

Denise Tomaskovic

From: Pam Schilling
Sent: Monday, September 14, 2015 8:33 AM
To: Mike Scanlon; Susan Philp; James Lindt; Denise Tomaskovic; Judi Tippetts; Tom Smith (Office); 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: charles cole (charliecole@q.com)
Subject: FW: letter to editor

Council – This is a letter to the Editor from Charlie Cole. Being forwarded to you at his request.

Susan - Per Charlie Cole's request, please forward to P&Z.

Thank you.

Pam

From: charles cole [<mailto:charliecole@q.com>]
Sent: Sunday, September 13, 2015 10:08 AM
To: Pam Schilling
Subject: Fwd: letter to editor

Pam,

I would appreciate it if you would forward this to town council and P&Z. Thanks, Charlie

Begin forwarded message:

From: charles cole <charliecole@q.com>
Date: September 13, 2015 9:04:15 AM PDT
To: lgldenning@aspentimes.com
Subject: letter to editor

There have been many letters to the editor and guest columns in recent weeks expressing various views of what to do, and what not to do, with the Basalt Riverpark. Some have been more useful than others. All, surely, have been from the heart. None, however, deals with the subject so well and with such feeling as the guest column by Mark Harvey in the Aspen Times, Sept 12, 2015.

He does not espouse anything specific, but he does bring forth a perspective from which to conceive a process that assures a good outcome.

This should be required reading, periodically, for our town's decision makers, to make them keep their focus centered on "getting it right". For all Basalt citizens, it will bring some clarity.

Thank you, Mark Harvey, for your historical research and constructive insight.

Charlie Cole, Basalt

Mark Harvey
Guest Commentary

September 12, 2015

Guest commentary: Of influence and confluence: Basalt's river park

It's a wonder that Basalt, a town incorporated in 1901 and built on the banks of two divine rivers, doesn't have a great riverpark. Right now, the best place the public has to go to enjoy a river in the downtown might just be the Riverside Cafe.

So the discussion of what to do with the land on the banks of the Roaring Fork that was once home to nearly 400 people has heated up considerably and taken on new import. For good reason: The town is poised to make some decisions that will shape its geography, culture, economy and flavor for the long term.

It might seem far-reaching to compare tiny Basalt's situation today to that of New York City in the 1800s, but we might learn a thing or two from drawing a parallel between our place in the Roaring Fork Valley and Manhattan 160 years ago.

In the early part of the 1800s, New York City's population quadrupled. As the century progressed, Manhattan became heavily industrialized and to find a green space for escape from the frantic city, residents had to cross the river to the Elysian fields of Hoboken. The visionaries — people such as Andrew Jackson Downing and Robert Bowne Minturn — took a look at the pandemonium, considered how things would grow more crowded in the future, and decided to build Central Park. It took years and years to design and build, a lot of money and the forced removal of some poor unfortunate residents living there (Seneca Village), but ultimately, they built the first great American urban park, a landscape that today very much shapes and defines one of the principal cities of the world.

It could have been much different. There were plenty of detractors, impatient leaders, and pressure to do something more commercial with the space. What is today Central Park might have ended up just more expensive real estate in uptown.

While Basalt doesn't have heavy industry or tenement buildings lapping at its margins, the town and the entire Roaring Fork Valley have changed radically in just a few decades. It wasn't that long ago that Highway 82 from Glenwood Springs to Aspen was a sleepy two-laner with little traffic, what is now the Whole Foods complex in El Jebel was surrounded by hay meadow and ranches and Basalt had little more than one gas station and a couple of restaurants. When I was growing up in Aspen, playing baseball against Basalt was like a small journey to a frontier town.

The development pressure in the valley is obvious with the new construction and will get worse in the decades ahead. Colorado's population is expected to double by 2050. Over time, there will be no shortage of developers wanting to build on prime open space — there never is. But there will be a shortage of open space suitable for magnificent river parks.

When New York faced the decision of how to build a park, they were deliberate, put a lot of time and thought into the project and ultimately held a design contest that attracted more than 30 entrants. Ultimately, Frederick Olmsted and Calvert Vaux were chosen as designers. Had it been otherwise, the park might have been a few hundred acres of complicated topiary as one entrant proposed — or worse.

What Basalt is facing is far more modest. It's a relatively small piece of land and the topography doesn't have to be completely reworked. But doing it right — making a park that is the pride of Basalt and the envy of every Colorado town with a river — should not be a rush-job justified by questionable financial pressures, convoluted by predevelopment agreements and controlled by one developer.

To many in the community, that's what seems to be going on, and that's why Town Hall is so crowded (and hot) when the park is on the agenda. And to many, the path that the town government and Lowe Enterprises is leading us down flies in the face of the vision of the Downtown Area Advisory Committee, a group entrusted to sketch out the ideas and rough plan for the area.

Why not take a page from our American forebears who did something truly great with open space in New York? Even revisiting the words and ideas of Andrew Jackson Downing, the man credited for envisioning Central Park, might remind us of what's possible: "Make the public parks or pleasure grounds attractive by their lawns, fine trees, shady walks and beautiful shrubs and flowers, by fine music and the certainty of 'meeting everybody,' and you draw the whole moving population of the town there daily."

Why not have a design contest as the New Yorkers of the mid 1800s did? Who knows what some of the really imaginative landscape designers and architects might come up with? (And there's a few of them who live within a mile of the proposed site.)

It's not easy to integrate that riverfront into the town's core, to find the right mix of development with open space, to build something that offers both respite and liveliness, but to do it right would redefine the town.

Done poorly and in haste, done against the will and wishes of vocal citizens, that terrific piece of land on the river's edge could end up just a postage stamp park adorning a luxury development.

That would be to everyone's regret and a lost opportunity to gracefully bring the river to the town or the town to the river.

Denise Tomaskovic

From: mark kwiecienski <mkwiecienski@comcast.net>
Sent: Monday, September 14, 2015 12:17 PM
To: Mike Scanlon
Cc: Susan Philp; James Lindt; Denise Tomaskovic
Subject: Public Plan A
Attachments: Public Plan A.pdf

Mike – Here is the Public Plan that has been created by several of us for the purpose of serving the public first and foremost, which is what this was supposed to have been all about. Just because the CDC flipped an option to Lowe Enterprises does not mean that Basalt should give up on it's vision. Basalt should be exploring all community oriented uses even more vigorously than it has the developer options. This has not happened and it needs to if there is going to be peace in Basalt. Remember, the intention of Basalt: 1) going into partnership with The Community Development Corporation and 2) Issuing the bond we did was under the auspices of ending up with something public serving.

This option and others like it need to have just as much attention with council and P&Z as the other options. There should be work sessions devoted to public options. They are late to the party only because of undue developer influence. Please let me know if you are going to make room and give these the attention they deserve with both P&Z and council. Thank you. Mark Kwiecienski

BASALT COMMUNITY VISION AND BASALT RIVER PARK

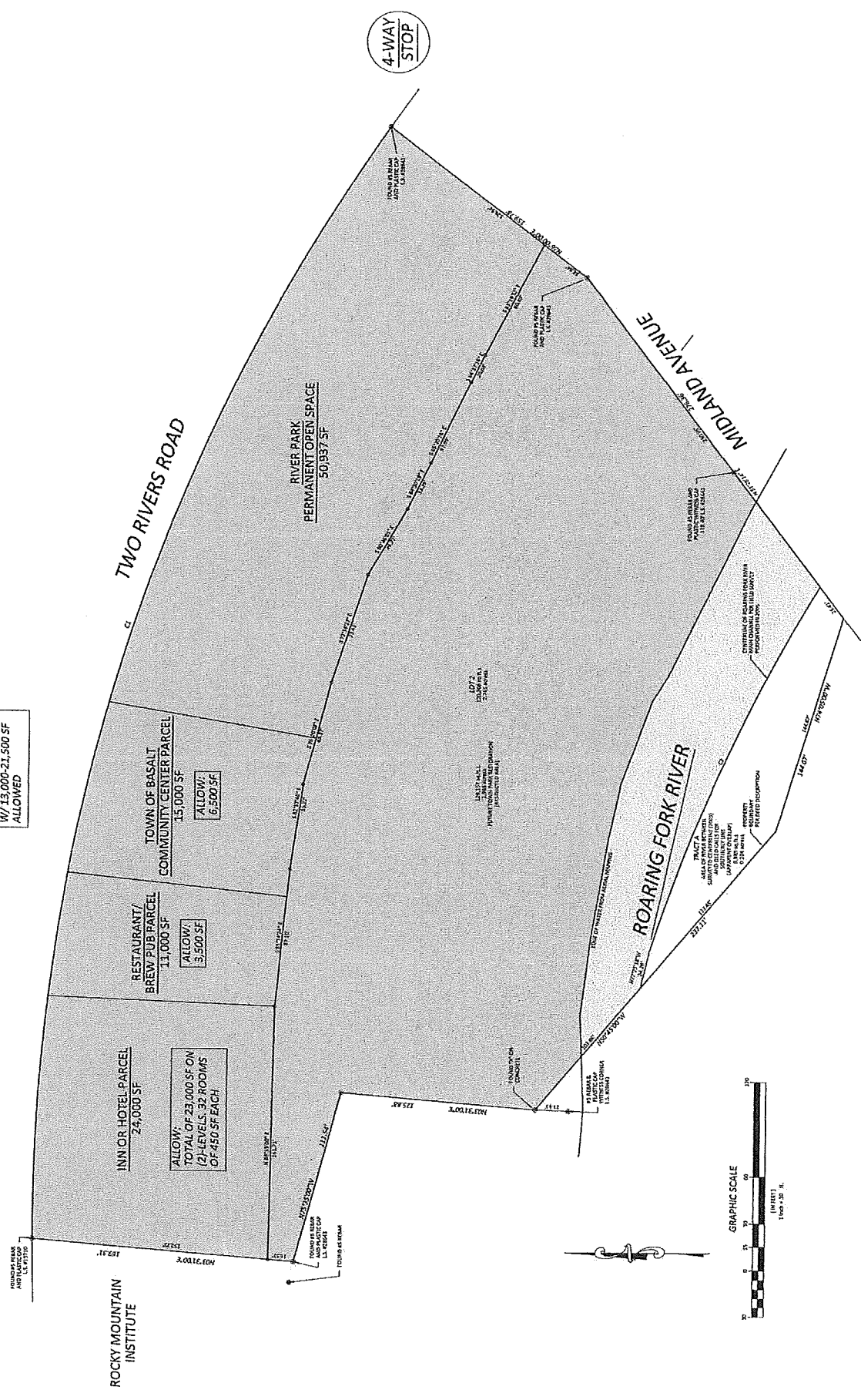
LOT AREA EXHIBIT OF:
OPTION A- THE RIVER PARK GIVES LIVE TO BASALT

SHEET 1 OF 1

DENSITY BELONGS ON CLARK'S MARKET PARCEL

BASALT RETAINS LION'S PARK

RECYCLE CENTER ZONE
AFFORDABLE HOUSING
W/ 13,000-21,500 SF
ALLOWED



Community Vision Option Plan A

Highlights: *Payoff CDC. On River Parcel create 3 lots to allow priceless Community Center, a Boutique Hotel, and a Restaurant or Brewpub. Also Keep Lion's Park in Town's possession and create Affordable Housing opportunity on Marino Center.*

Physical Result.....

1. **River Park Parcel.** 50,937 square feet of land (that parcel between Midland Spur and the four-way stop) zone permanent public open space for park. Value to Basalt: priceless.
2. **Community Center Parcel.** 15,000 square feet of land upstream and contiguous to the Restaurant/brewery parcel. This parcel will border the park on two sides and shall be retained by the town of Basalt for future public oriented community center uses including public restrooms. Give entitlements for 6,500 square feet of heated improvements. **The community building could be built in the future when the funds have been collected (perfect for single angel donor) and it would be available to 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. Not to be sold or traded. Value to Basalt: priceless
3. **Restaurant/Bar parcel.** 11,000 square feet of land between community center and hotel parcel. Zone and give entitlements for a restaurant/bar having 3,500 square feet. (Approximate size of Riverside Grill). The estimated value stated assumes that no food vending is allowed on the community parcel (except catered events) or elsewhere on the park except for large special events. The owner of this parcel would benefit not only from normal public and special events traffic but also events held at the Community Center, RMI, The Roaring Fork Conservancy. Estimated market value of lot: \$750,000.
4. **Small Hotel Parcel.** 24,000 square feet of land on the most northern parcel next to RMI. Zone and give entitlements for a 32 room hotel (average room sizes of 450 square feet) with 2,000 square foot lounge/lobby with 24 foot high ceilings with river views. 23,000

square feet of heated space. Parking satisfied by combination of 3/4 underground garage and off street lot in front above ground. Instead of going after a big corporate operator, (who needs lots of volume), a mom and pop type operation seems to be a better fit for Basalt. Estimated market value of lot: \$1,250,000.

5. **Affordable or Micro Housing.** Zone and entitle Marino Park/recycle center (located across the street from Park on Midland Spur) for housing. Zone and entitle for free market micro housing or affordable housing to allow up to 13,000 square feet on two levels over “tuck in” parking. Estimated value with two levels of residential is \$400,000. Estimated value if entitlements are increased to three stories (not recommending three but for example) value would be about \$975,000. **Structure some sort of trade or transference of this property over to the CDC.**

Other Results, Mini-Options, and Benefits of this Option:

- A) **Retain Lions Park:** The town would retain the Lions Park parcel which is worth an estimated \$2,500,000 to the town’s people just as it is. And with the newly created River Park to be created across the street, the value will be higher when the decision is made to create the river park. The value of Lion’s Park to a developer would depend largely upon how it is rezoned. I am not suggesting any future development on the site but bringing this up for the sake of value retained by the town by this option. This proposal leaves this valuable asset in the town’s possession. Decide what to do with Lion’s Park once the River Park is finished. The decision does not need to be linked to the River Park decision. That will give the public time to adapt to change and to see how our visions for everything else changes with the park and related development complete. The largest group of the people in the survey wanted to leave Lion’s park as is.
- B) **Payoff the CDC:** The entitlements outlined above should yield the CDC gross proceeds of between \$2,400,000 to \$2,975,000 depending upon zoning of Marino parcel and upon liquidation of all of the above. This fulfills the intent of removing all the residents from their trailers and the representations of the bond issue marketing. It also gets the CDC out of the picture. Remember all parties went into this with the best of intentions, and we are grateful to the CDC, but the town did pick up the tab for the trailer relocations which, I understand, was supposed to have been the responsibility of the CDC. The town would have, in essence, given the CDC the certainty and value that is required to sell these parcels on the open market to multiple parties that are interested in separate parcels. Condo investors, hotel investors, and restaurant investors typically have different profiles and game plans so zoning and entitling each of these as noted makes sense. Logic would suggest that offering these to an open market with predefined entitlements would yield the highest possible prices for each parcel. The other option, is that the CDC could sell all the parcels to one investor at a reduced price. Let CDC make that choice. This would be a fair solution. As an alternative any shortfall in what is owed and

revenues receive via open market bidding could be made up by increasing the bond as discussed next in "C"

- C) **Retire Existing Bond and replace a new one.** Basalt should be able to retire the existing approximate \$2,500,000 bond with the issuance of a new bond. I am not an expert here but logic says that with trailers moved and property value now enhanced, the rating on the reissued approximate \$2,500,000 bond should allow for more favorable bond terms for the town. The new bond could be attached to the Lion's Parcel, and or the newly created permanent park and the Community Open Space parcels. Ask the experts. The bond could also be increased in size if it was the town's desire to return more funds to CDC.
- D) **A large priceless river front park.** Basalt gets a large priceless river front park.
- E) **Basalt gets a priceless community center** on the river front park. To be built when the town is ready. Winter farmers markets and a multitude of other events could be held here. This would be a revenue center in the future.
- F) **Basalt gets its public serving (non-club membership) hotel** on the park, open to the public. The room sizes could be reduced too is desired.
- G) **Basalt gets a restaurant on the park** open to the public.
- H) **Affordable Housing.** Basalt gets some density of residential development on the Marino parcel either by free market micro housing that will be affordable by price point or the more cumbersome and costly to manage deed restricted government controlled housing.
- I) **No noise complaints.** With no residential homes on the park, the use of the park for community events is unfettered rather than having residential which always leads to noise complaints.
- J) **All parking on site.** Parking for the hotel, restaurant and Marino parcel is thought to be able to be taken care of on each individual parcel rather than having to rely on a parking garage off site. There is enough room for Diagonal Street parking for about 24 cars on Midland Avenue for the Park and there are about 12 more on the Midland Avenue side by the four-way stop that can be viewed as public serving and overflow. There is no reason to entangle the park future with a parking garage that some want to build. Overflow parking for big events can be taken care of offsite somewhere. Let Clarks Market Development shoulder the parking needs created by its development. It is only fair as the Clarks Market value, and any condos built in the future will be increased by choosing Community Vision Option A. If a parking garage is wanted later for Clark's market, let the developer build it and finance it themselves from development on the Clark's Market parcel.
- K) **The value of the Clarks Market Parcel will also increase** significantly due to the completion of the amazing Community Option A with limited development on it. Clarks Market is where density belongs. The owner or new developer of that parcel shoulder a proportionately higher percentage of impacts on housing and parking than the 3 river parcels which should be exempt

due to public benefit and having already relocated all of the residents off the site. It should be zoned accordingly in the Master Plan.

Denise Tomaskovic

From: Lu Krueger-Andersen <lukandersen@gmail.com>
Sent: Monday, September 14, 2015 2:38 PM
To: Gary Tennenbaum; Bernie Grauer; Rob Leavitt; Herschel Ross; mark.kettle@basalt.net; Jacque Carpenter Whitsitt jax; djohms@zone4architects.com; Susan Philp; James Lindt; Denise Tomaskovic; Mike Scanlon
Subject: Public Option A

Hello trusted town officials,

Please keep the development of the river parcel limited to 3 lots, sold separately, with clearly defined rights and entitlements to build a 23,000 sq. ft boutique hotel, a 3,500 sq. ft brew pub and a 6,500 sq. ft. community center.

Please do not allow for a 75,000 sq. ft. 113 hotel/residential development to be built on the river parcel, or anything of this magnitude.

Thank you.

Lu Krueger-Andersen