

MARCH 10, 2015 email from Cathy Click

Susan Philp

From: Susan Philp
Sent: Tuesday, March 10, 2015 3:36 PM
To: Paul Andersen
Subject: FW: DAAC gratitude

From: Cathy Moffroid [<mailto:cathyclick@me.com>]
Sent: Tuesday, March 10, 2015 11:01 AM
To: Susan Philp
Subject: Re: DAAC gratitude

Regarding the Lowe's proposal for the Pan & Fork property, located on Midland Avenue in Basalt:

Based on reporting in the Aspen Times and the summary letter submitted by Lowe's principal, James DeFrancia, there are two primary concerns as I understand it.

- 1) the developer intends to include condominium units in their proposal for second homeowners; and
- 2) the developer requests a guarantee of business from Rocky Mountain Institute for the hotel.

In DAAC discussions, the need to include second homes at this site was not discussed. A commitment to affordable housing was one of the top priorities of the committee's report, and I am anxious to see how the 40 residential units interface with the rest of the project. However, I am not excited to see the size of the project grow to include second homes/condos.

I feel it is insensitive to existing businesses in downtown Basalt to request any kind of guarantee of business from RMI. As a small business owner myself, it is one's own due diligence and product presentation that determines success or failure. I urge the developers to come in to the downtown core as part of the community and not as the only players in town.

By listening to the recommendations of the DAAC and the Basalt business community, I believe the project can be a welcome addition to the town. Thank you.

Cathy Click
member, DAAC, BACH, BDBA business owner, Cafe Bernard

MARCH 12, 2015 email from Greg Shugars

Susan Philp

From: Gayle and Greg Shugars <ggshugars@comcast.net>
Sent: Thursday, March 12, 2015 11:24 PM
To: Susan Philp
Subject: Lowe Development Proposal - March 12, 2015

Basaltines:

The proposal I saw tonight from Lowe Development raised some serious concerns for me such as:

1 –The Big “V” of open space drafted by the DAAC has been severely compromised in the Lowe proposal. The DAAC plan called for about 300 feet of open space heading west on Two Rivers Road from Midland Avenue – the Lowe Plan allows for about 50% of that. Furthermore the Lowe Plan restaurant deck bulges out into the open space like a pregnant bovine. This reduction of open space also severely impacts the view plane to the River from the intersection of Midland Avenue and Midland Spur. This connectivity, so vital to our committee discussions, would be gone. We cannot in good conscience allow this to happen.

2 – Why did Lowe compromise the Big “V”? It appears that the Big “V” was compromised because Lowe decided to squeeze not one, but two high-end condo complexes between RMI and the proposed hotel – thus forcing the hotel to encroach onto the designated open space and river view plane. Not only do the high condo complexes bastardize the DAAC open space/view plane plan but they also do nothing to mitigate the Town’s affordable housing shortfall. In addition to that they create a weird residential neighborhood between RMI and the proposed hotel. They also take up valuable land space forcing the hotel to either move east or go more vertical – both of which are unnecessary. Lastly, Lowe claims it will cost \$38 million to build the 40 condo units but plans to sell them for \$500K to \$600K. The math does not add up. I think they are going to have to price those condos at nearly \$1 million which certainly does not qualify as affordable – even in the hyper inflated Roaring Fork Valley.

3- Why does the proposed hotel need 60 rooms (occupancy 120?) RMI says its conferences would be for about 60 people. A smaller hotel means a smaller footprint, less parking, less traffic, etc.

Lastly, just a thought which occurred to me, “let’s not ruin old town Basalt in order to try and save it”

Greg Shugars

MARCH 13, 2015 email from Bel + Emily Carpenter

Susan Philp

From: Emily Carpenter <emmalc2@gmail.com>
Sent: Friday, March 13, 2015 4:14 PM
To: Susan Philp; Jacque Carpenter Whitsitt jax; Bernie Grauer; Mark Kittle; Rob Leavitt; Herschel Ross; 9lax@comcast.com; Gary Tennenbaum
Subject: Open House

Hello,

I came away with more questions than answers after the open house. I also felt misled by the Town's intention in revitalizing our Old Town energy. I have been a Business owner in Basalt for 18 years this Sunday. When I think of our community, I think of time by the river or at a summer concert or the local coffee shop. I think of an art opening, wine tasting or a kids play. I don't think of strangers staying in a Hotel that has eaten our opportunity of having a magical place to get together. I just went through five years of recycling hell, and your vision of what our newly open space is going to look like, is not peaceful, or inviting. Our council should call the shots and represent the tax payers and the people who are working to make this town a viable and peaceful community to call home. Now for my questions.

- 1) How can you put parking in the flood zone you just back filled and deemed uninhabitable for the previous residence?
- 2) Have you done an environmental study as to the impact of your plan on the Environment? Have you considered over development in wet land areas to be part of our global warming issues and harmful to our Eagles, Heron's and other important bird wildlife?
- 3) You say; we will have views of the river, but they look like tunnels. How does this design not alienate people from feeling free to enjoy the park and not feel like they are trespassing? Your 'wedding cake' tiered buildings are still four stories and out of character with Basalt's height restrictions, is your need for money so great that your willing to sacrifice our mountain views 'skyline' and block the river from view?
- 4) Can you consider redeveloping on real estate that is available in Basalt for your condos to minimize the impact of our park space? Talking with other knowledgeable town citizens that would save you money, fill a void, and preserve open space. Would you be open to that?
- 5) Can you consider moving your Hotel down to where the condos are and minimize the obstruction of views and privacy to the existing Residents? If the current RMI building is almost flush with the road your fourth story seem like it's going to be flush with the homes, don't you think if our property values are diminished by your development your development will be less desirable as well?
- 6) I'm concerned about these condo's because they are causing the Hotel to be a bigger development than it needs to be, and they don't seem affordable. Please explain how these 600,000-700,000 dollar condos fit into affordable housing? Are we truly trying to create a diverse population because that price would have been to steep for the previous Pan and Fork residence. Are we going to need to put a deed restriction on the condos to keep them affordable?
- 7) In response to the open space and your comparison to Carbondale's park. I've attended the 'Mountain Fair' many times so I have some experience with being a fair goer and working at the booths and performing. With the space you have given us, we wouldn't have any room for vendors, a kids zone, beer garden or a place to put

the entertainment comfortably. How with this amount of space you have given do you expect us to be a draw, or place a fair or festival would be able to thrive?

We believe maintaining small town character and open space is going to be the big draw. You can go see a hotel or condo's anywhere, but you can't enjoy the river and open space just anywhere. Redevelop are half full town and make use of what we have, and create a beautiful open space that can be enjoyed for more than just my generation.

Bel and Emily Carpenter