

THINC
park city

Treasure Hill







Treasure Hill Excavation





SITE SURVEY

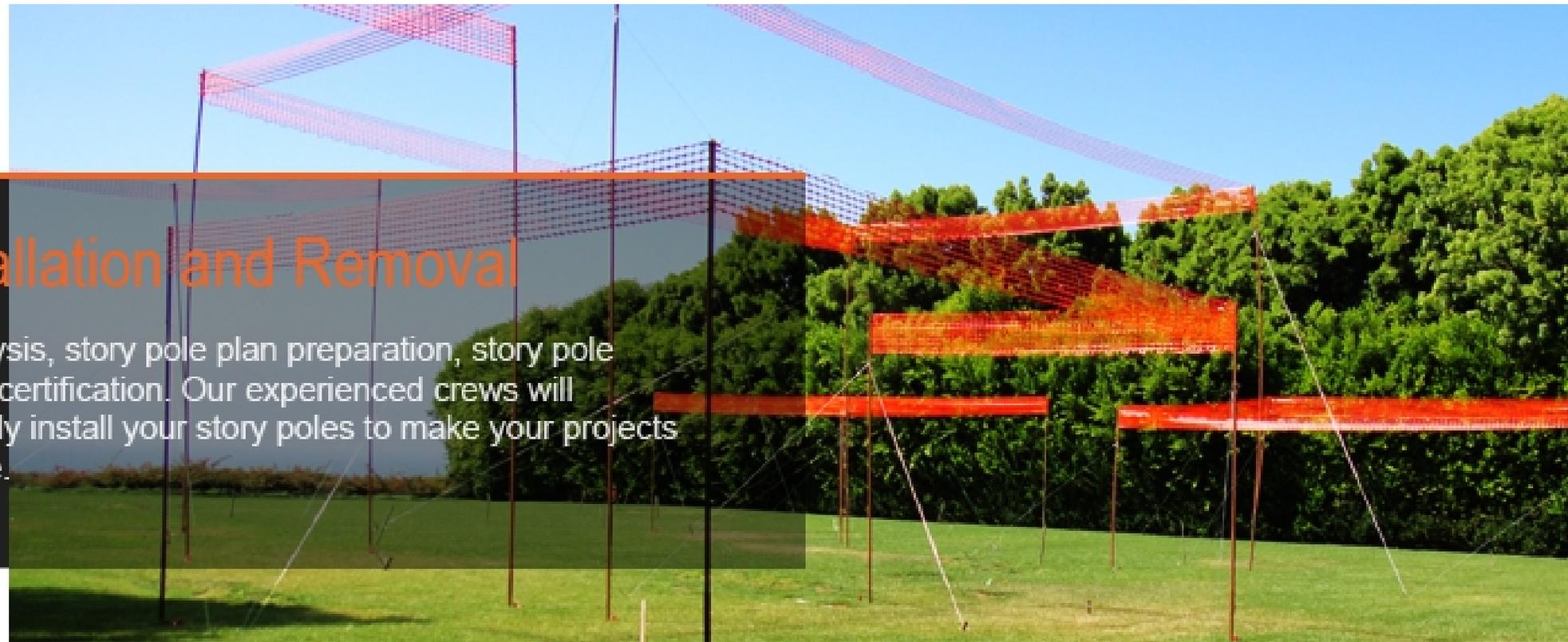
NO VISUALS WERE DONE
INEFFECTIVE

NEED REAL VISUALS TO SHOW TRUE
SCOPE, HEIGHT AND SCALE

Story Poles

Story Pole Installation and Removal

We provide initial site analysis, story pole plan preparation, story pole installation, and story pole certification. Our experienced crews will accurately and expeditiously install your story poles to make your projects first impression a good one.





DENSITY

IMPORTANCE OF ESTABLISHING A MAXIMUM ALLOWABLE DENSITY

THIS IS NOT A NEGOTIATION
MPD IS SPECIFIC

APPLICANT IS TRYING TO GAIN A
BIGGER PROJECT AND
MORE THAN THEY ARE ENTITLED

The ABSOLUTE Maximum Allowable Density
should be no greater than

628,435 square feet (with parking)

As mentioned by Commissioner Suesser

197 residential UEs = 394,000 square feet

19 commercial UEs = 19,000 square feet

5% of hotel floor area = 11,740 square feet

Parking = 203,695 square feet

Total = 628,435 square feet

THE COMMISSION SHOULD NOT BE
CONSIDERING ANY NUMBER GREATER THAN
628,435 SQUARE FEET (WITH PARKING)

THERE IS NO VALID OR LEGAL ARGUMENT TO
ALLOW ANYTHING GREATER.

Then they have to MITIGATE and
meet all 15 CUP CRITERIA

TO FULLY MEET ALL 15 CUP CRITERIA
THE PROJECT WILL NEED TO BE FAR
LESS THAN THE 628,435 square feet

The 15 Conditional Use Permit Criteria

The fifteen Conditional Use Permit review criteria have not changed since the original submittal. The following are the fifteen criteria in which the application must be evaluated when considering whether or not the proposed conditional use mitigates impacts:

1. size and scale of the location of the site;
2. traffic considerations including capacity of the existing streets in the area;
3. utility capacity;
4. emergency vehicle access;
5. location and amount of off-street parking;
6. internal vehicular and pedestrian circulation system;
7. fencing, screening, and landscaping to separate the use from adjoining uses;
8. building mass, bulk, and orientation, and the location of buildings on the site; including orientation to buildings on adjoining lots;
9. usable open space;
10. signs and lighting;
11. physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing;
12. noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site;
13. control of delivery and service vehicles, loading and unloading zones, and screening of trash
14. expected ownership and managements of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities; and
15. within and adjoining the site impacts on environmentally sensitive lands, slope retention, and appropriateness of the proposed structure to the topography of the site.

Concerns Combining Criteria into 1 Meeting

Per Packet:

Topic of Discussion:

CUP Criterion no. 1 Size and scale of the location of the Site

CUP Criterion no. 9 Usable open Space

Tonight: Criteria 8, 11, and 15

Criteria 8

building mass, bulk, and orientation, and the location of buildings on the site; including orientation to buildings on adjoining lots;

Criteria 11

physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing;

Criteria 11

That Treasure Hill must conform to
the Historic District Design
Guidelines.

Criteria 15

within and adjoining the site impacts on environmentally sensitive lands, slope retention, and appropriateness of the proposed structure to the topography of the site.

IMPACT

- 1,100,000 sq. ft. of total development (more than 10 Park City Walmarts).
- 250,000 sq. ft. of underground parking.
- 100' high excavation scars that will be visible all over town.
- Extensive blasting and dynamite that will be needed if approved.
- The largest convention center space in all of Park City and Summit County.
- 13 buildings including many high rise towers some as much as 10 stories high.
- Increased traffic and dangerous conditions on our narrow Old Town streets.
- The destruction of trees and vital wildlife habitat.
- 10 years or more of construction.
- 300 heavy trucks per day on existing streets of Park City's residential Historic District.
- Environmental damages like toxic waste disturbance and drinking water contamination.

THE ORIGINAL MPD SHOULD BE
UPHELD

Say NO to Treasure Hill and the destruction
of Old Town.

Say YES to the preservation of Park City's
landmark Treasure Hill.

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