

Susan Philp

From: mark kwiecienski <mkwiecienski@comcast.net>
Sent: Friday, October 16, 2015 4:21 PM
To: Susan Philp; James Lindt; Denise Tomaskovic
Subject: Letter of P&Z packet

Dear Susan, James and Denise, Please include the following letter in the P&Z packet and also post to the ourtownplanning website. Thank you.

Mark Kwiecienski

10/16/2015

Dear Basalt Planning and Zoning Member,

Please represent the Public's Desires in the Mater Planning of the CDC Parcel.

The public has demonstrated over and over and over that they want to see a significant River Park and low development on that quasi - public site known as the CDC site. Please respect the citizens and not push a master Plan that is supported in large part by the developer's team only. In survey after survey an open river park keeps resurfacing as the public's top priority and yet a master plan is again being pushed that goes against what the majority wants. The trailers were cleared away to serve the public. Listen to the public. Consider this:

A) A "values survey" done three years ago regarding things to consider in the redevelopment of Basalt, 91% say scenic visual quality is their most important value.

B) The ourtown planning survey administered by JKA in June of 2014. It offered three choices of big development on the CDC parcel. An open river park was not an option. Only 260 people responded to that survey. Many citizens decided not to participate because none of the options were acceptable.

C) In contrast, 481 responded to the ETC institute survey administered in November 2014, and since an open river park was offered as a choice, it was the top choice. 40% said they wanted an open River Park on the developable part of the River Park – that fronting town rivers road. In that same survey only 7% said that residential development is appropriate on the CDC parcel and 6% thought structured parking was an acceptable use. In November 2014 the public could not even see the river as the site was still a mess. Today after seeing the river's beauty, the 40% would be more like 75%.

D) On September 29, 2015, Town council passed resolution #49, to clarify any confusion over the intent of #34. In resolution #49 it says, paraphrasing, that council did not say the level of development that is appropriate on the CDC site, but that further discussion is needed to determine both the quantity and type of development that should go on the site, and that the decision needs to consider, among other things, further public input. Public input has since then again reconfirmed the level and types of development that are appropriate.

E) In the 2014 general election, 473 votes were cast. A petition circulated in the past 30 days again reconfirms the public's desire to see a mostly open River Park and density on the Clark's Market Parcel. The petition has 250 signing who say they are registered Basalt voters want development of the CDC parcel as follows:

1. No residential.
2. A maximum of 26,500 square feet of improvements to be located between Midland Spur and RMI with allowed uses being restaurant, hotel, non-profit or commercial uses. The remaining land to be open.
3. A maximum of 6,500 square feet of improvements to be allowed for the construction of a community center at some point in the future when funds are available.

Towns all across America are clearing away buildings to expose river and water frontage to create parks to make their town better. Short term developer profits benefit a small group at the expense of the rest of the community. The

decision on what to master plan the CDC parcel is supposed to reflect the public's values. The town has invested over \$2,500,000 to date to make this opportunity available. Please do your part and put in place a master plan that reflects what the public wants which is stated above in E. Master planning the CDC for greater density and uses other than what the public desires would be an intentional flagrant misuse of your power. Please represent the public in master planning this quasi - public site.

Thank you.

Mark Kwocienski
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Basalt