

## Denise Tomaskovic

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**From:** Susan Philp  
**Sent:** Monday, August 31, 2015 4:19 PM  
**To:** Denise Tomaskovic  
**Subject:** FW: Lion's Park Updated Plan from S Kucharczyk  
**Attachments:** Lions Park Option - Kucharczyk.pdf; Topo of my plan.pdf; Top Ten Reasons to Consider Kucharczyk.docx

Please put this up on the website.

Susan

Susan Philp AICP  
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**From:** Sandy & Jerry Kucharczyk [<mailto:sjkbreck@yahoo.com>]  
**Sent:** Sunday, August 30, 2015 10:21 AM  
**To:** Mike Scanlon; Susan Philp; Bernie Grauer; [9lax@comcast.net](mailto:9lax@comcast.net); Gary Tennenbaum; Jacque Whitsitt; Mark Kittle; Rob Leavitt; Herschel Ross; Pam Schilling; [grossetti@rossetti.com](mailto:grossetti@rossetti.com); Chris Touchette; [jcottle@ccyarchitects.com](mailto:jcottle@ccyarchitects.com); [info@zone4architects.com](mailto:info@zone4architects.com)  
**Cc:** Sandy & Jerry Kucharczyk  
**Subject:** Lion's Park Updated Plan from S Kucharczyk

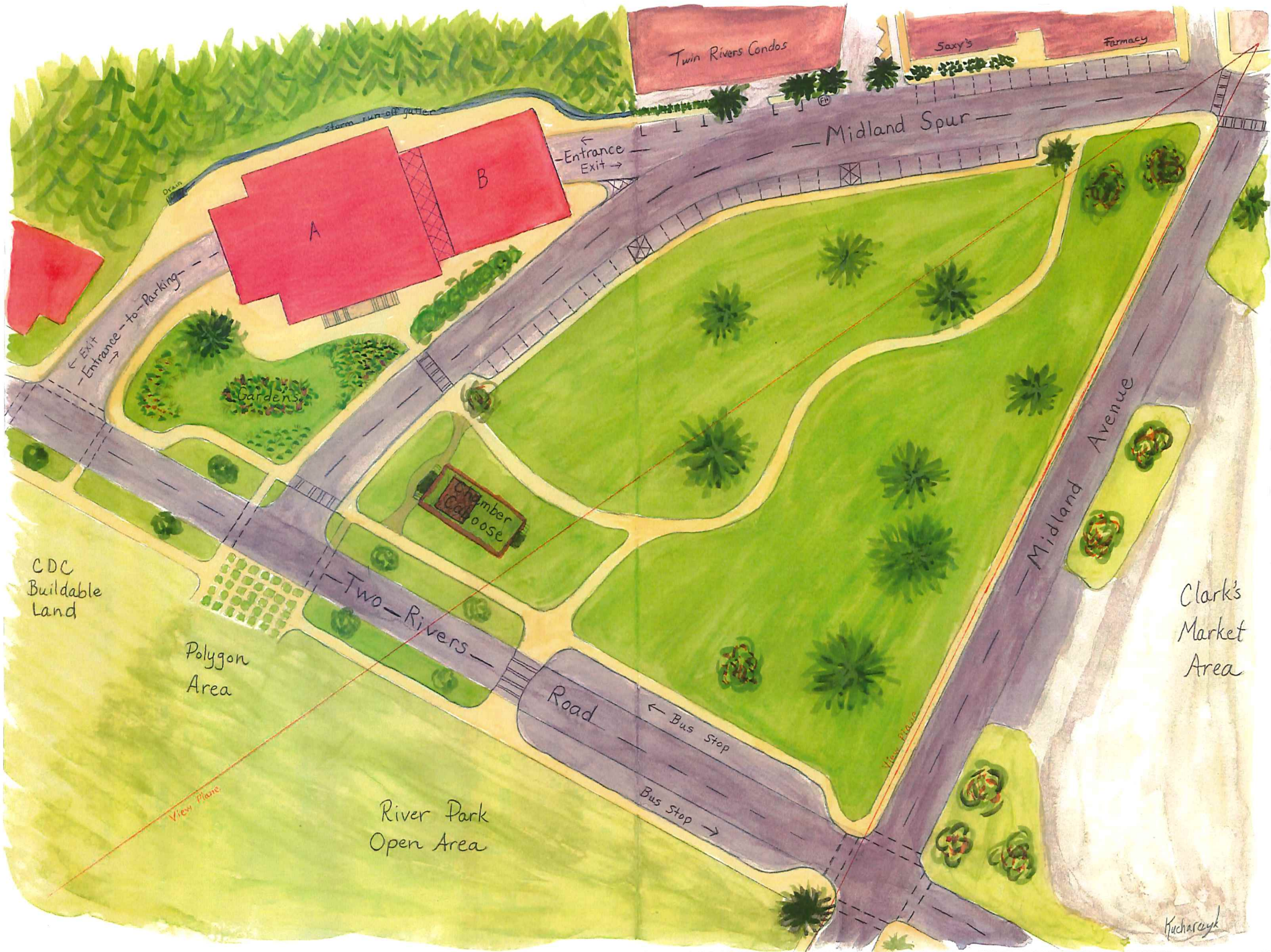
Dear Town Council, Mayor and P& Z Commissioners,

Previously I had presented a plan that would keep Lions Park open and provide a space for a new government/non-profit building on the northwest side of Midland Spur. The attached PDFs include a more detailed drawing with specific details, a topographic drawing and many reasons to consider adopting this plan.

I hope you all will give this option your serious consideration when the time comes to plan Lions Park's future. A large matted print of this plan is in the Town Hall Council room. I will also drop off the topographic board along with the written explanation.

Again, thank you for your service to our town.

Sincerely,  
Sandy Kucharczyk  
100 Midland Ave #404  
Basalt, CO 81621  
970-406-1747



Twin Rivers Condos

Saxys

Pharmacy

Midland Spur

Entrance  
Exit

A  
B

Garden

Wooden  
Playhouse

Two Rivers  
Road

Road  
Bus Stop  
Bus Stop

Midland Avenue

Clark's  
Market  
Area

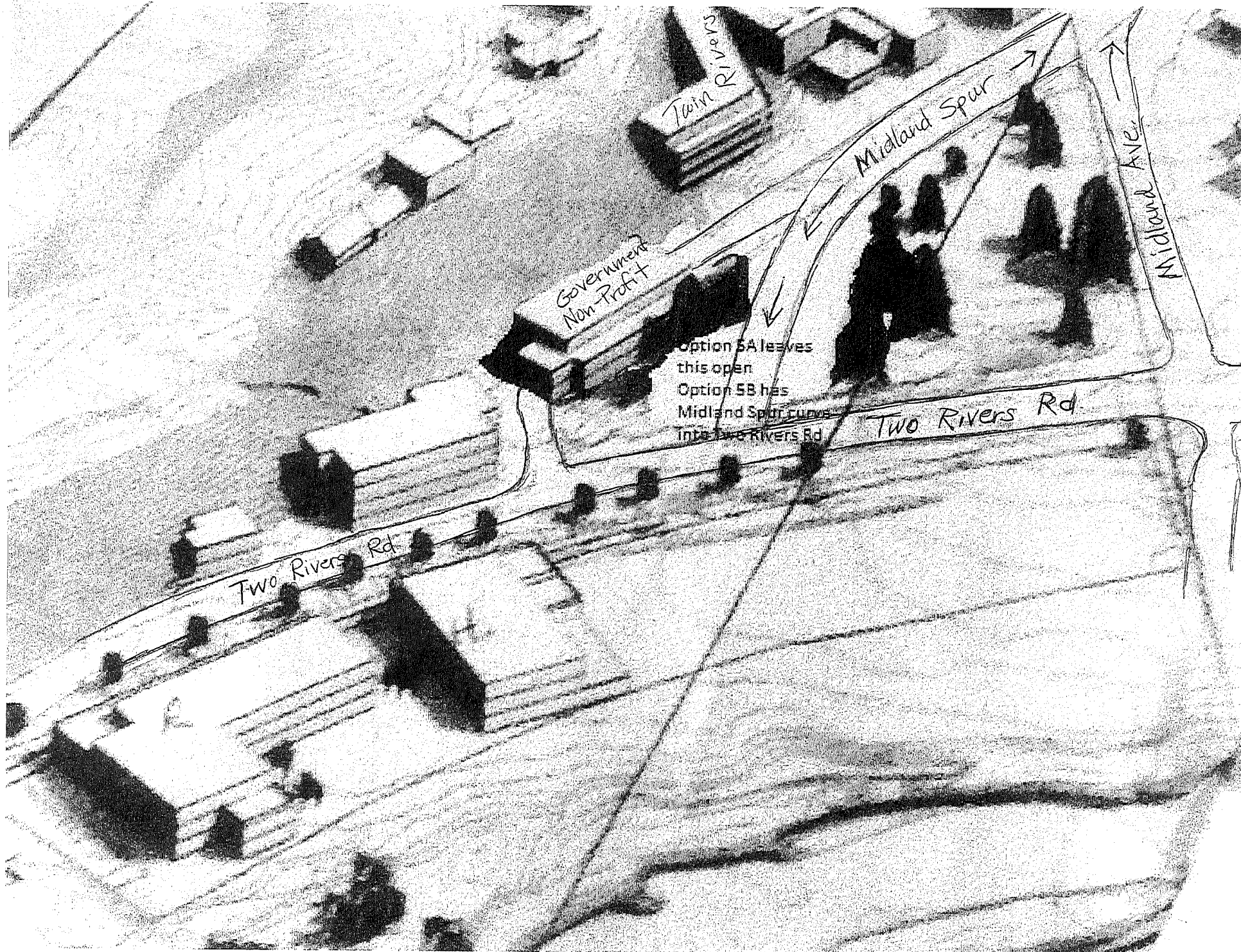
CDC  
Buildable  
Land

Polygon  
Area

River Park  
Open Area

View Plane

Kucharski



Twin Rivers

Government  
Non-Profit

Midland Spur

Midland Ave.

Option 5A leaves  
this open  
Option 5B has  
Midland Spur curve  
into Two Rivers Rd

Two Rivers Rd

Two Rivers Rd

## *Top Ten Reasons to Consider Kucharczyk's Lions Park Plan*

*(an alternative to Option 3E.2)*

1. Most of Lions Park would be open and void of buildings.
2. No large trees would have to be cut down.
3. Buildings A & B (government/non-profit) could either be separated or together. These buildings could be up to 4 stories tall since they are positioned up against the hillside not blocking anyone's view.
4. Additional public parking would be provided under Buildings A & B as "tuck under" ground level parking adding 20+ spaces. They would be accessible from either Midland Spur or Two Rivers Road.
5. Midland Spur would be the "walking connection" between downtown and the new River Park, enhanced by creating a "Pedestrian Street" with much less traffic and cobblestone surface.
6. Sunday Market would have more space and could overflow into the park. Possibly even across Two Rivers Road into the new River Park.
7. The view plane from downtown would double in Lions Park.
8. People coming into town from the west along Two Rivers Road would have a beautiful view straight toward downtown Basalt.
9. The Chamber Caboose could be moved closer to available parking and the pedestrian crossing to the River Park area. It could become the town's Information Center.
10. The low parts of Lions Park would be filled-in up to sidewalk level making it handicap accessible.