don't compete with Mana again)		Biggest threat to our org is the ED housing. Only renting in Carbondale.		
An event space will sit empty!		If we had to leave our place tomorrow we couldn't stay in Carbondale		
Deloitte - future ecosystem. What's a landmark - is there a future landmark that this should be. What is inspring in that way?		The ED is too high for AMI cutoffs for the most subsidized housing		
Who are we - what do we represent in the greater world - this certainly feels like the right place for a landmark. Walk in the seattle market - people in it all day, every day				

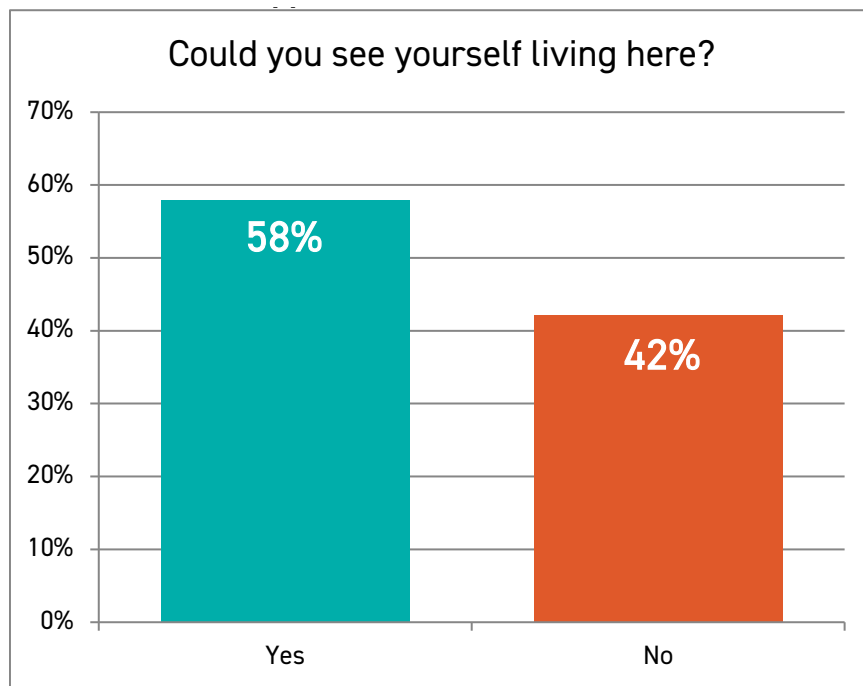
	If fundraising then I'd hope that this landmark is a big part - and pull people from others			
9/11 12-1				
	Please visit with organizations that work with disabilities so the space will accommodate this	Love to have a shared garden area in the housing component. A few bedrooms is ideal.		Definitely the art integration - murals, sculptures
		If I knew it was secure, rent or own doesn't matter		Exterior architecture - not be a lego block
	TRTC - more space, scene chop space.	Our artist in res is 1-2 weeks. 1 - 6 people. Dancers will share space, tend to be low maintenance. Even hotel room and shared kitchen would be fine. They are in a donor's house right now. No dedicated space right now.		Backbone media - is a thoughtful building
	Basement level - expand storage, workshop. Possible connection to the basement TRTC on the north side. 2700 for scene shop. Normal height and 17' tall - main floor. Entrance into scene shop - northwest of building			Not too modern on architecture especially in downtown
	TRTC sent along the space wish list to the design team. It breaks down the space needs.	TRTC artist in res, a few days to 7 weeks. Access to shared kitchen, private bed and bath. Right now we have to jigsaw them into someone's		Doesn't have to be historic but just not grey brick
	Already preparing to share w Sol rehearsal and workshops	Guest artists - almost everyone has people coming in to Carbondale or the valley!		Our vibe is not modern is very creative to itself - it can be a building to itself. Doesn't have to
	TRTC might not be able to share beyond Sol (the two entities would likely fill it), prob need space beyond that.	What are the financials of artist in res that would make this work?		Embrace the theater
	Rehearsal space of all kinds was in the 2018 study	In the realistic world not sure artist-in res should be prioritized above the other workforce housing. It would be great but maybe just not realistic.		Somewhere between funky old west and historic
	Be aware that shop space is noisy and adjust programming as necessary to accommodate noisy shop	\$1,000/bedroom seems reasonable but is prob too high still		Trees involved is super important - keep any we can and add as many as we can
	Sprung floor needs more depth than a regular floor. What do you put over the top - laminate on the top at launchpad is very durable.	\$3,000 for a 1-bed right now in carbondale is what manager level is paying - it's ridiculous		Being in town AND in nature is a big part of our vibe
	A really smart system on top of sprung floor can then be used for a lot of things - up to really heavy	Our cost of living rivals aspen but not our salaries		
	Fencing, tap, other artists, parties, events can occur on sprung floor	2-bed for \$1,800 but we MUST remove the AMI restrictions		
	Scenes for theatrical production ok on sprung floor	This is rent only so by the time you pay utilities, etc is totally out of whack		
	Rehearsal and performance needs to happen on a sprung floor for maximum safety	We want to hold on to artist and people who have been here but there's not a lot of money in non-profits and art community		
	With a TRTC shop space opens the performance space is available 4 more months of the year	A mix of senior and family units is important		
	A number of organizations will activate the space if we spread out the space needs	CHFA rates are out of whack with pay		

		Shared spaces -like the Hub would work. San Fran people are flocking to those space. Landlords manage the shared aspect.		
	TRTC - we are a black box 100-120 people to a show. We have size limitations to creating wings but the space works out great otherwise. We don't want to grow the size of the space.	Top priority housing - 120% AMI, same 120% AMI (TRTC is all 80-120%) - support the staff we have already. 'We are one bad housing experience away from have to leave.' Not lowest income housing.		
	We MUST support the venues we have here. We don't have anyone that can support a true performing arts center - even a larger performance space would be very concerning that it sits empty	100-120 AMI, family centric housing. Must keep families to keep anything about who we are.		
	What is the affordability for commercial - even if someone put a new studio here we cannot take advantage if it's not affordable	1-2 bed urban might not be as welcoming		
	How would we be pricing all of this?	We need lodging for different groups like artist in residence		
	We really need after school space - running out of space, not sprung floor. Just for various programs - very flexible space.			
	TRTC could manage the shared space areas that is an expansion of TRTC. Def the basement and shop			
9/13 9-10				
	This project caught my eye - the bookstore is working and sustainable. The Carbondale community is really supporting it strongly	I struggle w deed restricted - people cannot build wealth in their investment	I don't know if we can support more even if it's right.	
	The commercial rent off Main St is very affordable but would love to be more central	Carbondale housing for Carbondale workers	If I left my space it can be something different (it's suitable for office and things other than retail) so that works	
	Having the bookstore and living above it is the dream	People are moving here that have money and/or working remote. It feels like they are not contributing to the community		
	Small business is important to have opportunity to own the space - it builds security for the business	I'd like housing that's dense but we do have to deal with the parking. Don't just not include parking.	Size of unit matters - stuff by the roundabout seems too big	
	Owning cuts out the rent for a shop	Having some housing attached to businesses would be great	Smaller spaces are really valuable 500-750 is really valuable for new business	
	People should be able to live where they work	Maybe a couple free market housing	Good for people who aren't as experienced but just want to	
	Our commercial will be aspen in 20 years and then no one can really work there - just some luxury	We don't want club commons - all seasonal	Bigger spaces are more stressful and risky	
	The bookstore at 700 sf would be ideal	When you buy you take care of it! Especially the more expensive, the more you take care of it - not a bad thing		

APPENDIX B: COMBINED SURVEY DATA

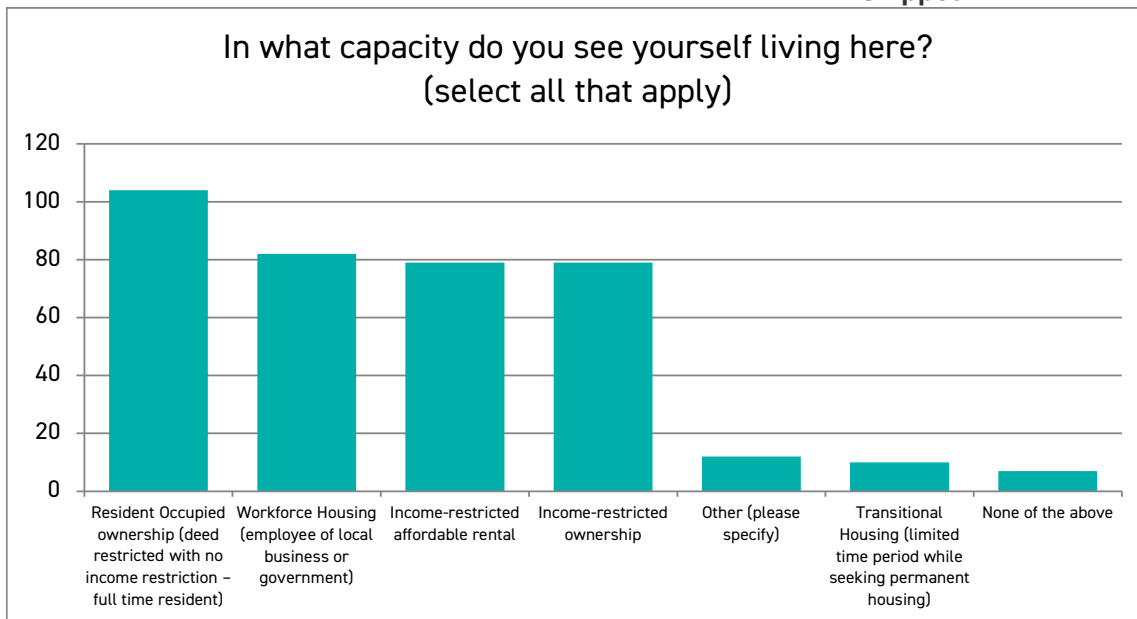
Q1 Could you see yourself living here?

Answered: 278 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	57.91%	161
No	42.09%	117
TOTAL		278

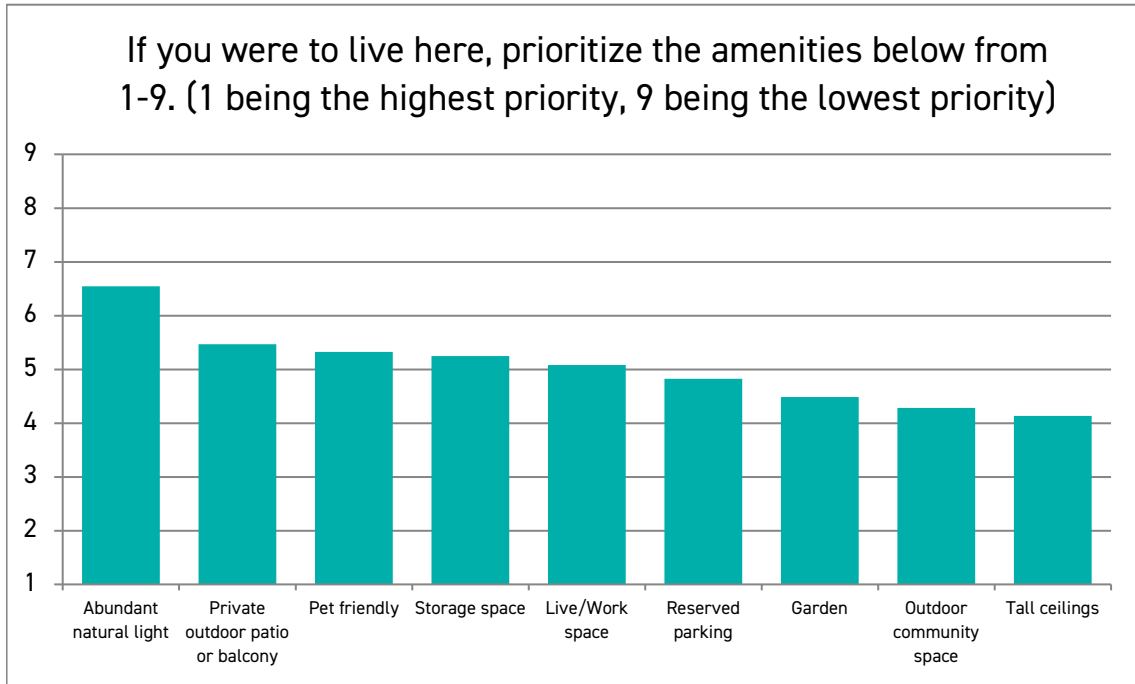
Q2 In what capacity do you see yourself living here? (select all that apply)



Answer Choices	TOTALS
Resident Occupied ownership (deed restricted with no income restriction – full time resident)	104
Workforce Housing (employee of local business or government)	82
Income-restricted affordable rental	79
Income-restricted ownership	79
Other (please specify)	12
Transitional Housing (limited time period while seeking permanent housing)	10
None of the above	7
Total Respondents:	184

#	OTHER (PLEASE SPECIFY)	DATE
1	I am a current homeowner in Carbondale.	9/14/2023 9:34 AM
2	I have family living here. I am an RN and would like to live here but pay/rent is very high even for a well paid RN in this area.	9/11/2023 12:49 PM
3	artist work space below live above	9/6/2023 8:01 PM
4	freemarket	8/25/2023 3:53 PM
5	This should not only be an affordable housing exercise with deed restrictions. Attainable free market housing needs to be available for those who can afford it. This will help to maintain economic diversity, and allows for a reasonable return on a major investment.	8/25/2023 11:01 AM
6	Self-employed artist working in an affordable but not income-restricted capacity. A space where emerging artists can live and grow their practices and afford to live would be amazing.	8/24/2023 10:26 AM
7	I don't have a need for any housing. I answered 'yes' based on the fact that if I were an artist it would be unlikely that I would be able to access housing proximate to the town without income-restricted affordable rentals available.	8/23/2023 4:29 PM
8	Affordable housing with REASONABLE income restrictions.	8/23/2023 3:29 PM
9	Live / Work residence w/ work on ground level	8/23/2023 9:00 AM
10	Housing specific for local artists	8/21/2023 9:43 PM
11	I would love to see more affordable housing that is ownership, not rental space. Property ownership is really how we get the occupants to be involved community members and continue to live here long term. more rentals are good, but they encourage transiency, which has become more and more prevalent in our community	8/21/2023 9:20 AM
12	We live rural now. Depends on circumstances as we age!	8/18/2023 7:45 PM

Q3 If you were to live here, prioritize the amenities below from 1-9. (1 being the highest priority, 9 being the lowest priority)



	1	2	3	4	5	6	7	8	9	Total	SCORE
Abundant natural light	26	41	21	15	30	9	4	3	5	154	6.55
Private outdoor patio or balcony	13	20	24	24	19	18	13	15	6	152	5.47
Pet friendly	33	19	11	16	7	12	14	14	24	150	5.33
Storage space	8	22	30	16	13	27	18	11	10	155	5.25
Live/Work space	36	11	13	6	14	16	14	19	24	153	5.08
Reserved parking	16	12	12	22	24	16	17	13	21	153	4.82
Garden	6	11	23	18	17	12	23	23	18	151	4.48
Outdoor community space	10	9	14	15	15	21	27	27	16	154	4.29
Tall ceilings	7	9	9	22	16	23	22	23	23	154	4.14

Q4 Are there other features you think should be included in the project?

Answered: 76 Skipped: 213

#	RESPONSES	DATE
1	businesses or services that have a hard time finding a home in Carbondale, such as child care, low cost restaurants, locals oriented gathering and or exercise spaces	9/15/2023 1:40 PM
2	Dog consideration	9/15/2023 10:07 AM
3	Energy efficiency, blower door tests for air ceiling, minimal landscape architecture, that just makes projects more expensive. no balconies, no one ever uses them and theyre shitty to detail and construct.	9/14/2023 11:05 AM
4	Low noise, energy efficient	9/14/2023 9:35 AM
5	Enough parking for ALL residents.	9/14/2023 7:09 AM
6	Investigate underground parking or parking at property owned by Town and NE corner of 4th & Colo. Ave. Maybe some minimal parking by some legal by CCR's and alt. transportation	9/13/2023 11:05 PM
7	Community food gardens; natural bird/pollinator habitat; pet-friendly areas	9/13/2023 9:06 PM
8	Indoor community space	9/13/2023 12:58 PM
9	Secure bike storage and bike washing area	9/12/2023 3:58 PM
10	Carbondale really, really needs affordable housing, so that is priority number 1!	9/12/2023 3:16 PM
11	kids friendly	9/12/2023 1:24 PM
12	Passive solar	9/12/2023 7:43 AM
13	SOLAR ELECTRIC ON ROOFTOP. DITCH WATER FOR LANDSCAPING/GARDEN. RAINWATER CATCHMENT STORAGE. RADIANT FLOORS. QUALITY INSULATION FROM NOISE AND TEMPERATURE. QUALITY AIR PURIFICATION SYSTEM. INCOME CAP HOUSING FOR FOLKS THAT WORK IN CARBONDALE. HOUSING FOR LOCAL FARM WORKERS.	9/11/2023 3:14 PM
14	Renewable Energy	9/11/2023 11:59 AM
15	More workforce housing.	9/11/2023 10:20 AM
16	Mixed use commercial/residential is important to me	9/10/2023 7:00 PM
17	Walk score 80 or better	9/10/2023 6:49 PM
18	Retail, Commercial	9/10/2023 5:55 PM
19	Swimming pool	9/10/2023 5:45 PM
20	Hot tub/cafe	9/10/2023 4:33 PM
21	A hot tub and a volleyball net	9/10/2023 4:33 PM
22	Not that I can think of currently :)	9/10/2023 3:10 PM
23	quiet	9/9/2023 8:57 AM
24	Secured garage parking w cameras Traditional look vs modern. Mountain Modern is ruining town character. Room for farmers market in summer vs street closures	9/7/2023 6:51 PM
25	renewable energy, solar PV, Solar hot water, all electric	9/6/2023 8:03 PM
26	ADA accessibility	8/31/2023 4:05 PM
27	Energy efficiency (solar or something that regenerates resources used.) Underground or back of building parking like Colorado Place.	8/31/2023 3:19 PM

Artspace Carbondale Town Center - Community Survey #1

28	A community project space. Something like a garage or covered carport area that could be reserved for changing oil, or working on something you wouldn't want to bring inside your house.	8/31/2023 11:35 AM
29	underground parking	8/31/2023 8:10 AM
30	Rooftop gathering space accessible to residents and businesses	8/30/2023 11:56 AM
31	Access to fresh air, good acoustic mitigation between units & exterior spaces, bike storage rooms, dog wash room, exercise room, general amenities that can help offset cost of living because you don't have to spend more for access.	8/29/2023 1:50 PM
32	Affordability.	8/29/2023 1:43 PM
33	Commercial/ retail element	8/29/2023 1:33 PM
34	Garbage/recycling services	8/28/2023 4:49 PM
35	studio rental spaces in a variety of sizes for all different types of media artists classroom space that can be rented once or on a schedule to teach classes and workshops A well equipped makers space for working artists with things like: 3D Printers, Laser Engraving, Cutting Machines, Sewing Equipment, Vinyl & Die-Cutters. a co-op art gallery for artist in the building or community to display and sell art a cafe small rooms for music lessons	8/28/2023 1:08 PM
36	Bike parking	8/28/2023 1:01 PM
37	Permeable to pedestrians. Not a hulking block you cant cut through.	8/27/2023 10:03 PM
38	All electric and net zero with on-site energy production (geothermal or solar) and/or buy in to a community solar program. This is a model opportunity for the town to drive energy performance.	8/27/2023 4:51 PM
39	Dark-sky lighting and minimal use of outside lighting	8/27/2023 12:08 PM
40	Pedestrian-friendly and fit into landscape of historic downtown. Should NOT be car focused or look like the new city market	8/25/2023 8:44 PM
41	Three bedroom options. People with kids live in Carbondale and need somewhere to live that is affordable.	8/25/2023 5:31 PM
42	Gallery, retail space for creatives	8/25/2023 1:35 PM
43	Preference for people who have lived in Western Colorado/RFV/region. Not just those who live in Carbondale now. Many of us have already had to move away.	8/25/2023 11:47 AM
44	It would be nice if the final designs included things that did double duty. Like a parking garage that is also community space and garden... Rooftops that were outdoor space and storm water management, etc	8/25/2023 11:31 AM
45	This should be an exemplary energy efficient project, with renewables, high efficiency mechanical equipment and super-tight, super-insulated building shells. Net-zero, or Power Positive. Pls talk to CLEER.	8/25/2023 11:13 AM
46	Makerspace in one of the commercial areas on the ground level. Live/work for creative businesses.	8/25/2023 10:17 AM
47	community indoor work space- a place for shared tools and materials	8/25/2023 10:11 AM
48	workspace for less traditional art/creative work. spaces for welding, fabrication, woodworking, etc. Prioritizing people working within our communities and necessary for our communities. Definitely not just RO or specific to a certain of artist. Our waitstaff, construction, landscapers, business administrative staff, etc. need housing too, and the creative district nor our communities can function without them.	8/25/2023 10:06 AM
49	Trees, benches	8/25/2023 10:04 AM
50	An events space that can be reserved, laundry	8/25/2023 9:53 AM
51	No that I can think of	8/25/2023 9:52 AM
52	Compost/trash/recycle services included. Private entrances (as opposed to interior hallways)	8/24/2023 2:35 PM

Artspace Carbondale Town Center - Community Survey #1

53	Sound-proof/sound blocking private studios -- studios that musicians can practice in or teach lessons out of. And movement studios that can be used by dancers, movement workers, theater artists etc. There are not many spaces that serve these capacities that are reliably accessible to independent instructors looking to grow a practice. Multiple private studios and a movement studio would do wonders for music education in Carbondale.	8/24/2023 10:29 AM
54	A sense of privacy based on layout, set back, or the like.	8/23/2023 4:31 PM
55	your survey doesn't work. it is erasing one category when you rate another. First feature may need to be able to show competence.	8/23/2023 10:44 AM
56	shared work shop spaces for wood, metal, craft, etc	8/23/2023 9:03 AM
57	I picture an inner courtyard to promote community within the building.	8/22/2023 12:36 PM
58	Abundant studio or 1-bedroom apartments - 2 bedrooms are limiting for single folks	8/21/2023 9:44 PM
59	Performance space available to public, commercial kitchen, meeting/classroom space available to public	8/21/2023 5:47 PM
60	not a good location for a community garden, but there are great locations in other areas (or potentially rooftop gardens!) I think it is important to integrate the space around thunder river and the walkway for community space more than the streetfront areas on 6th and Colorado.	8/21/2023 9:25 AM
61	Water saving and energy saving features. For example: efficient dish washers, laundry, lights	8/20/2023 9:48 PM
62	Micro-Economic space, small affordable studio/retail spaces for local creators.	8/20/2023 8:19 PM
63	Intimate social gathering spaces that overflow from larger community wide events (ex. first Friday beer garden). enhanced bus stop, bicycle infrastructure. Local art.	8/20/2023 4:21 PM
64	No fake rocks, no fake anything Make it of Carbondale We have other locations for community gardens and community gathering don't need that here.	8/20/2023 9:52 AM
65	Net zero, fossil fuel free, indoor community space with kitchen, community WiFi for residents, reserved/permitted parking for residents, outdoor gear locker, entry could accommodate bicycle	8/19/2023 7:23 PM
66	Would like to see abundance of art, landscaping, planters, inviting spaces to sit and visit.	8/19/2023 4:30 PM
67	community rooms	8/19/2023 11:04 AM
68	No	8/19/2023 8:38 AM
69	Carbondale does not need more rental units. Only owner occupied	8/19/2023 6:58 AM
70	I think that the criteria for housing should take into account longevity in the valley in addition to income requirements.	
71	Green areas; community space	
72	Sound proofing between units above, below, all sides	
73	No resident parking, only drop off/load-unload; *encourage public transit; parking other side of town so not too much traffic	
74	Heat pump for heating/cooling; heat exchange for air; double double-pane windows U(-value) > 1.0 w/m ² k	
75	Age-friendly; handicapped units	
76	Lots of cool integrated local art pieces with form & function	

Q5 What type of housing do you think best fits in this project? (select all that apply)

What type of housing do you think best fits in this project? (select all that apply)

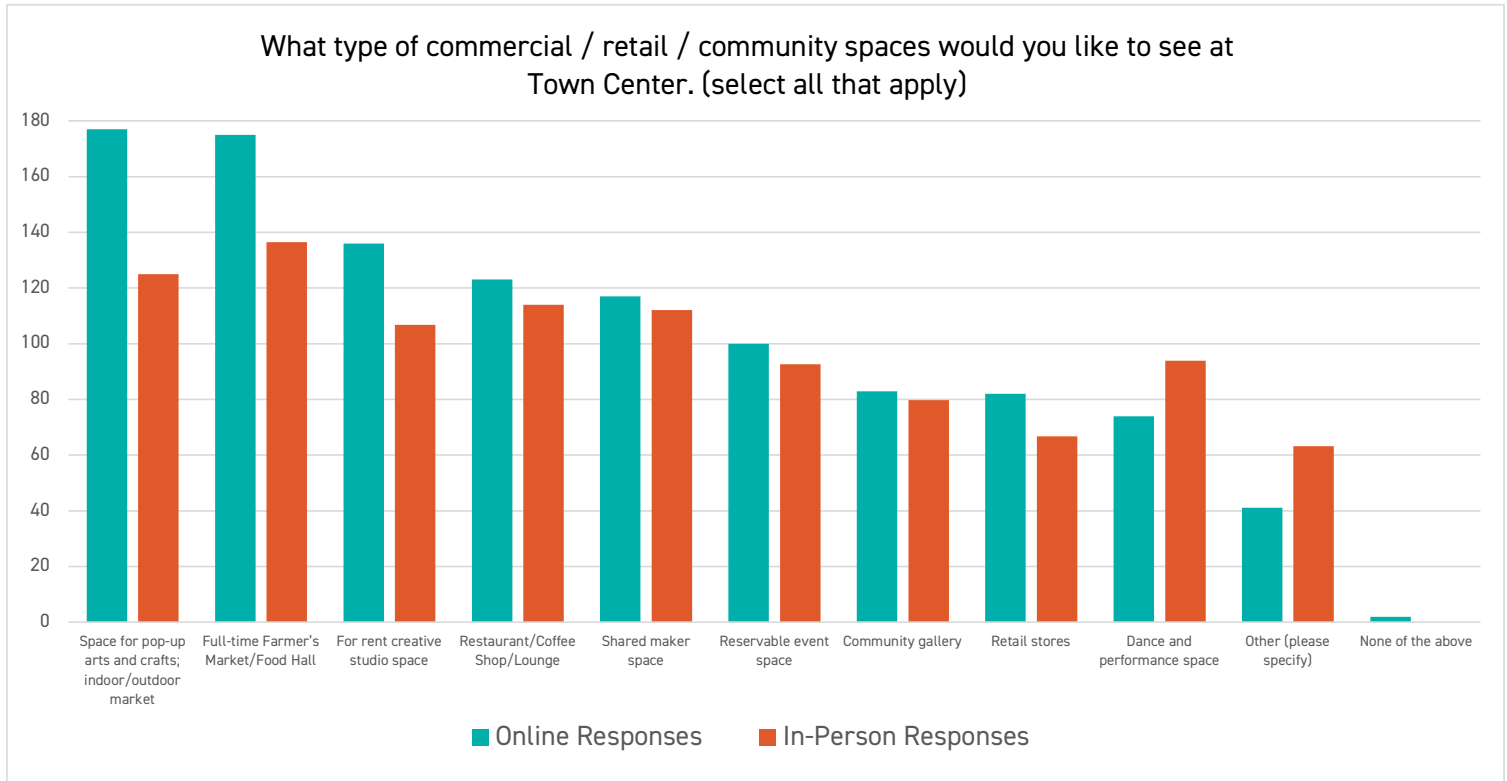


Answer Choices	TOTALS
Workforce Housing (employee of local business or government)	272
Income-restricted affordable rental	224
Income-restricted ownership	196
Resident Occupied ownership (no income restriction – full time resident)	189
Transitional Housing (limited time period while seeking permanent housing)	74
Other (please specify)	33
None of the above	21
Total Respondents:	292

#	OTHER (PLEASE SPECIFY)	DATE
1	We need to focus on housing workers and not just artists. The town cannot survive if this development is just for housing artists.	9/14/2023 5:07 PM
2	Park, open space, community gathering space, amphitheater etc. the town is too over developed and congested.	9/13/2023 5:10 PM
3	combination of those may be optimal	9/13/2023 10:07 AM
4	No housing but more art creative and Carbondale affordable space for health wellness and fun	9/12/2023 1:19 PM
5	accommodations for seniors	9/9/2023 8:58 AM
6	Potentially affordable and/or transitional housing that prioritizes the workforce of non-profit community orgs that lend Carbondale a lot of its identity.	9/6/2023 8:53 PM

7	Our community desperately needs affordable housing. And by affordable, I mean 300k and below. When we bought our house in Thompson Corner 10 years ago, we were one of two families that applied. Now the lottery is at 100 ish people applying. Our community, I'm afraid, is on the path to becoming impossible to survive here unless you are wealthy. That's not who we are!	9/6/2023 4:53 PM
8	Artspace is ambitious as it searched for communities to develop sites ... Carbondale already has the Third Street Center and several existing buildings with thriving art scenes such as SAW, Carbondale Clay Center, et al.	9/5/2023 3:39 PM
9	Carbondale is more than Main Street. Use Carbondale's vacant buildings for new projects that would "develop" community, instead of constructing new buildings for specific interest.	9/4/2023 7:35 PM
10	Limited number of units. Not high density	9/4/2023 1:25 PM
11	High density units would be beneficial. Each lot should be sold separately to allow creativity in the buildings. See Buena Vista's South Main development area for inspiration.	8/31/2023 5:22 PM
12	Cooperative ownership	8/31/2023 4:55 PM
13	Housing for creative types and artists	8/31/2023 2:21 PM
14	Deed restricted sale employee housing	8/31/2023 1:47 PM
15	no rentals, unless local workforce housing only. They just become vacation rentals or airbnbs. we need homes for people who actually live and work here and don't have trust funds	8/31/2023 8:13 AM
16	No housing. No more growth.	8/28/2023 5:22 PM
17	Live work.	8/27/2023 10:05 PM
18	Housing for those with disabilities who would most benefit from being in closer proximity to downtown amenities.	8/27/2023 9:35 PM
19	Maybe workforce housing, but honestly, I think Carbondale is good on high-density housing for now. Let's build out what's already underway and reassess then. There could be a looming recession and a change in workforce needs due to technology just around the corner.	8/25/2023 12:58 PM
20	50 % free-market, 50% mix of RO, workforce and income-restricted ownership.	8/25/2023 11:37 AM
21	MUST be part of this community and contributing to the community. That is a broad brush, but focus should be on housing people working within the area. ALSO, this needs to address the ugly history of the location - where so many local families were displaced when the Bonanza trailer park was destroyed. Please do NOT sweep this under the rug.	8/25/2023 10:09 AM
22	None. Tell the Government to get their feet of people's necks and let the free market decide. But no! You elitist think that you know how to manage people's lives. You rich kids have never lived a life so how do you know what other people need? I left the community because of all that swg hypocrites	8/25/2023 10:06 AM
23	Deed restricted ownership (full time employed locally resident)	8/24/2023 3:18 PM
24	Senior housing. A mixture of housing demographics is nice - the diversity keeps things in balance	8/23/2023 4:12 PM
25	Income restricted housing that is not absurdly low for such a high cost of living area.	8/23/2023 3:40 PM
26	Thought this is about artist. Are is that an empty claim and you just another run of the mill developer.	8/23/2023 10:46 AM
27	Apprenticeship positions	8/22/2023 8:50 AM
28	All of the "affordable" housing that has been recently built is not affordable. What would be different?	8/22/2023 8:21 AM
29	Artist specific housing	8/21/2023 9:45 PM
30	Senior housing	8/20/2023 9:53 AM
31	There could be different cost units - unrestricted income (2 units) could subsidize other units with higher rent	8/19/2023 7:24 PM

Q6 What type of commercial / retail / community spaces would you like to see at Town Center. (select all that apply)



Answer Choices	Online Responses	In-Person Responses
Space for pop-up arts and crafts; indoor/outdoor market	177	125
Full-time Farmer's Market/Food Hall	175	136
For rent creative studio space	136	107
Restaurant/Coffee Shop/Lounge	123	114
Shared maker space	117	112
Reservable event space	100	93
Community gallery	83	80
Retail stores	82	67
Dance and performance space	74	94
Other (please specify)	41	63
None of the above	2	0
Total Data Points	1110	990

#	OTHER (PLEASE SPECIFY)	DATE
1	Child care	9/15/2023 1:41 PM
2	A place for food trucks, multi-age meeting places,	9/14/2023 5:12 PM
3	Professional services, engineering, design, NO REALTOR OFFICES	9/14/2023 11:07 AM
4	The town already struggles with the number of restaurants, so no restaurants in this space please.	9/14/2023 7:10 AM
5	Full time farmers market!!!	9/13/2023 5:18 AM
6	For the reservable event space, it would need to be affordable. The third street center has space for rent currently, but it's outrageously expensive	9/12/2023 3:17 PM

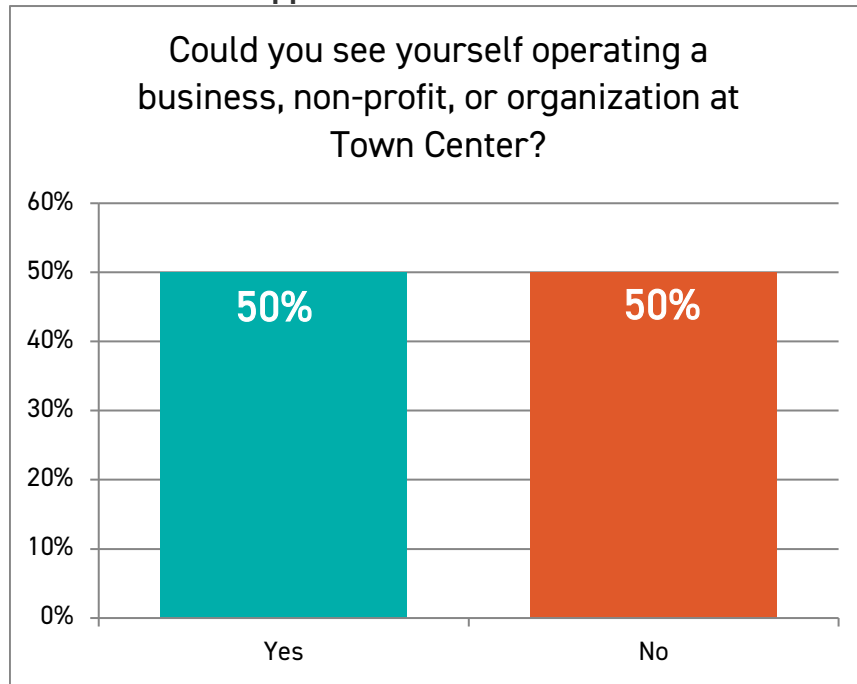
7	It's hard to support additional retail/restaurant space when long-vacant retail spaces exist and existing retailers/restaurants can't fully staff.	9/11/2023 10:24 AM
8	Psilocybin cafe	9/10/2023 7:22 PM
9	Reservable space for events (ie dye workshops or cooking classes) that may get messy and require plenty of countertops, electrical outlets, and access to large sinks.	9/10/2023 11:14 AM
10	No mountain fair booths or use but farmers market.	9/7/2023 6:57 PM
11	None	9/5/2023 3:39 PM
12	No development, please.	9/4/2023 7:36 PM
13	Commercial space for the theatre to expand its shop, therefore opening up the theatre to more partnerships and collaborations.	8/31/2023 4:08 PM
14	The use of space should be market driven and a tax based business. Housing and commercial space for artists doesn't provide tax benefits to the community and because this is donated property to the community, it should be broad based in uses.	8/31/2023 1:48 PM
15	Childcare?	8/30/2023 11:57 AM
16	Would be fine with no retail and just adding more housing.	8/29/2023 1:45 PM
17	Any diverse mix of uses	8/29/2023 8:22 AM
18	with rents always going up in privately held commercial space, having something that allows all community members access would be a great idea.	8/29/2023 8:12 AM
19	Drop-in youth space	8/28/2023 2:01 PM
20	Shared commercial kitchen space	8/28/2023 1:02 PM
21	Be inclusive of all ages and communities.	8/25/2023 1:27 PM
22	A true dance performance space would be phenomenal.	8/25/2023 11:38 AM
23	Any type of business and/or space that keeps the vibrancy of the downtown and adds to it instead of reducing foot traffic and community events	8/25/2023 11:33 AM
24	I think we have enough art galleries and reservable community spaces. I would love to see something kid/family oriented - an artsy indoor playspace with appealing lounge area surrounding for parents to hang (with coffee for sale).	8/25/2023 10:26 AM
25	a market to buy milk, eggs, basic groceries for affordable prices and a place to buys weird stuff like phone chargers, tape, underwear- something like Clark's Market or the Miners Building in Aspen- but more affordable. NO more pot shops banks or real estate offices...	8/25/2023 10:15 AM
26	Creative space must be more intersectional than Carbondale Arts has shown in the past. Fabricators, welders, etc. should be provided more access and places to work.	8/25/2023 10:11 AM
27	What the flea market decide. That means you let somebody buy the property and put a business in there. And don't restrict them. Carbondale's notorious for allowing businesses that only destroy people but they try to destroy the church which actually helps people	8/25/2023 10:07 AM
28	Childcare facility	8/25/2023 9:54 AM
29	more activities for kids at school ages.	8/25/2023 9:54 AM
30	Day Care Community non-profits Enterprenuer space	8/24/2023 3:19 PM
31	I hesitate to promote retail stores here, but we've done a good job of chasing away much of downtown retail to 133, and a classy shop or two in Town Center might be appropriate or even vital. What would it take to get an outdoor anchor like Independence Run and Hike to give downtown a go? A below-market rent might be entirely worth it, while still generating income to support more highly-subsidized uses.	8/24/2023 1:28 PM
32	A tool library and makerspace with classes on useful skills	8/24/2023 1:13 PM
33	Outdoor gardens (food not flowers)	8/24/2023 10:57 AM

34	Great location for creative studio/office space with people working there energizing the street and the buildings. Could include design offices.	8/23/2023 4:13 PM
35	I think its important that these spaces are flexible and can be customized easily to adapt to whatever it needs to keep businesses in there. also integrations of space, such as shared spaces where coffee/bakery and hangout space is integrated into a gallery and small retail space. Think this in Tucson with a Cdale twist - https://mercadodistrict.com/mercado/	8/21/2023 9:32 AM
36	Commercial kitchen space for rent	8/20/2023 9:50 PM
37	The space should be vibrant and full. Don't duplicate what we have at the Launchpad.	8/20/2023 9:55 AM
38	Would like to see some reasonable rental space to help local entrepreneurs afford to start a business.	8/19/2023 4:34 PM
39	Live-work space would be great for our creative community (with restrictive HOA to make sure central town area stays looking nice).	8/19/2023 3:14 PM
40	musician practice rooms	8/19/2023 11:05 AM
41	Less commercial, more housing	8/19/2023 8:51 AM

42	Mini greenhouse space for residents
43	Outdoor gathering/cooking
44	Green gather nature amenities
45	Garden!
46	Daycare
47	Charging Stations 1
48	Hotel
49	Don't do a damn thing
50	Green space
51	Keep children in mind
52	Nothing
53	Food garden esp. culturally linked = Hispanic
54	Daycare
55	Science/technology lab
56	Garden demonstration space
57	No retail without workforce
58	S.T.E.M.(?) outreach

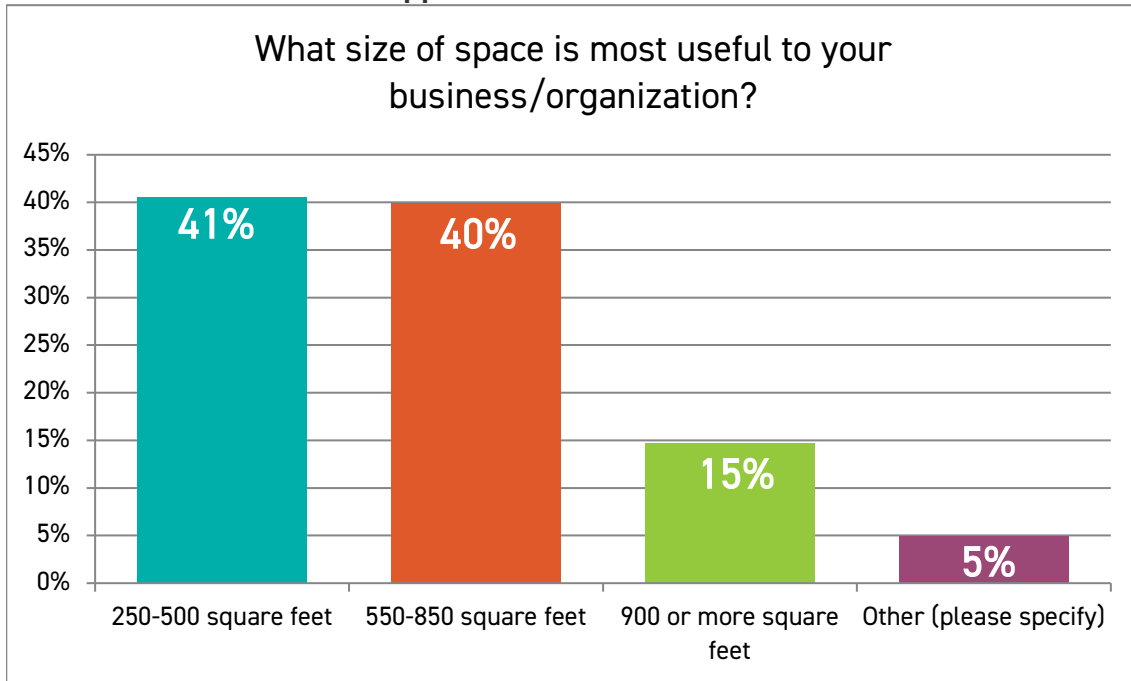
Q7 Could you see yourself operating a business, non-profit, or organization at Town Center?

Answered: 240 Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes	50.00%	120
No	50.00%	120
TOTAL		240

Q8 What size of space is most useful to your business/organization?



Answer Choices	Total	Total %
250-500 square feet	58	41%
550-850 square feet	57	40%
900 or more square feet	21	15%
Other (please specify)	7	5%
Total Data Points	143	

#	OTHER (PLEASE SPECIFY)	DATE
1	Less than 250 sq ft	9/12/2023 12:23 PM
2	The theatre could use approximately 2,500 sqft for the shop portion and would gladly use any and all basement level space to create rehearsal spaces, production design spaces and storage. The theatre would be glad to help manage that particular aspect especially if smaller rehearsal spaces are added for a long needed musical/band rehearsal space are added.	8/31/2023 4:11 PM
3	shared maker space	8/27/2023 9:36 PM
4	Whatever size 1/2 of the Calloway Room at 3rd Street Center is. This is the missing link for many non-profits -- big enough for rehearsals and activities for 10-15 people that need to spread out a bit, but not unreasonably big for small groups. Calloway Room is often booked for 5-10 people and that's a bummer.	8/24/2023 1:29 PM
5	Design office (5 - 10 people)	8/23/2023 10:20 AM
6	honestly we have plenty of larger rental spaces in town, we need to make sure we encourage smaller businesses. Also as I mentioned before, flexible spaces with moving dividers could be very beneficial in this situation, where sizes can be adapted very easily depending on the application.	8/21/2023 9:34 AM
7	A variety of sizes is nice so a mix of those noted above.	8/20/2023 9:56 AM

Q9 If you are interested in opening a business, please tell us about it. What type of business? What kind of space do you need? Etc.

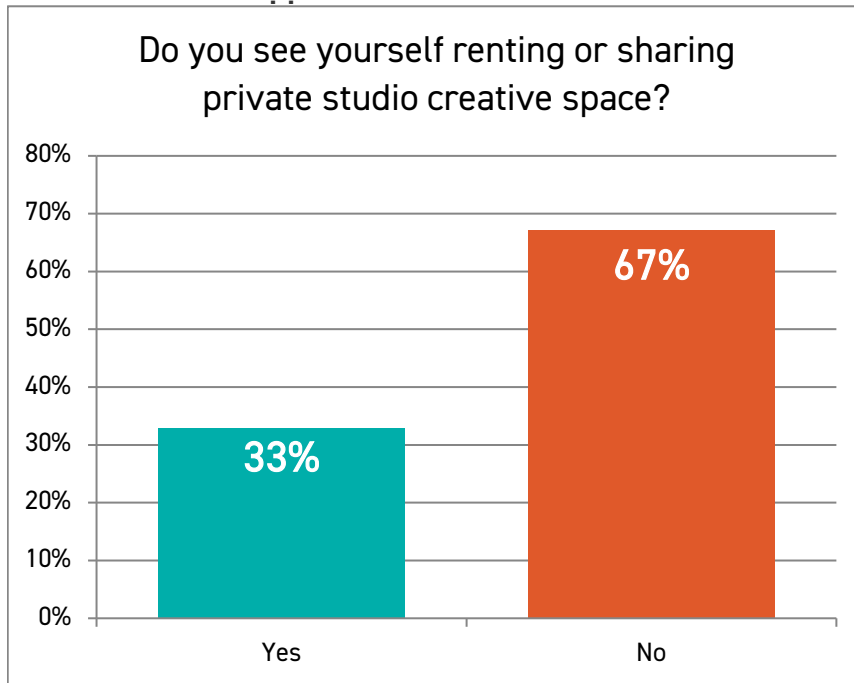
Answered: 73 Skipped: 216

#	RESPONSES	DATE
1	Architecture business, typical office space	9/15/2023 1:41 PM
2	A small tiki bar	9/15/2023 10:09 AM
3	Local, ancient grain flour mill. Other homemade jams, salves, produce.	9/14/2023 5:46 PM
4	I have a bookkeeping business and could use a small office space.	9/14/2023 7:11 AM
5	NA. Have a small business already.	9/13/2023 11:06 PM
6	I am with TRTC	9/13/2023 8:16 AM
7	Small curated local artist boutique	9/12/2023 4:01 PM
8	Non profit women's bike event and training space	9/12/2023 4:00 PM
9	I'm a freelance medical writer focused on women's, men's, and LGBTQ+ health. I'd most likely use a shared creator/coworking space to network with others in similar situations	9/12/2023 3:19 PM
10	Retail	9/12/2023 1:26 PM
11	Health and wellness workshops for mental and physical health. I'm a massage therapist and health coach having a diverse background in restaurants, photography, and other art things.	9/12/2023 1:21 PM
12	Wellness mental and physical with workshops for food health and Im a massage therapist	9/12/2023 12:43 PM
13	Travel agency boutique outfitter.	9/12/2023 11:33 AM
14	Space for young adults to launch non profit ideas, small businesses, coordinate internships and apprenticeships	9/12/2023 7:46 AM
15	Acupuncture office with multiple small rooms.	9/11/2023 2:43 PM
16	Psilocybin cafe	9/10/2023 7:22 PM
17	Architecture, commercial	9/10/2023 5:56 PM
18	Erotic Boutique	9/10/2023 5:42 PM
19	Private investigator, simple office, waiting room	9/10/2023 5:41 PM
20	If I were to open a coffee shop I would like lots of natural light	9/10/2023 4:35 PM
21	Not exactly sure, though it'd be nice to have a place to sell art prints or items with my art on them, like shirts. A small space would do just fine, like the 250-500 square feet mentioned in the previous question.	9/10/2023 3:13 PM
22	Community music oriented space where we could host pop up record shops, community events like dancing, yoga, workshops, host markets, etc.	9/10/2023 1:14 PM
23	A space to host hands-on arts and craft events that encourage people to have conversations and make connections.	9/10/2023 11:19 AM
24	I currently operate a sewing business out of my rental housing in Carbondale and use 300-400 sq ft. With a bigger space 500-800 I could provide work for others	9/8/2023 3:04 PM
25	Sculpture and custom furniture	9/6/2023 8:04 PM
26	Comida	9/6/2023 5:19 PM
27	Healthy living center	9/3/2023 12:34 PM

28	Design office	9/1/2023 7:54 PM
29	Computer software consulting	9/1/2023 7:26 PM
30	I'd explore a space for the community to engage with an activity. A sewing studio, bead shop, puzzle nights...	8/31/2023 5:24 PM
31	The theatre would like to expand our footprint in order to become the best partner to this community we could be. Other ideas that aren't totally self serving include a mixed use dojo, yoga space approximately 2000 sqft with changing rooms and a sprung floor. I would gladly get you in touch with the board chair of that organization if you are interested.	8/31/2023 4:14 PM
32	office space	8/31/2023 3:21 PM
33	Chameber office and info center	8/31/2023 3:16 PM
34	architecture + design studio	8/31/2023 2:26 PM
35	Jewelry studio with 3D printing and small metal casting. Nothing special required other than controllable ventilation. Concrete floors are ideal but not required.	8/31/2023 11:39 AM
36	I already run White River Books in Carbondale on 2nd St. To move the bookshop to a more central location in town would be amazing. I am looking more long term for a situation where I could own my shop space (save money on rent) and live in it or above it, as my kids are finishing high school in the next few years, and we might want to downsize out of our single family home. Shop space of 500-700 square feet is plenty. Great light and access to coffee, gardens or porches to read on is something I hear from current customers that they would love. I have huge local support for my existing shop. I want to eventually expand it into something even better for the town.	8/31/2023 8:22 AM
37	I currently run a dance non-profit. We operate out of The Launchpad, but it is often occupied and we would like to have more studio space to use.	8/29/2023 11:52 AM
38	I am currently a business owner and would love a storefront to showcase my work and host workshops and pop up art shows	8/28/2023 4:51 PM
39	I would love to teach art classes to kids and adults but would not want a full time space. I would love a classroom that I could rent as needed. A big room with tables, stools and a skink.	8/28/2023 1:15 PM
40	Non-profit office space.	8/27/2023 12:10 PM
41	I am currently buying a business (frame shop/art gallery) and have a 6 year lease in my current space, but if the lease isn't renewed after that I would want to find a home in downtown Carbondale	8/25/2023 4:10 PM
42	I operate a small business renting homes and would love to rent a space here	8/25/2023 3:21 PM
43	Bakery!	8/25/2023 3:13 PM
44	A book store/coffee shop / reading room that supports local writers	8/25/2023 1:07 PM
45	I already have a business but could use a small workspace for 4-5 people.	8/25/2023 1:00 PM
46	Sewing, jewelry, art	8/25/2023 12:18 PM
47	Therapy office	8/25/2023 11:49 AM
48	Art gallery	8/25/2023 11:39 AM
49	Small office/ art studio would be amazing	8/25/2023 11:33 AM
50	A retail shop featuring "small earth" goods - locally-made, zero-waste, used/upcycled home goods, clothing, shelf-stable food and gifts. Maybe selling simple espresso drinks and snacks. Also pondering opening a bakery! But that would be a bigger and more complicated space.	8/25/2023 10:29 AM
51	I would love to have a tiny jewelry fabrication and repair shop- it could be small but would need good ventilation and an place to put a safe.	8/25/2023 10:17 AM
52	Hand made metal work and high end crafts.	8/25/2023 10:07 AM
53	I would use the dance / community space for rehearsals and performances.	8/25/2023 9:54 AM

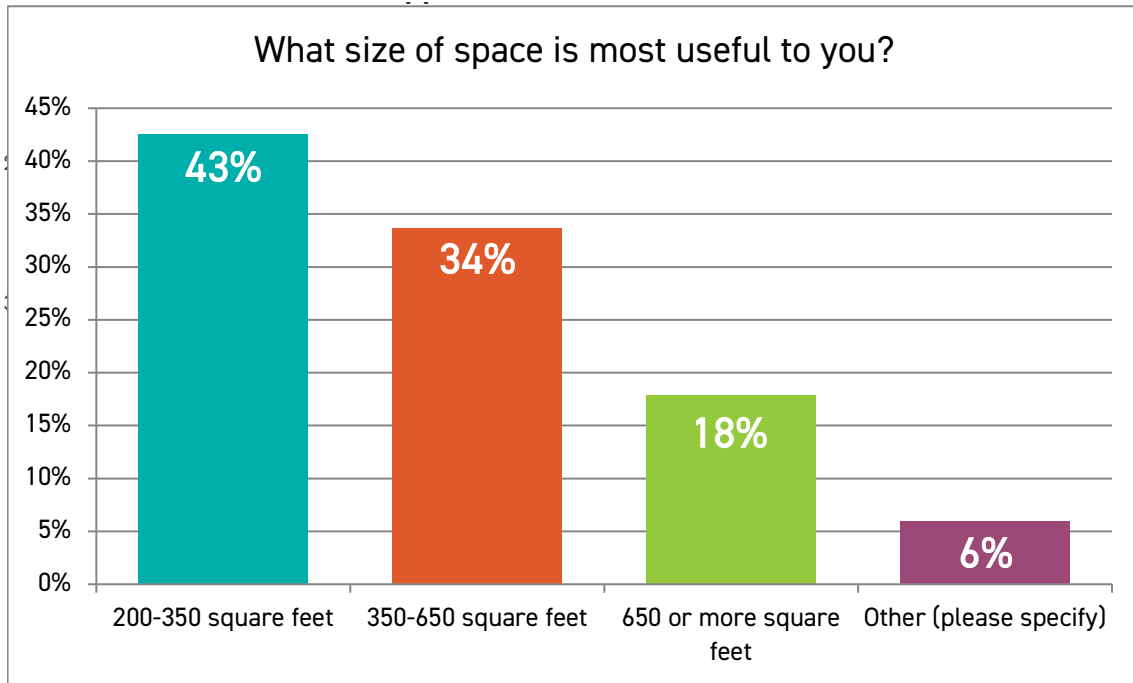
54	Daycare	8/24/2023 3:20 PM
55	Board Game lounge	8/24/2023 1:14 PM
56	I would plan to grow a somatic movement therapy business -- this involves working with clients in dance-based expressive art therapy. Essentially the space would need to be an office that is open and can accommodate a workspace and movement. I also would plan to work with embodied sound making and body work. A space for storage of table, bells, art supplies, and maybe a few instruments would be beneficial. Because of the personal nature of the work a space that can preserve some privacy would be beneficial.	8/24/2023 10:33 AM
57	I own/direct an established dance studio and ballet company in Carbondale.	8/23/2023 4:13 PM
58	Children's Theatre, so I would need a rehearsal space	8/23/2023 3:58 PM
59	I am a sewist, hoping to build a business in custom creative work for people with different bodies (disabilities, trans, drag).	8/23/2023 3:43 PM
60	Am a painter. Big canvas space.	8/23/2023 10:48 AM
61	Landscape architecture office with 5 -10 people. Adjacent to a courtyard would be ideal. Ground level or second level would work. We would have minimal parking needs; we ride bikes and walk to work.	8/23/2023 10:25 AM
62	I love the idea of pop-up space and think we wouldn't want to undercut nearby restaurant/cafe/performance spaces. So simple is better, in my opinion!	8/22/2023 12:37 PM
63	Think of Saw and the new building in fruita plus housing.	8/20/2023 9:57 AM
64	This would not be for me but for an individual or group of individuals who could never afford the rents in this community. Wouldn't it be nice for a young person or anyone for that matter have the opportunity to start a business here in Carbondale.	8/19/2023 4:40 PM
65	No	8/19/2023 8:41 AM
66	It's our dream to own a record store on Main St. But not yet a reality unfortunately!	8/18/2023 7:41 PM
67	Photography studio, Media Agency (digital multimedia), hot desking	
68	Light food manufacturing/commercial kitchen; hot/cold water; 100-200 amp electric service; street frontage/sales - visibility to pedestrians; sewer tap	
69	Ice cream manufacturing and sales	
70	Art, creative, collaboration w/ other creative orgs./ food & culture	
71	Art studio - high ceilings; big wall space; large door access; ventilation	
72	Office space - painting contractor	
73	Photography/consulting	

Q10 Do you see yourself renting or sharing private studio creative space?



ANSWER CHOICES	RESPONSES	
Yes	32.92%	79
No	67.08%	161
TOTAL		240

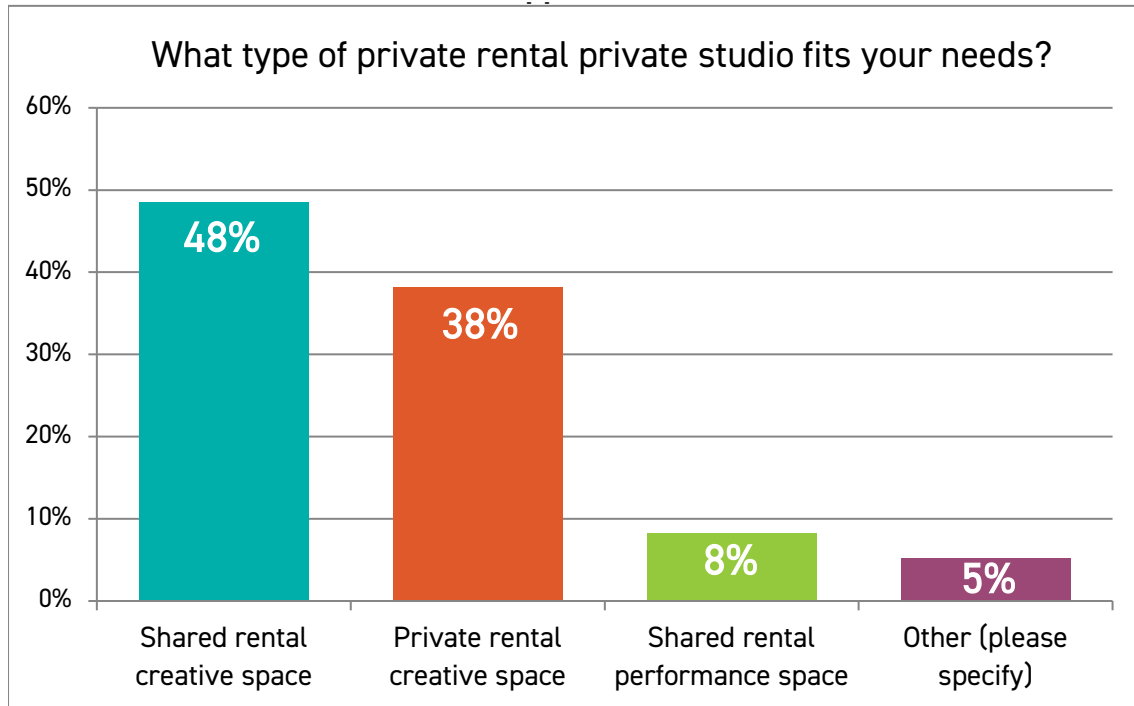
Q11 What size of space is most useful to you?



Answer Choices	Total	Total %
200-350 square feet	43	43%
350-650 square feet	34	34%
650 or more square feet	18	18%
Other (please specify)	6	6%
Total Data Points	101	

#	OTHER (PLEASE SPECIFY)	DATE
1	communal meeting space is helpful	8/31/2023 3:21 PM
2	Possibly rent a room for pottery.	8/24/2023 2:36 PM
3	Music teachers are constantly looking for spaces big enough to teach. Add a piano and some decent sound-proofing, and you don't need much more than 150 sq. ft.	8/24/2023 1:29 PM
4	500 or more square feet for movement classes. An outdoor space could also serve well as an additional option to provide more options for shared spaces when the seasons are favorable.	8/24/2023 10:36 AM
5	We need a costume shop as well. :)	8/23/2023 3:58 PM
6	See previous answer. Mix of spaces like saw and the fruita building	8/20/2023 9:58 AM

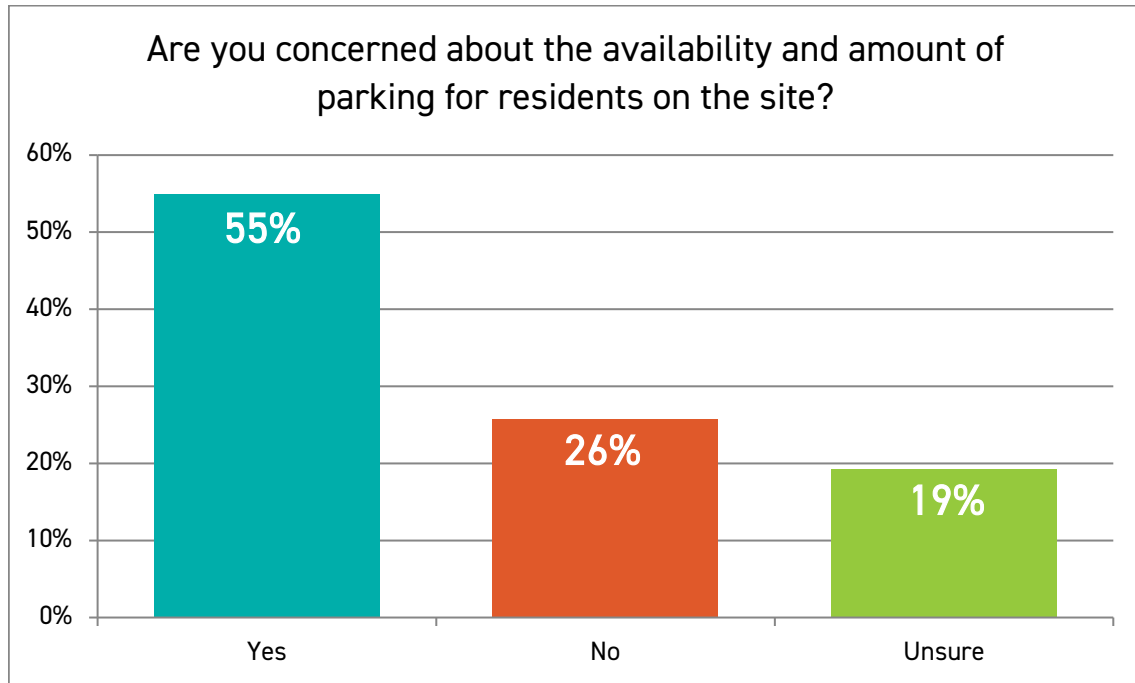
Q12 What type of private rental private studio fits your needs?



Answer Choices	Total	Total %
Shared rental creative space	47	48%
Private rental creative space	37	38%
Shared rental performance space	8	8%
Other (please specify)	5	5%
Total Data Points	97	

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm not sure what the difference between private rental creative vs shared rental creative space would like like.	9/2/2023 8:45 PM
2	I'd be open to either shared or private depending on costs/sf	8/25/2023 11:34 AM
3	I would foresee myself needing a private studio as there are not many that are adequate for sounders/movers as opposed to painting studios, but I do also hope for plenty of shared creative space. I have selected the private space as my first option but a close second is the shared rental creative space.	8/24/2023 10:38 AM
4	Could be fluid, with a component that's private and then a component that's shared - shared kitchens, conference rooms etc so no duplication of those types of periodic needs.	8/23/2023 4:15 PM
5	no studio space for us	8/23/2023 10:26 AM

Q13 Are you concerned about the availability and amount of parking for residents on the site?



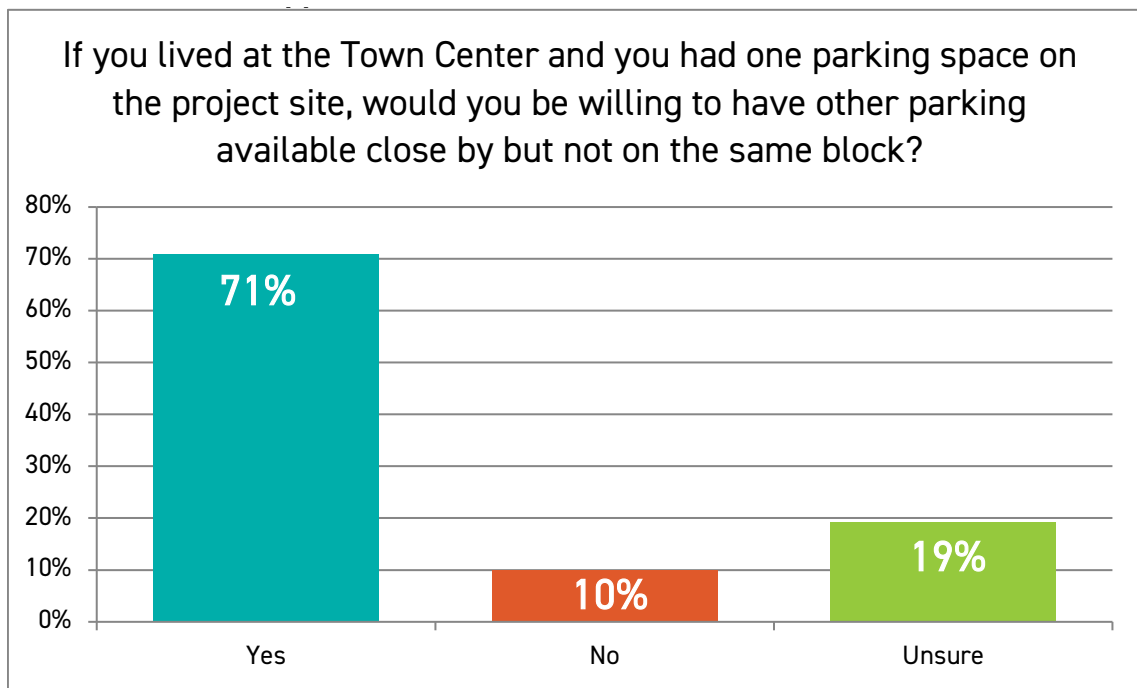
Answer Choices	Total	Total %
Yes	151	55%
No	71	26%
Unsure	53	19%
Other thoughts:	54	
Total Respondents	275	

#	OTHER THOUGHTS:	DATE
1	I think if the residences followed the parking requirements in the UDC it will be enough. Added residential parking beyond base requirements is not needed.	9/15/2023 1:42 PM
2	Look around town. Cars everywhere. Many cannot park in their own garages due to the amount of "stuff" being stored. Many single family homes with two parents, have 2-5 cars. Barber Drive and Wheel Circle there is no parking	9/15/2023 1:35 PM
3	Not everyone needs a car! Please allow off-site parking and/or parking at additional cost (unbundle the parking from the housing).	9/14/2023 8:57 PM
4	Look at Barber Drive. Look at Wheel Circle. My neighbors have 2-5 cars. Do they ride the bus?	9/14/2023 7:54 AM
5	Where I currently live there are not enough parking spaces for all of the apartments, much less residents. It's a nightmare, to say the least. It is absolutely idiotic to build something for residents that does not provide at least one spot per unit.	9/14/2023 7:13 AM
6	consider minimal parking required and test the waters for making alternative living available with minimal parking and car sharing. Pubic transit already here and location is downtown.	9/13/2023 11:11 PM
7	Including parking in the plans seems pretty simple...?	9/13/2023 9:51 PM
8	It's already getting crowded in town with parking.	9/13/2023 5:19 AM
9	Also, will there be storage space for residents?	9/12/2023 4:14 PM
10	Drive through any C'dale residential area (aside from RVR) and look at the parking issues. Our town is horrible at facing the reality of multiple cars and residents per household.	9/12/2023 1:44 PM
11	I have a truck and a trailer with a raft and many people in the community would have a similar need	9/8/2023 3:05 PM
12	Need secured garage. 2 car per unit	9/7/2023 7:01 PM

13	I'm thinking about the potential for this whole endeavor (if successful in all the ways it wants to be) being such a draw to the area from people in cars, that parking would absolutely be a concern, for area businesses, residents of the site, and event-goers inclusive.	9/6/2023 9:03 PM
14	Carbondale needs to add more permeable green, not new structures.	9/4/2023 7:37 PM
15	We will never reduce automobile use by providing more parking. Better to invest in alternatives like shuttle to RFTA, markets, schools and event venues, sufficient e-bikes, even e-trikes.	8/31/2023 9:47 PM
16	Carbondale should be aiming to be a completely walkable community. We are small enough, geographically speaking, that walking is an option within the entire town's limits.	8/31/2023 5:25 PM
17	We have sufficient transit options and a walkable community	8/31/2023 4:57 PM
18	I worry about parking for the commercial aspects of this site as much as the residents.	8/31/2023 4:16 PM
19	The development plan should include mandatory on-site parking for residents.	8/31/2023 1:49 PM
20	Yes. This town is rural. Even with our great bus service, people are never going to stop driving here, or owning and needing to park vehicles. I know it's cost prohibitive, but underground parking would be best for residents.	8/31/2023 8:25 AM
21	Parking as well as storage should be thought through for residents of the site. They should not have to rely on street parking or storage units to meet their needs.	8/29/2023 2:42 PM
22	Yes, these will all be rented/bought before anyone in my age / financial bracket is able to purchase/rent. Everyone cares about senior living and bartenders, nothing in between.	8/29/2023 1:47 PM
23	depends on city ordinances and the number of units to be built.	8/29/2023 8:13 AM
24	There is already an issue with parking for residents and non residents downtown. Not sure where all these people will park.	8/28/2023 10:06 PM
25	Parking encourages driving. Walking biking and taking public transportation should be encouraged	8/28/2023 7:46 PM
26	A project of the type that is discussed will have severe negative impacts on every aspect of life in Carbondale. Traffic will increase. Any new commercial competes with existing businesses. Adding new people to the community means having to add to the full infrastructure and that will take suck up more tax dollars. Adding this complex increases the towns GHG emissions. The town's CAP calls for cutting the town's emissions. When the climate impacts become more severe the problem of protecting these additional people will increase as well. Stop using the word "vibrant". We don't deserve the developer sales catch phrases. Carbondale does not want for any business that is not already here. Carbondale does not exist to make business owners a profit. Carbondale has more than enough people living here. This is a bedroom community. We are a suburb of the upper valley. We don't need to add more amenities for 2nd homeowners.	8/28/2023 5:34 PM
27	Parking in Carbondale does not seem to be a major issue at this time. Many folx who live in town commute on foot, bike, or with local transit. With the new WeCycles everywhere, people could park further out and ride into town center with ease	8/28/2023 4:52 PM
28	The dirt lot by the Thunder River is often full now without the extra businesses and houses	8/28/2023 1:16 PM
29	Need parking - put the amount of space that will be required will not be small!	8/28/2023 12:46 AM
30	Zip car or similar car share on site.	8/27/2023 10:08 PM
31	It would be helpful to provide underground parking at 1 space/unit, or parking at a farther away surface lot with easy bus access to this location. While its very feasible to not have a car for day to day routine if you work in Carbondale (or commute by bus), its hard to access recreation/airport transit (DIA)/weekend activities/groceries (Target or Costco) without a car.. so having a designated space, but non necessarily on site, would be a great compromise!	8/27/2023 4:54 PM
32	Parking is always an issue. Basic parking for residents needs to be provided. However, vehicle/trailer/toy storage should be elsewhere. additional parking should be on the street grid and every encouragement should be developed for folks to use non-motorized transportation: foot, bike, bus etc...	8/27/2023 12:14 PM
33	I am concerned about parking in the whole downtown core. As a business owner it seems to be one of the most consistent issues we face. Even with two 15 minute loading zone spots in front of my business my customers often struggle to find a reasonable place to park.	8/25/2023 4:20 PM
34	A bicycle parking area would be great.	8/25/2023 1:28 PM

35	We need a 2 story parking structure in the lot across from city hall. Also reserved parking for those who live at Town Center	8/25/2023 1:24 PM
36	Parking and traffic should be a huge concern for Carbondale. Hwy 133 has already outgrown its britches, and downtown is also packed. A parking garage or something similar is needed. Ideally, it would be planned to repurpose the parking garage/area into something else once autonomous vehicles and car-share are more prevalent.	8/25/2023 1:05 PM
37	We need alternative transportation solutions for this downtown location. An underground parking garage is too expensive. I would set it up so each owner has parking for one vehicle only. We can sign a covenant that says we will use public transportation, ride bikes and walk for a majority of trips. A car-share program owith EV's should be included..	8/25/2023 11:41 AM
38	Depends how the final designs are completed. Again if designing parking for subgrade with business and rental above, great. Designing a parking structure that's both community space/gardens and a couple of levels of parking with storage for residents, fantastic.	8/25/2023 11:36 AM
39	One parking space per unit on-site, preferable in a discreet garage under the building. Visitors can walk or bike or use existing street parking.	8/25/2023 10:30 AM
40	If people could actually, truly live and work in their spaces as well as shop close by for their basics they might not each need to have a car- perhaps the place could be associated with a car share...? This would limit the need for parking spaces.	8/25/2023 10:19 AM
41	If there is a chance for underground parking or solar panel canopy parking, that would be v beneficial.	8/25/2023 10:08 AM
42	Somewhat tangential, but applicable: If the project wants to actually encourage biking-to-work for those with studio space at Town Center but homes elsewhere, it needs to provide the un-sexy amenities that make that feasible: showers, changing facilities, lockers and covered bike storage. This should be an example-setting priority.	8/24/2023 9:49 PM
43	Parking encourages driving pvt. vehicles & we need to be discouraging that.	8/24/2023 2:17 PM
44	Because of the location, it could be tricky, however, I would more see hate to see a huge parking lot in the middle of town. This real estate is at the heart of town and could really amplify the beauty of our town center, and a ton of parking would be an eye-sore. Maybe consider concealing parking with natural elements like an abundance of trees and shrubs that reflect nature all around.	8/24/2023 10:40 AM
45	also additional traffic throughout town - main st, hwy 113.....we are ruining our small town feel w/ unbridled growth	8/24/2023 10:21 AM
46	Parking is a concern - maybe 1.4 spaces per residential unit	8/23/2023 4:15 PM
47	The current empty lot is historically used as parking for the theater on site and for local events.	8/23/2023 4:14 PM
48	Concerned with parking you will be displacing with your project. Traffic increases impacting downtown	8/23/2023 10:50 AM
49	Parking space should be provided	8/22/2023 8:53 AM
50	Right now Carbondale has plenty of parking, but with all the development happening I'm worried this is going to drastically change and parking will be necessary	8/21/2023 9:47 PM
51	if anything, the town should capitalize on the space to increase cash flow for development of the parking garage when that time comes. Storage space within units would be more valuable than garage spaces in this high of density.	8/21/2023 9:36 AM
52	One space per unit. Development of this site may trigger development of city parking lot at 4th and Colorado east side. Don't let parking drive the project	8/20/2023 10:00 AM
53	mix of bike parking, ev recharging and traditional parking spaces onsite or in near proximity	8/19/2023 11:06 AM
54	You must plan for parking! Go higher with the building - it's more cost effective than going underground. Going high there won't block people's critical views there.	8/19/2023 8:52 AM
55	I've very concerned about the amount of cars, traffic, parking, etc.	
56	Bonus for residents w/out cars; bicycle parking for tenants is essential - covered and secure	
57	Less parking is good. Need models of limited parking like other countries.	

Q14 If you lived at the Town Center and you had one parking space on the project site, would you be willing to have other parking available close by but not on the same block?

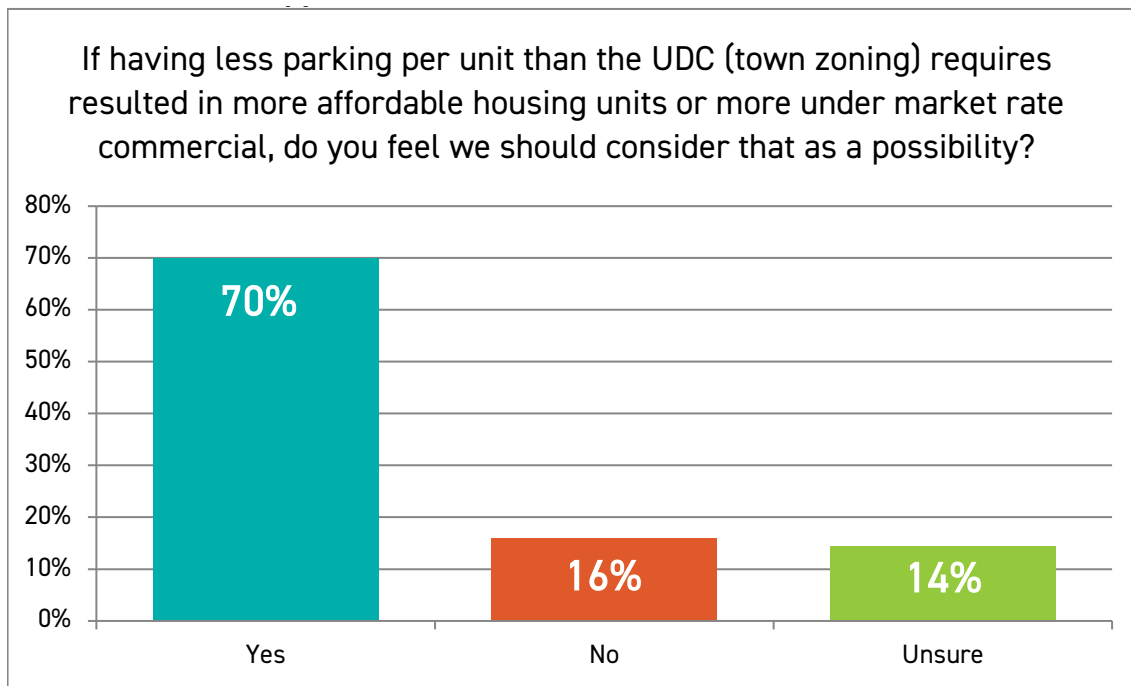


Answer Choices	Total	Total %
Yes	144	71%
No	20	10%
Unsure	39	19%
Other thoughts:	18	
Total Respondents	203	

#	OTHER THOUGHTS:	DATE
1	Trying to keep Carbondale less crowded as it is already getting crazy in town.	9/13/2023 5:20 AM
2	But that one spot should be covered parking	9/12/2023 4:14 PM
3	This is mostly fine, though there are certain times where it would be inconvenient to have to park that far away, and there are people who may find this inconvenient/not ok as well, for example if someone is disabled and needs to be able to park close at all times? Sorry if this has already been considered!	9/10/2023 3:16 PM
4	Need secured on site parking. Crime is happening....safety and security is highest priority	9/7/2023 7:03 PM
5	electric vehicle chargers are a must	9/6/2023 8:06 PM
6	If we're talking about an affordable housing situation, there would need to be more than one assigned parking space. Dual income earners who both have cars? Driving teenagers in a family?	9/6/2023 4:56 PM
7	Please stop forcing the housing and any development in this space. We have existing vacant structures that need to be utilized.	9/4/2023 7:38 PM
8	Too many cars already	9/4/2023 6:39 PM
9	There is currently a parking shortage in Town as is, and this development should accommodate parking for the proposed density of the development plan.	8/31/2023 1:50 PM

10	Our family only has one car, so yes, this would be fine. Being adjacent to a bus stop, I would even opt to park our one vehicle away from the property if it meant more housing could be created.	8/29/2023 1:48 PM
11	Yes, parking downtown is a problem now. This land is already providing its highest and best use. Parking. And add a lot of trees. They soak up CO2 and keep the heat down. And a Bocce game.	8/28/2023 5:46 PM
12	Might not need 2nd car if truck / SUV readily available to rent or reserve.	8/27/2023 10:10 PM
13	This is a strange question. One parking space per bedroom? Sure. Parking bleed into nearby streets is an increasing issue in Cdale. It's these neighbors who may need to be assured that parking spaces won't become storage spaces for trailers, RVs, etc.	8/24/2023 9:50 PM
14	I do think it would be appealing to have guest and oversized parking at a different location and try to keep this area as pedestrian centered as possible	8/24/2023 3:22 PM
15	Need visuals	8/23/2023 4:14 PM
16	Where are you going to build a parking garage. Off sight is in someone else's spots in front of their own homes.	8/23/2023 10:52 AM
17	Indoor bikes	
18	or limit to one space	

Q15 If having less parking per unit than the UDC (town zoning) requires resulted in more affordable housing units or more under market rate commercial, do you feel we should consider that as a possibility?



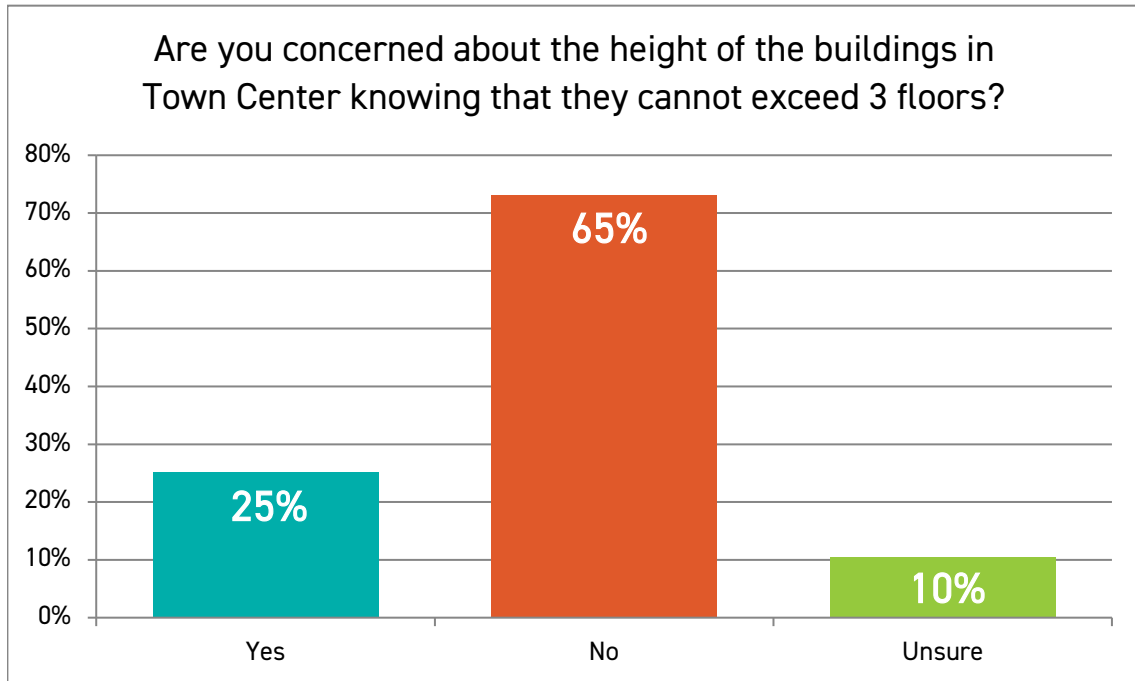
Answer Choices	Total	Total %
Yes	132	70%
No	30	16%
Unsure	27	14%
Other thoughts:	30	
Total Respondents	189	

#	OTHER THOUGHTS:	DATE
1	would depend on the other uses on site and parking they would generate. Would also depend on storage space available to tenants. Lots of town of Carbondale parking taken up by rafts, RV's, motorcycles, bikes, etc.	9/15/2023 1:44 PM
2	Right now, Carbondale is overran with vehicles. Affordable housing areas and more dense areas never have enough parking for all the people living there. There needs to be off street parking adequate for the number of people in the house especially not that more people are renting out rooms in their homes just to be able to afford the mortgage. As much as Carbondale thinks it is a walking and biking community, most people do not live and work in Carbondale and that needs to be taken into account.	9/14/2023 5:16 PM
3	If not provided enough parking, residents would take up a lot of the parking for patrons, so no I think that's a bad idea.	9/13/2023 9:53 PM
4	I don't know what the UDC requires	9/13/2023 1:01 PM
5	Most definitely - town is super walkable, bikeable. So with the exception of folks with physical disabilities, I think reserved parking should be the very last consideration	9/12/2023 3:21 PM
6	Giving developers the same needs and zoning requirements is not going to train them or the public to offer different solutions. The old zoning requirements have failed us; we need to reform them.	9/11/2023 10:28 AM
7	It would be nice to have the required amount of parking, so I think that one really depends on	9/10/2023 3:17 PM

how much lower the price would be if this was done.

8	Too much housing is being added to Carbondale. We are ruining our town character. We do not need more people!	9/7/2023 7:05 PM
9	If Carbondale wants to support a community of people who will work here, recreate here, engage and volunteer here, I believe it's ok to allow for a type of development that borders on discouraging car usage and makes allowances and additional incentives of alternative transportation.	9/6/2023 9:12 PM
10	How come affordable housing can only be made available by developing new structures?	9/4/2023 7:39 PM
11	Too many cars already!!!	9/4/2023 6:40 PM
12	Sure. Are we just going to add more over priced sardine apartments though? Affordable is a term often misused in this valley. Will units actually be affordable.	8/31/2023 2:36 PM
13	This is a tough one. The more affordable the units, the more people live in them, often with each person owning and driving a vehicle because everyone works. Unlike single family, where one family owns a car. If enough parking for each resident is not supplied, it will only spill over into the neighborhoods nearby and piss people there off. I think you have to provide at least what town zoning requires and maybe even more. Starting off with a parking crunch will just make everyone annoyed. But I'd like to see housing prioritized, not parking. I don't know....	8/31/2023 8:32 AM
14	This is dependent on how the site integrates with its surrounding fabric and how accessible alternate parking is for residents/ tenants.	8/29/2023 2:44 PM
15	Design for people, not cars.	8/29/2023 1:49 PM
16	Bending the rules already?	8/28/2023 5:46 PM
17	Maybe renters without a car could receive cheaper rent thus creating incentive for biking and public transit use.	8/28/2023 1:18 PM
18	People are going to need to park somewhere, and if more variances are made for parking, there will be extra cars with no designated places to go.	8/28/2023 1:04 PM
19	Ok with reducing parking for commercial spaces as there is on-street parking elsewhere - but not for residential units. Just because it's affordable doesn't mean you won't have a car.	8/28/2023 12:47 AM
20	Would totally agree if I felt downtown parking would not be overwhelmed by cars associated with this project. Can we enforce overnight parking bans downtown?	8/27/2023 10:13 PM
21	Definitely!	8/27/2023 4:55 PM
22	Parking is a real issue. It can't be ignored.	8/25/2023 10:09 AM
23	Yes, and also the town should consider an architectural competition for the most innovative parking garage imaginable. Pushing parking further from town isn't a great idea in general, when the commercial competition is the infinite concrete desert of Hwy 133.	8/24/2023 9:51 PM
24	We have to acknowledge that people have cars - maybe not for use everyday but people will want to go hiking etc and sometimes you need a car. So we need a plan for the inevitable car - with a realistic projection of need - not a sea of parking but not a hope and a prayer that people will live their auto-free.	8/23/2023 4:17 PM
25	Parking needs and zoning are important in planning any new use.	8/23/2023 4:15 PM
26	You should build the necessary infrastructure. Or not at all. We don't really need you. prove you are worth it. You aren't the artist you are parasites on gaining a livelihood from the creativity making neighbors viable. Prove you aren't just another developer with antiquated formulas.	8/23/2023 10:56 AM
27	At least one spot maybe	8/21/2023 9:47 PM
28	With places for people to park and store their toys.	8/20/2023 10:01 AM
29	I think the issue is that the town could provide available off site parking. Just have to be creative in getting folks out of their cars and walking.	8/19/2023 4:44 PM
30	We have to have parking! It's already a cluster in town. We also have to have more affordable housing! This is a tough one.	8/19/2023 8:55 AM

Q16 Are you concerned about the height of the buildings in Town Center knowing that they cannot exceed 3 floors?



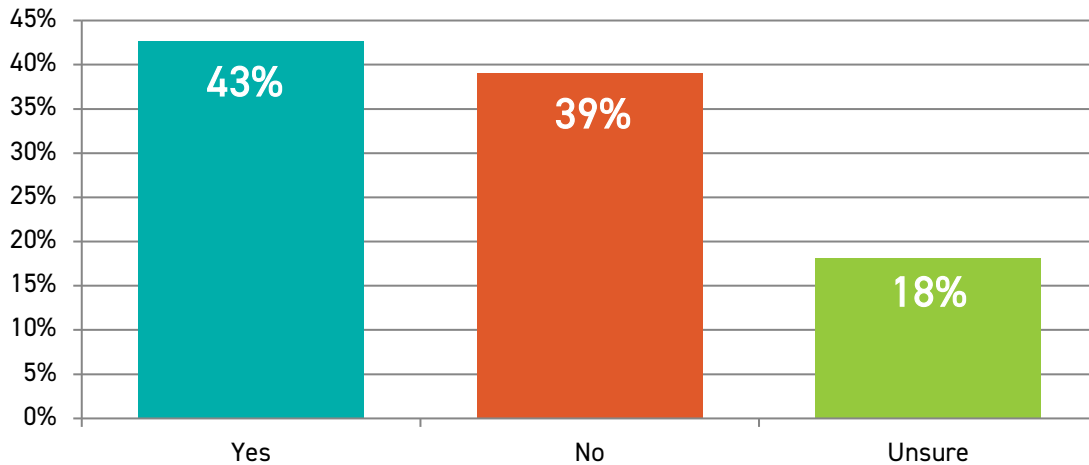
Answer Choices	Total	Total %
Yes	70	25%
No	183	65%
Unsure	27	10%
Other thoughts:	39	
Total Respondents	280	

#	OTHER THOUGHTS:	DATE
1	They should not be higher	9/14/2023 9:38 AM
2	But why not 4 floors. Comp Plan says infill, don't expand too much. One can't see Sopris from most of downtown area and zoning does not preserve viewplanes	9/13/2023 11:13 PM
3	100%. Please don't change our town.	9/13/2023 5:22 AM
4	The higher buildings are for residential the more eco friendly they are. BUT parking must be available.	9/11/2023 12:55 PM
5	The ambiguity of this question is troubling. Perhaps that's by design. We need more housing, some more stories, and fewer 12 foot ceilings. We need high density. It is the only sustainable solution I can see. But please feel free to show me another, more viable option.	9/11/2023 10:31 AM
6	I think a variance of up to 4 floors could work in that space	9/10/2023 7:24 PM
7	This question is ambiguous. I am concerned because they should remain at 3 stories max. Your wording of this question is confusing. 3 stories max please	9/7/2023 7:07 PM
8	Is 3 floors too low of a limit? It isn't a quandary I, particularly worry about.	9/6/2023 9:15 PM
9	We live in Carbondale because we prefer to have open skies, and maximum lines of site.	9/4/2023 7:40 PM
10	If I'm imagining 3 floors correctly it seems like 4 would be a better option. Not too tall but a better vertical use of that large lot.	9/2/2023 8:48 PM
11	It might be good to raise height limit for this central development. It would provide additional, badly needed housing and would say to the public, "THIS is the center of our town."	8/31/2023 9:48 PM

12	The only view town center would be blocking would be from the north, and I personally don't thing the rec center and municipality building have much need for a view.	8/31/2023 4:18 PM
13	The project shouldn't exceed height restrictions in the Town land use code.	8/31/2023 1:52 PM
14	As long as they really don't exceed 3 floors, no changing design later after approval	8/31/2023 8:33 AM
15	I think they SHOULD be allowed to go above 3 floors, our height restrictions are stupid for the type of density our town requires as it continues to expand. I think we should have 4-5 story buildings.	8/29/2023 1:54 PM
16	This is downtown infill and should be aimed at maximizing human living space as densely as is appropriate. There are no views to be maintained, there is no precedent to preserve; go as big and as tall as is allowable.	8/29/2023 1:51 PM
17	could we change the zoning to allow for higher density? even upping the zoning to 4 story's could offer a much higher density and yield of housing.	8/29/2023 1:35 PM
18	They should be four floors with an upstairs community / commercial space for amenity activation.	8/28/2023 10:42 PM
19	I would not object to 10 stories if it would solve any problems at all. It would be much cheaper per unit. This is what real urban communities do, in resort towns all over the world. Like European ski resorts. The views are great. These low rise multifamily buildings just add to the problems. The actual problem is not affordable housing, it is too much commercial. More commercial demands more employees and that is the vicious spiral.	8/28/2023 5:46 PM
20	This should definitely be within the existing 3 floor limit.	8/27/2023 4:55 PM
21	Taller is better. Build 3D instead of sprawling out.	8/27/2023 12:16 PM
22	The urban center is the right place for higher density. I might be OK with a height variance in order to make it more affordable.	8/25/2023 11:43 AM
23	Is that 3 stories above grade or does that factor in subgrade levels?	8/25/2023 11:37 AM
24	Bummed it will block Main street's view of Red Hill, but I am strongly pro-infill and would love a more lively downtown core, so it's worth it.	8/25/2023 10:33 AM
25	What do you mean by this question? Super unclear. I am concerned about the height in the sense that we should maximize density (within reason) in the core. I'm concerned about height limits causing the project to be smaller than it should be. I'm not concerned about these buildings being a bit taller than some would like if this results in the project being able to fit another floor of affordable housing.	8/25/2023 10:14 AM
26	Two floors make much more sense in the middle of town.	8/25/2023 10:09 AM
27	You going to do what you going to do anyways it doesn't matter what people want. Somehow you have all this excess money to waste and you're going to waste it.	8/25/2023 10:08 AM
28	That's a good place to build tall.	8/24/2023 9:51 PM
29	As long as the building facades are thoughtfully intergrated with the street front and adjacent buildings, I think 3 stories would be fine. Building three stories straight up from the sidewalk on all four sides might feel too aggressive though.	8/24/2023 3:09 PM
30	We just keep on building things that block the views.	8/24/2023 10:58 AM
31	Definitely, it's a point of internal conflict. I am excited for the possibilities of this project but mourn the thought of the sight of another building in the heart of town. I think fostering some sense of community with the height of the building could be special, perhaps a rooftop gathering space that is open to the community, a space for informal summer gatherings and performances? How might the visual design keep the sense of open sky and connection to the mountains?	8/24/2023 10:42 AM
32	the buildings need to stay w/in the current limits; we do not want to start building huge buildings	8/24/2023 10:24 AM
33	Taller ceilings are desirable, so some variance here might be in order, but please consider the location of the mechanical systems in this discussion so that we don't end up with those perched on top of the roof.	8/23/2023 4:18 PM

34	I agree with the three story height limit.	8/23/2023 4:16 PM
35	I am concerned that there will be pushback if we went up to 4 floors. that being said , that would be the most effective way to increase affordability and density. I think there could be a creative use of transitions between levels to encourage outdoor living spaces (private and public) and breakup the massing of the building so it is not just a big box. only in some areas would it exceed 3 floors. Maybe there is commercial on the top floor for a restaurant and community patios that are integrated into community garden space for the residents or something.	8/21/2023 9:40 AM
36	As long as not more than three stories designed appropriately with consideration for placement and view of mechanical units and any solar panels (these can really add to the height and detract from the visual experience)	8/20/2023 10:03 AM
37	I am fine with the building being tall as long as it's built respectfully, with a similar look and feel to the existing buildings on Main St and not some generic monstrosity of "modern architecture" like all the new large fugly cookie-cutter buildings at Main & Hwy 133. I don't believe any residents would have their view of Sopris obstructed based on the location but obviously it shouldn't be tall enough that it does	8/19/2023 11:02 AM
38	We should make an exception and go higher.	8/19/2023 8:55 AM
39	There should be careful focus on 2 stories and occasional 3 stories. Preserve the look of our community.	8/18/2023 7:48 PM
40	Higher is fine. Saves energy if more people live on more floors; change things that are outdated or don't make sense	

Q17 The Town's zoning in this area allows for a height of 35' for 3 stories and requires 12' ceilings for the commercial ground level. This allows for 8' ceilings in upper floor residential units. Do you feel that extending the building height to 42' (while still being 3 stories) to allow for taller 9-10' interior ceilings for residential on upper floors would be an acceptable trade-off and in keeping with character of the town?

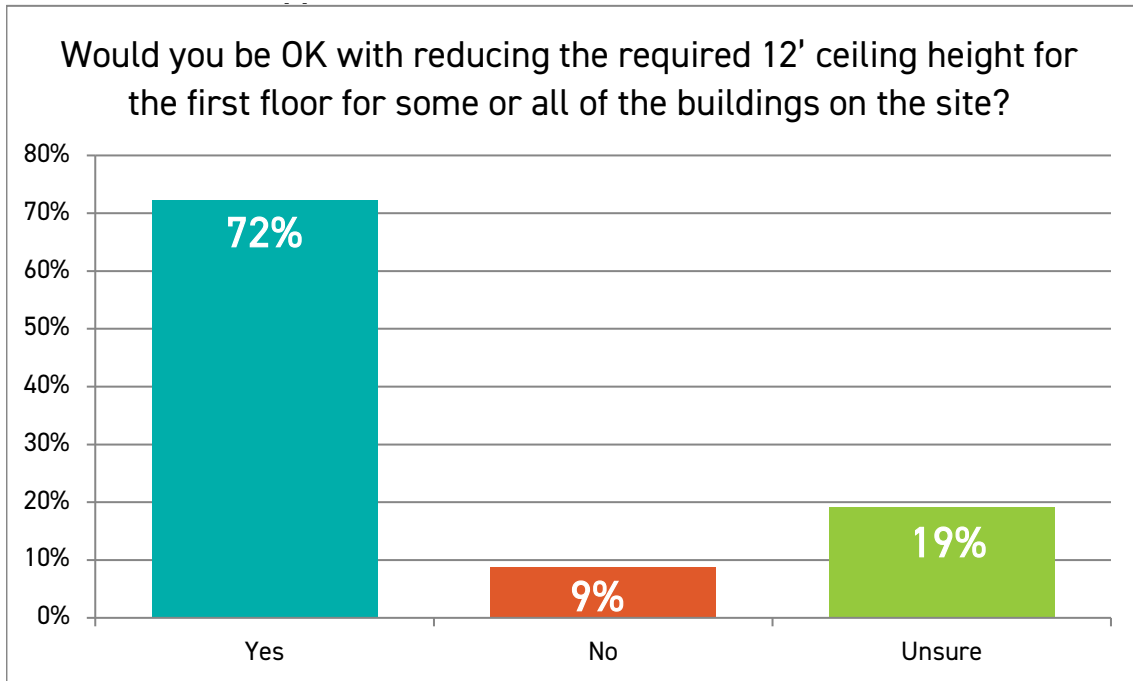


Answer Choices	Total	Total %
Yes	47	43%
No	43	39%
Unsure	20	18%
Other thoughts:	13	
Total Respondents	110	

#	OTHER THOUGHTS:	DATE
1	We already tried to enhance this zoning concept, but some well meaning people fought it because it is growth. Reconsider this. Go up, not out	9/13/2023 11:14 PM
2	NO. please do not do this. As a long time carbondale resident, we do not support this.	9/13/2023 5:23 AM
3	What does a plan look like that includes ground floor residential?	9/11/2023 10:33 AM
4	Forget it Artspace	9/5/2023 3:41 PM
5	What's the problem with having it remain a park/open space? That's the beautiful part of downtown Carbondale. Why bring more vehicle traffic into this precious area	9/4/2023 6:43 PM
6	Ok if 42' does not exceed height of Dinkle Bldg	9/2/2023 9:48 PM
7	I'd have to see the design of the roof pitch, etc. I really think 35 should be adhered to. If 42 is allowed now, what's to stop a 4th floor later on, and just a few more feet.	8/31/2023 8:35 AM
8	Depends on how much taller this is than the adjacent buildings.	8/24/2023 3:10 PM
9	The code actual requires 14' ceilings in ground floor	8/24/2023 11:17 AM

10	I am in favor, but it's hard to conceptualize with just the numbers and the 7 foot difference, on paper seems not too big, but I think I would feel differently seeing it actualized. Perhaps with visual elements that are lighter/translucent/windows up top to preserve views above the building could be a way to find a happy medium.	8/24/2023 10:45 AM
11	do not want to change the character of the town	8/24/2023 10:25 AM
12	Yes, but it would be good to see poles on the site to explain the difference - what does that additional 7' in height look like from say the rec center. And please make sure that the mechanical systems don't stick up beyond that 42'. And does the first floor need to be 12', could you reduce that by a couple of feet to add to the top two floors? One concern with the variances under consideration is what happens when other developers come in asking the same - how do you control that.	8/23/2023 4:22 PM
13	just keep in mind that we will need some horizontal breaks in the building so we do not create a big box! or example the top level should step away from the front of the building. Also allow for some areas of the bottom level to potentially transition to residential in the condition that commercial spaces are not being utilized (this would require code amendments, but i think the town would consider this.	8/21/2023 9:44 AM
14	Can't be changed?	
15	12' really more space to heat & cool; 9' for residential; take from commercial give to residential	
16	nrg efficiency - what is the need for higher ceilings?	
17	Couldn't it just be 37' to add 2 stories at 9'?	

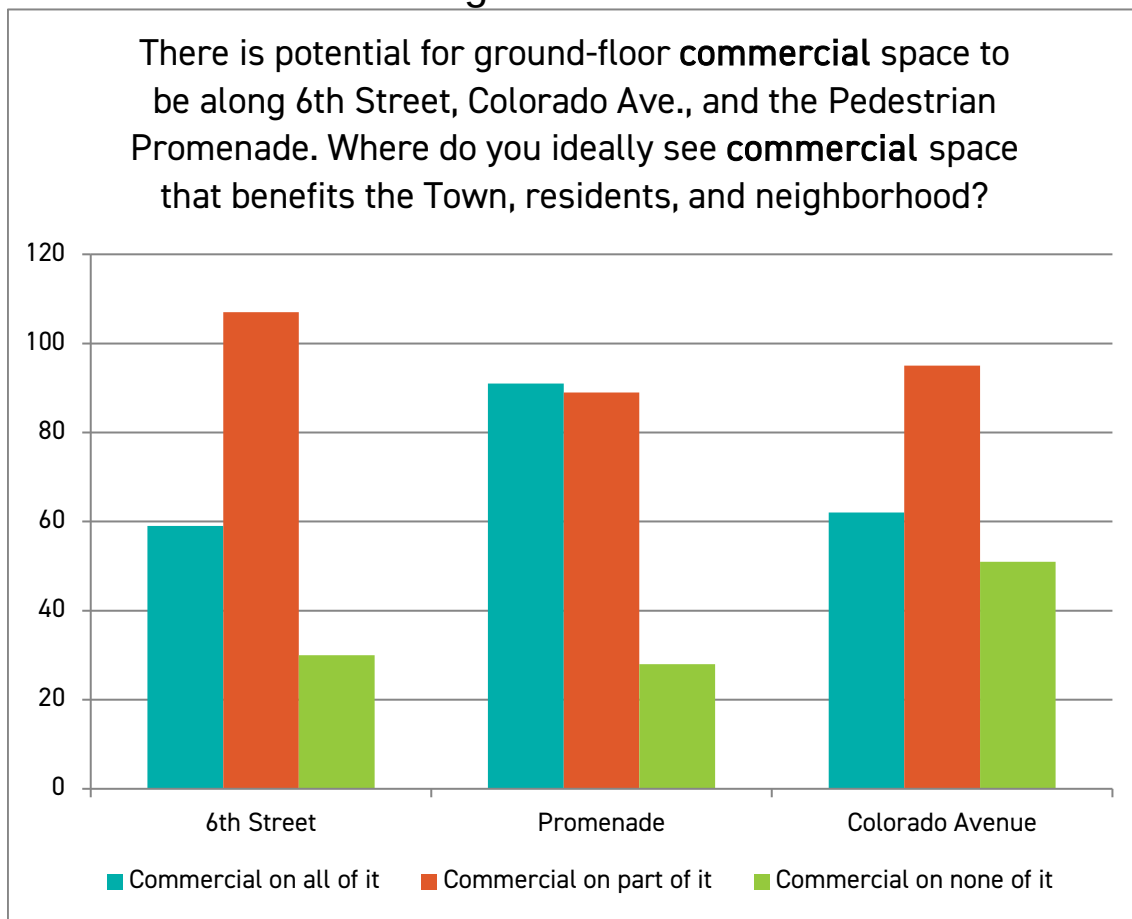
Q18 Would you be OK with reducing the required 12' ceiling height for the first floor for some or all of the buildings on the site?



Answer Choices	Total	Total %
Yes	83	72%
No	10	9%
Unsure	22	19%
Other thoughts:	8	
Total Respondents	115	

#	OTHER THOUGHTS:	DATE
1	In certain cases. But keep Old Western downtown high ceiling retail spaces on first floors in majority of buildings.	9/13/2023 11:16 PM
2	Yes keep everything small please.	9/13/2023 5:23 AM
3	Keeping building height low is tantamount. We have other buildings on Main St. that seem really large for the space and character of the area. When those were built, many of us were asking how that happened!	8/25/2023 1:30 PM
4	Incorrect premise, see 5.7.7.G.C.3	8/24/2023 11:19 AM
5	By how much? And how many spaces? If necessary sure, but I think shared spaces with high ceilings are necessary.	8/24/2023 10:46 AM
6	do not change the current restrictions/town character. we are near cheapening the look and feel of the town	8/24/2023 10:27 AM
7	9'-10' ceilings are still nice and gracious	8/23/2023 4:22 PM
8	yes, but I think it is important to make sure the bottom floor can be transitional, so whatever is required for minimum commercial/retail should be maintained in case we need more commercial in the downtown core.	8/21/2023 9:45 AM

Q19 There is potential for ground-floor commercial space to be along 6th Street, Colorado Ave., and the Pedestrian Promenade. Where do you ideally see commercial space that benefits the Town, residents, and neighborhood?



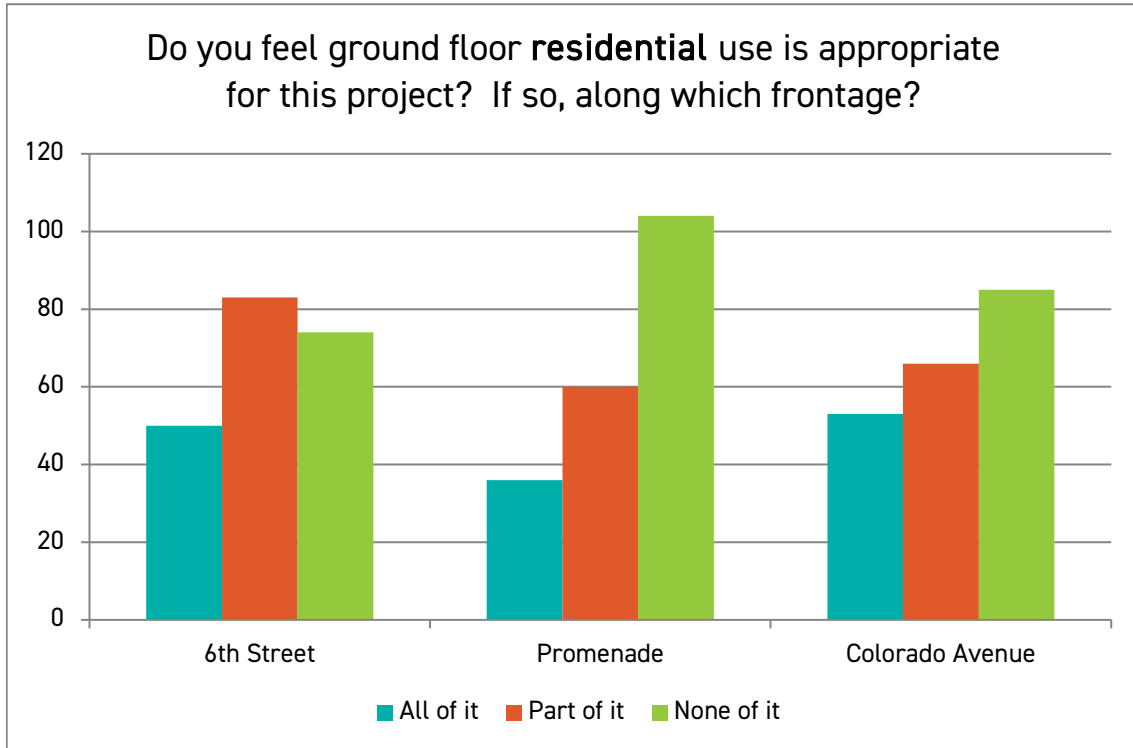
	Commercial on all of it	Commercial on part of it	Commercial on none of it	Total
6th Street	59	107	30	196
Promenade	91	89	28	208
Colorado Avenue	62	95	51	208
Other thoughts:				
	212	291	109	612

#	OTHER THOUGHTS:	DATE
1	if there is lessening of UDC requirement for commercial ground floor, 6th street seems to be appropriate frontage for residential ground level.	9/15/2023 1:46 PM
2	If the commercial rents will be kept affordable. Most of our businesses close down because rent becomes unattainable.	9/14/2023 5:22 PM
3	We need housing for the people already renting here, Main street already has a bunch of useless commercial space already.	9/14/2023 11:12 AM
4	Not sure	9/14/2023 9:42 AM
5	I don't care.	9/13/2023 9:55 PM

6	Commercial on the ground floor residential on the upper floors	9/13/2023 11:53 AM
7	If commercial is restaurants and businesses, 100% support that.	9/13/2023 5:26 AM
8	We need more affordable housing and fewer commercial spaces that sit empty or turn over every few years. (See Willits as an example)	9/12/2023 3:24 PM
9	We need much more residential units in town. We already have a lot of commercial businesses that cannot find employees due to no affordable housing in the area. Also, housing that allows pets. I am an RN and I can barely afford rent in this area. Co-op housing may be nice too so that the working class can afford to "own" something in this area.	9/11/2023 1:01 PM
10	Unsure	9/6/2023 5:00 PM
11	Too much unused commercial space already. Why not use that instead of building more	9/4/2023 6:48 PM
12	We have enough retail Need more community spaces	9/3/2023 12:38 PM
13	Hard to answer without visuals	9/1/2023 10:28 PM
14	Mixed commercial/residential is the way to go. Carbondale is on this track with all the housing along 133 and it is the best track. Stay on it.	8/31/2023 9:53 PM
15	Downtown Carbondale should prioritize commercial.	8/31/2023 3:25 PM
16	Commercial space should be tax generating businesses and not housing/workspace for artists or non-profits.	8/31/2023 1:58 PM
17	Maximize commercial to have more engagement off of Main Street.	8/29/2023 2:09 PM
18	For me it's hard to gauge how much commercial space should be allotted because it all depends on the cost for business owners/tenants. If's it owned by private businesses we will eventually be like Aspen (prices sky rocket).	8/29/2023 8:23 AM
19	The commercial space that is here now is already too much. Carbondale does not NEED 5 banks, or more restaurants, or more 2nd hand stores, or more vets, or more dentists. Etc.	8/28/2023 6:02 PM
20	I would consider live work with occasional open studios to be a good form of commercial space.	8/27/2023 10:20 PM
21	OK with commercial space for artists, but hope to avoid other kinds of retail.	8/26/2023 4:32 PM
22	The promenade should be for creative spaces open to the walkway.	8/25/2023 5:34 PM
23	Would most love retail/commercial storefronts on the south side which you don't mention — on the side facing the empty green space (is that private?). Why is this not an option? It's the most obvious given that the foot traffic will be coming from Main Street.	8/25/2023 10:37 AM
24	Quit wasting money	8/25/2023 10:11 AM
25	I'd love to see the current promenade expand and become a place for people to gather and utilize space that is already free from vehicle traffic. I think it'd be great to bring that space to life. I don't have strong opinions either way on commercial use on 6th or Colorado but feel that if I was a resident here, it might be nice to have some non-commercial units there.	8/25/2023 7:48 AM
26	Commercial, non-office, first floor space is vital to our downtown. Any opportunity to encourage additional small shops and stores, and perhaps even a 2nd coffee shop, would be wisely taken.	8/24/2023 10:00 PM
27	I think Commercial space on the Promenade to encourage traffic by Thunder River Theater would be remarkable. As a resident on Colorado Ave I am not a fan of the idea of there being too much business on CO Ave or 6th street. I could see an opportunity however to keep some commercial space next to the Rec Center. And if a bagel shop or sandwich shop for example were to be set up it could be a nice opportunity to place something subtle that would not cause too much light pollution near the bus stop for early morning commuters. My two biggest concerns are an enormous increase in light pollution and traffic on what is a relatively quiet street, save the frequent busses passing.	8/24/2023 10:52 AM

28	The first floor feels best for the creative work spaces/design offices/etc. Do we need more commercial in the downtown core? The streetscape is important with street trees, pedestrian scale lighting, benches, etc. There may be opportunities to have the creative energy of the building expressed in the streetscape to create an inside out synergy. But please make it real, nothing kitschy, or fake. We have a wealth of artists in the community, let them design, fabricate, and execute it. The design and the materials for the building are very important, as important as sustainability measures, resident demographics, etc. This will become a focal draw for the community and it should be tastefully designed and of Carbondale.	8/23/2023 4:32 PM
29	Main St is the commercial street. Anything in commercial space in the project needs to be for creatives living in the project.	8/23/2023 11:07 AM
30	Art supplies	8/22/2023 8:58 AM
31	again, transitional spaces are important - makes for a much more sustainable building. make sure this building can adapt to the growth of Carbondale and allow for the spaces to transition over time without having to tear down the whole building.	8/21/2023 9:56 AM
32	Commercial assuming we are talking about offices or creative space. Don't see this as an area for retail or restaurants - they struggle on main st. You could also have some on Colorado and 6th depending on how the units lay out.	8/20/2023 10:11 AM
33	People are trained in making these decisions. Don't let people vote on it	8/19/2023 7:29 PM
34	as mixed us it should only have partial commercial on any given street	8/19/2023 11:10 AM
35	No opinion	8/19/2023 10:38 AM
36	All of this decision making should include consideration of the other spaces already in place in town, including Third Street Center. Don't let this "new" opportunity be explored in a way that diminishes the value and role being played by existing facilities and in particular non-profits that have already set up shop in Carbondale.	8/19/2023 9:04 AM

Q20 Do you feel ground floor residential use is appropriate for this project? If so, along which frontage?

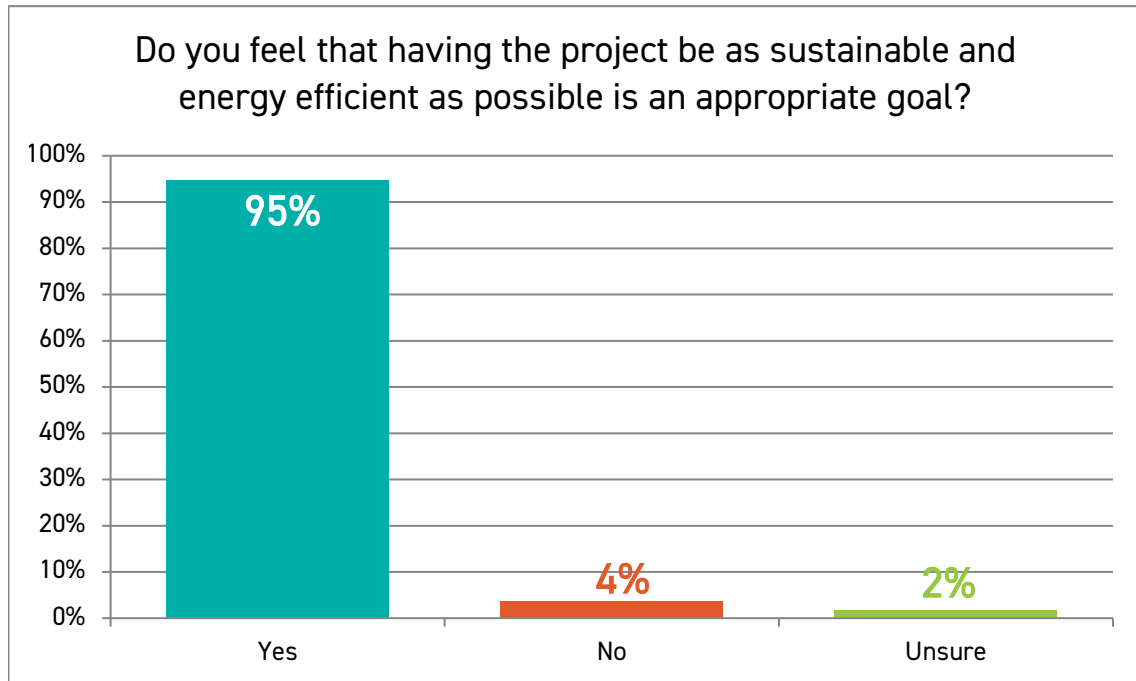


	All of it	Part of it	None of it	Total
6th Street	50	83	74	207
Promenade	36	60	104	200
Colorado Avenue	53	66	85	204
Other thoughts:				

#	OTHER THOUGHTS:	DATE
1	See prior answer	9/14/2023 11:12 AM
2	Again, we need much more residential living spaces.	9/11/2023 1:01 PM
3	Unsure	9/6/2023 5:00 PM
4	I would rather see residential spaces located and facing the inner/off-street areas of the block.	8/31/2023 11:54 AM
5	Put residential facing predominately east and west, so they are guaranteed morning or evening sun	8/31/2023 8:56 AM
6	I'd be livid if I rented a space on the main floor in this area. It's noisy, busy, and could be a safety concern.	8/29/2023 1:58 PM
7	You must be kidding.	8/28/2023 6:02 PM
8	Grade separation would help. Don't think residential should be 100 % of frontage, but it could occur anywhere except the alley.	8/27/2023 10:20 PM
9	Please keep all storage for residences onsite. It is difficult to right-size with everyone's mountain toys but there is a lot of offsite storage that has already been built.	8/26/2023 8:47 AM
10	As someone who is active in the community and recently lost housing from a single semi-residential (lives here less than 6 months) landlord, the more AFFORDABLE housing for working people in this area would be preferred over more retail space!	8/25/2023 7:14 PM

11	Ground floor should always be preserved for commercial.	8/25/2023 2:02 PM
12	6th street already has residential across the street I think, so that's a good fit.	8/25/2023 10:37 AM
13	There is no privacy on the ground floor. I would not live in ground floor housing.	8/25/2023 10:16 AM
14	Stop wasting money. Get off your high horses	8/25/2023 10:11 AM
15	The challenge with ground floor residential is that the frontages noted have a lot of traffic, auto and pedestrian, making privacy for the ground floor units challenging.	8/23/2023 4:32 PM
16	I don't think residential should be on the ground floor at all (with the exception of an ADA unit)	8/23/2023 1:23 PM
17	If the are live in studio spaces for live/work artist	8/23/2023 11:07 AM
18	Honestly, we need more affordable housing in Carbondale, we have great shops and restaurants, I think it's wasting the space to put more commercial options.	8/21/2023 9:50 PM
19	focus commercial along the promenade to create a unique narrow street that is inclusive and inviting for pedestrians. colorado should be somewhat sacrificial, and 6th is a nice transition to residential because it will still get sun and has parking out front.	8/21/2023 9:56 AM
20	Yes. Best along 6th and Colorado. Front doors at the street are nice.	8/20/2023 10:11 AM
21	Seems weird but I'm ok with it anywhere	8/19/2023 10:38 AM

Q21 Do you feel that having the project be as sustainable and energy efficient as possible is an appropriate goal?



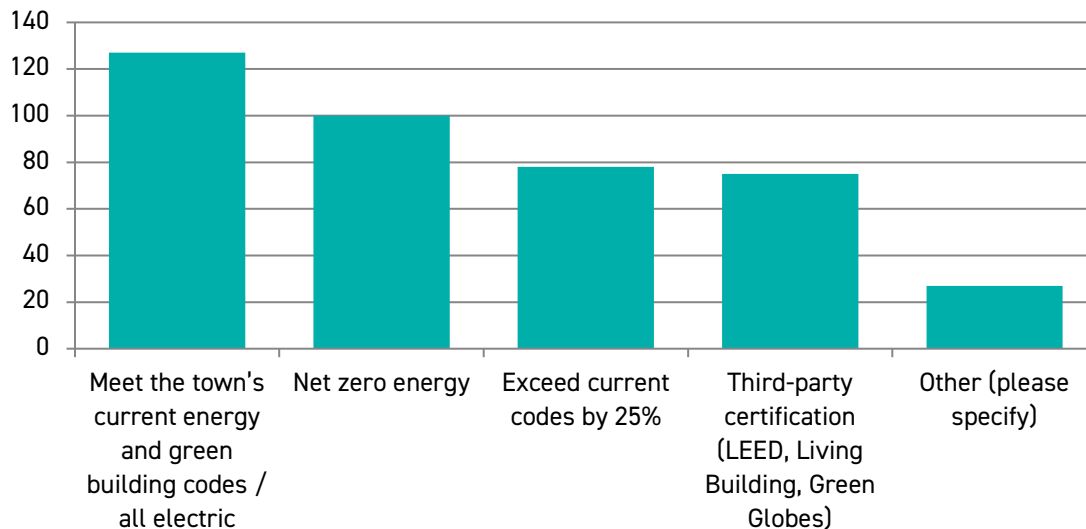
Answer Choices	Total	Total %
Yes	235	95%
No	9	4%
Unsure	4	2%
Other thoughts:	33	
Total Respondents	248	

#	OTHER THOUGHTS:	DATE
1	Yes, with the thoughts of making it affordable and if the benefits out way the costs. Don't get stuck in some environmental idea that is only a feel good measure and doesn't really provide benefits.	9/14/2023 5:22 PM
2	How is this a fucking question? The land was free. Hire an architect & builder with a proven track record of completing these types of projects.	9/14/2023 11:12 AM
3	Must be net zero to align with community climate action plan. Solar and electric heat pumps.	9/13/2023 11:53 AM
4	100%. That is carbondales motto.	9/13/2023 5:26 AM
5	Passive solar and trombone wall and other options should be considered	9/12/2023 7:53 AM
6	We should consider solar energy, energy efficient homes, water collection and reused gray water in new construction.	9/11/2023 1:01 PM
7	Natural gas is appropriate for heating. electric has been less reliable over recent years and restaurants need natural gas.	9/7/2023 7:21 PM
8	along with electric vehicle chargers, could be public for all or preferably assigned parking and chargers to each unit/ parking space	9/6/2023 8:10 PM
9	Yes, though affordability is more critical.	9/6/2023 5:00 PM
10	depends on how it affects the cost	9/5/2023 12:43 PM
11	It's not a question. Please do not green wash this project.	9/4/2023 7:53 PM
12	Please!	9/1/2023 10:28 PM

13	It is irresponsible to build anything without first considering how to do so as efficiently and with as little negative impact as possible. Designing for energy efficiency and with the use of building materials that have moved the smallest distance from source to site should be the standard, not something we even question whether to include as a goal.	8/31/2023 11:54 AM
14	100% yes. It is the responsibility of those designing this space for it to not further harm our planet and further diminish our resources. This project should aim to be regenerative. Look at pursuing the Living Building Challenge and Passive House. Don't bother with LEED nonsense unless it gives you a financial break somehow.	8/29/2023 2:09 PM
15	The ultimate importance	8/28/2023 7:56 PM
16	This should not be built in any case. But if it happens, and it is not completely electric, there will be hell to pay--by you and the town government. To burn ANY fossil fuel is criminal. People are dying all over this country and the world because of fossil fuel emissions. How can you even suggest otherwise? How does the saintly Carbondale get a pass?	8/28/2023 6:02 PM
17	Within the limits of also keeping it affordable (e.g. Basalt Vista approach).	8/28/2023 1:06 PM
18	Yes! This should be a very high priority for the project to showcase and example project and avoid costly future retrofits to make it more sustainable. Let's do the right thing up front!	8/27/2023 4:59 PM
19	I'd rather go for "pretty sustainable" and save resources for future projects.	8/25/2023 3:15 PM
20	This can be an exemplary project.	8/25/2023 12:10 PM
21	...but applied responsibly. Try to avoid over complicating the systems and adding significant maintenance and replacement costs that future tenants or the Town would need to absorb.	8/25/2023 11:26 AM
22	If you cared about energy efficiency then we would all be using natural gas but your climate alarmism has got everybody confused.	8/25/2023 10:11 AM
23	Within reason. In projects like these, there are always tradeoffs, and always opportunities to be cutting edge. Let's create solidly built, affordable housing that's dependable and environmentally reasonable, but not make alternative energy lab rats of the inhabitants.	8/24/2023 10:00 PM
24	As practical rather than possible	8/24/2023 11:20 AM
25	There's a cost to that though and that will present challenges as the project moves forward.	8/23/2023 4:32 PM
26	Sustainability is ideal however, will increase costs which will require subsidizing the housing/office/studio space or allowing for free market.	8/23/2023 10:34 AM
27	creative with roof space - patios, garden, public space, solar to allow for more green space and efficiency within the building. i know it costs more now, but in the long term building efficiency is important and more affordable. Or at least design the building to easily transition to heat pumps and efficient systems. Install infrastructure for whole building to be electric so that the transition away from gas isnt impossible.	8/21/2023 9:56 AM
28	But please take the location and height of solar into consideration when designing. Western and south facing units need awnings or overhangs to protect against summer suns.	8/20/2023 10:11 AM
29	I think it should be carbon 0	8/19/2023 4:54 PM
30	Be smart with the sustainability and efficiency. That does not mean do it as much as possible, which can become not cost-effective.	8/19/2023 10:38 AM
31	Of course but only in a cost effective way. Don't let this goal overwhelm more basic needs like keeping the housing affordable.	8/19/2023 9:04 AM
32	Please also consider Well Building Standard	8/19/2023 8:37 AM
33	Any new building should be designed to minimise fossil fuel use and be ready for an all electric future	8/18/2023 7:16 PM
34	With TESLA free energy towers; energy efficient = insulation, good windows, passive solar, tromb wall	
35	Passive solar, tromb walls, rain water collection	
36	Insulation, siting for solar collection, summer shading, passive solar, clear(?) story windows	
37	Needs to be built to last > 100 years w/ best materials & EE	
38	Please be redundant; as economically feasible	
39	However, "as sustainable & energy efficient as possible" is a vague/unclear term	

Q22 In achieving the Sustainability goal, what would be the best way to do that? (select all that apply)

In achieving the Sustainability goal, what would be the best way to do that? (select all that apply)

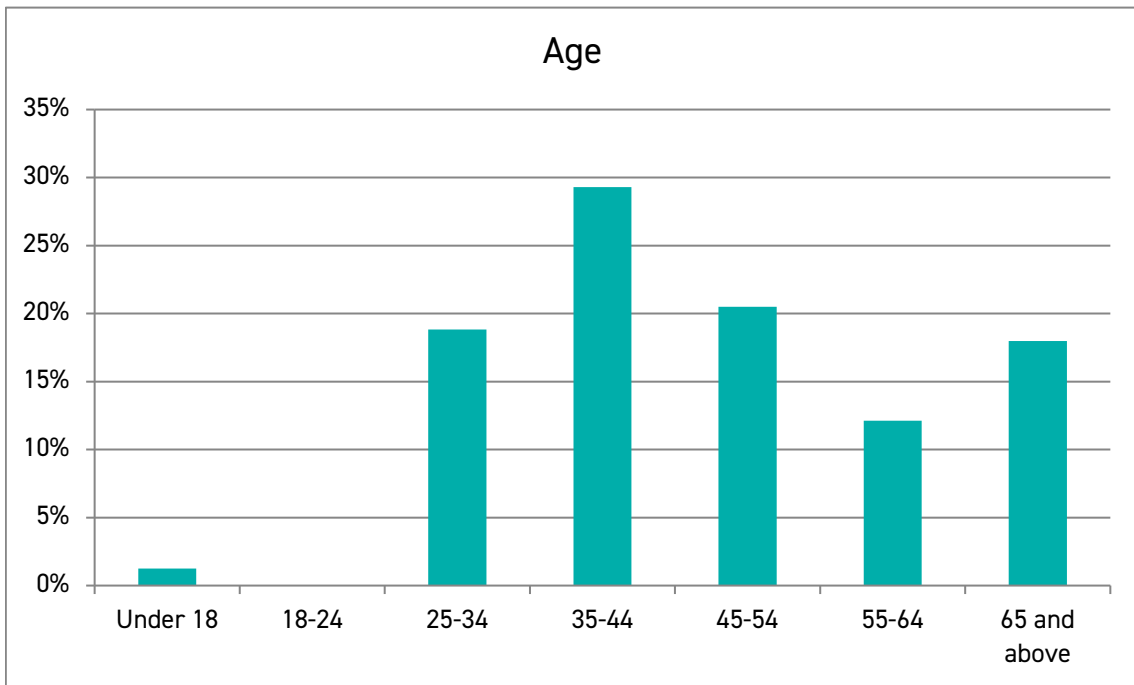


Answer Choices	Total
Meet the town's current energy and green building codes / all electric	127
Net zero energy	100
Exceed current codes by 25%	78
Third-party certification (LEED, Living Building, Green Globes)	75
Other (please specify)	27
Total Respondents	407

#	OTHER (PLEASE SPECIFY)	DATE
1	It needs to make sense and be cost efficient. Don't focus on green energy goals if the cost is too much.	9/14/2023 5:22 PM
2	Passive House only, Play with the big dogs. Living building wont work, people are already to lazy and uneducated about the places they live.	9/14/2023 11:12 AM
3	If we go to all electric, what happens if the grid goes down? Why not reduce gas, but keep some for backup	9/14/2023 9:42 AM
4	Sounds great.	9/13/2023 9:55 PM
5	Solar panels?	9/12/2023 7:56 PM
6	of course net zero is best....as close as financially feasible.	9/6/2023 8:10 PM
7	Reuse Grey water, Do not use fossil fuel for power, 80%+ PV power, Have a compost pile for the residents, Optimize community gathering green space	9/4/2023 7:53 PM
8	I'm not familiar with the standards, so cannot make a meaningful comenmt.	8/31/2023 9:53 PM

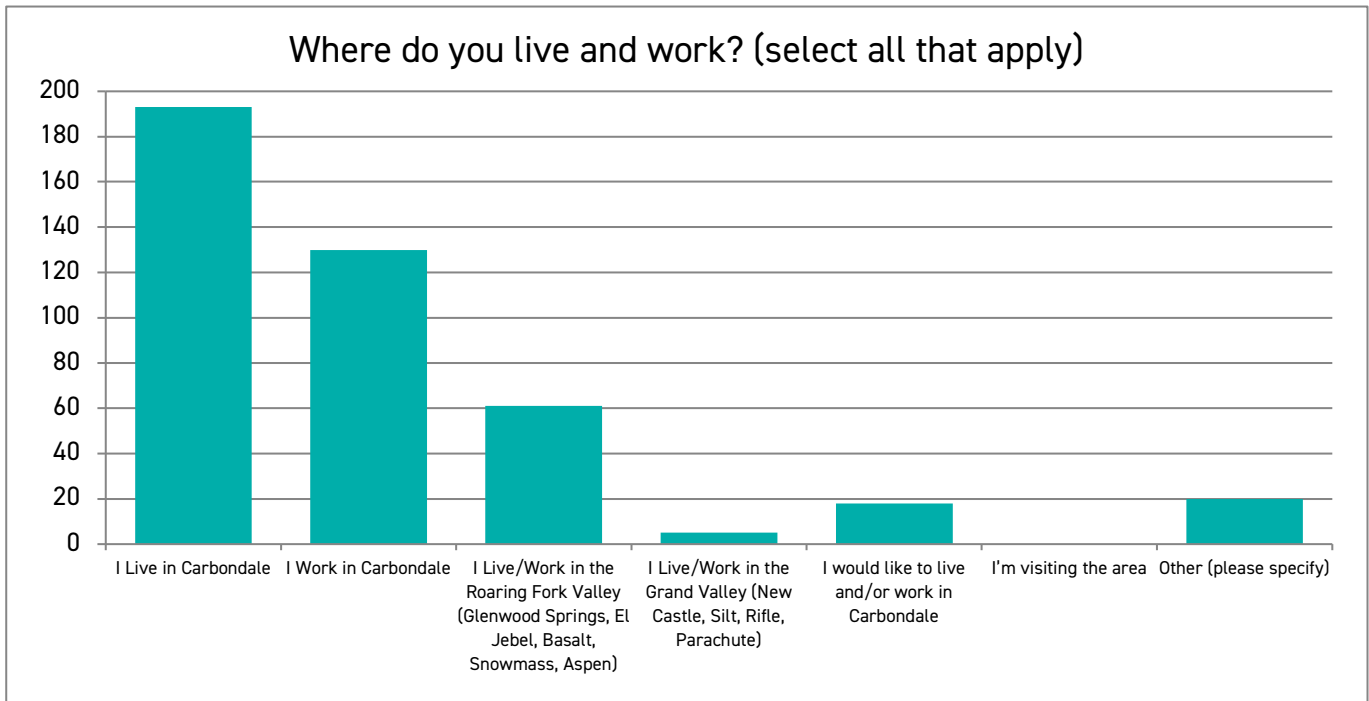
9	Please plan on putting solar over every foot of roof that isn't for residential or commercial use.	8/31/2023 4:20 PM
10	Certification seems to be the only way to maintain worthwhile design standards and avoid cut corners.	8/31/2023 11:54 AM
11	Living Building Challenge and Passive House are king. Don't bother with any other certifications unless they provide appropriate financial incentive to make it worthwhile. I would aim well above 25% of code because the contractors and developers will always knock you off your original target.	8/29/2023 2:09 PM
12	Living building is phenomenal, but can be difficult. Prioritize electricity, natural light & ventilation. I don't know Carbondale's codes, but we need to be making resilient buildings that move towards net positive.	8/29/2023 1:58 PM
13	Rooftop solar Heat pumps EV chargers Induction stove	8/28/2023 7:56 PM
14	The problems with all new construction are embodied carbon, carbon used to maintain the building, and "carbon footprints" of all the new people and businesses. Every new building, as well as the grounds, exacerbate the global warming problems that will kill billions if we can't stop it. You're OK with that?	8/28/2023 6:02 PM
15	I don't know enough about what the current town codes are to answer, but I think at having a project be as Sustainable as possible is, for me, one of the most important goals for this project.	8/25/2023 4:26 PM
16	Codes tend to not be enough but they also can restrict building in a way that is not cost effective. I think instead of trying to meet codes or attain some energy goal we should reach out to all the contractors and artists who want to be involved and brainstorm as to sustainable, local building materials things or recycled materials- use of solar, wind and heat pumps etc...	8/25/2023 10:29 AM
17	Or do better! I think we need to stop designing to a minimum standard.	8/25/2023 10:17 AM
18	Solar panel covered parking for all residents would be great.	8/25/2023 10:16 AM
19	You guys don't follow the science and you will refuse absolutely to use anything that makes us even more sustainable through restrictions	8/25/2023 10:11 AM
20	GAS PLEASE	8/25/2023 7:59 AM
21	I know that Net-zero is hard to achieve especially with certain budgets. I love the idea of getting creative with third-party certification. I think doing whatever is possible to be energy efficient and sustainable is better than nothing.	8/25/2023 7:48 AM
22	Please study what was done at the RMI offices in Basalt. The building exceeded LEED and Living Building. A key design component was minimizing the buildings mechanical systems.	8/23/2023 10:34 AM
23	It's a balance of keeping this cost effective and sustainable at the same time - you're not going to get both. Utilize cost analysis to make sure we are keeping costs down. Make sure the building can transition with the future (which pretty much means all electric... or at least have the infrastructure in place).	8/21/2023 9:56 AM
24	Net zero would be a good standard and establish a baseline for other developments.	8/20/2023 10:11 AM
25	Certification costs unnecessary; build as if you were going for it, but spend the fee on lighting, landscaping, common furniture	8/19/2023 7:29 PM
26	*But gas stoves?	
27	Other = common sense in construction	
28	Passive solar design, passive cooling, garden space south of theater and north of alley, fenced whole space for gardening	
29	Town energy code at the VERY minimum	
30	For Exceeds & Net Zero: Model what it takes, then let people know the challenges with having to meet these goals and figure out the funding. Net Zero is tough - but share with the community what it would take and maybe it could be figured out with various funding and approaches; For 3rd Party: These sometimes are not that helpful - spend a lot of money going through the process. Result is more	
31	Imagining trading the Town Property near Thunder River (or better, elsewhere) for the F.S. parcel nearby. Accomplishing the idea of "central park" in Carbondale where town would own the entire Sopris block. Using the existing buildings for rentals/arts/etc. recouping any investments the town has made.	

Q23 Age



Answer Choices	Total	Total %
Under 18	3	1%
18-24	0	0%
25-34	45	19%
35-44	70	29%
45-54	49	21%
55-64	29	12%
65 and above	43	18%
Total Respondents	239	

Q24 Where do you live and work? (select all that apply)

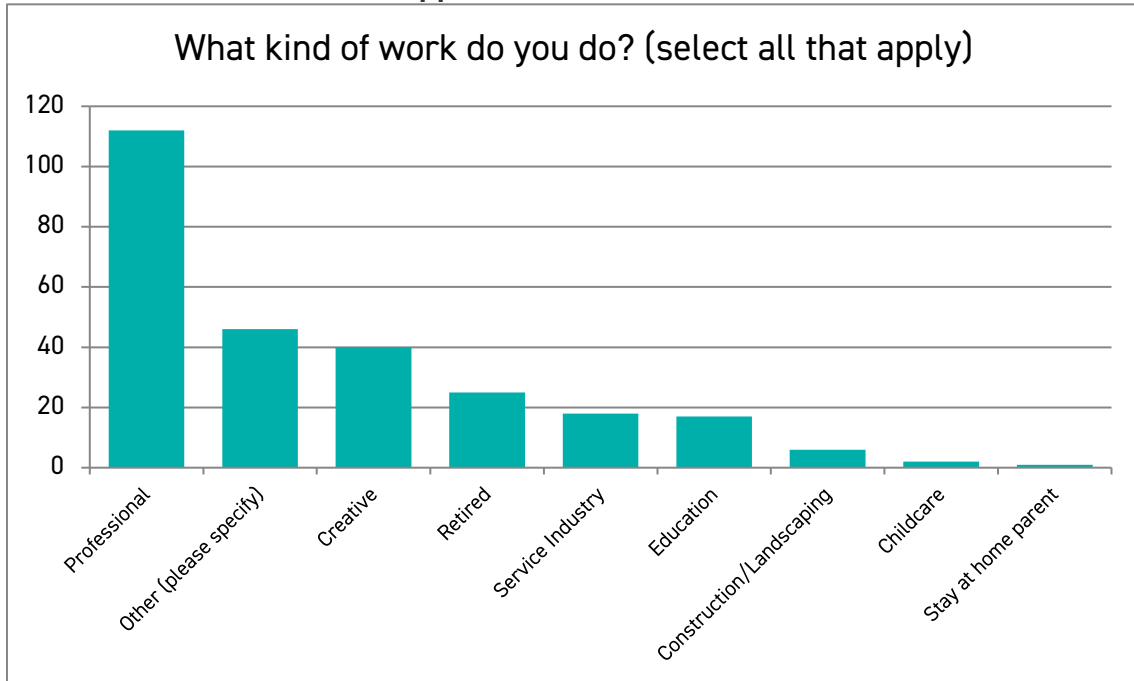


Answer Choices	Total
I Live in Carbondale	193
I Work in Carbondale	130
I Live/Work in the Roaring Fork Valley (Glenwood Springs, El Jebel, Basalt, Snowmass, Aspen)	61
I Live/Work in the Grand Valley (New Castle, Silt, Rifle, Parachute)	5
I would like to live and/or work in Carbondale	18
I'm visiting the area	0
Other (please specify)	20
Total Data Points	427

#	OTHER (PLEASE SPECIFY)	DATE
1	I work in carbondale and live in the Crystal Valley	9/15/2023 1:46 PM
2	I run my own business in Carbondale where I provide services up and down the valley.	9/14/2023 5:22 PM
3	I RENT in Carbondale, work in Glenwood	9/14/2023 11:12 AM
4	Live up the Crystal	9/13/2023 9:55 PM
5	Long time local hoping to see less city and more of the town I remember growing up in	9/12/2023 1:27 PM
6	I have family living here, I visit a lot, and I want to move here	9/11/2023 1:01 PM
7	I hope I can	9/11/2023 11:03 AM

8	I'm looking at moving out of state due to costs unfortunately, however this project has my interest as another option to continue living in Colorado.	9/10/2023 3:22 PM
9	I work remotely in Carbondale, with a Denver based job	9/10/2023 1:16 PM
10	work in Aspen	8/31/2023 5:00 PM
11	just moved from Carbondale after 40 yrs.	8/31/2023 1:58 PM
12	Live in GWS. Work in Basalt.	8/29/2023 2:09 PM
13	Retired. 50 years in the valley. 30 years in Carbondale.	8/28/2023 6:02 PM
14	Mancos, CO	8/25/2023 1:13 PM
15	Work in Pitkin county currently, would like to work in Carbondale	8/25/2023 10:37 AM
16	I left Carbondale because of you guys	8/25/2023 10:11 AM
17	this is an odd question -- if I click one and two, I should necessarily click three. three should say "but not Carbondale" for clarity.	8/24/2023 10:00 PM
18	No comment	8/23/2023 11:07 AM
19	for 25 years	8/23/2023 10:34 AM
20	Rural	8/18/2023 7:51 PM

Q25 What kind of work do you do?

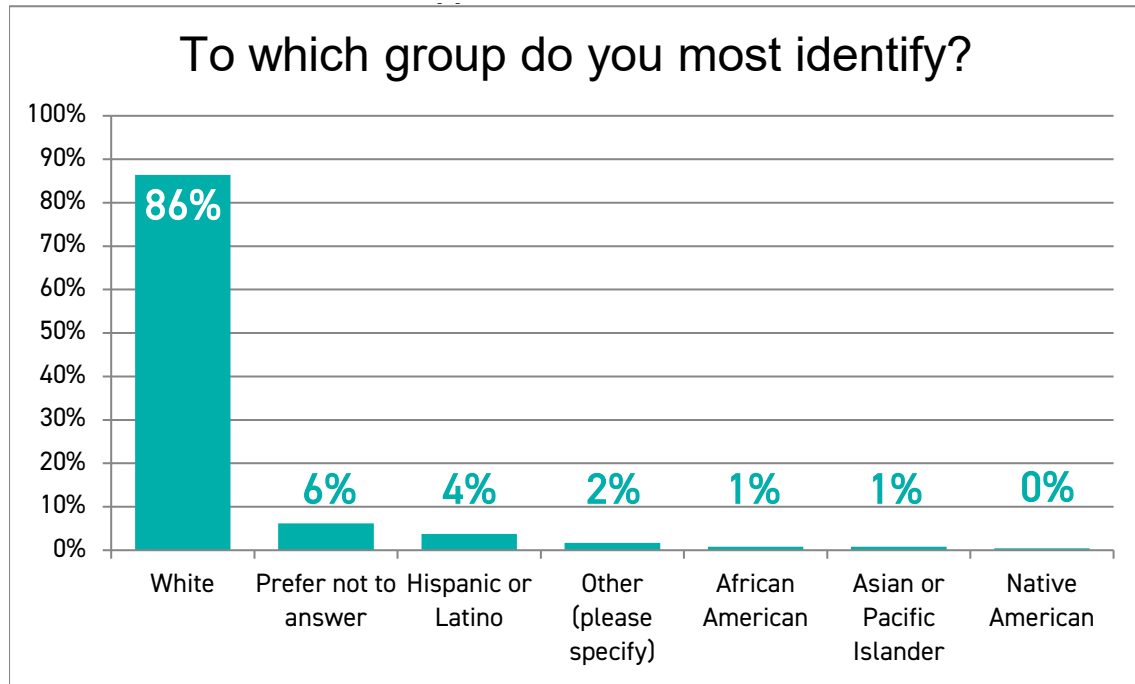


Answer Choices	Total
Professional	112
Other (please specify)	46
Creative	40
Retired	25
Service Industry	18
Education	17
Construction/Landscaping	6
Childcare	2
Stay at home parent	1
Total Data Points	267

#	OTHER (PLEASE SPECIFY)	DATE
1	non-profit community mental health	9/13/2023 9:09 PM
2	Registered nurse	9/13/2023 5:26 AM
3	Massage therapist and health coach	9/12/2023 1:27 PM
4	Healthcare	9/11/2023 2:47 PM
5	Registered Nurse	9/11/2023 1:01 PM
6	EMS Medical	9/10/2023 7:15 PM
7	Home health caregiver	9/10/2023 11:23 AM
8	Law enforcement	9/10/2023 10:25 AM
9	Also service industry	9/8/2023 3:09 PM
10	business	9/5/2023 12:43 PM
11	Work at home	9/4/2023 5:11 PM

12	Non-Profit	8/31/2023 3:20 PM
13	government	8/31/2023 1:58 PM
14	non profit	8/31/2023 12:41 PM
15	retail, bookseller, small business owner	8/31/2023 8:56 AM
16	Architect	8/29/2023 2:09 PM
17	Architect	8/29/2023 1:45 PM
18	Architect	8/29/2023 1:37 PM
19	Farmer/rancher	8/28/2023 6:52 PM
20	human services	8/27/2023 9:39 PM
21	Farmer and waitress	8/25/2023 7:14 PM
22	I work as a musician and an educator. Part time.	8/25/2023 1:35 PM
23	School-Based Clinician for Aspen Hope Center	8/25/2023 11:53 AM
24	hospitality management	8/25/2023 10:37 AM
25	I am a metalsmith, draftsperson, caregiver, teacher	8/25/2023 10:29 AM
26	none profit	8/25/2023 9:59 AM
27	Nonprofit	8/25/2023 9:57 AM
28	Dance Studio Owner/Ballet Co. Director	8/23/2023 4:18 PM
29	Outdoor recreation	8/23/2023 3:49 PM
30	Writer/painter	8/23/2023 11:07 AM
31	landscape architect	8/23/2023 10:34 AM
32	Volunteer on arts and humanitarian boards	8/22/2023 8:58 AM
33	Personal organizer	8/22/2023 8:25 AM
34	Non profit	8/21/2023 5:51 PM
35	Fitness Center	8/21/2023 11:44 AM
36	Civil Engineer	8/21/2023 9:56 AM
37	Non-Profit (KDNK)	8/19/2023 11:04 AM
38	student	8/19/2023 8:47 AM
39	Local government	8/19/2023 8:37 AM
40	International Volunteers	8/18/2023 7:51 PM
41	ice cream manufacturing	
42	yoga teacher & gardener	
43	music venue - Dinkel(?)	
44	building repairs	
45	private healthcare	
46	gov't - public health	
47	design	

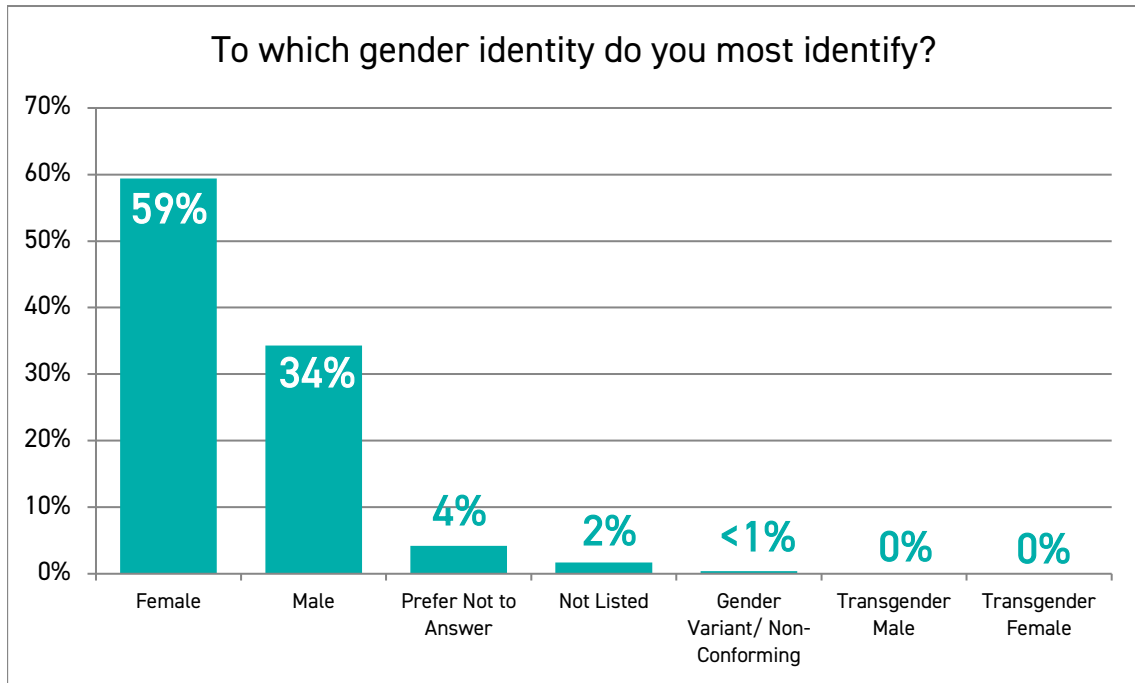
Q26 To which group do you most identify?



Answer Choices	Total	Total %
White	209	86%
Prefer not to answer	15	6%
Hispanic or Latino	9	4%
Other (please specify)	4	2%
African American	2	1%
Asian or Pacific Islander	2	1%
Native American	1	0%
Total Respondents	242	

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm also predominantly Mexican and Irish	9/1/2023 10:28 PM
2	All	8/25/2023 1:13 PM
3	You are racist for even asking this question	8/25/2023 10:11 AM
4	human being. Don't confuse that with being human.	8/23/2023 11:07 AM

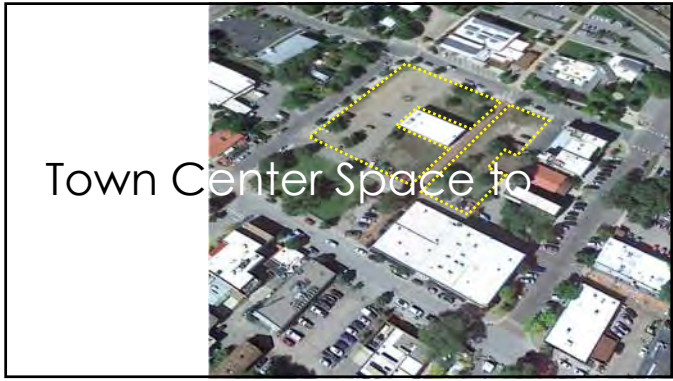
Q27 To which gender identity do you most identify?



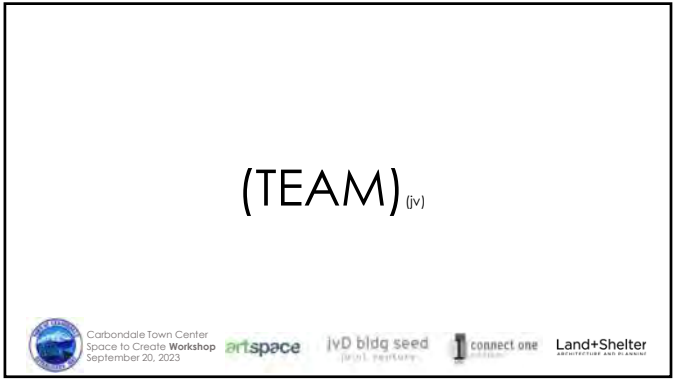
Answer Choices	Total	Total %
Female	142	59%
Male	82	34%
Prefer Not to Answer	10	4%
Not Listed	4	2%
Gender Variant/ Non- Conforming	1	0%
Transgender Male	0	0%
Transgender Female	0	0%
Total Respondents	239	

#	NOT LISTED	DATE
1	You're asking the questions in which you can use to divide people with	8/25/2023 10:11 AM
2	Non-binary	8/25/2023 9:57 AM
3	Non-Binary male	8/24/2023 10:52 AM
4	it does not matter. If we are all equal you don't need the question.	8/23/2023 11:07 AM

APPENDIX C: WORKSESSION PRESENTATION



1



2



3

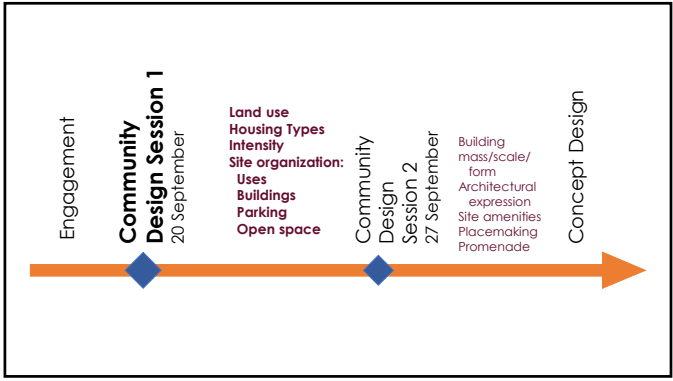
Goals of the Town Center Project

- A mix of affordable and workforce housing for the Carbondale community
- Space supporting creative non-profits and industries
- A vibrant central promenade
- **Engage with the Carbondale community to develop a shared vision for the program, built environment and community spirit**
- Build upon the planning and market studies of the Town of Carbondale and Artspace through public outreach and engagement
- **Keep Carbondale ... Carbondale**

4



5



6

Agenda

20 September

- 9:00 AM – 9:15 AM Introduction**
- 9:15 AM – 11:15 PM Information sharing and discussion about Town Center**
 - Background information – Recent studies and surveys, interviews with stakeholders, etc.
 - Site – History, current Zoning, opportunities/constraints, etc.
 - Program – Project building program, human factors, community program, project partners (TRIC/Carbondale Arts/CCD), sustainability, vibe
 - Discussion
- 11:15 PM – 12:00 PM Lunch/Directions to the Teams**
- 12:00 PM – 1:30 PM Design Session 1**
- 1:30 PM – 2:15 PM Presentation/Discussion** and (hopefully) a short break
- 2:15 PM – 3:45 PM Design Session 2**
- 3:45 PM – 4:30 PM Presentation/Discussion** and wrap up for the day

7

WE'VE HEARD... (Heather)

8

9

TOWN CENTER Carbondale

AUG-SEP 2023 PUBLIC OUTREACH SUMMARY

10

COMMERCIAL SPACE - STAKEHOLDERS

- Build on what is already here. Don't dilute.
- Space for youth.
- Dedicated and shared space.
- Need rehearsal, classroom, meeting room, maker space, hi-tech maker space.
- Visitor's center, gallery, and gift shop (coop) could anchor the ground floor.
- Performance and community event space need met.
- Don't create any spaces that will sit empty – focus on vibrancy.
- Smaller spaces identified as top need.
- Ownership of commercial space is critical to stability.
- Consider management of shared spaces.

11

COMMERCIAL SPACE - COMMUNITY

- Space for pop-up arts and crafts; indoor/outdoor market
- Full-time Farmer's Market/Food Hall
- For rent creative studio space
- Restaurant/Coffee Shop/Lounge
- Shared maker space
- Reservable event space
- Community gallery
- Retail stores
- Dance and performance space

Additional thoughts included:

- Childcare
- Commercial kitchen
- Gardens for food
- Kid oriented spaces
- Hi-tech maker space
- Musical practice rooms (sound-proof)
- Indoor/Outdoor spaces

12

COMMERCIAL SPACE

- 2,700sf Scene Shop Space (TRTC, SOL, etc.), sound mitigated - Dedicated
- +/-1,500sf Rehearsal Space - Dedicated/Shared
- 1,500sf Workshop, Creative, Youth Maker Space - Shared
- Commercial Kitchen - Shared
- +/- 900sf Classroom Space (20 people) - Shared
- 250sf-650sf Office Spaces - Dedicated/Shared/Pop-up. 120 people said yes to operating a business with average 500sf space and some up to 900sf. These include some identified stakeholders. 80 said yes to shared studio space with average 350sf. These may not be mutually exclusive answers.
- Year-round Market
- Restaurant/Coffee Shop/Lounge
- Daycare

13

COMMERCIAL SPACE

There is potential for ground-floor commercial space to be along 8th Street, Colorado Ave., and the Pedestrian Promenade. Where do you ideally see commercial space that benefits the Town, residents, and neighborhood?

Do you feel ground floor residential use is appropriate for this project? If so, along which frontage?

14

RESIDENTIAL SPACE - STAKEHOLDERS

- Many non-profits have salaries that fall in an unfortunate spot – too high for highly subsidized housing, too low to compete in any free market. This is especially challenging for many 'at risk' Executive Directors.
- Support for a broad range of AMI housing.
- Artist-in-residence was mentioned by most of the art non-profits but several indicated they weren't sure this should be a priority.
- The minimum that the project achieves should be rental housing and ownership would be nice. Ownership helps build wealth.
- Definitely need to see housing for singles, couples, seniors, and families. We have to keep families to keep anything about who we are as a community.
- Housing attached to businesses could be ideal.

15

RESIDENTIAL SPACE - COMMUNITY

What type of housing do you think best fits in this project? (select all that apply)

1. Pet friendly
2. Abundant natural light
3. Live/Work space
4. Reserved parking
5. Storage space
6. Private outdoor patio or balcony
7. Outdoor community space
8. Tall ceilings
9. Garden

- Additional thoughts included:
- Secure, indoor bike storage
- Rooftop space
- Hot tub, active amenities
- Slight grade separation if first floor residential)
- Indoor/Outdoor spaces

16

PHYSICAL DESIGN

Are you concerned about the availability and amount of parking for residents on the site?

If you lived at the Town Center and you had one parking space on the project site, would you be willing to have other parking available close by but not on the same block?

17

PHYSICAL DESIGN

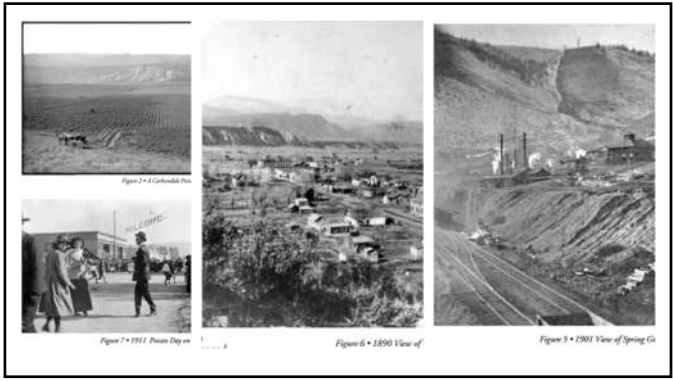
If having less parking per unit than the UDC (town zoning) requires resulted in more affordable housing units or more under market rate commercial, do you feel we should consider that as a possibility?

Are you concerned about the height of the buildings in Town Center knowing that they cannot exceed 3 floors?

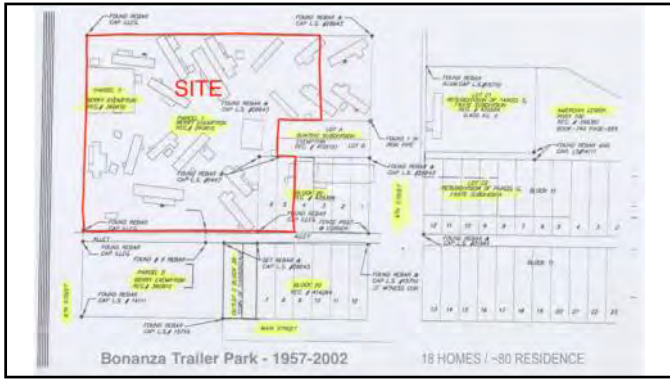
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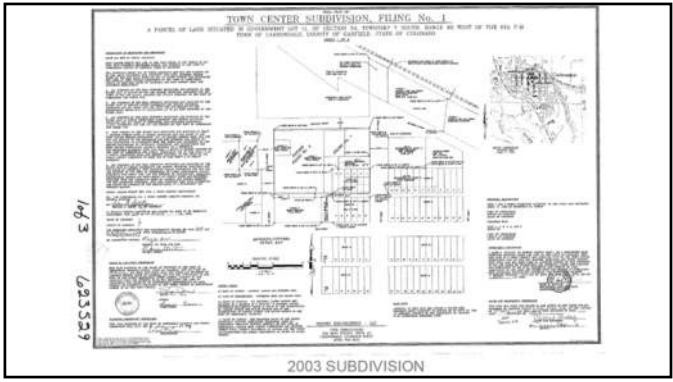
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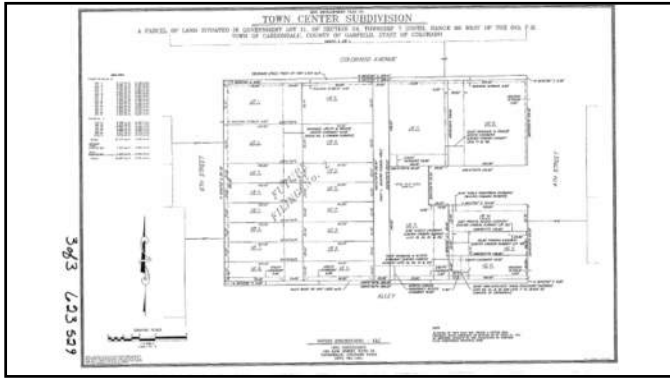
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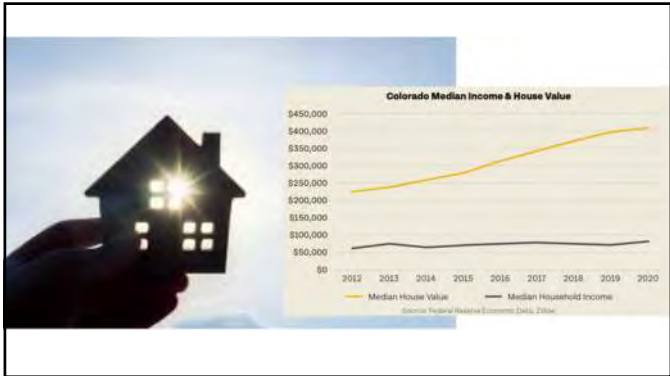
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PRELIMINARY FEASIBILITY REPORT
Carbondale, Colorado | January 2018

ARTS MARKET STUDY TECHNICAL REPORT

Prepared For:

 Carbondale, CO // November 2018

28

ARTS MARKET STUDY REPORT OF FINDINGS

Prepared For:

 Carbondale, CO // November 2018

PARTNERS

ACKNOWLEDGEMENTS

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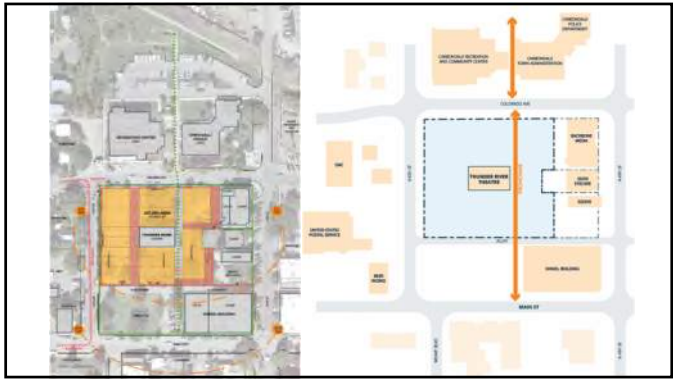
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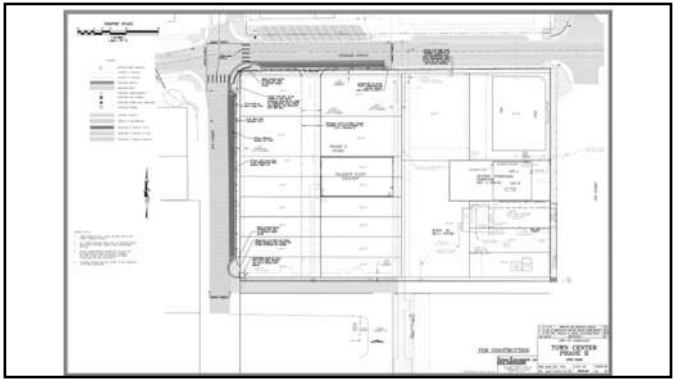
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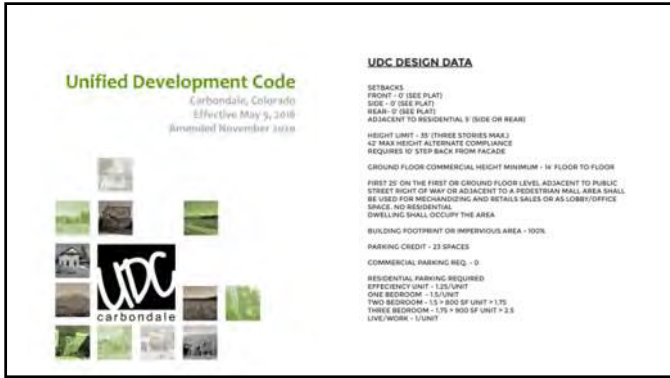
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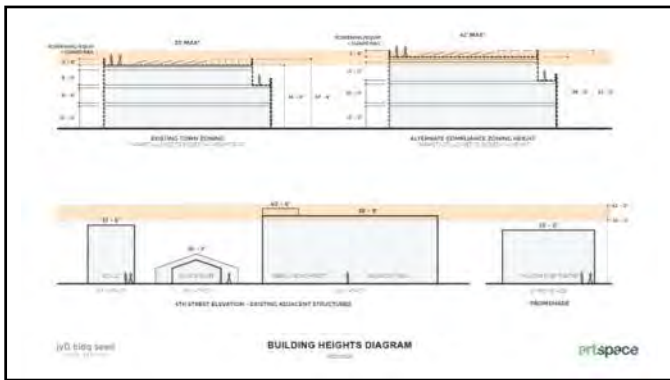
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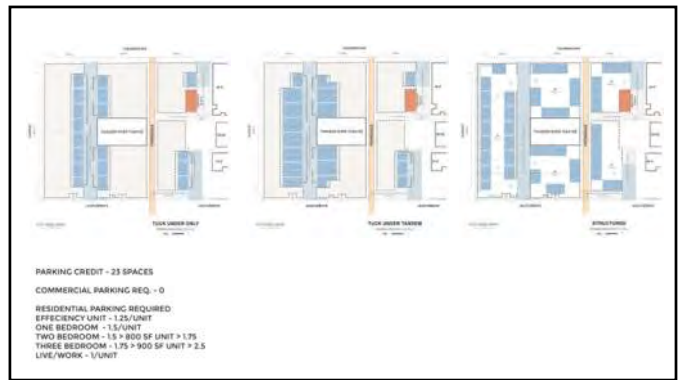
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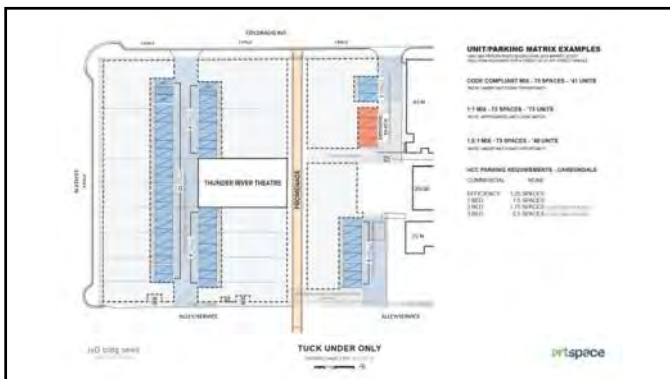
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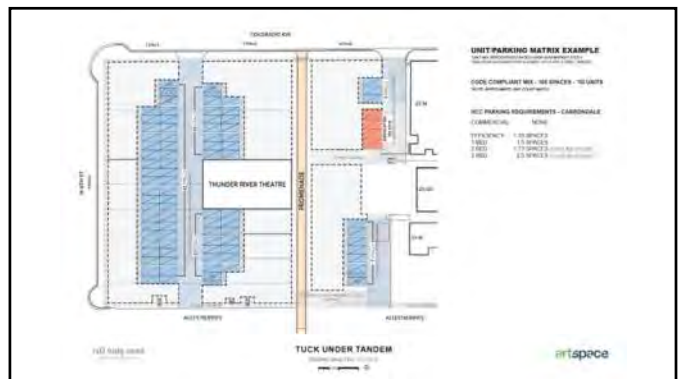
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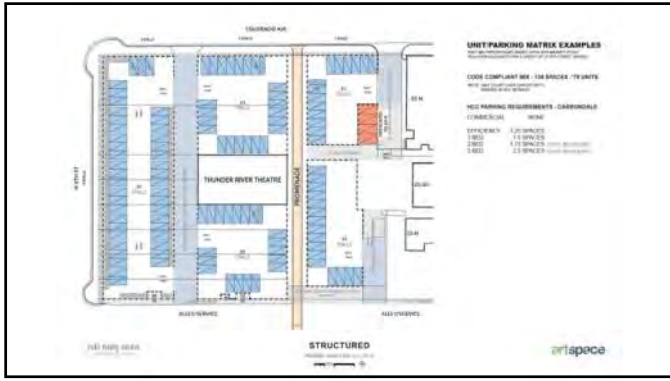
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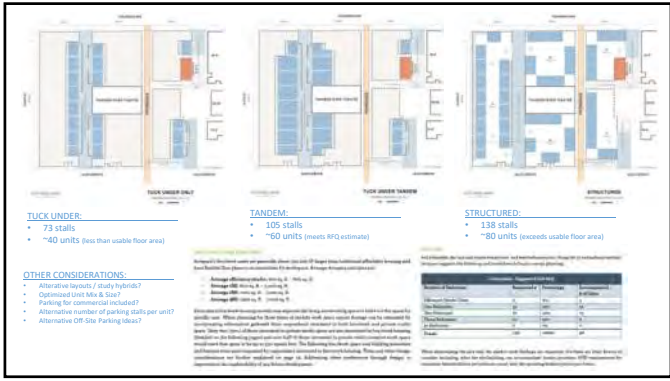
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Program

- Climate & Energy Goals
- Residential Uses
- Commercial Uses
- Parking
- Open Space




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Program: Climate & Energy

Climate & Energy Action Plan
 Carbon Neutral Community
 Vision:

- All buildings have net-zero emissions
- All energy is powered by renewable sources
- The majority of trips are made by walking, biking or public transit, and all the vehicles we use run on low-carbon fuels
- All waste is recycled or reused
- An abundance of locally raised foods and products are available



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Program: Residential Uses

Unit count: 45-60 units is likely range

Unit type: live/work, studio, 1 bed, 2 bed, 3 bed – mix TBD

Ownership: Rent or Own - TBD


Target market: Trustees identified 80% to 150% of the area median income
 Incomes \$79,360/yr (0 dependents) - \$171,300/yr (3 dependents)
 Rents \$1,390/mo (studio) - \$3,096/mo (3 bedroom)

Unit sizes: 415/500sf (studio)
 580/690sf (1 bedroom)
 750/900sf (2 bedroom)
 1000/1100sf (3 bedroom)

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Residential Uses:

- Outreach respondents support considering residential at the street a possibility at 6th and Colorado - not Promenade.
- Parking required for residential. Underground parking cost prohibitive.
- Outreach respondents split on best approach to parking.



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Program: Commercial Uses


Ground Floor:

- Pop up arts & crafts
- Indoor/Outdoor Market
- Year-round market/food hall
- Studio Space
- Shared maker space
- Retail
- Coffee/food/restaurant/lounge

Physical constraints:
 • Depths, Parking @Ground Floor

Notes from Users:
 • Smaller spaces


Notes from Partners:
 • Who will manage?



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Commercial Uses:

Potential Partners




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Storage/Amenities

Storage (required) individual bulk storage (1cf of storage per 3 gross sf of floor area not including cabinets and closets), etc.

Mail

?



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Parking

- Max 33% coverage of site
- Commercial/Office/Retail 0 spaces – but practically speaking, deliveries, accessible space.
- Live/work – 1 space per unit
- Efficiency – 1.25 spaces per unit
- 1 Bed – 1.5 spaces per unit
- 2 Bed – 1.75 spaces per unit
- 3 Bed – 2.5 spaces per unit



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Open Space

- Private outdoor space (80sf min or 10% of gross sf whichever is greater, 6' min dimension)
- HCC district does not require private common open space



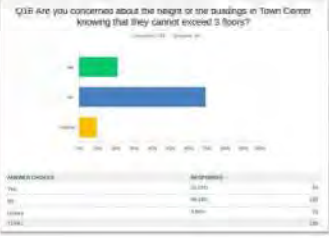
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APPENDIX D: SUMMARY PRESENTATION TO TOWN TRUSTEES & P&Z

OPEN SPACE VS BUILT ENVIRONMENT

SURVEY FEEDBACK:

- Height & Massing:
 - General Community Comfort with 3-story development.
 - Unclear on height of the third story (35' or 42' maximum)



OPEN SPACE VS BUILT ENVIRONMENT

CHARRETTE FEEDBACK:

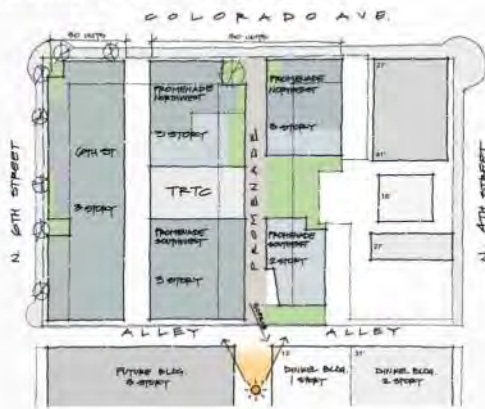
- Open Space is important
- Prioritize achieving 'lots of housing'
- Promenade
 - High value exterior public space
- CLEAR: Pocket Park across from TRTC
- CLEAR: Variation in Promenade
- CLEAR: Supportive Transit Corner
- CLEAR: Create 'Carbondale Scale' Massing/Building
 - Avoid lot wide single building appearance



OPEN SPACE VS BUILT ENVIRONMENT

CONCEPT:

- Open space
- 3-story w/ step down & back
- Sun in promenade
- Relate to adjacent building



NEED FOR HOUSING VS. SUPPORTIVE PARKING

SURVEY FEEDBACK:

- Community Split Down the Middle
 - HALF respondents:
 - We need parking per code.
 - Reserved parking is a clear priority of occupant feedback.
 - HALF respondents:
 - Reduce Standards
 - Rethink to encourage less car dependence.
 - Less cars as Green Initiative.
 - Reduced rent if you don't want a car parking stall?
 - Town should create a parking district.



NEED FOR HOUSING VS. SUPPORTIVE PARKING

CHARRETTE FEEDBACK:

- Community Split
- HALF SUPPORT: Support a lot of parking
 - recognize we still rely on cars
 - need a car to get to work
 - Don't risk the housing project success by asking for something like a parking variance.
- HALF SUPPORT: reduce standard.
 - Site is in a walkable area
 - Great proximity and opportunity for alternative transit
 - Encourage a shift to the norm, change the model
- CLEAR: Parking supported via planned alleys and accessways
- CLEAR: Tuck under parking is the solution to achieve a meaningful number of housing units
- CLEAR: Some tandem parking is needed to support housing goals for 2-3 bed units



NEED FOR HOUSING VS. SUPPORTIVE PARKING

CONCEPT:

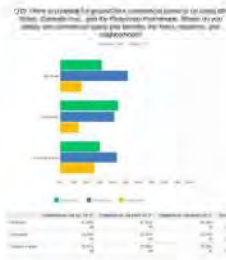
- 67 on-site parking stalls
- 23 parking credits
- Tuck-under buildings through-out
- Utilize alleys / accessways
- Mix in tandem stalls with storage areas
- ALTERNATIVE COMPLIANCE:
 - Tandem Stalls at multi-family & mixed-use buildings.



RESIDENTIAL VS COMMERCIAL SPACE

SURVEY FEEDBACK:

- CLEAR: Promenade as Commercial – primary focus for community activity and vibrancy.
- Partial Support of Ground Floor Residential as a possibility for 6th Street
- Partial Support of Ground Floor Residential as a possibility for Colorado



RESIDENTIAL VS COMMERCIAL SPACE

CHARRETTE FEEDBACK:

- CLEAR – Early Adopted support for 6th Street Residential.
 - Towards goals of housing.
 - Location is balanced with adjacent and nearby use.
 - Availability of supported parking.
- CLEAR – Commercial ONLY along promenade
 - Create vibrancy
 - Walkable public spaces
 - Community spaces



RESIDENTIAL VS COMMERCIAL SPACE

CONCEPT:



- Residential along 6th Street
- Commercial Along Promenade
- Transition at Colorado Ave.
- ~15,000sf Commercial Space

ALTERNATIVE COMPLIANCE:

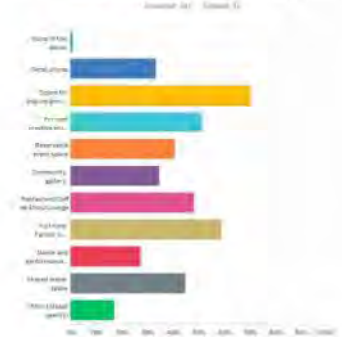
- Residential Use within first 25' of the first floor at 6th & Colorado.
- Subsequently adopt residential type design standards in place of Commercial (in HCC)

COMMERCIAL FLEX SPACE / COMMUNITY INTENTIONS

SURVEY FEEDBACK:

- Ranked / preferred type of commercial in order of preference:
 1. Space for pop-up arts and crafts; indoor/outdoor market
 2. Full-time Farmer's Market/Food Hall
 3. For rent creative studio space
 4. Restaurant/Coffee Shop/Lounge
 5. Shared maker space
 6. Reservable event space
 7. Community gallery
 8. Retail stores
 9. Dance and performance space

Q6 What type of commercial / retail / community spaces would you like to see at Town Center. (select all that apply)



COMMERCIAL FLEX SPACE / COMMUNITY INTENTIONS

CHARRETTE FEEDBACK:

- CLEAR: Full support of TRTC requested expansion needs.
- CLEAR: Design Commercial Spaces for flexible use.
- CLEAR: Provide space for temp events and exhibits
- CLEAR: Commercial activity in the Promenade – promote vibrancy and activation.
- POSSIBLE: Colorado Ave as more office related – synergy with civic center.
- Community Intentions for Commercial Space:
 - market, restaurant/coffee shop, gallery, performance space, maker space, pop-up booths for goods and arts sales, incubator and community supportive office spaces



COMMERCIAL FLEX SPACE / COMMUNITY INTENTIONS

CONCEPT:

- Flexible Commercial Space
- TRTC Expansion



FUNDING OPPORTUNITIES / PHASING / TIMELINE / KNOWNS

LIHTC AFFORDABLE HOUSING:

- 30 – 80% AMI
- FUNDING SOURCE - LIHTC 9%
- TIMELINE - KNOWN
- SOME POSSIBLE COMMERCIAL INCLUDED
- FOR RENT DEED RESTRICTED HOUSING
- NEEDS:
 - SITE CONTROL
 - EARLY 2023 APPLICATION (COMPETITIVE)
- PHASE 1 ?

WORKFORCE ATTAINABLE HOUSING:

- 80 – 150% AMI
- FUNDING SOURCE - DOLA, PROP 123, OTHER.
- TIMELINE - PENDING
- POSSIBLE COMMERCIAL INCLUDED
- FOR RENT / FOR SALE DEED RESTRICTED HOUSING
- NEEDS:
 - COMMERCIAL FUNDING DEFINED
 - RESIDENTIAL FUNDING DEFINED
- PHASE 2 ?

HOUSING CATEGORIES IDENTIFIED:

- TOWN EMPLOYEES
- CREATIVE COMMUNITY
- IMMIGRANT COMMUNITY
- ESSENTIAL WORKERS
- ARTIST COMMUNITY MEMBERS
- TRANSITIONAL HOUSING
- RESIDENT OCCUPIED



PAUSE FOR COMMENTS

6th Street as Residential?
Support of some tandem parking?

LIHTC PROJECT

LIHTC SITE CONTROL STUDIES:

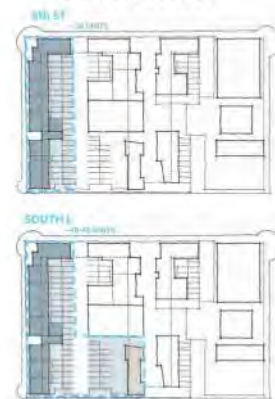
- 6th Street only
 - ~30 Units
- 6th + South of TRTC
 - ~40-45 Units
- 6th + North of TRTC
 - ~40 Units
- West of Promenade
 - ~50-55 Units



LIHTC PROJECT

PREFERRED LIHTC SITES:

- 6th Street Only
 - ~30 Units
 - All Residential
- 6th + South of TRTC
 - ~40-45 Units
 - Residential +
 - ~2,000sf Flex Commercial



OVERALL HOUSING - UNIT MIX / YIELD STUDIES

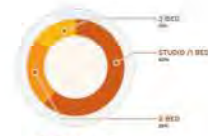
83 Housing MAX:

- Overall site - 83 units
- 1 Studio/1-bed - 38%
- 2-beds - 20%
- 3-beds - 4%



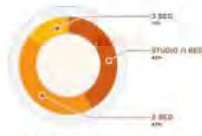
54 Housing Study 1:

- Overall site - 54 units
- Studio/1-bed - 55%
- 2-beds - 29%
- 3-beds - 15%



54 Housing Balance:

- Overall site - 54 units
- Studio/1-bed : 43%
- 2-beds : 43%
- 3-beds : 15%



- LIHTC utilize 23 parking credits
- Remainder of site parking to code
- 43 units (all residential)
- 80% site utilization?
- LDC Amendment?

- LIHTC utilize 14 parking credits
- Remainder of site parking to code
- 9 parking credits available

- LIHTC utilize 17 parking credits
- Remainder of site parking to code
- 6 parking credits available

OVERALL HOUSING - UNIT MIX / YIELD STUDIES

83 Housing MAX:

- Overall site - 83 units
- 1 Studio/1-bed - 38%
- 2-beds - 20%
- 3-beds - 4%

- LIHTC Area (6th Street)
 - (27) 1 Studio/1-bed - 31%
 - (9) 2-beds - 11%
 - (7) 3-beds - 8%
 - 23 Total Units
- LIHTC Area (6th + South of TRTC)
 - (14) 1 Studio/1-bed - 17%
 - (6) 2-beds - 7%
 - (2) 3-beds - 3%
 - 22 Total Units

- LIHTC utilize 23 parking credits
- Remainder of site parking to code
- 43 units (all residential)
- 80% site utilization?
- LDC Amendment?

54 Housing Study 1:

- Overall site - 54 units
- Studio/1-bed - 55%
- 2-beds - 29%
- 3-beds - 15%

- LIHTC Area (6th Street)
 - (17) Studio/1-bed - 39%
 - (9) 2-beds - 21%
 - (1) 3-beds - 2%
 - 27 Total Units
- LIHTC Area (6th + South of TRTC)
 - (22) Studio/1-bed - 59%
 - (11) 2-beds - 30%
 - (4) 3-beds - 11%
 - 37 Total Units

- LIHTC utilize 14 parking credits
- Remainder of site parking to code
- 9 parking credits available

54 Housing Balance:

- Overall site - 54 units
- Studio/1-bed : 43%
- 2-beds : 43%
- 3-beds : 15%

- LIHTC Area (6th Street)
 - (14) Studio/1-bed : 45%
 - (13) 2-beds : 42%
 - (4) 3-beds : 13%
 - 31 Total Units
- LIHTC Area (6th + South of TRTC)
 - (16) Studio/1-bed : 41%
 - (19) 2-beds : 49%
 - (4) 3-beds : 10%
 - 39 Total Units

- LIHTC utilize 17 parking credits
- Remainder of site parking to code
- 6 parking credits available

OVERALL HOUSING - UNIT MIX / YIELD STUDIES



Balanced to match Artspace 2018 Arts Market Study

In Carbondale, the unit mix trends toward one- and two-bedroom units. Using the 2:1 redundancy method, Artspace suggests the following unit breakdown to begin concept planning.

Carbondale - Suggested Unit Mix			
Number of Bedrooms	Requested	Percentage	Recommended # of Units
Efficiency/Studio Units	2	4%	2
One-Bedrooms	32	59%	32
Two-Bedrooms	17	31%	17
Three-Bedrooms	3	5%	3
4+ Bedrooms	0	0%	0
Totals	54	100%	54

54 Housing Balance :

- Overall site - 54 units
 - Studio/1-beds : 43%
 - 2-beds : 43%
 - 3-beds : 15%
- LIHTC Area (6th Street)
 - (14) Studio/1-beds : 45%
 - (13) 2-beds : 42%
 - (4) 3-beds : 13%
 - 31 Total Units
- LIHTC Area (6th + South of TRTC)
 - (16) Studio/1-beds : 41%
 - (19) 2-beds : 49%
 - (4) 3-beds : 10%
 - 39 Total Units
- LIHTC utilize 17 parking credits
- Remainder of site parking to code
 - 6 parking credits available

SUMMARY & DIRECTION

CRITICAL INPUT POINTS:

- Parking Compliance**
 - Tandem Alternative Compliance
 - Possible - Overall Count Reduction Alternative Compliance
- Ground Floor Residential**
 - 6th Street 25' Commercial Alternative Compliance
 - Possible - 14' FtF Height Alternative Compliance
- Town Supported Commercial Uses**
 - Specific Promenade uses that fits the Towns Vision
- Scope of LIHTC/Workforce Residential Allocations**
 - Site Control - Support on presented options ~30/40 Units
 - Support on Density of Development

****WE ARE SEEKING INTIAL INPUT ON WHAT THE TOWN MAY SUPPORT. NOT HARD ANSWERS**

CARBONDALE TOWN CENTER – TRUSTEE WORKSESSION

THANK YOU

APPENDIX E: VISUAL PREFERENCE SURVEY IMAGES







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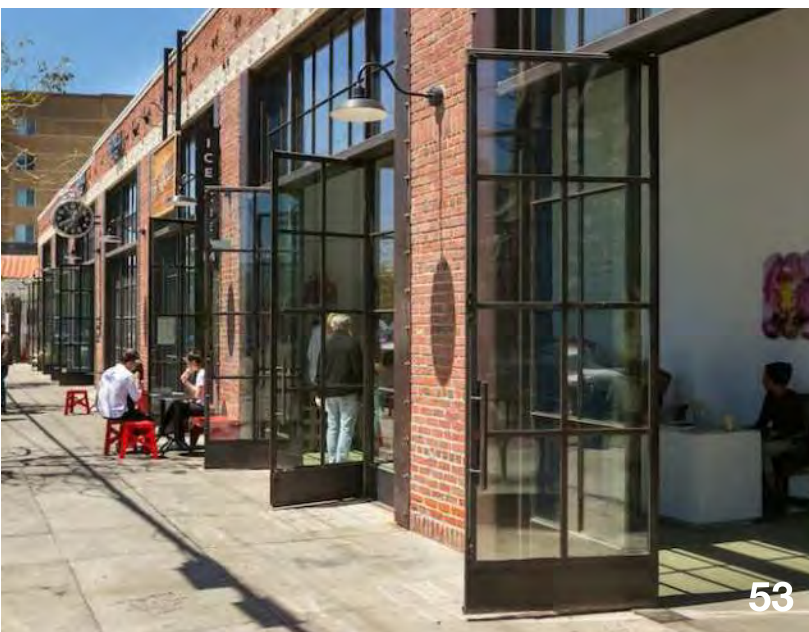
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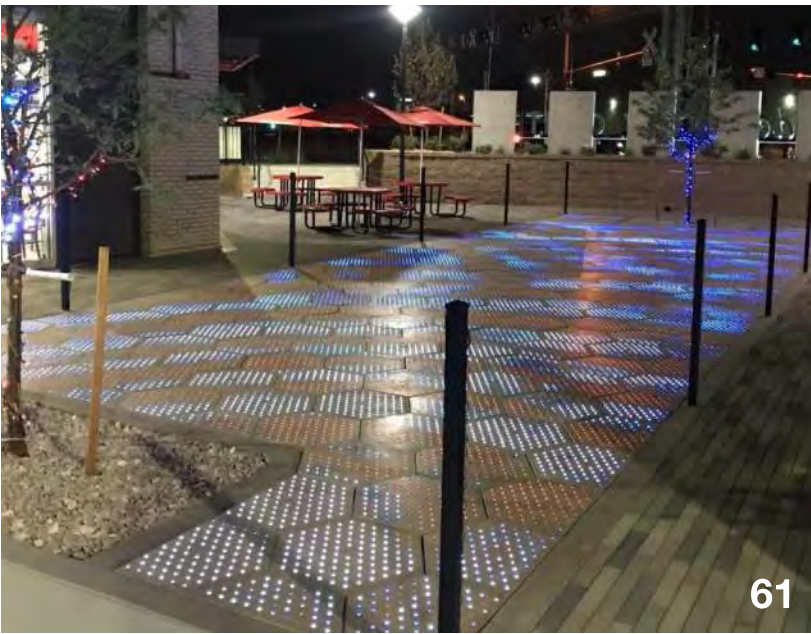
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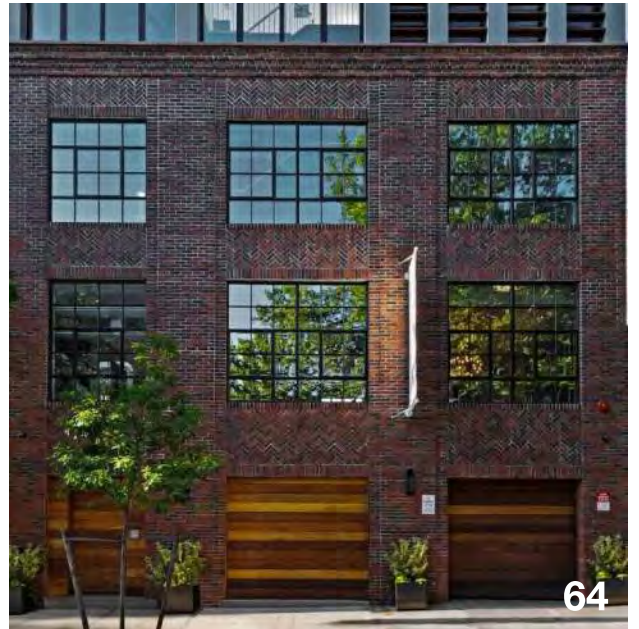
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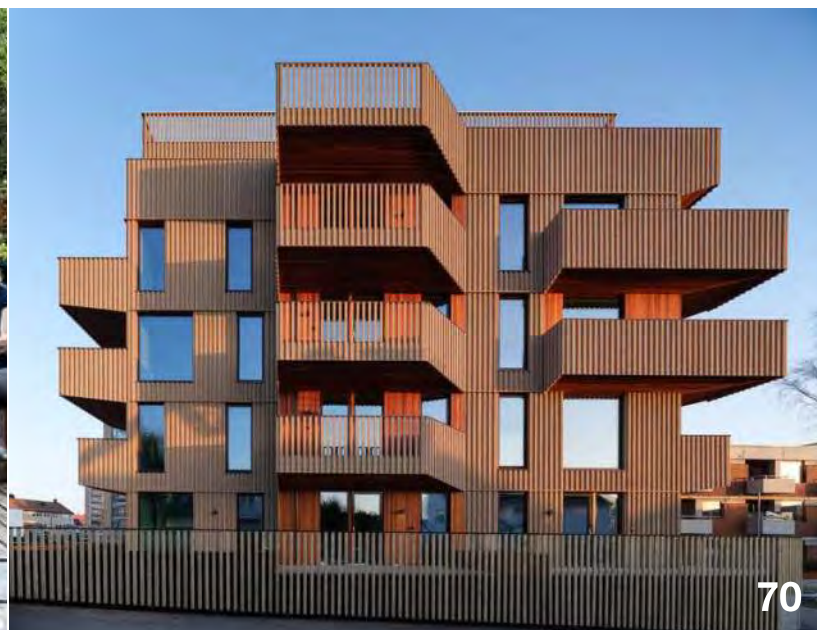
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