

From Charlie Cole 3/25/15

Susan Philp

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**From:** Bernie Grauer <begrauer@comcast.net>  
**Sent:** Friday, March 27, 2015 5:09 PM  
**To:** Susan Philp  
**Subject:** Letter for the council, Mike and the web site

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**From:** charles cole [<mailto:charliecole@q.com>]  
**Sent:** Thursday, March 26, 2015 5:32 PM  
**To:** Bernie Grauer  
**Subject:** Re: Chase

Bernie,

You may share my letter with whomever you wish. I leave that up to you. However, since what I feel should go on the Pan and Fork is not development likely to interest Lowe and since I respect Lowe and their interest in Basalt, I would appreciate your including my opening paragraph with the letter. I feel we would be well advised to get them, or someone of their caliber, interested in Basalt Center, where a 60+ room hotel, 4 stories high, works. The town has to help: something along the lines of CSC zoning which I find creative and useful. Regards, Charlie

On Mar 26, 2015, at 12:38 PM, Bernie Grauer wrote:

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**From:** Bernie Grauer [<mailto:begrauer@comcast.net>]  
**Sent:** Thursday, March 26, 2015 1:35 PM  
**To:** 'charliecole@q.com'  
**Subject:** FW: Chase

Another thought Charlie, since you are a well-respected voice in Basalt, I suggest sending this letter to Pam or Mike and request that it go to all council members. I think that you bring up an number concerns that the rest of the council would benefit from hearing. Cheers, Bernie

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**From:** Bernie Grauer [<mailto:begrauer@comcast.net>]  
**Sent:** Wednesday, March 25, 2015 2:04 PM  
**To:** 'charles cole'  
**Cc:** Stephen Chase  
**Subject:** RE: Chase

Thanks for your thoughts Charlie. I do want this project to proceed under the right design, considering size and mass relative to the unique site on the river front. My other biggest concern is that, based on Mr. DeFrancia's press interview, the boutique hotel (and park?) are mere contingencies. They are the horses that pull the condo carts and the engines for the desired economic and social vitality on the site.

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**From:** charles cole [<mailto:charliecole@q.com>]  
**Sent:** Wednesday, March 25, 2015 9:45 AM  
**To:** Stephen Chase  
**Cc:** [begrauer@comcast.net](mailto:begrauer@comcast.net)  
**Subject:** Re: Chase

Cont. on next pg

Steve and Bernie,

I got a copy of this email, Steve. I'm not sure how, since I wasn't on the receiver list, but it has inspired me to forward a letter I composed a couple days ago in response to the email you two exchanged then. I wrote it mostly influenced by Lowe's attempt to develop a property unsuited for what they have in mind but very suited for the Basalt Center site which requires time and effort to complete; something, by their own admission, they prefer not to expend, at least at this time. Here it is:

Lowe Enterprises, as any competent and respected developer would do, is attempting to assemble all the parts necessary to assure acceptable risk and return on their investment in Basalt. They have cherry-picked the low hanging fruit with the Pan and Fork site: just one property owner, in collaboration from the outset; no standing buildings(income properties) that have to be bought at market value only to be torn down; and the most scenic and alluring property in town brought forth, to a large degree, at taxpayer expense.

Buildout(total marketable square footage) is critical to the formula for assured ROI. It's either up or out. Open space is strongly desired; so up we go---4 1/2 stories up. "wedding cake" design is architectural obfuscation for mellowing, what on the face of it, is unacceptable height.

We have in the end, if this project is approved, a place that caters mostly to out of town guests and well-heeled owners and renters(Lowe will argue otherwise), at the expense of our local small business operators and worker bee housing, both of which we want to encourage. Also it is simply too big for this very sensitive site.

The "final DAAC map" mentioned, doesn't address in any way the parameters(size and use) of bricks and mortar which it could have and should have. Now we are on the same old approval path---the developer has its hands on the controls and much of Basalt is fighting for a place in the sun.

Yes, the goal is to bring vitality to town(read: people living with exuberance), but, in my view, the Lowe approach and end product is flawed. I agree with Bernie. Respectfully, Charlie Cole