

Treasure Comments

From: Jeff Hotmail <klineje@hotmail.com>
Sent: Monday, June 06, 2016 8:07 AM
To: Treasure Comments
Cc: mailto:Maria Bothwell
Subject: Treasure Development - Impact on Lowell Ave

To the Planning Commission,

I am property owner at 1018 Lowell Ave. I am very concerned about the traffic impact of the proposed Treasure development and strongly urge the Planning Commission and other relevant City agencies to Not Approve the development under any form unless an alternate vehicular route to the development is created.

While many will comment on the size of the development, the architectural design/scale, the density, etc. the primary concern for me is the impact on a narrow residential street that was not designed for pass-through traffic and is already congested at peak times.

Observe Lowell Ave after ski lifts close during the Winter. Many dozens of people walk up the hill to get to cars or homes. They are walking on the snowy streets since there is no sidewalk. Cars traveling up or down the hill move to single file in order to provide some separation and a level of safety. I already think this situation is a hazard - dangerous to both walkers and vehicles.

Now imagine people checking into Treasure at the same time, or heading to dinner, or delivering food and supplies. There will simply not be room for this many vehicles and pedestrians. The road will absolutely become dangerous - especially to pedestrians. And, of course, it will also be extremely difficult for residents to get in and out.

Commercial vehicles will present a special problem as they not only cause traffic, but noise and pollution as well. We specifically bought on Lowell Ave because it is quiet and not a truck route. That is the current character of the neighborhood and it should be maintained.

Very dramatic transportation alternatives need to be considered and required if Treasure is built. For example: Eliminate overnight parking for cars at the development. Force the development to use an overhead gondola for guest access - e.g to/from Main Street. Force a remote parking and shuttle system. Perhaps there is a means of building a tunnel or other access from Park Avenue for all vehicles - or a tram adjacent to town lift runs.

Please do not dismiss these pedestrian friendly options out of hand simply because they are expensive. The cost of traffic and congestion will either be borne by the Development or by the residents and property owners on Lowell and Empire (or other access roads.) If property values are reduced by only \$150 per square foot (a low estimate of the discount for houses on busy Park Ave or Deer Valley Road when we were shopping) that could easily cost existing residents and property owners tens of millions of dollars for a development they don't want.

Many thanks for your attention,

Jeff Kline
1018 Lowell Ave

Sent from my iPad