

Susan Philp

From: Gayle and Greg Shugars <ggshugars@comcast.net>
Sent: Monday, June 01, 2015 10:53 PM
To: Susan Philp
Subject: RE: Planting Plan

Susan,

I walked the site today following the line of stakes with pink streamers. If everything to the right (west) of that line is designated for some form of development, whether it be planting or building construction, then there will be no long distance view of the bend in the river. If we allow that to happen it will be a real shame for that bend is the essence of our connection between downtown and the river. That view of the river is the one that will appear in magazines, brochures, press releases or anything promoting Basalt. The viewplane from downtown looking beyond the river toward the library is nice but cannot compare to the view to the west encompassing the river bend. I strongly urge all of the powers that be to stand at the current RFTA bus stop at Lion's Park and look at the river left to right (from the bridge to the trees) and see for themselves how magnificently the river is showcased by the bend at the western end of the viewplane. If the current set of stakes are not moved to the west that viewplane will be gone!

Greg Shugars

PS I will be unable to attend the meeting tomorrow night.

From: Susan Philp [<mailto:susan.philp@basalt.net>]
Sent: Sunday, May 31, 2015 9:32 PM
To: Gayle and Greg Shugars
Subject: Re: Planting Plan

Thanks Greg. I will look at when I am back in office. I believe the other planting you are talking about is required by our US Corp permit. Susan

Sent from my iPad

On May 31, 2015, at 6:22 PM, "Gayle and Greg Shugars" <ggshugars@comcast.net> wrote:

Susan,

I think the planting you circled in blue is fine and makes sense. However, in looking at the overall plan, I do have concerns about what looks like planting between jetty #2 and jetty #3. If those plantings go in they will effectively block the view of the bend in the river from the corner of Lion's Park. The view from that corner, particularly as the sun is going down behind the river, is an absolute stunner! It would be a real shame if we compromised it in any fashion.

Thanks for providing me with the opportunity to weigh in before the meeting.

Greg Shugars

From: Susan Philp [<mailto:susan.philp@basalt.net>]
Sent: Sunday, May 31, 2015 4:00 PM
To: Susan Philp
Subject: Planting Plan

Former DAACers.

ACC (the contractor for the original river work) is contracted to do the planning circled in blue on the attached drawing. They want to start this coming week.

The plantings include narrow leaf cottonwood and whiplash willows. One of the goals is to hide the culvert by the bank. Staff didn't think it broke your goal for providing views to the river as it is against the bridge but we wanted to give you an opportunity to say differently.

The other contractor who is doing the wetland plantings also is contracted to do plantings of cottonwoods later this summer and that contract provides that we field locate them so that we can maximize views.

Let me know by noon on Tuesday June 2nd if you have any concerns.

Thanks, Susan

Susan Philp AICP
Basalt Planning Director
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970-927-4701, ext 204
susan.philp@basalt.net

Susan Philp

From: Mark Kwocienski <mark@aspencorerealty.com>
Sent: Tuesday, June 02, 2015 10:33 PM
To: Susan Philp; James Lindt
Subject: putting the pieces together for a solution!

Susan and James – A good meeting with P&Z. In trying to find some path to the finish line for the CDC parcel and have grass growing sooner than later! I was hoping to discover the magnitude of both the parking and employee impact fees that you see associated with development of the parcel. It is my belief that the on street parking and the importance of this project warrants granting some variances to get this project complete. Knowing what is expected will assist in helping suggest some compromise solutions. Could you please confirm the expectations for:

For residential condominiums, is it:

- 1) two parking spaces per residential unit, or is it base upon footage?
- 2) Employee housing requirements – what are they based on? I thought it was as a percentage of square footage.

For Hotel

- 3) one space per motel room for guests?
- 4) Employee parking mitigation based upon square footage of improvements? What is the formula?
- 5) Employee housing mitigation based upon # of rooms or square footage of rooms?

Commercial

Restaurant and Bar part of hotel. Assume 4000 square feet. How many parking spaces and how many employee housing units.?

Could you give me your estimate of these for option 3C as presented at the P&Z meeting, which is:

Hotel of 47 keys at 350 SF. each

Restaurant and bar assume 5000 square feet total.

36,000 square feet of residential broken into 36, 1000 square foot flats.

Thank you so much for your help with this!

Best Regards,

Mark Kwocienski



Mark Kwocienski
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Susan Philp

From: Stephen Chase <aspensailor@comcast.net>
Sent: Wednesday, June 03, 2015 3:17 PM
To: Susan Philp
Cc: Mike Scanlon; Rob Leavitt; 'Rick Stevens:; 'Bernie Grauer'; garytennenbaum@yahoo.com; Herschel Ross; Jacque Whitsitt; Mark Kittle
Subject: RE:Chase

Susan, Thanks so much for suiting me up this morning with my vest and hard hat! I am very encouraged that a project can be built within the guidelines designated that would be wonderful for the town and its "guests" and could be profitable for the developer, as well. I would strongly encourage all the parties involved to include the triangular portion of land just to the west of the view plane as the commercial center segment of the Residence/Hotel – a place where the visiting publics' experience could be enhanced by a restaurant/brew pub, sports equipment rental and purchase and other "retail" options that would cater to the park's visitors. A patio bar and restaurant on a second floor overlooking the park and the river would be great! As most of the structure faces the bluff beneath Homestead Drive, its "mass", whatever it is to be, would have much less of an impact than it might have if it were located right on the corner (in the view plane) facing downtown. And so, I would find the elevation of the building(s) to be less of a concern, especially if we can trade height for "spacing" between buildings and still achieve a balanced outcome. You can probably put a \$\$ figure on that portion of the property that would be picked up by the developer in some fashion. Steve Chase (please forward to members of P & Z)

June 3, 2015

To our Mayor and the Basalt Town Council,
Cc: Planning & Zoning

The Twin Rivers Condominium Home Owners Association is very concerned about the possible building on the west end of Lions Park and Merino Park. If condominiums are planned for the area where the Wyly presently stands they will drastically affect all 16 of our residences.

Negotiations will undoubtedly begin soon with the developer as to the amount of new buildings, height allowances, parking, etc. Therefore, we hope the council will keep in mind the following concerns of Basalt's existing home owners here at Twin Rivers Condominium.

First and foremost, we are concerned about the height of new construction. If the new building is higher than the Wyly Art Center the views seen presently will change from views of the river and park to a view of the back of a building. The height will also affect the amount of sunlight that reaches our building, especially to the lower floor condos, since the new building will be to our south. For many of our residences the "view plane" will be decreased greatly. We certainly hope the town council is aware of these issues and will only allow a third floor that is not directly in front of our condominiums.

Secondly, with the addition of new condos/hotel, the traffic will certainly increase. Consideration must be made for parking and entry to the new buildings. The traffic flow into and out of the new buildings should be onto Two Rivers Road, so Midland Spur does not become a bottleneck. Also, if Two Rivers Road is taken out and all the traffic goes onto Midland Spur, the traffic density will be extremely high. Traffic will be backed up, noise and fumes to our decks will be intolerable.

Along with the increase in traffic, we will also experience more noise and light pollution after dark. Placing the new buildings further west would definitely reduce this for our residents. Therefore, it is very important to us that any new construction be far enough west so as to not block Twin Rivers condos. As a reminder, a large majority of Basalt residents surveyed wanted Lions Park to be kept the same or have fewer buildings than at the present.

We realize that new condominiums/hotel are in the plans for investors of the Pan & Fork development and that the town council is willing to trade part of Lyons Park to make it happen. However, please only allow construction that will not compromise our quality of life at Twin Rivers.

Respectfully,

Twin Rivers Home Owners Association
100 Midland Avenue

Susan Philp

From: MacLean, Douglas <maclean@email.unc.edu>
Sent: Wednesday, June 03, 2015 10:30 AM
To: Sandy & Jerry Kucharczyk; Susan Philp
Cc: Matt A'Hearn; Bob Bayless; Kip Feight; Charlie Hobor; MacLean, Douglas; btmtnlife@aol.com; auttanja@me.com; dallrace@aol.com; sheri@bluegreenaspen.com; ericg@basaltrealty.com; jackfran@comcast.net; kimberly@foxpc.net; marygauba@hotmail.com; r.fritz@rocketmail.com; zglawn@comcast.net; Drew Brookhart; tanjaheller@hotmail.com; elsamit@me.com; petergeis@hotmail.com; rentahome@sopris.net
Subject: Re: Building on Lions and Merino Park- Letter from Twin Rivers Condominiums Owners

Hi Sandy,

Thanks and definitely add Susan (Wolf) and me to supporters of this letter.

I have four further thoughts, although I don't know if it makes sense or is too inconvenient to change anything in the letter to reflect them.

First, although we strongly support keeping Lion's Park as a park, if there is to be a multi-story building on the site, we ask that it be moved further to the west so as not to have such a negative impact on our views.

Second, if there is to be a multi-story building on the site, we ask that it be set back as far as possible from the road, and that it be limited to two-stories. If there is to be a third story, we ask that it be set back from the north and the east ends of the building.

Third, I agree with Jerry's comment from the meeting yesterday, which reflects a thought I also had. If all the buildings allowed in the zoning plans were built, Old Town Basalt would look a lot like Willits, with all the charmless efficiency of that development. It would put a crowd of large buildings adjacent to the older ones and would change the view of the area. This could be avoided if some of the buildings were on east side of Midland Ave. (in the area of Clark's). That would add density to the downtown area, but it wouldn't adversely affect the feel of the town.

Finally, one of the main speakers at the meeting last night mentioned that we already have a five-story building in Basalt. I found that comment extremely obnoxious. The five-story building is our building, and it is set against (and into) the hill in a way that affects nobody's views or the aesthetic quality of the town.

Doug

From: Sandy & Jerry Kucharczyk <sjkbreck@yahoo.com>
Reply-To: Sandy & Jerry Kucharczyk <sjkbreck@yahoo.com>
Date: Wednesday, June 3, 2015 10:07 AM
To: "OurPlan@basalt.net" <OurPlan@basalt.net>
Cc: Sandy & Jerry Kucharczyk <sjkbreck@yahoo.com>, Matt A'Hearn <basalt244@cs.com>, Bob 'Bayless <bbayless@aspensnowmass.com>, Kip Feight <kip-feight@hotmail.com>, Charlie Hobor <ch_151@hotmail.com>, Douglas MacLean <maclean@email.unc.edu>, "btmtnlife@aol.com" <btmtnlife@aol.com>, "auttanja@me.com" <auttanja@me.com>, "dallrace@aol.com" <dallrace@aol.com>, "sheri@bluegreenaspen.com" <sheri@bluegreenaspen.com>, "ericg@basaltrealty.com" <ericg@basaltrealty.com>, "jackfran@comcast.net" <jackfran@comcast.net>, "kimberly@foxpc.net" <kimberly@foxpc.net>, "marygauba@hotmail.com" <marygauba@hotmail.com>, "r.fritz@rocketmail.com" <r.fritz@rocketmail.com>, "zglawn@comcast.net" <zglawn@comcast.net>, Drew Brookhart <andrewbrookhart@gmail.com>, "tanjaheller@hotmail.com"

Susan Philp

From: Sandra Kucharczyk <sjkbreck@icloud.com>
Sent: Wednesday, June 03, 2015 10:52 AM
To: Susan Philp
Subject: Concerns about Building on Lions Park

The following comments are from Doug McClean, owner of Twin Rivers Condominium Suite 101. These are an addition to the previous letter sent from Twin Rivers Condominiums.

First, although we strongly support keeping Lion's Park as a park, if there is to be a multi-story building on the site, we ask that it be moved further to the west so as not to have such a negative impact on our views.

Second, if there is to be a multi-story building on the site, we ask that it be set back as far as possible from the road, and that it be limited to two-stories. If there is to be a third story, we ask that it be set back from the north and the east ends of the building.

Third, I agree with Jerry Kucharczyk's comment from the P & Z meeting yesterday. If all the buildings allowed in the zoning plans were built, Old Town Basalt would look a lot like Willits, with all the charmless efficiency of that development. It would put a crowd of large buildings adjacent to the older ones and would change the view of the area. This could be avoided if some of the buildings were on east side of Midland Ave. (in the area of Clark's). That would add density to the downtown area, but it wouldn't adversely affect the feel of the town.

Finally, one of the main speakers at the meeting last night mentioned that we already have a five-story building in Basalt. I found that comment extremely obnoxious. The five-story building is our building, and it is set against (and into) the hill in a way that affects nobody's views or the aesthetic quality of the town.

Doug McClean

Susan Philp

From: Patrick Hunter <hunter@sopris.net>
Sent: Wednesday, June 10, 2015 7:57 AM
To: Susan Philp
Subject: Our Town Planning's message from Patrick Hunter

Site: Our Town Planning

Name: Patrick Hunter

Email: hunter@sopris.net

Messages: I favor a no-build solution for the unbuilt areas. That includes the "development" site. The Roaring Fork Valley is already massively overbuilt. Witness the constant and growing vehicle traffic on the valley highway. Witness the overcrowded schools and underfunded services. In the growing climate change snowfall will decrease and available water supplies will be reduced. These are just a few of the growing impacts.

Ace wants to build hundreds more units, and Willits continues to add more growth.

Basalt is but a microcosm of what is overwhelming our planet. Basalt has a chance to act intelligently instead of being swept up in the knee-jerk response to grow, grow, grow.

I am a former property owner in Basalt. I am a 45 year resident of this valley. I want a future for my children. Growth is not a solution, it is a problem.

Do not build!

June 10, 2015

To our Mayor and the Basalt Town Council,
Cc: Planning & Zoning

The Twin Rivers Condominium Home Owners Association is very concerned about the possible building on the west end of Lions Park and Merino Park. If buildings are planned for the area where the Wyly presently stands they will drastically affect all 16 of our residences.

Negotiations will undoubtedly begin soon with the developer as to the amount of new buildings, height allowances, parking, etc. Therefore, we hope the council will keep in mind the following concerns of Basalt's existing home owners here at Twin Rivers Condominium.

First and foremost, we are concerned about the height of new construction. If the new building is higher than the Wyly Art Center the views seen presently will change from views of the river and park to a view of the back of a building. The height will also affect the amount of sunlight that reaches our building, especially to the lower floor condos, since the new building will be to our south. For many of our residences the "view plane" will be decreased greatly. We certainly hope the town council is aware of these issues and will consider making the building a "stairstep" design starting with one story on the east end, and only allow a second floor that is not directly in front of our condominiums.

Secondly, with the addition of new condos/hotel, the traffic will certainly increase. Consideration must be made for parking and entry to the new buildings. The traffic flow into and out of the new buildings should be onto Two Rivers Road, so Midland Spur does not become a bottleneck. Also, if Two Rivers Road is taken out and all the traffic goes onto Midland Spur, the traffic density will be extremely high. Traffic will be backed up, noise and fumes to our decks will be intolerable.

Along with the increase in traffic, we will also experience more noise and light pollution after dark. Placing the new buildings further west would definitely reduce this for our residents. Therefore, it is very important to us that any new construction be far enough west so as to not block Twin Rivers condos. As a reminder, a large majority of Basalt residents surveyed wanted Lions Park to be kept the same or have fewer buildings than at the present.

We realize that new condominiums/hotel are in the plans for investors of the Pan & Fork development and that the town council is willing to trade part of Lyons Park to make it happen. However, please only allow construction that will not compromise our quality of life at Twin Rivers.

Respectfully,

Twin Rivers Home Owners:

Doug McClean, Susan Wolf, Leslie Thurman, Chris Tyler, Jackie Francis, Elsa Mitchell, Mary Gauba, Peter Gels, Charles Hobor, Julie Kellams, Matt A'Hearn, Andrew Brookhart, Anne Mosher, Kip Feight, Russell Fritz, Taylor & Bonnie Liebmann, Sandra & Jerry Kucharczyk, Wally Dallenbach, Riley Evans, Sheri Sanzone, Chris Bendon, Bob Bayless

Susan Philp

From: Jae Gregory <jaeg1@comcast.net>
Sent: Thursday, June 11, 2015 8:25 AM
To: 'jacque whitsitt'; Bernie Grauer; 'Hershel Ross'; Susan Philp; Gary Tennenbaum; Rick Stevens; Rob Leavitt; Mark Kittle; James Lindt; denise.tomaskovick@basalt.net; 'Rick Stevens'; 'Rob Leavitt'; 'Mark Kittle'
Subject: The people say - No Condos on Pan and Fork

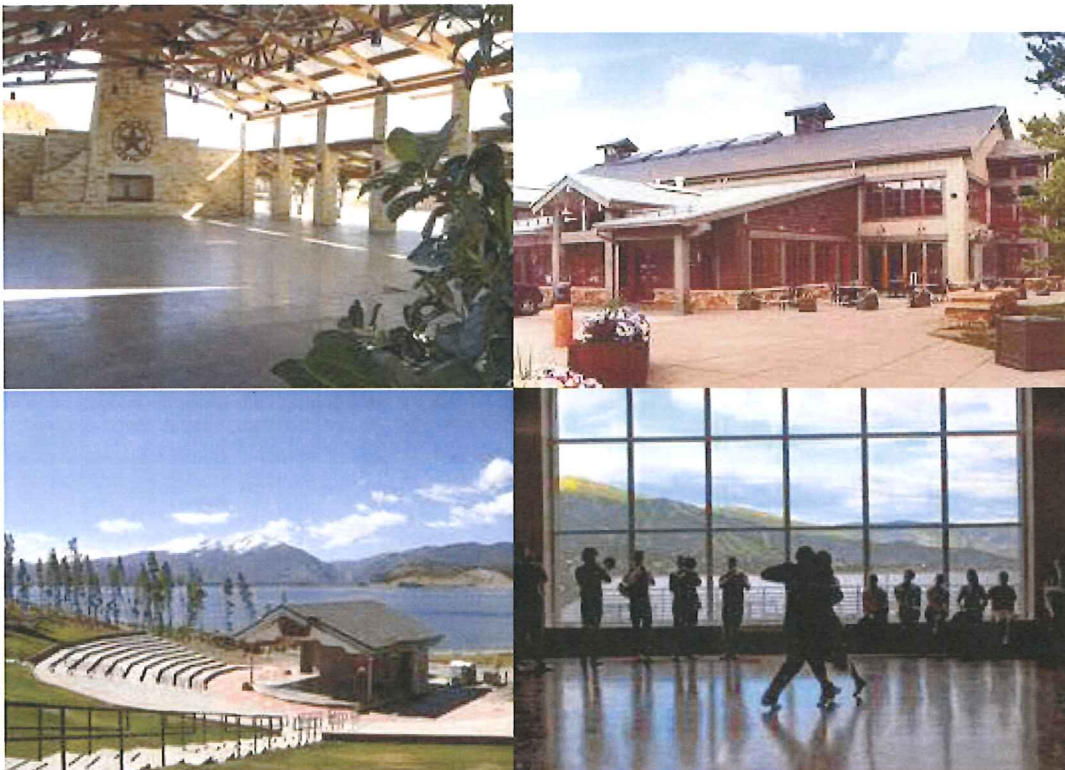
Good morning. Thanks to a diligent friend who has monitored the LTE columns each day for months, I believe I have nearly every letter to the editor regarding the Pan and Fork as well as the letters and comments posted on the OurTown website.

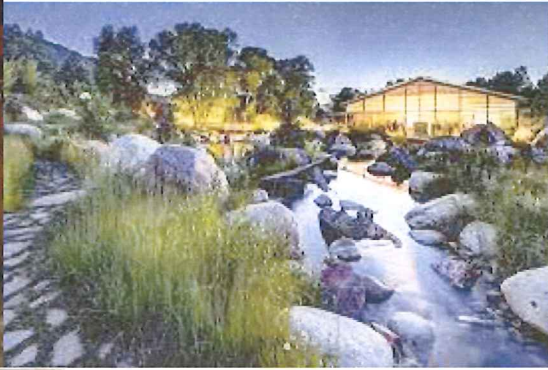
As you know, a full 90% do not support condos on the Pan and Fork property. Many do not want a hotel of the type that Lowe E. has proposed.

I urge you to do what your constituents want, and NOT support any proposal that calls for condos. I urge you to find a way to do what has been suggested by many - purchase the property and create a real vitality driver there, owned initially by the town.

Imagine your legacy and the amount of visitors, vitality, and vigor if we can build an entertainment/activities/arts complex – the single most prevalent suggestion over the last 2 years. All these below are here in Colorado, and are booked solid with weddings and events, which bring in tons of revenue for dozens of local businesses. There are MANY sources of private funding for this as well.

Please do what the vast majority of the Town of Basalt Citizens have been asking for, for many years now.







Jae Gregory
411 E Jody Rd
Basalt, CO
970-379-4956