

Susan Philp

From: Bob Ritchie <bob@rdritchie.com>
Sent: Tuesday, March 24, 2015 9:24 PM
To: Susan Philp
Subject: Our Town Planning's message from Bob Ritchie

Categories: Red Category

Site: Our Town Planning

Name: Bob Ritchie

Email: bob@rdritchie.com

Messages: The one desire for the Pan and Fork property that is unanimous is to build the Riverfront Park. After 12 months of constant dust, noise, and backup beepers from the destruction of the trailers, and the site work, the site is now abandoned. How about fencing off the development parcels and finishing the park by June 1 for use this summer. The town despritley needs the energy and vitality from the park at its core.

Subject: : Please pass on without comment to the town Council and Managment, thank you, Bob Ritchie

Subject: FW: Park

Date: Wednesday, March 25, 2015 at 1:42:43 PM Mountain Daylight Time

From: jacque whitsitt <jacquewhitsitt@comcast.net>

To: Rob Leavitt <srlaspen@aol.com>, TennenbaumGary <tonobricks@comcast.net>, Bernie Grauer <begrauer@comcast.net>, Mark Kittle <mkittle@tosv.com>, Hershel Ross <hr81623@sopris.net>, Rick Stevens <9lax@comcast.net>


CC: Mike Scanlon <mike.scanlon@basalt.net>

If it's to me, it's to all of us. Please share other community thoughts with all of us if you like

Thanks

J

Pauline was the first woman mayor in the 70s

 On 3/25/15, 1:28 PM, "Pauline Bowles" <Pauline563@comcast.net> wrote:

Three cheers for you! It is time someone spoke up for all the people who want something in their community besides massive buildings. We will go to Willet's for that scene! I feel like architects and people who are no longer residents of this community projected their ideas. Good luck!
Pauline

Sent from my iPad

Email from Chuck Cory 3/25/15

Thursday, March 26, 2015 at 10:34:21 AM Mountain Daylight Time

Subject: FW: Basalt mayor opposes hotel, condo project; offers alternative
Date: Wednesday, March 25, 2015 at 2:04:22 PM Mountain Daylight Time
From: jacque whitsitt <jacquewhitsitt@comcast.net>
To: Mike Scanlon <mike.scanlon@basalt.net>

FORGOT TO INCLUDE YOU IN THIS ONE

~~**From:** jacque whitsitt <jacquewhitsitt@comcast.net>
Date: Wednesday, March 25, 2015 at 1:47 PM
To: TennenbaumGary <garyt@co.pitkin.co.us>, Rob Leavitt <srlaspen@aol.com>, Bernie Grauer <begrauer@comcast.net>, Hershel Ross <hr81623@sopris.net>, Rick Stevens <9lax@comcast.net>, Mark Kittle <mkittle@tosv.com>
Subject: FW: Basalt mayor opposes hotel, condo project; offers alternative~~

From: jacque whitsitt <jacquewhitsitt@comcast.net>
Date: Wednesday, March 25, 2015 at 12:15 PM
To: jacque whitsitt <jacquewhitsitt@comcast.net>
Subject: Fwd: Basalt mayor opposes hotel, condo project; offers alternative

Sent from my iPhone
If not now, when?

Begin forwarded message:

From: Chuck Cory <chuckcory@outlook.com>
Date: March 25, 2015 at 8:21:51 AM MDT
To: "jacquewhitsitt@comcast.net" <jacquewhitsitt@comcast.net>
Subject: Basalt mayor opposes hotel, condo project; offers alternative

Jacque:

Chuck Cory here. We corresponded a few months ago, but this is about your stance on Basalt not needing a hotel and condos on the former Pan and Roaring Fork Mobile Home Park site.

YOU'RE ABSOLUTELY RIGHT!!!!!!! Emoji Emoji Emoji Emoji Emoji Emoji Emoji
Emoji Emoji

To build a 60-room boutique hotel, 12 luxury condos and 40 condos targeted for year-round residents is absurd. As you said, it blocks access for most people. Your idea of a restaurant on the river's edge similar to Two Rivers deck dining would be fabulous! In

fact, it would be interesting if the owners of Two Rivers partnered with someone (investors) and opened another "river side" restaurant and bar.

And, the recreation possibilities are endless.

Don't bow to pressures from Lowe Enterprises or any other entities.

I've been discussing the use of this land with a number of people in town from the barber to an architect, restaurant owner, clothing store employees, a doctor and a few construction workers.

I shared a concept with them and all of them wholeheartedly loved the idea. Let me briefly share the concept with you.

In a "past life" I was a partner in a real estate development company on the front range (Colorado Springs). We focused on shopping center developments.

A key factor in developing a successful shopping center was to have at least one **anchor tenant**.

As I sometimes wander through town and observe the shops, restaurants and other businesses, I become sad, as the number of visitors and locals are not what they could be.

For Basalt to truly become a community that draw visitors throughout the region, **Basalt needs an "Anchor Tenant"!**

Now, I'm not suggesting a Home Depot, Target or Lowes. That would be absurd. But, there are other types of anchor tenants that would enhance recreation and draw people to our community.

An example is Glenwood Springs. They have a diverse selection of "anchor tenants" including the Hot Springs, the Vapor Caves and the Glenwood Springs Adventure Park. I used to be a sales manger at the Ramada in GWS and I saw 100's of people staying with us and enjoying these amenities.

One person I've been speaking with brought up the ideas of a tramway to the top of Basalt Mountain that would have an observation deck and a small restaurant. This concept is widely used in Europe and I think it would be a great "anchor tenant" for Basalt.

Now, I realize that this would be a huge undertaking, but think how many people it would draw to Basalt. Many of the Aspen visitors would thoroughly enjoy it as well as regional visitors and locals. If you've never been to the summit of Basalt Mountain facing town, the views are incredible from Independence Pass all the way to Grand Mesa on a clear day.

Anyway, this is just a thought worth dreaming about.

Another ideas that was presented to me was to close off Midland Avenue from near the intersection of Midland and Two Rivers Road and create a pedestrian mall similar to the Hyman Street Mall in Aspen. Traffic going up the Frying Pan would be diverted through the old Clark's parking lot or a more creative solution would be to tunnel under Midland Avenue and come up near the Catholic church.

Anyway, enough of my ranting and dreaming.

Bottom line, I again support your concept of NO HOTEL and CONDOS as we need open space, recreation and a great restaurant and bar on the river. Stick to your guns!

Sincerely,

Chuck Cory
Basalt, CO
970-618-8263
chuckcory@outlook.com

Subject: FW: Article in the Aspen Times- Thank you!!

Date: Wednesday, March 25, 2015 at 1:43:38 PM Mountain Daylight Time

From: jacque whitsitt <jacquewhitsitt@comcast.net>

To: Rob Leavitt <srlaspen@aol.com>, TennenbaumGary <tonobricks@comcast.net>, Bernie Grauer <begrauer@comcast.net>, Mark Kittle <mkittle@tosv.com>, Hershel Ross <hr81623@sopris.net>, Rick Stevens <9lax@comcast.net>

CC: Mike Scanlon <mike.scanlon@basalt.net>

From: Dana Reynolds <dana7reynolds@gmail.com>

Date: Wednesday, March 25, 2015 at 12:42 PM

To: jacque whitsitt <jacquewhitsitt@comcast.net>

Subject: Article in the Aspen Times- Thank you!!

Hello Mrs. Whitsitt

I just read in the paper that you proposed a version of the restaurant in Salida to the Hotel planned. Thank you so very much!

I lived in Basalt 4 years ago and am planning on returning and working again as a teacher with RFSD. When I visited in February and looked at the site, read the proposals and talked to merchants, I felt Basalt was "changing". I saw where the housing felt even more unattainable for me as a single person employed on a teachers salary. I really love Basalt and want to live there when I return. Thank you for the hope I felt as I read this article. I truly hope Basalt stays as unpretentious as possible.

Dana Reynolds

Subject: FW: Bravo

Date: Wednesday, March 25, 2015 at 1:48:31 PM Mountain Daylight Time

From: jacque whitsitt <jacquewhitsitt@comcast.net>

To: TennenbaumGary <tonobricks@comcast.net>, Rob Leavitt <srlaspen@aol.com>, Bernie Grauer <begrauer@comcast.net>, Mark Kittle <mkittle@tosv.com>, Hershel Ross <hr81623@sopris.net>, Rick Stevens <9lax@comcast.net>

CC: Mike Scanlon <mike.scanlon@basalt.net>

On 3/25/15, 10:32 AM, "Johnshine" <johnshine@gmail.com> wrote:

Mrs. Mayor,

Bravo on your suggestions last night for the area along the river to resemble something like Salida's riverfront!

I only work in Basalt from time to time so I haven't gotten too involved with the process for the old pan and fork site but I've had my ideas. The image and feel of how things are set up in Salida is perfect! And to have such a clear model that I'm sure other have seen and experienced is certainly helpful to get the point across.

I do hope something can be done along the lines of that. The area outside REI in Denver is a great example as well. It's amazing that Basalt has so much riverfront running through it but little to none that allows for access and interaction with it unless you are fishing or in a rafting boat.

I think something like Salida will definitely attract people to that area of town. It will be a great magnet and center of activity that will certainly benefit the people and businesses of Basalt.

Hope to see it someday!

- John Shine

Subject: FW: Lowe botique hotel?

Date: Wednesday, March 25, 2015 at 4:55:14 PM Mountain Daylight Time

From: Pam Schilling <pams@basalt.net>

To: Mike Scanlon <mike.scanlon@basalt.net>, Bernie Grauer <begrauer@comcast.net>, Bernie Grauer <bernie.grauer@basalt.net>, Gary Tennenbaum <garytennenbaum@yahoo.com>, Gary Tennenbaum <Gary.Tennenbaum@co.pitkin.co.us>, Gary Tennenbaum <Gary.tennenbaum@basalt.net>, Herschel Ross <herschel.ross@basalt.net>, Herschel Ross (personal) <hr81623@sopris.net>, Jacque Whitsitt <jacquewhitsitt@comcast.net>, Jacque Whitsitt <jacque.whitsitt@basalt.net>, Mark Kittle <mark.kittle@basalt.net>, Mark Kittle (Work) <mkittle@tosv.com>, Rick Stevens <9lax@comcast.net>, Rick Stevens <rick.stevens@basalt.net>, Rob Leavitt <rob.leavitt@basalt.net>, Robert Leavitt (personal) <srlaspen@aol.com>

CC: Susan Philp <susan.philp@basalt.net>

From: Bernie Grauer [mailto:begrauer@comcast.net]

Sent: Wednesday, March 25, 2015 4:52 PM

To: Pam Schilling

Cc: Susan Philp

Subject: Lowe botique hotel?

Hi Pam, Could you send this email to Mike and the council? Thanks, Bernie

One of the key issues, at the moderated public meetings, I believe should be, what is their opinion about Mr. DeFrancia's statement in the press on the proposed boutique hotel (and the public park?). He said that the boutique hotel was contingent on a future commitment from the Rocky Mountain Institute for a certain level of hotel use. Without that commitment, it would be a "bargain basement like a Holiday Inn Express or something."

Mr. DeFrancia has made the issue public and I asked about it in the work session, but of course Mike was not in a position to answer.

If we are requesting the public to address key issues about the Lowe's proposal, than I believe we should have those same questions on the wall for the council to answer as well, at our next council meeting.

Thanks, Bernie

Email from Cole Sjolholm 3/26/15

Susan Philp

From: Mike Scanlon
Sent: Thursday, March 26, 2015 9:16 AM
To: Susan Philp
Subject: Fwd: Downtown Basalt

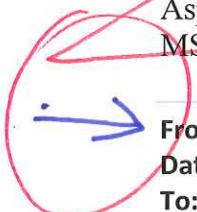
Sent from my iPhone

Begin forwarded message:

From: Mike Scanlon <mscanlon@basalt.net>
Date: March 26, 2015 at 8:52:04 AM MDT
To: Rick Stevens <9lax@comcast.net>, Gary Tennenbaum <gary.tennenbaum@pitkincounty.com>, Rob Leavitt <SRLASPEN@aol.com>, "Herschel Ross" <hr81623@sopris.net>, Bernie Grauer <begrauer@comcast.net>, Mark Kittle <mark.kittle@basalt.net>
Cc: Judi Tippetts <judi.tippetts@basalt.net>
Subject: FW: Downtown Basalt

See below....given that the writer requests this to be on the public record and has sent it to the Aspen Times to publish I'm forwarding it to you.

MScanlon

 **From:** "cole.sjolholm@gmail.com" <cole.sjolholm@gmail.com>
Date: Thursday, March 26, 2015 at 6:12 AM
To: "jacquewhitsitt@comcast.net" <jacquewhitsitt@comcast.net>
Cc: Mike Scanlon <mike.scanlon@basalt.net>, "scondon@aspentimes.com" <scondon@aspentimes.com>
Subject: Downtown Basalt

Good morning Jacque,

I was extremely disappointed to see the article in the Aspen Times this morning regarding your comments on the redevelopment of the Pan and Fork site. I was not at the meeting (and actually no longer even live in Basalt), however feel compelled to write due to the years of efforts that the Town, the Chamber, the BDBA and numerous other groups formed by the town have spent to get us to where we were YESTERDAY, before these comments.

Think of all of the waste that you would be responsible for if you turn this full site into a park. I would love, and actually demand a full accounting of the following: Town money spent to purchase the site in conjunction with the Roaring Fork CDC, prepare the site for development--all of the site costs associated with brining the proposed redevelopment parcel out of the flood zone, , fill, bulldozing costs, zoning changes, staff time, elections, Paul Anderson and the speaking engagements, rents paid to rent space in the Three Bears Building to display all of the "ideas", the school teachers time and student "learning" time wasted providing their ideas

to this process, and the list goes on and on and on...). Then to top it off, you have to pay an increased value for the site that you just improved to purchase it from the CDC! Then, numerous other groups have spend significant resources such as the Basalt Downtown Business Association and the Basalt Chamber to help support the business community.

It's been a multiple year process to engage citizens in building support to redevelop the site.

Downtown Basalt needs vitality. A riverside park site is already owned by the town, and can bring plenty of additional vitality within the park-site already owned. Thus, that vitality opportunity is already "built-in" to the existing redevelopment proposal. Downtown Basalt needs additional residents. A hotel would be a wonderful way to expose thousands of new people to downtown Basalt. The hybrid approach proposed only helps fill downtowns shops and restaurants with a steady stream of new customers needed to stay in business and be successful.

There has been so much talk about Downtown Basalt being left-out of the economic recovery that Basalt has experienced. Doom and Gloom, the Sky is Falling. You yourself have stated that Downtown Basalt is of significant importance to you. Many people feel the recent "pain" experienced in downtown and the BBC is at the expense of the success of Willits. I have never agreed with that sentiment. In my opinion, Willits is actually the biggest opportunity Basalt has seen since the railroad was put in. Willits brings people to Basalt that would not otherwise visit. The challenge is, and has been, the desire of residents and visitors TO move between the "districts" and then HOW to move people from one area to the next. I have always maintained that Basalt has a place for all of the various "districts" and all of the wonderful diversity they bring to Basalt's economic and experiences they provide to visitors and residents lives. Don't take away a reason for people to want to visit, explore, discover Historic Downtown.

Honestly, you should be absolutely ashamed of your comments...and even the thought to switch gears at this point. It would be an absolute disgrace and waste of your constituents tax-dollars to abandon a well-thought out plan and desire to redevelop the Pan and Fork site. If you want to "kill" Historic Downtown Basalt and any/all momentum the business community has made over the past 7 years, this is absolutely your opportunity.

There is actually nobody, NOBODY in town that should support such a stance at this time. It's an absolute WASTE of time and money to switch gears now. It's time you get back in touch with the business leaders in Basalt. Or, propose a giant property tax increase on residents to pay for your 5+ acre park and everything else you desire in a ghost-town with no business community and no sales-tax revenue.

Mike, please add to public comment at the next meeting. Scott, absolutely feel free to publish. Jacque, feel free to call.

Cole Sjöholm
970-930-5288