

Treasure Comments

From: lisa wilson <lisawilson@me.com>
Sent: Tuesday, June 07, 2016 8:37 PM
To: Treasure Comments
Subject: Treasure Hill Comments

Hello Planning Commission.

The definition section of the current Land Management Code discusses COMPATIBILITY.

The current Treasure Hill design does not meet what is defined as “compatible” in the Land Management Code.

1. The large modern box-like design will not integrate and relate to the surrounding Area or Old Town neighborhood.
2. The height by all appearance is massive. The plans are not compatible in Height, scale, mass and bulk to the Buildings currently in the Old Town hillside area of Park City.
3. A 1 million square project will not help pedestrian and vehicular circulation and thus is incompatible under the current code .
4. Increasing a footprint significantly is not environmentally sensitive and thus incompatible.
5. The proportions, front facade and more in the Treasure Hill proposal are incompatible with the existing neighborhood.

The applicant appears to be noncompliant in regards to compatibility defined in the current Land Management code.

Please deny the proposed application

The current Park City Land Management Codes states:

1.57 **COMPATIBLE OR COMPATIBILITY**. Characteristics of different Uses or designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding Area or neighborhood. Elements

affecting Compatibility include, but are not limited to, Height, scale, mass and bulk of Building, pedestrian and vehicular circulation, parking, landscaping and architecture, topography, environmentally sensitive Areas, and Building patterns.

A. **Visual Compatibility.** Characteristics of different architectural designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding Area or neighborhood. In addition to the elements effecting Compatibility which include, but are not limited to Height, scale, mass, and bulk of Building. Other factors that dictate compatibility include proportion of building's front façade, proportion of openings within the facility, rhythm of solids to voids in front facades; rhythm of entrance or porch projections; relationship of materials and textures; roof shapes; scale of building.

B.