

## Francisco Astorga

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**From:** Makena Hawley  
**Sent:** Tuesday, July 05, 2016 8:30 AM  
**To:** Kirsten Whetstone; Francisco Astorga; Anya Grahn; Adam Strachan; Laura Suesser; Melissa Band; Douglas Thimm; John Phillips; Preston Campbell; Steve Joyce  
**Cc:** 'jvdesign@comcast.net'  
**Subject:** FW: Density Development

Public comment forwarded from Mr. John Vrabel at 143 Norfolk Avenue.

Thank you,  
makena

Makena Hawley  
Park City Planning Department  
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435.615.5065

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www.parkcityrecreation.org](http://www.parkcityrecreation.org)

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**From:** John Appleseed [mailto:jvdesign@comcast.net]  
**Sent:** Tuesday, July 05, 2016 8:22 AM  
**To:** Makena Hawley  
**Subject:** Fwd: Density Development

Sent from my iPhone

Begin forwarded message:

**From:** John Appleseed <[jvdesign@comcast.net](mailto:jvdesign@comcast.net)>  
**Date:** July 4, 2016 at 1:26:48 PM MDT  
**To:** [bruce.erickson@parkcity.org](mailto:bruce.erickson@parkcity.org)  
**Cc:** [kirsten@parkcity.org](mailto:kirsten@parkcity.org), [fastorga@parkcity.org](mailto:fastorga@parkcity.org), [anya.grahn@parkcity.org](mailto:anya.grahn@parkcity.org),  
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[steve.joyce@parkcity.org](mailto:steve.joyce@parkcity.org)  
**Subject: Density Development**

Dear Bruce, Planners, and members of the  
Park City Planning Commission:

I saw you (Bruce) jogging up the Sampson Avenue hill last week. Did you happen to notice the two high rises under construction to your right (west side of Sampson)? These are huge buildings especially in Park City's Historic (HR1) district.



(This photo shows 2 projects on Sampson Avenue. Note jogger to the left)

One area of what I call 'Excessive Density' should not lead to another area nearby just because it appears that it is now the 'norm' and/or that a 'president has been set.'

The reaction of visitors to our neighborhood, when they see what is under construction is nothing short of 'astonishment!'



(These are 2 projects, the left-upper has our neighborhood's first elevator. The right-lower, sits almost in front of, albeit lower, than, the elevator house)

This huge size/density, is the reason for my note.

It is my hope that we as a City should not repeat this situation up in Woodside Gulch, on the Alice Claim.

The developer is entitled to a density of ONE, which came with his purchase of the property.

It is my contention that even one is too much for this steep, pristine, park-like area.

Please consider the potential OVERLOAD to King Road.

Further, what if in the future, Vail elects to develop its property at the 'angle station?' What will the traffic on King Road be then? Can Vail's development in that area be denied? I think not, but perhaps the density can be limited.



Woodside Gulch - Alice Claim

Who benefits besides the developer, with the Alice Claim development?

Increasing traffic/density in this historic part of old town on these narrow roads dose not benefit the City.

It dose not benefit the current property owners in the neighborhood. Rather, this development is problematic.

Heaven forbid if we have a normal or big winter in the future. How will emergency vehicles respond then? Will the City be at future risk legally, for allowing this potential congestion?

In closing please consider the long term effects on our City by your decisions. Do you want the high density Woodside Gulch/Alice Claim development to be part of your legacy? Or do you want your legacy to be one of preserving this open, park-like space for the benefit of all?

Thank you,  
Kind Regards and Love  
John Vrabel  
143 Norfolk Avenue resident  
since 1968.

Sent from my iPhone