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From: Mary Whitesides <mary@dancindeerdesign.com>
Sent: Wednesday, July 13, 2016 8:17 AM
To: Treasure Comments
Cc: Brian Van Hecke
Subject: Treasure Hill Density
Attachments: 1985 layout2004layout (dragged).pdf; ATT00001.htm; 1985 layout2004layout (dragged) 1.pdf; ATT00002.htm

Treasure Hill Density Issue

Dear Planning Commission

I would like to address the issue of density in the Treasure Hill Development project. As was stated by the Sweeney's lawyer, Mr. Bennion, at the last planning commission meeting June 8, 2016 on this issue, **a deal is a deal**. After examining what the deal was in 1985 I believe they do not have a deal under criteria presented today.

In 1985 the following was proposed:

1. 400,000 square feet with 5% back of house which was code.
2. No excavation for the development
3. Buildings following natural grade. One set of buildings underground
4. No retaining walls
5. Maximum height 45' and 75' max on a couple of buildings
6. They provided aerial site plans, engineer pencil drawings and topo maps of anonymous buildings and how they sat on the hillside from the air.
7. **THE SWEENEY'S DID NOT SUBMIT ARCHITECTURAL DRAWINGS** (unless they are hidden away somewhere). That means no elevations, no style of architecture, no renderings of how the buildings sit on the landscape from a 3D viewpoint were submitted for approval.

The plans being submitted today are completely different. The current proposal includes:

1. A massive excavation of soils that need to be studied for stability and metals that meet EPA standards.
2. 100 foot retaining walls that are questionable.
3. An increase of mass to 1.2 million square feet.
4. Building heights of 100 feet.
5. Architectural drawings and lifestyle renderings that were not presented in 1985.
6. Incompatible building styles that resemble New York City rather than Park City.

In my estimation, this constitutes a negotiation of a **NEW DEAL** under the new criteria and current codes and prevailing situation in Park City. In 1985 the population was lower than 5,000. The hotels were minimal and in the style of the Yarrow. The neighborhood density in old town was low but has greatly increased today. Hotels have increased exponentially, the population has increased four fold and that has affected the water, the energy use and the traffic. To add a monstrous development of this size would jeopardize the water conservation efforts of the water department and the net-zero energy efforts of the city council. I believe this criteria warrants

submittal of the Treasure Hill project as shown now not in 1985 to be considered under the current conditions and codes. That means it would be a NEW DEAL.

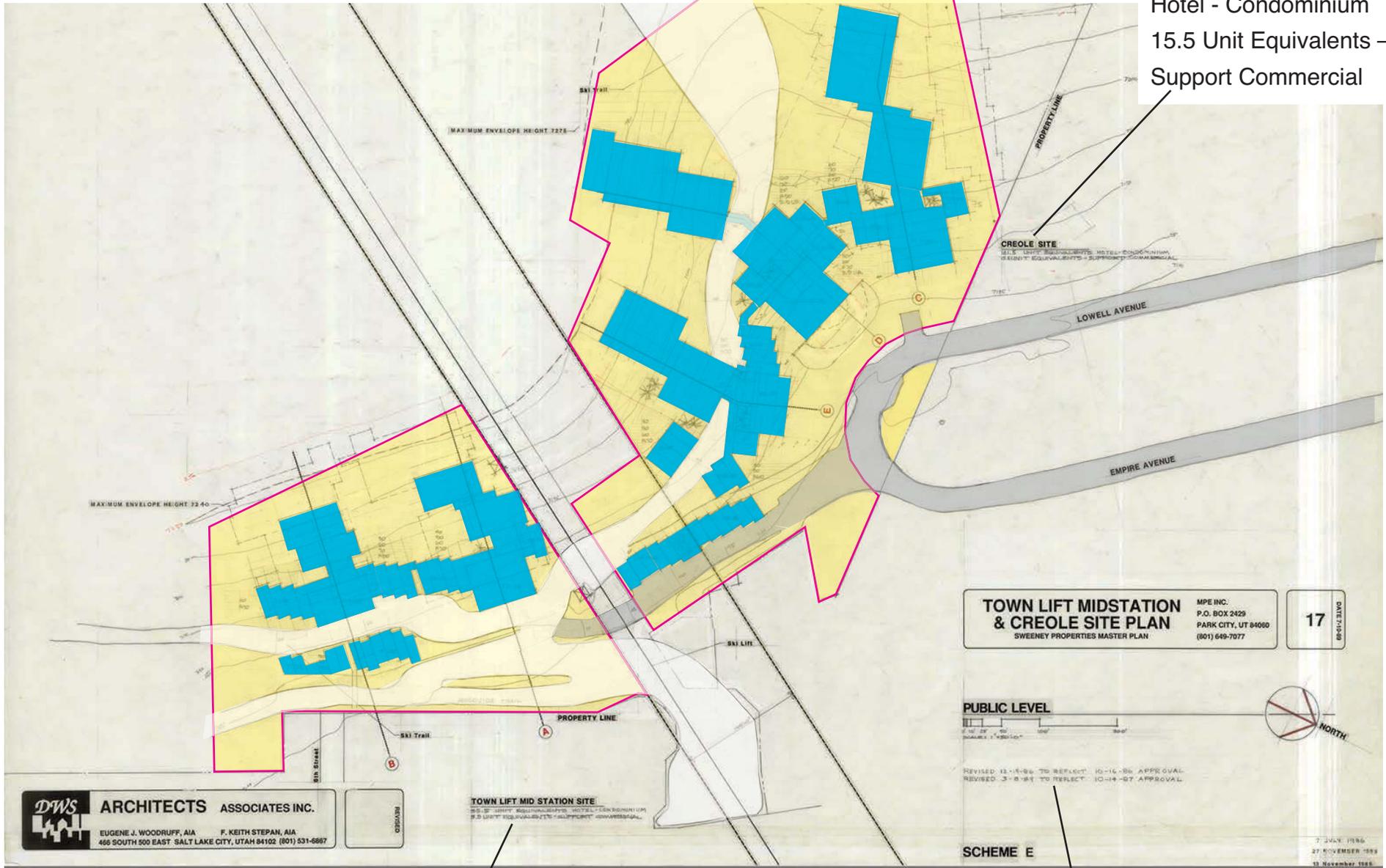
Thank you.

Mary Whitesides

See below

1985 / 86 Approved Site Plan, Footprints and Density
 Buildings work with the natural grade – No excavated hillsides
 Only Two entrances from Lowell / Empire

Creole Site
 161.5 Unit Equivalents –
 Hotel - Condominium
 15.5 Unit Equivalents –
 Support Commercial



Town Lift Mid Station Site
 35.5 Unit Equivalents Hotel - Condominium
 5.5 Unit Equivalents – Support Commercial

Revised 12-19-86 to reflect 10-16-86 Approval
 Revised 3-8-89 to reflect 10-14-87 Approval

2004 Expanded Project — More than twice the approved square footage
Massive hillside Excavations, mostly outside the MPD boundaries
Four entrances from Lowell / Empire

Hillside Excavations



Buidings underground