

planning

From: Mary Whitesides <mary@dancindeerdesign.com>
Sent: Tuesday, June 07, 2016 11:32 AM
To: planning
Subject: Treasure Hill Development

Dear Planning Commission

“The project does not comply with Land Management Code Criteria (defined as For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City and, it is to protect historic and significant sites) **because:**

1. **The planning commission's 1985 SPMP** approval consisted of 277 unit equivalents (UE), including 258 residential and 19 UEs worth of support commercial space on 123.59 acres. The 277 UEs = just over 400,000 square feet. The current proposal is over 1,000,000 square feet, a clear violation of the 1985 approval. This is in addition to the long list of harmful impacts this proposal brings with it which also violate the Land Management Code Criteria."
2. **Unstable soils.** A number of years ago I dug out a section of my backyard on Empire Ave. The city shut it down until I agreed on a thick concrete wall. Their reason: the soils are unstable in this area and Treasure Hill is on an even more steep incline and I'm guessing the soils are even more unstable there.
3. **Water Conservation Initiative.** The Water department sent out a water conservation initiative with a plan to conserve water for Park City and especially in old town. Treasure Hill as a mammoth development will surely be a huge water hog. My water pressure goes way down during ski season. I can only imagine what it would be with Treasure Hill located just behind my house.
4. **Energy Consumption.** Likewise the energy department has made a statement about energy consumption in Park City. Treasure Hill will be a humongous energy hog.
5. **Historic Registry.** Old Town Park City is on the National Historic Registry. Treasure Hill (called "Little New York" by the developer) will make that mark of distinction, **blasphemous.**
6. **Design Guidelines.** The Architecture design does not meet the guidelines put forth for Old Town residents and businesses. We all had to comply to those design guideline when building our homes.
7. **Density Codes.** The density is questionable according to the density codes.
8. **Fire Codes.** The size of the roads and the accessibility of fire vehicles is questionable for fire code guidelines especially in view of snow removal and high density traffic during ski season.
9. **Construction debris.** Construction debris is already an eyesore and problem on upper Lowell Ave. There is a concrete dump there now.

Beyond questionable violations of the Land Management Code, there are other issues concerning view codes, common sense codes, human responsibility codes, overdevelopment codes, engineering codes, architectural codes, environmental codes, green codes, privacy codes, noise ordinances, traffic issues, the right of neighbors to enjoy peace and quiet in the sanctity of their own homes.

Architects, engineers, developers and city planners have a deep abiding responsibility for what is left behind for future generations and Treasure Hill is an atrocious high rise city block of outrageous overpowering structures that will haunt those

generations to come and will destroy the charm, vitality and serene historic village Park City is today. It is an empire building legacy for the Sweeney's not for Park City.

Mary Whitesides
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