

Denise Tomaskovic

From: SCOTT GALLAGHER <docgliv@msn.com>
Sent: Saturday, September 12, 2015 12:05 PM
To: Gary Tennenbaum; Bernie Grauer; 9lax@comcast.net; Rob Leavitt; Herschel Ross; Mark Kittle; jacquewhitsitt@comcast.net; djohns@zone4architects.com; Susan Philp; James Lindt; Denise Tomaskovic; Mike Scanlon
Subject: Scott Gallagher
Attachments: IMG_0001.pdf; IMG.pdf

To Whom It Concern:

I would like to voice my continued support for options that involve leaving Basalt River Park as open as possible. With the outmigration of nearly all commerce that was previously located in Old Town Basalt to Willits, I believe our only hope for economic viability is *not* to compete with Willits through imitation and high density development.

Instead, I think Old Town Basalt needs to define itself and set itself apart as a beautiful, quaint, tranquil and unique place in the valley. I think having the largest, most beautiful open space river park with minimal development (amphitheater, maybe riverside restaurant, accommodations for farmer's market) is what will be a draw for people to come to our town.

I would prefer nothing but an amphitheater, but I would also support a compromise solution called Public Option A (attached) that permits some limited degree of development, while honoring open view planes toward *both* Mt. Sopris and Basalt Mountain. That is who we are as a town: nestled on the river between beautiful Mt Sopris and Basalt Mountain! I don't want to lose this once-in-town's lifetime opportunity to preserve this open space and open view planes.

I am strongly in favor of maintaining view planes and open space in this unique Basalt River Park area. I envision music festivals, kayak competitions, farmer's markets, and family picnics in a peaceful and tranquil setting on the river. Building can and should happen at the Clark's Market area, and little if any development on the River Park.

Thank you for your time.

Sincerely,

Scott Gallagher
134 E. Hillside Drive
Basalt CO 81621

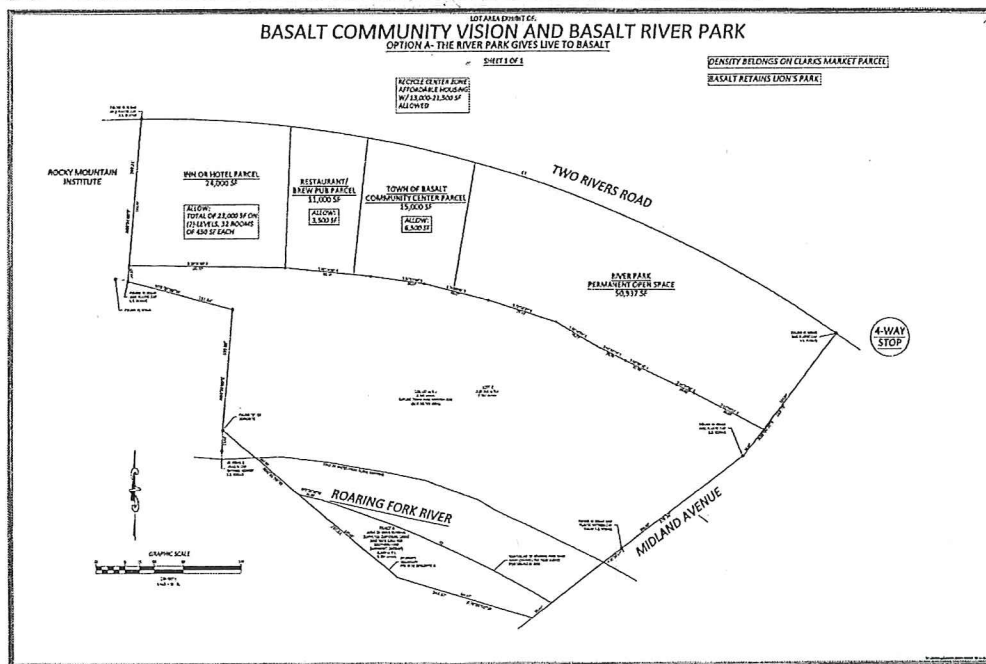
(970) 618-7909

The “concerned citizens” feel that either a completely Open River Park, or the common sense community serving “Public Option A”, plan, would provide far more inclusive public enjoyment and would enhance the values of all tax paying citizens properties, far more than those “for profit” proposals being considered by Council and P&Z.

Community Vision “Public Option A” For the River Park Area – This plan is designed to enhance the community of Basalt at large to the greatest extent possible while still providing the ability to have a boutique hotel on the river without significant debt assumed by the town. The plan would also keep Lion’s Park in the town’s ownership. It keeps things simple, and the costs and benefits of each part of the option separate and understandable. “Public Option A” is supported by a group of concerned citizens who feel that the community oriented vision that the majority of Basalt Residents originally envisioned should be followed through to the benefit of all Basalt residents rather than largely for the benefit of the developer. This option was created to fulfill what the concerned citizens feel was the original vision, with the concession being the addition a small hotel. Regarding the hotel, a “bid process” is envisioned, where the hotel lot could be sold via open market, and the new owner would then build a small hotel. The inclusion of a hotel opportunity in “Public Option A” is to satisfy those who believe a small hotel is needed, and give the financial opportunity and responsibility to those who want a hotel on the river. “Public Option A” is made in response to offer a better solution to the more developer serving plans that propose private residences on the River Park and more than double the amount of improvements on the CDC River parcel.

One of the greatest champions of public parks, Fredrick Law Olmsted believed in “*a commitment to visually compelling and accessible green space that restores and nurtures the body and spirit of all people, regardless of their economic circumstances.*”

The highlight of this public serving plan is reserving the prime area of the CDC parcel for a future community center that would host *weekly events like: movie night and winter farmers market as well as special events: festivals, weddings, town meetings, community dances and banquets, music performances, plays, Bring back River Days Celebration, and other community events that would allow Basalt to be all it can be opening up limitless possibilities. It would infuse downtown with vibrancy to stay after the events and dine and shop in Basalt. It would open up directly to the park with retractable walls that would provide open air access to the spectacular River Park and become Basalt’s community hub and a drawing place for the entire valley and beyond. This will be a revenue center for the town once it is built. Funds could be earmarked for repayment of bond. For more plan details, including micro and affordable housing, go to <http://www.ourtownplanning.org/wp-content/uploads/2015/09/Public-Plan-A1.pdf>*



Basalt is at an Important Crossroads. The development and park mix chosen for the Basalt River Park Area will alter Basalt forever. Two basic choices are summarized below. The third choice is an entirely open river park. Which do you think is right for Basalt?

Update d 9/11/2015

Largely Privatized Vision

The Basalt Planning and Zoning and Town Council are considering masterplanning and zoning the northern 50% of the CDC River Parcel in Historic Old Town Basalt (that portion that lies between Midland Spur and the Rocky Mt. Institute building) for 75,000 square feet of private (free market) residential and hotel development. For an idea of how big 75,000 square feet is, pictured below is the 76,000 square foot, 113 room, "Elements" Hotel in Willits as it nears completion. Can you imagine this quantity of building blocking the river and encroaching on the an otherwise beautiful River Park?? A character destroying, river view blocking, and short sighted idea.



How to help: "Public Option A" is not yet an "officially" recognized option yet. Council has not even seen it as they have only been looking at options that appeal to a "for profit developer." Your input is critically and immediately needed. Send emails to our town telling them that you support either: 1) The rest of the rest of the river park remaining open, or 2) Tell them that the common sense "Public Option A with 33,000 SF of public serving improvements" is the best fit for Basalt. Email addresses for decision makers and staff are: gary.tennenbaum@basalt.net ; bernie.grauer@basalt.net ; 9lax@comcast.net ; robleavitt@basalt.net ; herschelross@basalt.net ; mark.kittle@basalt.net ; jacquewhitt@comcast.net ; djohns@zone4architects.com ; susan.philp@basalt.net ; james.lindt@basalt.net ; Denise.Tomaskovic@basalt.net ; mike.scanlon@basalt.net ;

Introducing a Common Sense Community Vision "Public Option A"

A group of concerned citizens seeks a balance and wants this public inclusive, long range community oriented vision, since the only options that the P&Z and council have been considering seem to be "heavy" in a private developer's best interest and "light" in the public's best interest. The new proposal allows flexible, sensible development in scale with the feel of old town Basalt. It breaks up 33,000 square feet to best serve the public. Development on the river parcel would be limited to three lots that could be sold separately, with clearly defined rights and entitlements to build a 23,000 square foot boutique hotel, a 3,500 square foot brew pub, and a 6,500 square foot Community Center. All great towns have a great public park and a vibrant Community Center. Basalt is a great town that deserves a long range vision. See reverse.

