

Francisco Astorga

From: Niels Vernegaard <NielsPV@yahoo.com>
Sent: Tuesday, July 26, 2016 10:35 AM
To: Treasure Comments
Cc: Brian Van Hecke; Charles Stormont
Subject: Treasure Hill Convention Center
Attachments: Treasure Hill July 26 letter.docx

Please find attached comments about the Treasure Hill Convention Center.

Niels P. Vernegaard

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July 26, 2016

To whom it may concern:

Re: Treasure Hill Convention Center

I'd like to follow up on my comments from the last meeting. Also, I agree with the points made in letter dated July 13, 2016 to the commission from John Stafsholt. As such I will not repeat all of the points.

1. As a planning commission I know you are familiar with the strategy applicants often use. That being asking for way more than they need and then settling for more than is deserved. 413,000 square feet is all that was approved in 1985, that is all that should be approved now. This Trumpesk demand of 700,000 additional square feet because that's what the market needs now for their project to be successful should be ignored by the commission.
2. The comparison to St Regis and Montage size is irrelevant for several reasons. First, neither the St Regis or Montage are built in a single family historic residential neighborhood. Second, testimony from former officials indicate they never had such a gargantuan project in mind. Third, only 413,000 square feet was approved. They need to stay in that envelope. If you need to look for relevant comparisons try to find any planning commissions that have approved a convention center in the middle of a historic single family neighborhood.
3. Density. I refer you to the December 18,1985 memo to the planning commission from staff.
 - a) Page 2 point 4. " The commercial uses proposed will be oriented and provide convenient services to those residing within the project." It is pretty clear this is what staff had in mind for additional space required by the project. It is included within the 413,000 sqft approved
 - b) Page 3 point 3 ".....All support commercial uses shall be oriented and provide convenient service to those residing within the project and not designed to serve offsite or attract customers from other areas." This is further support of my point above. Convention centers always attract more people than those staying or living in the project.
 - c) Page 4. Note specific height restrictions and Historic District Design Guidelines
 - d) Page 9 first paragraph. "The closest neighboring residence is currently located in excess of 200 feet away." Of course that is no longer true. Take a look at the picture of Old Town from 1985 and compare it with one today. Times have changed.
 - e) Page 14 Phasing ".....any period of inactivity in excess of two years would be cause for planning commission to consider terminating the approval." Need I remind the committee it has been 30 years?
4. This project will do untold harm to the value of homes and lifestyles in Old Town. Certainly for anyone living along Lowell, Empire and neighboring streets.
5. The project is supposed to be "mindful of and sensitive to the surrounding neighborhood". You don't need to be a planning expert to just look at the pictures of the Treasure convention center to know that the project does not come close to meeting this guideline.
6. Park City brand. People coming to live or vacation in Park City are attracted to its "brand". Old Town and Main Street are a big part of that brand. This convention center and the demands put on the neighborhood and city while it is being built will be catastrophic to our brand. People were worried about Vail getting a trade mark on Park City. This is a much larger threat.

Lastly, I have a couple of questions. Why was this project not stopped by the City even though there are clear indications in the approval documents that it should be if no activity happened during any two year period of inactivity? How is the commission going to mitigate the damage to home equity and lifestyle for anyone living within Old Town. In the meantime, is the city planning on putting up a sign at the entrances to Old Town saying "buyer beware a 1.2M sqft convention center is proposed for your back yard"

I appreciate the commission allowing the public to comment on this project.

Sincerely,

Niels P. Vernegaard

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