

Treasure Comments

From: Jim Lynch <JLynch@fullerengr.com>
Sent: Monday, June 06, 2016 8:51 AM
To: Treasure Comments
Cc: Christy Lynch (christylovelynch@sbcglobal.net)
Subject: Treasure Hill / Planning Commission Meeting / June 8th, 2016

Dear Planning Commission Members,

As owners of a 2nd home at 820 Empire Ave., we are very concerned with the proposed Treasure Hill development.

Our main concern is the density of this project and that the existing infrastructure will cause a traffic nightmare. We have a birds eye view as our home faces Empire and our garage opens to Crescent Tram on the downhill side. During peak ski season times Crescent Tram is already a busy thoroughfare for cars, taxis and shuttles. With the planned density at Treasure Hill, we can only imagine the traffic backups that will occur heading up 8th street into the blind turn at Crescent, and on to the stop sign at Empire. Given the steepness of 8th Street, stop and go traffic during winter driving conditions is a recipe for vehicles slides and accidents!

Furthermore, the switchback at Lowell and Empire is also steep and we watch vehicles slide, spin tires, and struggle to make it uphill with even a little snow and ice. With the planed entrance to Treasure Hill located at the switchback, stop and go traffic is going to cause more accidents!! How Lowell and Empire will handle the traffic volume is beyond our comprehension. Empire is basically one lane during peak season as many homeowners have no choice but to park on the street. Both sides of the street are filled with parked vehicles. With Vail expanding the base area and Treasure Hill being developed as proposed, Empire will be gridlock and that will be during dry driving conditions. The city does a great job plowing but they can only do so much during a snow event!

This development will take years to build and a steady stream of dump trucks, heavy equipment and blasting of a pristine mountainside will be pure hell for the existing Old Town neighborhood. The utility lines are not up to code and it's almost a monthly occurrence that we have our cable / internet line snapped by a passing truck.

We understand the developers have rights but the bottom line is a development of this size does not belong in Old Town and the road system cannot support it!

As neighbors and property owners, please take this under consideration and vote NO to Treasure Hill!!

Sincerely,

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