

Denise Tomaskovic

From: mark kwiecienski <mkwiecienski@comcast.net>
Sent: Tuesday, September 15, 2015 10:49 AM
To: Susan Philp; James Lindt; Mike Scanlon; Denise Tomaskovic
Subject: FW: Master Plan Comments and Objections
Attachments: jim kent posting 1.jpg; say aye 1.jpg

Hi Susan James, Mike and Denise - Please post this with all other master plan comments, along with the two single page attachments. I sent it in on time and it was not posted. Thank you.

From: mark kwiecienski [<mailto:mkwiecienski@comcast.net>]
Sent: Thursday, September 03, 2015 4:43 PM
To: susan.philp@basalt.net
Subject: Master Plan Comments and Objections

Please replace the email I sent at 4:35 today with this one. I meant to use my home address at the end rather than one that self-populated in error. Thank you.

Basalt Master Plan Comments 9/3/2015

Dear Susan – Please enter these comments and related two Photos of email communications between Basalt consultants and some council members into the record.

- 1) I contend that the DAC report process was corrupted never finished and should be dismissed. Authority to plan our town was improperly, and without authority ceded To Lowe Enterprises that disrupted the process. I cite the quote taken from Paul Anderson’s submission of the DAC report.

“ Toward the end of the process, Lowe Enterprises – a large, local resort developer – announced it had taken an interest in eventually owning the Community Development Corporation (CDC) 2 property on the Roaring Fork site with plans to build a “boutique hotel” and associated residences. With free market involvement, the committee’s role suddenly shifted from theory to actuality. Rather than mire in the minutia of design details the committee agreed to step back and offer broad brush strokes toward overarching development goals. “

- 2) The provision:

“However, potential developers contemplating development proposals on lands within the Our Town Planning Area should be aware that the Town will be expecting such projects to address parking needs during the development review process. Projects which go beyond providing that parking which is required solely for their project and offer additional parking to offset the downtown shortage are encouraged.”

Should be amended to read that the public benefits of a river park and community oriented buildings on the CDC parcel shall be exempt from parking requirements if council feels that the portion of a project and the collective contributions and enhanced value and livability due to the open park and their existence. (I want to make sure that we are not burdening the park with parking requirements as nothing should stand in the way of it becoming a park.)

- 3) I object to that found on page 3 of DAC report submitted by Paul Anderson, it cites Lowe Enterprises as the preferred developer for the town, there was no pre development agreement in place, and this contemplates a land swap with Lowe Enterprises. I object. This is illegal.

“ Lions Park could potentially absorb some development density from the CDC/Lowe’s project at River Front Parcel. This could be achieved in a land swap between the developer and the Town as a way of maximizing the River Front’s public green space and providing cross-street development dynamics with opposing structures along Two Rivers Road where it divides Lions Park and River Front Parcel.”

- 4) No residential development should be allowed on the CDC parcel except a short term stay public access, non-club membership hotel.
- 5) No more than 30,000 square feet of improved buildings should be allowed on the CDC parcel and those buildings should all be located between Midland Spur and the RMI Building.
- 6) Because the process was so heavily tainted by having the developers architects directing the ourtown planning process and master plan formulation, I object to the entire master plan for fear that it just strips the town of its rights and gives developers more rights, and diminishes the town's ability to object. I demand that the town hire truly independent council prior to adaptation to report specifically on any amendments that would weaken the town's position.

Conflicts of interest are as follows: The developer's architect, CCY architect, Chris Touchette, stepped down as chair of the P&Z so that he could consult for the town. His P&Z chair replacement Dylan John, was, and now is another architect who lists on his website having served as a "project Manager" while in the employ of CCY architects - who is the architectural firm that prepared and presented the developer's initial presentation to the town in April 2015.

- 7) Another demonstration of the corrupted process is related to the attached two photos of emails involving Jim Kent who I am told served as an independent consultant for the town. The email chain of communications that passed between council Members Rick Stevens and also Rob Levitt prior to the passage of ordinance 34 which in essence has as intent, to stop open debate about the usage of the CDC parcel. It also shows Rick Stevens letting them know how he is going to vote.

Thank you
Mark Kwiecienski
445 Cottonwood Drive

Subject: Worksession and Action Items

Date: July 27, 2015 at 9:37:05 PM EDT

Subject: Worksession and Action Items

From: Jim Kent <jimkentika@gmail.com>

To: Ted Guy <tedguy@tkga.net>, "Kathleen Gole (katcole3@gmail.com)" <katcole3@gmail.com>, William Kane <william.kane1@comcast.net>, Norm Clasen <normenclesen@gmail.com>, Stacey Craft <stacey@happyrealestatebasalt.com>, Stephen Chase <spensailor@comcast.net>, khegberg1 <khegberg2@gmail.com>, pdillard@peaceofmind-properties.com, Joseph Ciri <jgciri@gmail.com>, Larry Yaw <lyaw@ccyarchitects.com>, Carolyn Kent <ckent@kagroup.com>

W Worksession and Res 34 2015 - Our Town.pdf

Attached is the Worksession and Resolution Number 34, Series of 2015. This is a 73 page document but worth the read. However the key part is the Resolution that is the last 3 pages. The meeting starts at 4:30 pm and is important in that if the Resolution passes the Council a lot of the regressive acts by certain individuals can be put out of

Business Time for Our Town citizens to be

Worksession and Action Items

Aspen Earth Moving has
subcontract presently
doing work on Park &
forksite

Councilman

Forwarded message:

From: Rick Stevens <rstevens@aspenearthmoving.com>

Date: July 28, 2015 at 7:09:23 AM MDT

To: Joe Ciri <jgciri@gmail.com>

Cc: Kathy Hegberg <khegberg2@gmail.com>, Rob Leavitt <SRLASPEN@aol.com>, "Ted
Guy" <tedg@tkga.net>, "Kathleen Cole (katcole3@gmail.com)" <katcole3@gmail.com>,
William Kane <william.kane1@comcast.net>, Norm Clasen <normclasen@gmail.com>,
Stacey Craft <stacey@happyrealestatebasalt.com>, Stephen Chase <aspensailor@comcast.net>,
"bdillard@peaceofmind-properties.com" <bdillard@peaceofmind-properties.com>, Larry Yaw
<lyaw@ccyarchitects.com>, Carolyn Kent <ckent@jkaigroup.com>

Subject: Re: Worksession and Action Items

All in favor say aye - thank you all for your efforts

Rick Stevens

(970) 379-2752