

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 7:59 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; Susan Philp; Tom Smith (Office); James Lindt; Denise Tomaskovic
Subject: FW: Pan and Fork

Received 08/25/15

-----Original Message-----

From: Lynn Nichols [<mailto:lynnonichols@gmail.com>]
Sent: Tuesday, August 25, 2015 6:21 AM
To: Pam Schilling
Subject: Pan and Fork

I am a HUGE advocate of taking this project slowly and NOT developing the park.
The town should buy this parcel so that we have enough park to really make a statement. Let the floodplain be just that.
Hotel and park uses are in direct conflict.
Please do not change zoning on this parcel.

Lynn Nichols
Basalt
927.4130

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 9:51 AM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rick Stevens; Rob Leavitt
Cc: Mike Scanlon; Judi Tippetts; Susan Philp; James Lindt; Tom Smith (Office); Denise Tomaskovic
Subject: FW: 8/25/15 Council Packet letter addition

Received 08/25/15

From: Riffle Jennifer [<mailto:710sopris@gmail.com>]
Sent: Tuesday, August 25, 2015 8:39 AM
To: Pam Schilling
Subject: 8/25/15 Council Packet letter addition

Greetings Basalt Town Council Members,

Thank you for taking into your consideration and representation of my requests to currently (and for the next 5 years):

- No re-vote on the pre-development agreement for Lowe Enterprise
- The town focusing on purchasing the RFCDC property
- Entirely no zoning changes to the RFCDC parcel
- No concessions with Marnier Real Estate to increase development square footage and/or implement a PIF regarding Willits

With deep care for this town,

Jennifer Riffle and John Perko

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 9:41 AM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rick Stevens; Rob Leavitt
Cc: Mike Scanlon; Judi Tippetts; Susan Philp; James Lindt; Tom Smith (Office); Denise Tomaskovic
Subject: FW: Council Meeting/Riverside Park

Received 08/25/15

-----Original Message-----

From: Mark Harvey [<mailto:markharv@mac.com>]
Sent: Tuesday, August 25, 2015 9:38 AM
To: Herschel Ross; 9lax@comcast.net; Rick Stevens; Rob Leavitt; mkittle@tosv.com; Mark Kittle; Bernie Grauer; begrauer@comcast.net; garytennenbaum@yahoo.com; Gary Tennenbaum; jacquewhitsitt@comcast.net; Jacque Whitsitt; Pam Schilling
Subject: Council Meeting/Riverside Park

[Please include this letter in the packet for tonight's meeting]

Dear Town Council,

I am writing with regard to tonight's council meeting and the agenda item for the riverside park/development. I think it would be a mistake to sign a predevelopment agreement with Lowe Enterprises. While the city manager and the city attorney have stated that the agreement has little bearing on the town's options, that's not my understanding. From discussions with other developers from here to Vail, the nature of predevelopment agreements is to give standing and momentum to the company on the agreement. It seems very early in the process to tie ourselves to Lowe Enterprises when the town citizens are not settled (and in many cases very unhappy) on what to me is an oversized plan for commercial development.

I also think it's a mistake and premature to zone the property for the 75,000 feet now being discussed. Again, this goes against what the citizens advisory committee came up with in their early discussions and vision. Development of that scale destroys any sense of park and would dwarf the open space along that stretch.

That park area can define and shape Basalt. I would like to see the town work on purchasing the land outright, then develop a world-class park that draws visitors, offers opportunities for great events, and gives the town the riverside quality it deserves.

At the last town meeting I think you heard this same opinion expressed by a large majority of the attendees. Many of those speaking for a different vision than the path you're on have lived in Basalt for decades and are active, thoughtful members of the community.

To march ahead against the will and vision of so many citizens would be a mistake and unfair to the voters.

Thanks for your thoughtful consideration,

Mark Harvey

August 25, 2015

To: The Mayor and City Council of the Town of Basalt

Subject: Let's not make the same mistake in downtown Basalt

If further proof of the wisdom of purchasing the CDC parcel is required, you need only look at the suddenness of the stock market correction of the last several days. Market and economic conditions can change quickly and without warning.

We have seen clear examples of abrupt and disruptive ownership changes of private developments in the valley, including Base Village in Snowmass and, of course, Willits Town Center. Private ownership exposes the Town to partners whose economic interests may dictate stalled projects and/or early sales of the property. Once zoning has been established, such volatility could result in forced compromises on just what appears in the center of town.

Please ensure that your independent financial analysis includes an assessment of these risks, and please be cognizant of the motives of all the constituencies that vie for your attention.

Respectfully,

A handwritten signature in cursive script, appearing to read "Douglas G. MacDonald".

Douglas G. MacDonald

Basalt resident

Stacey Craft 1/2

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 11:20 AM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rick Stevens; Rob Leavitt
Cc: Mike Scanlon; Judi Tippetts; Susan Philp; James Lindt; Tom Smith (Office); Denise Tomaskovic
Subject: FW: Thank you for bringing the pre-development agreement to a vote, with the whole council present to vote on it

Received 08/25/15

From: Stacey Craft [<mailto:stacey@happyrealestatebasalt.com>]
Sent: Tuesday, August 25, 2015 11:18 AM
To: Pam Schilling
Subject: Thank you for bringing the pre-development agreement to a vote, with the whole council present to vote on it

Basalt is a tourist town without tourist BEDS. The lack of tourist beds is a HUGE problem negatively impacting the vitality of our town. The deficit of tourist beds in Basalt is rarely factually discussed in the council meetings or in local newspaper coverage.

How severe is Basalt's shortage of tourist beds? I manage five short-term vacation rental properties in downtown Basalt, and I turn away literally hundreds of affluent would-be visitors each year because my properties are constantly full. The number one request I get is for property that is "near the river and within walking distance of downtown." Furthermore, Basalt used to have a short, five-month tourist season, but that has recently increased to a seven-month-plus season. An upscale boutique hotel would be consistent with the decision of 66% of Basalt voters who approved a \$5 million bond referendum less than two years ago to devote a portion of the Pan and Fork parcel to development to help revive our vacancy-plagued downtown while preserving the greater part of the parcel for park space. The subsequent series of "Our Town" citizen input meetings provided additional overwhelming support for this plan. Lowe is running their numbers based on a "condo-hotel" project similar to Aspen Square and the Gant in Aspen. My husband and I have owned an Aspen Square rental unit for 20 years and if you don't know about these, please educate yourselves about this kind of lodging because it is TERRIFIC. If the Lowe project is like the Gant, these would likely be 1-3 bedroom units with kitchens, the kind of vacation property that can be owner occupied AND rented to guests. At Aspen Square, we have guests who have loyally returned each year, for 10, 20, 25 years. That's the kind of visitors we should be courting in this town. That kind of guest has a stake in the town, they return because it is special to them and they give back to the town each time the visit.

If the mayor and town council respect the results of the bond referendum and the "Our Town" input by allowing the sensible development approved in the referendum, they will be making good on a desperately needed opportunity not only to revitalize our downtown, but to welcome tourists and a younger generation of future residents to our community. Sensible development would also provide accommodations for the world-class Rocky Mountain Institute Innovation Center soon to be completed adjacent to downtown, as well as for overnight visitors to other local non-profits and businesses. RMI, for example, will be hosting dignitaries and influential people from all over the world, and without a boutique hotel, those visitors will have no place to lodge in our downtown. Visitors like that simply do not want a \$69 Aspenalt room or a \$129 Basalt Mountain Inn room; they are used to more upscale lodging (although we do need a mix of price points, and I am grateful for the few beds the two local motels provide).

If the citizens of Basalt would like a vital and livable downtown that will attract visitors and a younger generation of future residents, it is important to have people downtown. And in order to have people downtown, providing beds for them is critical.

THANK YOU for bringing the pre-development agreement to a vote, before the entire Town Council next week. This "agreement" is only an agreement to TALK to a developer and get professionals (developers, urban planners, architects) talking about what COULD be possible for Basalt. Please don't shut down the dialogue. Dictators shut down dialogue. You guys are better than that.



Stacey Craft

970-927-4627 175 Midland Ave. PO Box 3350 Basalt

CO 81621



Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 11:53 AM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rick Stevens; Rob Leavitt
Cc: Mike Scanlon; Judi Tippetts; Susan Philp; Tom Smith (Office); James Lindt; Denise Tomaskovic
Subject: FW: Basalt City Council meeting

Received 08/25/15

-----Original Message-----

From: David Clark [mailto:dcloral@me.com]
Sent: Tuesday, August 25, 2015 11:40 AM
To: Pam Schilling
Subject: Basalt City Council meeting

Hello Pam,

Will you please include my email in your packet for the Basalt City Council meeting tonight.

Thank you,

David Clark

To the City Council of Basalt,

As a 30 year resident of Basalt, I have watched our town grow and change. I have raised a daughter here, and have run my own business here. So I have have a real investment in Basalt and a great love of this place. Since I am unable to attend tonight's meeting, I would like to make my voice heard on some specific issues facing the town and the council at this time concerning the Pan and Fork area. There are 3 primary items that I would like to request.

1. DO NOT hold a revote on the Lowe Enterprises pre development agreement.
2. The town should focus all its energy on purchasing the CDC property
3. ABSOLUTELY NO changes to the zoning of this parcel.

The value that this area can bring to Basalt, if handled carefully, will be far greater in quality of life to citizens, bringing new residents and tourist to Basalt, and our property values if the area is developed as a public owned parcel to be used for citizen's purposes and benefit. There will be no shortage of developers trying to build around it if it is preserved and managed for this purpose.

Please respect the desires of your citizens.

Many thanks,

David Clark

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 12:02 PM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; 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: letter for council package

Received 08/25/15

From: mark kwiecienski [<mailto:mkwiecienski@comcast.net>]
Sent: Tuesday, August 25, 2015 11:57 AM
To: Pam Schilling
Subject: letter for council package

Pam – Please include this letter in the council package for tonight’s meeting. Thank you.

Dear Council, There is a negative benefit to the residents of Basalt if you enter into a predevelopment agreement with Lowe Enterprises. All a predevelopment agreement will do is tie Basalt’s hands and box Basalt in with this one developer and give faulty useless information, and elevate the frustration level of the public by wasting everyone’s time. Thinking that the cost and revenue models that a developer with a bias to making as much money as possible will produce, will somehow assist us in decision making is just plain wrong. The only way to get true numbers is to decide what we want, and then put it out to the open market for bid. The worst that could happen with the later choice is that we would have to readjust our plan, and bid it a second time. With this being the most important parcel in the future of Basalt, we must go the distance and do the work to get this right.

Sincerely,

Mark Kwiecienski

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 1:30 PM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rick Stevens; Rob Leavitt
Cc: Mike Scanlon; Judi Tippetts; Susan Philp; James Lindt; Tom Smith (Office); Denise Tomaskovic
Subject: FW: Letter for Tonight's Council packet

Received 08/25/15

From: Kathleen Cole [<mailto:katcole3@gmail.com>]
Sent: Tuesday, August 25, 2015 12:55 PM
To: Pam Schilling
Subject: Letter for Tonight's Council packet

Hi Pam:

Please include this letter in the Councilor's packets for this evening's Council meeting. Thanks!

Dear Council:

Please accept my most heartfelt appreciation for the exhaustive hours and hard work you have endured and expended that is allowing us to continue our dream of what "OUR TOWN" can be. It's very exciting and I want you to know that you have the support of an enormous group of citizens that want the very best for Basalt.

I encourage you to vote in favor of the non-binding pre-development agreement on tonight's Council agenda. Together we will continue to work on our transparent planning process that will become the vehicle for the successful revitalization, management and sustainability of the town we all love.

Thank you,
Respectfully,
Kathleen Cole

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 1:31 PM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; 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 River Parcel

Received 08/25/15

From: Scot Broughton [<mailto:sbarchitectsco@mac.com>]
Sent: Tuesday, August 25, 2015 1:11 PM
To: Pam Schilling
Subject: Basalt River Parcel

Pam,

Unfortunately I cannot attend the Council meeting this evening, but I would like to have you include the following in the Council Members packet regarding a support for a No re-vote on a predevelopment agreement with a single developer.

Dear Council,

Though I somewhat removed myself earlier in the process of the plans for the Pan and Fork parcel, I did so as there seemed to be no remnant of a vision for the direction of Basalt, but to piggy back off what Aspen does, or what El Jebel, and Carbondale do. I now find myself becoming more passionate about what is to be done with the parcel, and more so what identity is Basalt envisioning for itself, this town, this community, and its people. There has been no time that I can remember in my 56 years in this valley with such a prime opportunity to create a new community without loosing what brought people here — charm of the town of Basalt. Aspen has recently lost this!

I echo concerns that I've heard the Town Council is considering locking themselves, and this community into a single developer - especially with no current guidelines in place to control development of the town, and this parcel. Though the RMI building may turn out to be a beautiful building, its' placement, scale, and impact at one of the three entries into Basalt seems not to have been addressed in a master plan, and how the bigger picture is envisioned. Not speaking alone, but also from comments I've heard, "It has visually become a wall coming in from the west end of town blocking off views through town and up the Frying Pan Valley. No guidelines in place to control this. The charm is jeopardized! Locking into one developer, thus, who will most likely lock into one entity for master planning our town is dangerous, and limits the voices of this community.

We have a opportunity like not many towns in this country to develop a incredible vision for the Town of Basalt. Don't rush into, and commit this town, and community to a single developer. "Go the distance and do the work to get this right".

Respectfully,

Scot Broughton
Scot Broughton Architects, LLC

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 2:21 PM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; 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: Request to be included in council packet tonight.

Received 08/25/15

From: Patrice Becker [<mailto:42patrice@gmail.com>]
Sent: Tuesday, August 25, 2015 2:20 PM
To: Pam Schilling
Subject: Request to be included in council packet tonight.

I request that my comments be add to the council packet tonight. Aug 25

I request that a re-vote not be allowed on resolution 43 Lowe 's pre-development proposal approval agreement.

I urge you to look into buying the Pan & Fork property as an option.

Zoning changes need to wait in order to not get into anything we can't get out of later. Lets not get ahead of ourselves.

Thank you,

Patrice K. Becker

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 2:27 PM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; Jacque Whitsitt; Jacque Whitsitt (Jacquewhitsitt@comcast.net); Mark Kittle; Mark Kittle (Work); Rick Stevens; Rick Stevens; Rob Leavitt
Cc: Mike Scanlon; Judi Tippetts; Susan Philp; James Lindt; Tom Smith (Office); Denise Tomaskovic
Subject: FW: Info to be included in Council packets tonight (August 25, 2015)

Received 08/25/15

From: rbgw@comcast.net [<mailto:rbgw@comcast.net>]
Sent: Tuesday, August 25, 2015 2:25 PM
To: Pam Schilling
Subject: Info to be included in Council packets tonight (August 25, 2015)

No on predevelopment agreement with Lowe Enterprises!

We need to revisit rezoning the CDC property for 75,000 sf.

I support what Bill Hegburg had to say in his letter to the Aspen Times Editor requesting that Town Council make more decisions as opposed to bringing Pan and Fork development to a vote. Represent the Town and not the developer.

What is the possibility of purchasing the property?

Thank you,
Geri Wright

Denise Tomaskovic

From: Pam Schilling
Sent: Tuesday, August 25, 2015 3:07 PM
To: Bernie Grauer; Bernie Grauer; Gary Tennenbaum; Gary Tennenbaum; Gary Tennenbaum; Herschel Ross; 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: To The Town Council

Received 08/25/15

From: Lester Craft [<mailto:lester.craft@gmail.com>]
Sent: Tuesday, August 25, 2015 2:52 PM
To: Pam Schilling
Subject: To The Town Council

Dear Council,

Please respect the outcome of the 2013 bond ballot for the Pan and Fork parcel, which specified that development will be undertaken on the property.

The matter was decided in favor of a mix of development and park, by a very clear-cut majority. There should be no place in our town government for the recent stall tactics and, at times, apparent refusals to accept the will of the citizens as decided in a duly conducted election. Please proceed promptly and in good faith in realizing both development and park, as directed by the outcome of the bond ballot.

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Best,
Lester Craft