

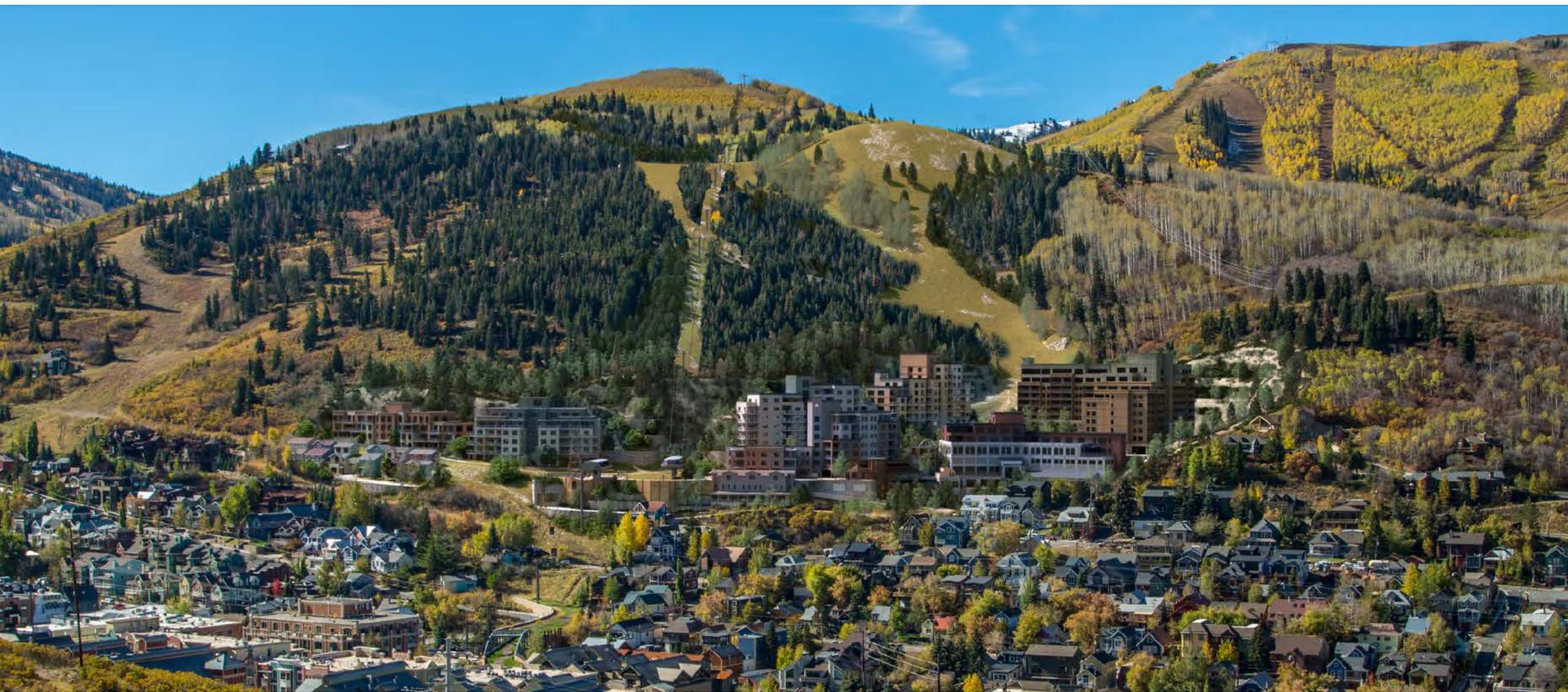
THINC
park city

TREASURE HILL

















Excavation





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

MPD vs. Application:

- MPD: 197 residential UEs = 394,000 sf
- App: 197 residential UEs = 393,466 sf ✓
- MPD: 19 commercial UEs = 19,000 sf
- App: **57 commercial UEs = 56,173 sf**
(18,560 sf allotted, 21,399 sf additional support commercial, 16,214 sf meeting space)
- MPD: 17,500 sf Lobby/Accessory
- App: **100 Accessory UEs = 99,292 sf**
(61,203 sf above ground, 38,089 below ground)

That's **548,931** sf in three categories, where the MPD only permits 430,500 sf!

And it is **119 UEs** of commercial where only 36.5 UEs are permitted!

That is **3 TIMES** the total commercial allowed, and almost **6 TIMES** the accessory space allowed.

Although the MPD includes some flexibility for Parking and Circulation Space, the Applicant abuses that flexibility through these excesses, creating greater impacts.

For example:

- The Woodruff drawings show 203,695 sf for parking
- Yet the Applicant now asks for **241,171 sf**
- One set of excesses drives other excesses (e.g., parking, circulation space)

They do not MITIGATE or meet all 15
CUP CRITERIA

TO FULLY MEET ALL 15 CUP CRITERIA
THE PROJECT WILL NEED TO BE FAR
LESS THAN THE CURRENT
PROPOSAL, OR EVEN THE
MAXIMUMS PERMITTED BY THE
MPD

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.

IMPACT

- 948,730 sf of total development (approximately 10 Park City Walmarts).
- 240,000+ sq. ft. of underground parking.
- 100'+ high excavation scars that will be visible all over town.
- Extensive blasting and dynamite will be needed if approved.
- The largest convention center space in all of Park City and Summit County.
- 11 buildings including many high rise towers some as much as 11 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.
- Hundreds of heavy trucks per day on Park City's residential Historic District.
- Environmental damages like toxic waste disturbance and drinking water contamination.

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

The MPD requires it.

The CUP criteria require it.

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