

planning

From: Mary Whitesides <mary@dancindeerdesign.com>
Sent: Monday, June 13, 2016 4:14 PM
To: planning
Subject: Treasure Hill
Attachments: Letter to Planning Com. 060716 copy.docx; ATT00001.htm

Dear Planning Commission

I sent a version of this letter a few days ago. I have since added information I think is VERY pertinent to arguments put forth especially by members of THINC. Please see below the letter once again and the additions that are in RED. I have also added photo renderings provided by Treasure Hill to make the points in the letter. Please let me know that you have received this revised edition and that you have read it.

Thank you for your time.

Mary Whitesides
37 year resident
THINC member

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, **which leads me to believe that the project will require a significant amount of substantial retaining walls to deal with the local soil types. Coincidentally there are recent debates being discussed on KPCW about projects that require retaining walls, their height, the design, and the opposition to them. I would ask if the Treasure Hill masterplan has identified the impact, both geotechnically and visually that their project will have to this area? If so, what is the result?**
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. **Water conservation is an issue that seems to be discussed on KPCW with some regularity, and the impact that a project like Treasure Hill will have - not only on the immediate neighborhoods, but on the city as a whole - should be of great concern. The concern is not only for the domestic use of water after the project is completed, but the amount of water (and other resources) that will be used during construction. Can the Treasure Hill developers prove that this project will not have a negative impact on the city's conservation initiative both during construction and operation in the future?**

4. Energy Consumption. Again I can refer to ongoing discussions on KPCW and the City Council with regards to Park City's goals to become a Net-Zero carbon emissions city by the year 2035. As part of this goal it has been stated that there should be amendments to City Hall's planning and zoning rules (not yet identified). Developments presented to the city - such as Treasure Hill - present the perfect opportunity for the development of what these new planning and zoning rules should address. As an example, the state of California has been operating with its own "green building code" for several years which sets minimum parameters for developments and building projects that allows the state to reach their consumption goals over time. In lieu of having something like this currently established in Park City, has Treasure Hill been asked how their construction and post occupied operations will benefit and contribute to the city's net zero goals? I have a hard time understanding how a development such as this can have a beneficial impact to goals such as this as the construction industry is the recognized largest energy consumer known to man - using approximately 40% of all energy consumption per year.

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.** **Instead of the historic compatibility it claims to be, it is a hysterical imposter.**

6. Design Guidelines. The Architecture design does not meet the guidelines put forth for Old Town residents and businesses even though the Architect, engineer and developer claim it is. We all had to comply to those design guidelines when building our homes. Lets not let the wool be pulled over our eyes and our common sense. (A picture is worth a thousand words. The buildings are taller than the trees. See below)



7. **Density Codes.** The density is questionable according to the density codes. 1,000,000 sq ft is not the 400,000 sq ft approved in the so called "deal".

8. **Fire Codes.** Even though the developer claims he has met the fire standard,

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 shed codes, common sense codes, human responsibility codes, overdevelopment codes, engineering codes, architectural codes, environmental codes, green codes, consumption codes, privacy codes, noise ordinances, traffic issues, light pollution, the right of neighbors to enjoy peace and quiet in the sanctity of their own homes.

What is the impact that this development will have on the network of trails that has been established on this hillside over the last 20 years? These trails are heavily used by bikers, hikers, and local moose on a regular basis and are part of what makes this area so magical.

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, which is overwhelmingly irresponsible and disrespectful of the history and qualities that make Park City one of the most desirable and beautiful places to live. Sometimes it is not the things we do that become our legacy....but the things we don't do.

Mary Whitesides
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