

from Bill Kane

March 31, 2015

Honorable Mayor and Town Councilors

I am writing to express support for the ongoing redevelopment of the Pan Fork and strongly encourage you to work in a collaborative manner with CCY and the design team to resolve the best possible outcome for the property

In 2010, the Town of Basalt in partnership with CDC and the Manaus fund acquired the Pan Fork trailer park with the plan to remove trailers from the high hazard zone for the Roaring Fork, create a better living circumstance for the residents, cure a train of long term environmental abuses and create an economic stimulus for the old town Basalt town core. This plan was first identified in the River Master plan which was finally adopted in 2002. The financial plan was to have the town purchase the flood plain for a river front park and allow the CDC to purchase the balance of the developable land for 2 million dollars. The total purchase was 3.2 million. In 2007 the community rejected a vote to issue bonds to purchase the land for north of 5 million.

In 2010 we didn't know if we had a solvent banking system in our country. Developers willing to risk capital in downtown Basalt were none existent. We were essentially rescued by Manaus and George Stranahan who put over 2 million dollars of his own money into the transaction with the promise that he would be paid back by allowing development on the remaining private land portion of the park. George is not a developer. He created the Manaus fund, which is dedicated to the concept of social justice. For the town to even think of not paying back an individual, in full, with the unbelievable risk that he took in

helping the town is beyond imagination. These are the kind of actions which give government a bad name
Regardless of outcome on the pending land use application, please uphold the integrity of our community and make sure that Manaus is paid back in full. To do anything less would be dishonorable.

Old town Basalt has been hit with the land use equivalent of a double wammy. First, in 1988 highway 82 was relocated and as a result stranded a series of business enterprises which were highway oriented and dependent on proximity to a road which conveyed 20,000 cars per day. The Clark's market and gas station are vestiges of a bygone era. We still have a roadway with a 110 foot section and large sodium vapor cobra head lighting fixtures. The Two Rivers greenway plan provides an excellent template to tame this road and make it behave like a small town street rather than a State highway. The downtown will have to be made over to reflect the better opportunity of smaller scale, walkability and historic charm.

The Pan Fork is critical to the ultimate design and character of the downtown. Midland and Two Rivers is our 100% corner. It is the heart of downtown and one of only a few sites capable of supporting a small hotel and housing which will be essential to the economic recovery of the town. Imagine Aspen without the Hotel Jerome and in its place a passive park. Basalt needs a well done 2.9 acre river park to invite the world; it doesn't need a 5 acre park. I am afraid that if too big, this space will end up being poorly maintained and we will miss the opportunity to add life and vitality to the core say nothing of taxing ourselves to keep the park up. We already have a regional park at Crown Mountain which is economically challenged. In a town with 70-80 % commercial vacancy rates, and a valley with 900 square miles of open space, more open

space seems like hardly a good answer. The public should be assured that under full development of the parcel, the community will still have a 2.9 acre river front park with a companion Library Park across the river which combined will be unrivaled in the valley

The second wammy has been the almost complete hollowing out of the town of Basalt by the Willits development. Our Bike shop, out door store, clothing store, art gallery, and groceries have all moved out to the highway. This is our version of big boxes devastating small towns. Only in this case it has been facilitated by the town government with financial inducements and deferred fees. It is heart breaking to hear about all of tough regulations that we are about to impose on the downtown as we , in real time, watch the completion of yet another building at Willits with a 100 room four story hotel. Our land use policies are going upside down. We reward auto oriented development and deny commercial core walkable spaces. What is happening here?

If we proceed with development on the development parcel at Pan Fork, we will create the economic wherewithal to finance and construct affordable housing downtown. If they proceed, a developer could contribute by purchasing a portion of the Snow Flake Lodge affordable rental project and make that project a reality for the town. The addition of free market housing in our core will create the economic horsepower to accomplish many things on the town's social and environmental agenda. No development saddles us with an enormous cost for land acquisition and the requirement for the town to shoulder 100% of the cost for all site and infrastructure costs; costs that would be shared under a development scenario. When everyone rallied to support our

town with a 5 million dollar bond issue last year, the vast majority were assured because of the legally binding bond language I am sure believed that these expensive grading and utility improvements were being made to support new and exciting urban development in our urban core. Much of this expense was unneeded if all we were going to do was sterilize the land and keep the entire piece open.

I think we all acknowledge that you have difficult choices to make and I know that we have an outstanding town council. I sincerely believe that we are lucky to have every one of you. However, we are at a crucial crossroads; will Basalt chose to be a progressive, inclusive, walkable, charming community, or will we be known as a negative backwater where creative design ideas go to die. ?

I am reminded of a famous quote from Robert the Bruce on the eve of the battle at Bannockburn. "I have brought you to the ring, now you must dance" I hope for every resident of Basalt that you dance well and make the best choices for our future.

Best Personal Regards,

Bill Kane,
135 Riverside Dr.
Basalt, Co 81621

from Jae Gregory

Susan Philp

From: Jae Gregory <jaeg1@comcast.net>
Sent: Thursday, April 02, 2015 8:38 PM
To: 'Jacque Carpenter Whitsitt jax'; Susan Philp
Subject: FW: Comments on the Riverfront park and town development plan

Hey ladies, I do not see this email I sent to all the town council posted on the website. Trying not to take it personally ☺

Jae Gregory

From: Jae Gregory [mailto:jaeg1@comcast.net]
Sent: Tuesday, March 24, 2015 4:21 PM
To: 'Jacque Carpenter Whitsitt jax'; 'mark.kittle@basalt.net'; 'robleavitt@basalt.net'; 'herschelross@basalt.net'; '9lax@comcast.com'; 'gary.tennenbaum@basalt.net'; 'bernie.grauer@basalt.net'
Subject: Comments on the Riverfront park and town development plan

I attended the open house last weekend and will be at the meeting tonight, and am writing to express my concerns about the direction our once-in-a-lifetime opportunity to do something fantastic along the river is headed.

I think we're thinking too small. There are very likely national or even international companies who share our values and appreciation for our area and are seeking a town to partner with. Outdoor and fishing magazines, Centers for River Studies, world-class fly fishing companies, or similar, looking for a location with similar long-term goals. We need to carefully choose a long-term development partner who shares our goals and has a vested interest in continuing success, and a plan to continue adding thoughtful improvements over the years such as more trails, more river access, more event space.

I think it is a mistake to feel like Lowes is doing us a favor to develop our space with the standard small park, condos and a hotel. Our space is unique, any developer anywhere would want it. We need to be far more choosy and reach out to partners WE want, who share our core values - environmental companies, river companies, teaching organizations, even entertainment venues who might jump at the chance for a location close to a fantastic river next to a historic mountain town.

Riverfront open space, that's what matters now and will matter in the coming years. We need to grow the river culture - condos won't do that. A thoughtful themed hotel/education destination center - yoga, fishing, waterways, outdoor recreation - can. What fantastic things could we create?

1. Look at the John Denver memorial park in Aspen and how remarkable that is.
2. The Whitewater kayak park in Glenwood just under the bridge.
3. The Highline in NYC. They thought big and created a one of a kind asset.
4. Silverthorne has a fantastic outdoor Pavilion on the water, AND a large gathering hall which is nearly completely booked for events summer and winter.
5. Confluence park in Denver, a remarkable example of urban open space
6. We should find the very best example of a town and amenities along a river, and strive to do something even better than that. We have a remarkable pool of talent and a remarkable opportunity. Let's do something remarkable!
7. Several people have mentioned a 200 - 500 seat event space as a need for Basalt. That alone would bring people to town! It would allow weddings, monthly dances (Silverthorne holds one that attracts 180

people a month...) music events. There are VERY few great event venues down valley and this could be a huge draw. Could include a non profit campus, RMI center for enviro studies internationally (as suggested by Rob Levy), performing arts (as suggested by Kit Reed), Basalt HS theater space which will definitely add a community feel.

8. Why not create a "Camp for adults" destination to cater to tourists who want a cute, laid back but active town on the water? Activities could include a guided bike ride focusing on water birds, paint and sip wine at the Wyly art center, fly fish adventures, snack on farm-fresh produce from the farmers market, interactive classes at RMI, dinner at a restaurant in town, music and dancing at a venue perhaps overlooking the water... Winter cross country on the groomed Rio Grande trail, brunch in town, ice fish at ruedi, study river ice formations, etc. There must be companies who would agree Basalt is the perfect destination to offer something like this....

I object strongly to four stories in that area. Calling four stories 3 1/2 to make it sound smaller doesn't make it any better.

I object to density in that area. Over and over again the people who were polled said they want minimal density and for the waterfront area to be a park. You know what will be valuable in 20 years? Open space on a clean mountain river! Do not block off the view of and access to the river! This is a nearly unmatched asset for a town.

Let's redevelop other areas and keep the riverfront completely open while looking for a better match for development.

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from Jae Gregory

Susan Philp

From: Jae Gregory <jaeg1@comcast.net>
Sent: Friday, April 03, 2015 10:03 AM
To: Pam Schilling; Bernie Grauer; Gary Tennenbaum; Herschel Ross; 'Herschel Ross'; 'jacque whitsitt'; Jacque Whitsitt; Mark Kittle; 'Mark Kittle'; 'Rick Stevens'; Rick Stevens; Rob Leavitt; 'Rob Leavitt'; Susan Philp
Subject: Meeting the needs of the people

Town council members and Mayor, please respect the wishes of the people and the recommendations of the DAAC in regards to the Pan and Fork parcel.

Why are condos the main element of the development? Only 6.9% of the 1421 responses said yes to high-end condos.

You must not forget what your constituents say they want:

39.1% want a park, 24.5% want it redeveloped with buildings smaller than riverside plaza (which is 3 stories), 19.1% want it redeveloped with buildings similar in size to Riverside plaza. When asked what they want on "...the developable portion of this property", 34.7% want restaurants, 28.7% want a hotel, 26% want an active park with no buildings, 21.8% small retail stores, and 21.4% performing arts. So where are all these people who want higher-end condos? That number is 6.9%. If only 6.9% of the 1421 responses were for high end housing, why is that is primarily what is being proposed?

You must not disregard the DAAC's recommendations! They specifically say modest building in that area, nothing over 2 stories. Why are you even considering 5, 4 story buildings? We rely on the town council to represent the wishes of the people and what is best for the town. We hope you are working on our behalf and not the developers. A hideous hotel and boxy buildings have already been allowed to mar the mid-valley landscape and insult the beauty of our area, take care with the world-class river amenity you have with Basalt!

I sense many people in loud support of this project may have a vested financial interest in the current proposal. Either as a realtor hoping for some nice condo sales, a sub of Lowe or eager to do design or building for them now or in the future. The council needs to investigate this and make some disclosures. And needs to think long-term - what will be best for the town in 15, 30 years? A short burst of building and sales? Or a long-term plan that will make Basalt and it's remarkable riverfront a remarkable place to visit, a legacy we can all be proud of?

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