

From Barb D'Autrechy 4/6/15 3 pgs

Susan Philp

From: barbcOLORADO@comcast.net
Sent: Monday, April 06, 2015 9:24 PM
To: Susan Philp
Subject: Fwd: DownTown Planning Paricipant
Attachments: Lowe Comments.docx

Hi Basalt planning staff and officials.

Steve Chase, who I never met before, sent me the e-mail below. He is working hard trying to garner support for their project for the CDC portion of the Pan and Fork. You have probably seen this email. But, just in case you haven't, I thought you should be aware of the amount of the time and resources the developer is putting into generating support for their project. The folks on the other side, who want to see a proposal for that property that is truly compatible the DAAC recommendations and the ideas put forth in the Out Town Planning process, don't have someone on staff to work full time at gather responses in opposition to the Lowe Enterprises proposal. I don't have the time or money to get a bunch of names to put in a full page ad, but I have heard many of my neighbors say that they don't want to see 4 story buildings in the center of town.

Attached are my comments for Town Council in response to Lowe's proposal. Please feel free to contact me if you have any questions Thank you for your efforts to move Basalt forward in the right direction.

Barb D'Autrechy

----- Forwarded Message -----

From: Stephen Chase <aspensailor@comcast.net>
To: 'Stephen Chase' <aspensailor@comcast.net>
Sent: Fri, 03 Apr 2015 14:59:18 -0000 (UTC)
Subject: DownTown Planning Paricipant



We've hidden your email, so, yes, this is for you.....

We're compiling a list of citizens and businesses to appear on a full page ad in the Aspen Times in support of the Basalt Downtown Planning Process and the project that Lowe Enterprises and CCY is presenting for the development portion of the Pan Fork. Can we include your name in the ad? If you have additional names of residents, businesses or commercial property owners that would be great! Time is critical. We have to be in the paper on the 10th before the meeting with Town Council on the 14th at the Basalt library. Here is the wording that will be used in the ad:

We, the People of Basalt, recognize that a bright new future for our historic downtown is at hand...

and we fully support the vision of creating a vibrant riverfront park in conjunction with housing and a boutique hotel on the development parcel at the Two Rivers Road property as generally proposed by the design team. We strongly urge our Mayor and Town Council, to honor the citizen-driven "Our Town" planning process that you wisely established and which engaged hundreds of our adult citizens, business owners and children during the year-long public engagement and creation period. We believe that this project, in conjunction with the adjacent Rocky Mountain Institute Innovation Center currently under construction, and the Roaring Fork Conservancy's proposed River Center brings a renewed sense of community and vibrancy to downtown Basalt. Please collaborate in good faith with the architects and the developer as they strive to deliver a thoughtfully designed community gathering space activated by uniquely river-oriented, contextually appropriate hotel and residences anchored in the heart of our historic downtown. A bright new future for downtown Basalt is at hand. Together, let's transform this exciting vision into reality!

This project:

- Provides access and is seamlessly integrated into the 2.1 acres of Riverfront Park
- Restores our river views
- Honors the unique lengthy and inclusive "Our Town" planning process
- Is critical to the recovery of historic downtown Basalt
- Provides the centerpiece and guiding principal for additional downtown revitalization and redevelopment

See Sketches of this exciting project! Visit: www.ourtownplanning.org

Add your name to the list of supporters: BasaltSaysYes@gmail.com

Participate in the process! Come to the next community discussion:

Tuesday April 14th 5:30 p.m. at the Basalt Library

I have reviewed Lowe Enterprises' proposal for development at the CDC/Pan & Fork property in downtown Basalt. As resident of Basalt, I would like to submit the following comments to Town Council:

Height and Scale

My greatest concern with this proposal is one that I feel Council did not even react to – the building height. The DAAC was consistent in setting a height limit of 2 stories for all of the redevelopment properties. This proposal soars right past that and seeks 4 stories! I am baffled at the Council's willingness consider a proposal that completely fails to meet the specific criterion set forth by the DAAC, and is contrary to so many of the public's comments regarding this site.

Every time I go past the RMI building that is being erected, I envision the next stretch of Two Rivers Road lined with 3 buildings that meet or exceed the height of Gold Rivers. There is no question that the proposed scale for that parcel is too great. We'll be putting an urban canyon wall along one of our main arteries. This proposal will essentially stick the Gold Rivers buildings next to RMI along one of our main roads. It doesn't work at Gold Rivers, and it won't work in this location. If you allow 4 stories at that sight, every other developer will be seeking the same as they come in. Basalt will lose its small town character and cease to be Basalt. It will become Willits East (or part of Greater El Je-Boulder!).

Housing component not about vitality and diversity.

Two thirds of this proposal is for condominium complexes. At the prices suggested by the developer, what is the expected owner occupancy rate for these units? This sort of use will not stimulate a vibrant downtown, it will create a dead zone. Are there condominium complexes in the center of downtown Aspen, on Main Street in Carbondale, or in the center of Glenwood Springs? Why do we think this is the appropriate place to put two in Basalt's commercial core?

The hotel needs to be the priority for this location. But the developer is not willing to commit to completing this part of the project. They could end up building their condominiums, and leaving Basalt without the vitality driving components we are seeking.

We need a Community Campus not Condominium Complexes

Please don't think that Lowe is the only suitor for this site. Wait for the right proposal – one that compliments Basalt by offering affordable mixed use that doesn't detract from our greatest assets; the river and the mountains. Thank you.

Barb D'Autrechy

From Harvie Branscomb 4/6/15

Pam Schilling

From: Jacque Whitsitt <jacquewhitsitt@comcast.net>
Sent: Tuesday, April 07, 2015 5:30 AM
To: Mike Scanlon; Pam Schilling
Subject: Fwd: LTE Localize Basalt

Harvie asked that we share with council. Please

Sent from my iPhone
If not now, when?

Begin forwarded message:

From: harvie@electionquality.com
Date: April 6, 2015 at 11:51:57 PM MDT
To: Jacque Whitsitt <jacquewhitsitt@comcast.net>, letters@aspendailynews.com
Cc: harvie@electionquality.com
Subject: **LTE Localize Basalt**

Basalt please don't join the mediocre race to see how "successfully developed" and "three-way sprawled" a once charming small Colorado town can become. There is no need to fill the prime riverfront property with additional high priced buildings looking for businesses to serve up economic success stories for a lucky few capitalists. Why not just make a great outdoor park that serves as a venue for music events and other attractive public gatherings like what Telluride finds so beneficial. Let Basalt be something really different from Aspen. Basalt doesn't need to be just one more vacation destination.

Localize and befriend Basalt before it is too late.

Harvie Branscomb
closer to Basalt than to Carbondale
[9709631369](tel:9709631369)

Jacque please share with Council, thanks.

Sent from my android device

From Jae Gregory 4/8/15

Susan Philp

From: Jae Gregory <jaeg1@comcast.net>
Sent: Wednesday, April 08, 2015 9:22 AM
To: Mike Scanlon; 'jacque whitsitt'; Susan Philp
Cc: mark@aspencorerealty.com
Subject: We'd like some answers to these questions please.....

To save time at the meeting tomorrow asking basic questions, can I get the answers to a few of the questions below? We'd like to get up to speed on all the work that has already been done.....

Riverside Park Questions

The "open Space" – is it 58% or 70%?

What does the "open space" include?

What % of this space is unbuildable anyway due to wetlands and flood plain? Is that included in the Open Space?

Is the hotel contingent upon any kind of outside commitments?

If the hotel is most important, why not build it first?

Why the big rush – is there some kind of deadline we're unaware of?

What are the more interesting and creative ideas you received for this space? Have they been researched?

What examples have you found of towns that have been revitalized? How did they do it?

Are there examples of towns where condo building re-energized the area?

What are the environmental impacts of building along the river?

Has the P and Z and town council thoroughly read the DAAC recommendations? Is it important to follow it closely, or is it a recommendation only?

Thanks so much!

Jae Gregory

Basalt

From Richard Rosenfeld and Zach Fischer 4/8/15

Susan Philp

From: Zach Fischer <zfischer.zf@gmail.com>
Sent: Wednesday, April 08, 2015 11:17 AM
To: Richard Rosenfeld
Cc: Cathy Moffroid; Tracy Bennett; Susan Philp; Boyd Bierbaum; Tracy Bennett; heirloomsresale@comcast.net; Laura Maine; Kelly Alford; Stephen Chase
Subject: Re: Town Council meeting tomorrow night

FYI. There are 3 (2 of which are brand new) lodging options that could take care of this. We need some more vibrancy in town i.e restaurants, bars, outdoor seating to bring people into town. Building a new hotel does not mean people will just show up. I am not 100% against having another hotel built downtown but we really do need an places to attract the visitors to. The idea of these expensive condos on the river is not what we need either. I really think that everyone needs to think long term on this project and not oh if we build million dollar condos and a shiny new hotel Basalt will be saved because it will not be.

On Wed, Apr 8, 2015 at 11:08 AM, Richard Rosenfeld <richard@twoleavestea.com> wrote:
Hi All,

Is everyone aware that there is a "bonus" meeting tomorrow night to discuss the hotel plan? <http://www.aspentimes.com/news/15786963-113/basalt-gets-bonus-meeting-to-debate-downtown-hotel-plan>

Especially in light of Jacque's change-of-heart on this issue (see below) we should be there. Laura will be there and I would be but I am (of course) out of town.

Thanks all,
R

Jacque's comments (from the above article):

Foes of the plan became more vocal after Mayor Jacque Whitsitt said last month she was opposed to the hotel and high-end housing on the site. She wants more open space for park and a special-events venue. She claimed the site could be a regional attraction that draws people to Basalt.

My comment on this:

1. A park is a great thing to draw people. But if we don't have any people in downtown there is no one to get to the park.
2. "A special events venue". Does the mayor have a larger vision for this? What events? How often? Where are the visitors going to stay who come to these events? Oh right, at the hotel in Willits!

thanks.

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Zach Fischer