

## Denise Tomaskovic

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**From:** Pam Schilling  
**Sent:** Thursday, August 13, 2015 10:07 AM  
**To:** Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Herschel Ross (personal); Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rick Stevens; Rob Leavitt  
**Cc:** Mike Scanlon; Judi Tippetts; Tom Smith (Office); Susan Philp; James Lindt; Denise Tomaskovic  
**Subject:** FW: [BASALT CO COMMUNITY PAGE - News, Views & Special Events] For those who have been calling out Lowe...

**From:** Bennett Bramson [mailto:notification+kjdm3-h-p-ud@facebookmail.com]  
**Sent:** Thursday, August 13, 2015 10:00 AM  
**To:** BASALT CO COMMUNITY PAGE - News, Views & Special Events  
**Subject:** [BASALT CO COMMUNITY PAGE - News, Views & Special Events] For those who have been calling out Lowe...

## BASALT CO COMMUNITY PAGE - News, Views & Special Events



**Bennett Bramson**

August 13 at 9:59am

For those who have been calling out Lowe Enterprises (it's NOT Lowe's as in the home improvement chain), and before you start casting aspersions at the company and the chief officer, Jim DiFrancia, please educate YOURSELF first. Jim and Lowe have come to the table at the behest of the Town of Basalt and the "Our Town" process. I have known Jim for close to a decade and a half. He is a LOCAL, honored military veteran, past President of the Aspen Rotary Club, valued community member, and a good friend. So, before you go making baseless accusations against the so-called 'big, bad developer,' take the time to learn the facts. Spreading ignorance, falsehoods, misconceptions and innuendos, does nothing to further everyone's efforts to "Build a Better Basalt." I spoke to Jim again this morning and he has conducted himself, and represented his company with aplomb, remained courteous, affable, considerate, and agreeable to doing whatever the Town and people of Basalt decide. Let's not trash one of our own Valley locals, because like most of you, he is in business to make a living, too. If the numbers don't work, then Lowe will walk. But, how many of you are running your business to LOSE money? THINK before you speak and spew incorrect and hurtful things about others!

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Rick Stevens and Lynn Nichols 1/2

**Denise Tomaskovic**

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**From:** Rick Stevens  
**Sent:** Thursday, August 13, 2015 8:00 AM  
**To:** Pam Schilling  
**Cc:** Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Herschel Ross (personal); Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rob Leavitt; Mike Scanlon; Judi Tippetts; Susan Philp; James Lindt; Denise Tomaskovic; Tom Smith (Office)  
**Subject:** Re: Basalt can have it ALL

Interesting- my children are beginning to wonder what is wrong with Basalt and looking elsewhere for things to do and places to go. Will another generation pass before we adults can manage to effect a change that brings positive results to our community?

Sent from my iPad

On Aug 13, 2015, at 7:46 AM, Pam Schilling <[pams@basalt.net](mailto:pams@basalt.net)> wrote:

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**From:** Lynn Nichols [<mailto:lynnonichols@gmail.com>]  
**Sent:** Wednesday, August 12, 2015 5:44 PM  
**To:** Pam Schilling  
**Subject:** Basalt can have it ALL

Dear Basalt Town Council,

I can't give up when I know Basalt can have it ALL. If affordable housing, a hotel and retail/restaurants are what will really bring more business and vitality to Basalt, build this development where it can be of greatest benefit and NOT in conflict with our community.

If size and scale are the issue for tolerable development, put the development where building mass is acceptable.

If the concern is conflict between residential/hotel users and the public, put the development where it will not dictate how the public uses this open space.

Use the Lion's Park and Merino Park parcels for development where buildings of more than two stories could be suitable and are similar to what is already built at Twin Rivers. Buildings in this area will have a great view of the river, be closer in proximity to existing shops and restaurants and act as an anchor for Midland Ave. By building where development already exists, we create density, a more continuous sense of activity at street level and underground parking where it is more feasible and relates to the people it serves.

The Town of Basalt and CDC parcels together will be a flexible space shaped by the community and visitors for generations to come because open space provides opportunity. Built spaces take that opportunity away.

Ultimately we can demonstrate that our community values the protection and celebration of open space and our desire to share this unique river front park as the focal point of Basalt. Giving the Pan and Fork parcel over to development is short sighted and selfish. Our children will wonder why we valued the river and the land it touches so little.

We can create the open space that will nurture our community far into the future and the development that provides mixed uses to support a healthy business environment. With the development acting as the north boundary, it frames the park and allows the open space to flow outward toward the river acting as the invitation to come to Basalt to explore, relax and participate in our river community.

Lynn Nichols

Basalt

927.4130

**Suzanne Dreyer**  
Guest Column

August 14, 2015

## **Guest Column: Community divide in Basalt should be a bridgeable gap**

I'm trying to gain perspective on how divided we really are on the Pan and Fork land use.

As the debate between people wanting growth versus a riverpark is getting ugly and pitting otherwise friendly neighbors against each other. I believe we should all take a deep breath and recognize our commonalities and that our divide is more than likely a bridgeable gap.

Taking the issue to referendum is certainly a democratic thing to do, but it also is breeding an unfortunate anxiety, upset and anger among us. We are setting up for winners and losers. Either way, a divided community represents a big loss for a small town.

Most of us were very excited during the Our Town planning sessions. They invigorated our imaginations and inspired great hope for Basalt's possibilities. The exercise unfortunately opened Pandora's Box and has left most of us feeling disgusted, deceived or dismissed by our leadership and the planning process that later appeared flawed and then aborted with the arrival of a developer.

There is deep resident upset that seems to source from fear of lost economic opportunity or uncontrollable scope-creep by a developer. While that is often the case with proposed change, we are a small town, and I believe there is a way for most objectives to be harmoniously and profitably met.

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Most of us want a public park on the river. We are just debating how large it should be.

Most of us love and want to preserve our rivers and quaint-looking mountain town.

Most of us want our shops and restaurants to thrive.

Most don't mind a boutique or high-end hotel or affordable housing. We are just debating where to locate it, on or off the river.

Most don't mind development on the river. We are just at odds over maximum building height and maximum square footage and public versus private use.

The debate doesn't seem to be growth versus park. Most who want a community-oriented riverfront are not anti-development. The conversation is about where growth is best and what's the most distinguished use of the last and most central piece of riverfront in town. When I hear the difference between growth versus park, the divide seems to boil down to a difference between 45,000 square feet of structure development and height maximums differing by a floor or two. That to me sounds more like a bridgeable gap than a divide.

May I suggest it's time for leadership from our paid and elected officials? Go back to the original Our Town planning objective and design Basalt with a grand vision on our terms. You have made a good start with the proposed master plan, have plenty of excellent community input and certainly have an evolving idea on what the community can emotionally and economically digest. We need you to apply the professional discipline of the town manager and Planning Department and give us a picture, a visual with density parameters that fit our town desires and needs. We are all filling the void with fear and trust is lost. Please remove the fear with a vision that balances economic needs, quality of life and preservation that we can get excited about.

I suspect an exceptional plan will both allure and appease both sides. Maybe we can avoid a costly and upsetting referendum.

This is our town. Please do your work and keep it a lovely peaceful place to live.

Suzanne Dreyer is a Basalt resident. She sent this guest column as an email to Basalt Town Council members and staff.

## Denise Tomaskovic

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**From:** Pam Schilling  
**Sent:** Monday, August 17, 2015 8:08 AM  
**To:** Judi Tippetts; Susan Philp; James Lindt; Denise Tomaskovic; Tom Smith (Office)  
**Subject:** FW: Town Vote

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**From:** Sandy & Jerry Kucharczyk [<mailto:sjkbreck@yahoo.com>]

**Sent:** Sunday, August 16, 2015 9:46 AM

**To:** Susan Philp; Rob Leavitt; Pam Schilling; Mike Scanlon; Mark Kittle; [jacquewhitsitt@comcast.net](mailto:jacquewhitsitt@comcast.net); Herschel Ross; Gary Tennenbaum; Bernie Grauer; [9lax@comcast.net](mailto:9lax@comcast.net)

**Cc:** Sandy & Jerry Kucharczyk

**Subject:** Town Vote

August 16, 2015

Dear Basalt Town Council,

After attending Basalt's Town Council meeting last Tuesday, I kept thinking how the Park/Open Space folks and the Growth/Development folks are not that far apart. The consolidation of common areas of agreement could be presented by the Town Council in form of a vote for the citizens to either approve or turn down. If passed, any developer willing to be bound by the town's vote could then proceed by entering into a pre-development agreement.

Here are the four common areas I've heard meeting after meeting which should be included in the vote:

1. Limit the size of a building/hotel to 35,000 sq ft to be placed next to the RMI. No other development allowed on the CDC property.
2. Keep the View Plane "Big V" where it is or make it even larger towards the west.
3. Consolidate Town Hall and the Wyly into a new building that is up against the hillside next to Two Rivers Condos leaving almost all of Lions Park open.
4. Plan to build residences/condominiums across Two Rivers Road up against the hillside in the Merino Park area.

I truly believe if this plan came to a vote it would pass by a huge majority. It keeps the river parcel wide-open, adds a hotel for RMI participants, provides residences/condominiums, and keeps Lions Park a magnet for visitors to attend markets, music and events.

If we're heading for a vote, I urge the Town Council to please construct a ballot question that will bridge our two camps, not divide us. We all want the best for Basalt. Let's vote to bridge our differences.

Thank you for your continual work,

Sandy Kucharczyk

Basalt, CO