

# Niels P. Vernegaard

---

822 Lowell Ave. Park City UT 84060. NielsPV@yahoo.com

May 25, 2016

## To whom it may concern:

Re: Treasure Hill Convention Center

My wife and I will be out of town when the first planning meeting on Treasure Hill is discussed. I did not want our absence to signal our indifference to this project.

We are full time residents of Old Town and as you can see from our address live directly across from the proposed convention center. While THINC has done an excellent job of detailing why this project should not be approved, I thought you might be interested in our personal thoughts given our proximity to the development.

1. Much has been written about traffic. Studies have been completed. The reality is that Lowell Ave is effectively a one-way street in the winter. It will be narrowed further as part of the sewer renovation this summer. When you have a chance, drive up 8<sup>th</sup> street and continue on to where it turns into Crescent Tram. When you get to the top attempt to make a left onto Empire. It is difficult in the summer. Nearly impossible during the winter. Now envision traffic descending from a convention center just up the hill. Remember, navigation software will direct visitors down Crescent Tram and 8<sup>th</sup> when they want to get into Park City or over to Deer Valley.
2. The United States Postal Service will not deliver mail into this neighborhood due to the conditions of the roads. Yet the developers want to put a convention center here.
3. It is my understanding that the developer believes that they have a legal right to develop this land due to an agreement dating back to the 80's. I don't believe that development rights last into perpetuity. 30 years is a long time. No investment of mine ever came with rights or guarantees. Some of them did well, others were a bust. Why should the developer expect to have no risk to their investment?
4. Park City competes with other resorts for tourist dollars. Many of our competitors have superior scenery. Their snow is often better. What we have is an authentic western town with a rich history. Visitors often speak of the charm of Park City and Old Town. Do we really want to put that competitive advantage at risk by approving a Las Vegas style convention center that will loom over Old Town and give us big city traffic? I don't think so.
5. The entrance to the Creole mine is 50 yards up the hill. This convention center will disturb the entrance and I assume the mine as well. Has the EPA been involved? I think of the catastrophic damage done last year in Colorado when an old mine was breached.

Lastly I'd like to discuss fairness. The investors in Treasure Hill want to secure development rights. They have said that they will then sell those rights to a company that has the resources to build the convention center. The investors will walk away with millions leaving those of us in Old Town to deal with a multi-year construction project, traffic jams and the general headaches of having a convention center in the middle of our neighborhood. In my book that is not very neighborly.

Sincerely,



Niels P. Vernegaard.