

From Stephanie Scavullo 4/14/15

Kudos to Mayor Whitsitt,

Old Town Basalt is a wonderful town and has a very special unique character that many towns have lost through overdevelopment and poor planning. I fear the Lowe plan may have the same impact on Basalt. I believe it is too large and will bring very little vitality to downtown and actually detract from the beauty of Basalt.

The development of condominiums at the price of \$500,000 and up will most likely attract seasonal residents who will contribute little to the vibrancy of the community and chase more residents further down Valley. I believe Basalt needs to create longevity and liveliness for our community in order to enhance our town to attract young professionals, diverse families, and their extended families. 360 families and a thriving business were displaced due to this development. It is our responsibility to our community to bring their energy back to Basalt. My concern is that by developing high-end unaffordable condos will both detract from the beauty and character of Basalt. I truly believe by creating a vibrant interactive park space for children, families and community members to interact in will bring more to our community than the Lowe project attains to do. Let's create an area unique to the Valley that is complimentary to the Rocky Mountain Institute, preserving our world class fishing water combined with education about our water ways, while protecting wetland and wildlife migration. The former home of the Pan and Fork trailer area should become a safe and enjoyable space to attract visitors as well as for everyone in the community to spend time in and enjoy. Look at the success of the Tram and Two Rivers Park has brought to Glenwood Springs. No other communities in our area allow for large development along the river corridor, it is preserved land for trails, memorials and outdoor entertainment. Lets do something different by preserving the true character of Colorado and its history.

I am not against development for our community but this is not the right property. Basalt is spread out enough and would benefit from development in a more central location closer to the retail and restaurant district with a great park to enjoy before or after experiencing downtown. I urge the town to keep this area an interactive park and give us back the access to our River that has been slowly taken from this community. Let Basalt be a leader and not pave our Paradise.

Stephanie Scavullo
38 years of Basalt residency

From Norm Clasen 4/14/15 1/2 pgs

To Madam Mayor and the Town Council of Basalt,

I have lived in the Roaring Fork Valley since 1962 and have called Basalt my home for over 25 years.

I have a special love for Basalt. When we built the Three Bears Building back in 1991, all we wanted for Basalt was to see it flourish, thrive and have a vitality that our present townspeople and future generations could enjoy within a small town structure.

Unfortunately that has not been the case. It is very difficult to keep the doors open for many businesses due to a lack of bodies to support them. So many wonderful people and businesses have called it quits. Many have moved to either Aspen (Keating Gallery) or Willits or just closed their doors.

With the pan and Fork issue, it is obvious that the community has differing opinions on what is before you. We are all neighbors first and foremost and should be able to respect everyone's opinion without malice no matter how passionate and diverse those opinions are.

What I would like to discuss is that much of what we hear from both sides is not always "fact based" and in many cases is simply not true. A lack of information and understanding of the issues and finances can be troublesome. I hope after Lowe makes a formal presentation that this can be corrected in a factual way; no matter what side it favors or disfavors. At least we can be talking apples to apples.

Some facts include: the River Master Plan from 20 years ago. The public was heavily involved in this and was adopted by the Town Council. It supported a park and commercial development where the Pan and Fork is today. So when folks say, "slow down" that's about as slow as it gets.

It is also a fact that the Town Council supported the Our Town Planning and the community conducted what has to be concluded as an incredible effort over almost a 2-year period to express what the community wanted. It too reflected the Pan and Fork as a blend of commercial in conjunction with a park as was reported to you some time ago. You all know the details of that process.

Lastly, it's also a fact that the Lowe project has not even made a formal presentation to the Town Council yet. Therefore there is still a lot to discuss and modify in the process. Lowe may, or may not, find it feasible to proceed with their plan in which case the commercial parcel, now or in the future, will be open to other commercial interests for your consideration.

It is my personal feeling that a well designed hotel could be the anchor for the bodies needed to keep the Town viable and bring much needed vitality to its core. It will produce substantial income for our town that can help with much-needed subsidies for affordable housing, day-care, events, the arts and other community-based projects. A park alone will not do that, and will in fact, be a substantial cost to the town budget for its purchase, building and maintenance. That would be a tax increase not an income.

If this were to become just a park, it will be useable in the summer months when the town already does quite well but it will not be of any benefit from November thru April when we need people here the most. With both together, we'll have a fabulous river park on both sides of the river and the ability to bring a flow of visitors (many international visitors coming to see the RMI project) to our Town that will provide a much needed benefit all year long.

I would like to propose to you, our council members, to encourage the Lowe principles to build a large scale model of their project so we can all see it and understand what the view planes and space relations are and the how it fits into the Pan and Fork space. I will gladly provide a space in the Three Bears building for that to be viewed and discussed if you like.

In summary, I think a combination of both parks, and in this case a boutique hotel with condominium/rental units along with some much needed employee housing, (that measures up to your scrutiny and that of P and Z) is a great compromise. This proposal, or others that may take its place, deserves your careful consideration and support if the Town is to thrive in the future.

Thank you for your time,

Norm Clasen