

Dear Planning Commission,

I'm writing to urge you to approve responsible, thoughtful development of Park City's base area. ***We currently own property or reside at _____ and consider ourselves vested members of the Park City community.***

The current proposal before the Planning Commission for the PCMR Base Area raises some concerns for residents. This proposal includes buildings up to seven stories high, dormitory-style design with narrow setbacks. The developer is also not increasing day-skier parking and only locating day-skier parking between two parcels rather than spread throughout the project. There is a significant lack of connectivity between the existing resort base and adjacent Parcel B with the proposed development at the north end of Lowell including Parcels C, D & E. The additional residences, hotel and commercial retail spaces will only serve to increase the traffic in an area which is already a traffic nightmare. People will choose to sit in traffic for 45 minutes plus in their own vehicle versus a transit bus when that bus is sitting in the same traffic. Dedicated bus lanes with continuous turn options must be incorporated into the plans to help reduce vehicular traffic. A "transit first" approach insists upon improved connectivity and safety for both pedestrians and cyclists; neither of which is included in the proposal.

In short, the development needs to reflect key values identified in the General Plan, 2020 Vision Plan and required criteria for a Master Planned Development in the Land Management Code. These values all contribute to the overall well-being of residents and visitors physically and mentally. Please ask the developer to bring forth a proposal which enhances the resort experience without negatively impacting the overall quality of life we all enjoy in Park City.

Sincerely,

A volunteer sent this letter via RRAD, a non-profit organization dedicated to responsible, thoughtful development in Park City.