

planning

From: Kevin Efrusy <kefrusy@gmail.com>
Sent: Tuesday, June 07, 2016 11:30 PM
To: planning
Subject: Fwd: Treasure Hill proposed project comment

To the planning commission,

My family are permanent residents at 503 Woodside Avenue (upper Woodside) in Old Town (myself, my wife, and three school-aged boys at PCSD schools).

We wanted to write as you consider the proposed Treasure Hill development. We are sympathetic to property and development rights in general, as our single-family home was built above Woodside road, in a sense, as an early treasure hill development project. Though this project would essentially be next-door to us, we are not wholly opposed to the idea of "any" development. Again, we want to consider the development rights granted to the Sweeney family. However, any development needs to take into account the important character of the surrounding town, the capacity of the roads, and the impact on what is already a very congested area--especially in peak seasons, and environmental considerations.

This density, architecture, and proposed heights of this project seem to have been planned with surprisingly little regard for:

1)the historic nature of Old Town and much of its charm to both tourists and locals alike. The heights and plans for these structures would dwarf the surrounding neighborhoods and essentially ruin its charm. Old town would become Whistler or Vail.

2)the access roads (presumably 7th and 8th streets with Norfolk and empire) could never handle the traffic from 1000 units combined with all of the workers needed during rush hour to staff the conference center, etc. already the bottlenecks on park avenue are severe at peak times, and the intersection of this access road with park and main streets would be heavily challenged. During snowy months the roads often become single-lane due to snowbanks, and clogged with Ubers/limos, tourists, snow plows, skiers, and construction trucks...and this is *before* adding 1000 units and the associated construction, employees, residents, guests, and conference attendees.

3)the environmental impact of such extensive excavation and construction on a sensitive and potentially toxic (mine tailings) area.

The argument made by the developers that a dense development in Old Town could counteract the sprawl towards I-80 is unfortunately specious. The sprawl is primarily caused by permanent PC and Summit County residents in search of less expensive real estate, whereas this project, given the ski-in/out nature, hi-rises, combined with a conference center, would undoubtedly be second/ski homes, and thus not really provide much new housing for permanent residents to relieve sprawl.

Again we are sympathetic to property rights, and could envision other developments which could preserve the town character and mitigate other problems (single family residences). Alternatively we could perhaps exchange these development rights with others at the base of the pcmr if that were possible, and we would

encourage leadership and negotiations toward a constructive solution for all parties. But proceeding with this project as is would truly negatively impact the entire character of the town in an irretrievable manner, and our charming former mining town would become something else altogether. If the job of a planning commission is to ensure that development enhance a town's character rather than detract from it, we cannot imagine how a project like this could be approved in anything resembling its current form.

Submitted respectfully,

Kevin and Molly Efrusy
503 Woodside Avenue

Sent from my iPhone