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**SOUTHSIDE HOMEOWNERS ASSOCIATION**

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**By E-Mail: [pams@basalt.net](mailto:pams@basalt.net)**

April 15, 2015

**Susan Philp**

Planning Director | Town of Basalt

99 Midland Avenue

Basalt, Colorado 81621

RE: Lowe Application for Pan & Fork Redevelopment

Dear Susan:

We are writing this letter in response to the above-referenced application to provide our comments and thoughts to the proposal.

Everyone seems to agree that our town needs some revitalization but the debate centers around how that will take place. The public debate seems to have polarized into two prominent choices – a park, or buildings. We believe the solution is both - a nice park and well planned buildings that will invite the public to use and visit the park and buildings.

The current Lowe proposal states that it "*Allows density to drive revitalization*" and while their definition of density requires some clarification, we agree that a development that puts a pedestrian population on the streets is what we need for the vitality of downtown. This then generates the collateral needs for services, shops, restaurants, etc. Common park areas are an important piece to balance with the density we plan for our downtown. The most significant geologic event in Basalt is the convergence of two rivers, but you would never know it because previous developments were allowed to build up to the rivers' edge. We think that the town park site represented in the current proposal does a great job of celebrating the connection to the river and the building footprints leave a significant amount of open space, which we think is appealing.

In addition, the developer was proposing to build the condos to the west first with no commitment or obligation to build the hotel. This sequencing does not seem to be the most ideal because the town would benefit most from getting the hotel done first and from an obligation on the part of the developer to build it first. We understand that the developer is working to try and fix this sequencing and we hope any final application will include sequencing the hotel first.

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Additionally, we feel it would be a good idea to clarify what is happening at the entry level of these buildings. If too much of the entry level is held as private space (such as hotel rooms or condo living rooms), then the buildings are not engaging with their surroundings in the way that they would with common, commercial, or retail spaces.

Basalt has a history of rejecting proposals for higher density in its downtown core only to then approve the larger projects at its periphery. Willits is a good example of this and has really drawn any vitality from downtown Basalt. While we can only reference examples of other towns to try and program vitality into ours, we do know that it is a balance of well-planned buildings and parks that will offer an opportunity to secure a downtown that draws people in to help to revitalize the area.

We would like to see a development that has well planned sequencing and balances density with retail and public spaces on the ground floor.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cheryl Velasquez', with a large loop at the start and a horizontal tail.

Cheryl Velasquez  
President  
The Southside HOA Executive Board