

Alternative 1A Parking

Land Use	Size	Units	Parking Demand Rate	Reduction for Internal Trips	Reduction for Travel Via Non-Auto Modes <sup>2</sup>	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/Customer	Total
<b>North Base</b>										
1 BR Hotel Units	75	Units	1.00	0%	5%	100%	0	0	71	71
1 BR Condo-Hotel Units <sup>1</sup>	20	Units	1.00	0%	5%	100%	0	0	19	19
2 BR Condo Hotel Units - No Lockoff	20	Units	1.25	0%	5%	100%	0	0	24	24
1 BR Lockoff Units <sup>1</sup>	20	Units	1.00	0%	5%	100%	0	0	19	19
<i>Subtotal: Hotel/Condo Hotel/Lockoff</i>	<i>135</i>	<i>Units</i>								
Hotel Employees	80	Employees	0.50	11%	0%	100%	0	36	0	36
Hotel Meeting/Display Area	4.5	KSF	4.00	50%	0%	100%	0	0	9	9
Hotel Retail	2.5	KSF	2.50	50%	5%	100%	0	0	3	3
<u>Condominium</u>										
2 BR Units	22	Units	1.25	0%	5%	100%	0	0	26	26
3 BR Units	37	Units	1.50	0%	5%	100%	0	0	53	53
4 BR Units	27	Units	1.75	0%	5%	100%	0	0	45	45
Total	86	Units					0	0	124	124
<u>Employee Housing</u>										
2 BR Units	9	Units	1.50	0%	0%	100%	0	0	14	14
4 BR Units	4	Units	3.00	0%	0%	100%	0	0	12	12
Total	13	Units					0	0	26	26
<u>Community Retail<sup>4</sup></u>										
Hardware	5.5	KSF	3.33	40%	5%	100%	0	3	7	10
Grocery Store	8	KSF	6.67	40%	5%	100%	0	5	25	30
Ice Cream Store	1.5	KSF	6.67	40%	5%	100%	0	2	4	6
Total	15	KSF					0	10	36	46
<u>Ice Skating Pond</u>										
Employees	2	Employees	1.00	14%	25%	100%	0	1	0	1
Skaters	5	KSF	5.00	50%	5%	100%	0	0	12	12
Total							0	1	12	13
Ski Area Employees Onsite at Peak	193	Employees	0.50	14%	25%	100%	0	62	0	62
Business Operational Spaces							10	0	0	10
Day Skier Parking							0	0	400	400
<u>Total North Base</u>							10	109	700	861
Subtotal: Lodging/Residential/Business Operations							10	36	226	315
Subtotal: Retail/Ice Skating							0	11	48	59
Subtotal: Employee Housing/Day Skier Parking/Ski Area Employees							0	62	426	488
<b>South Base</b>										
<u>Condominium</u>										
1 BR Units	15	Units	1.00	0%	5%	100%	0	0	14	14
2 BR Units	37	Units	1.25	0%	5%	100%	0	0	44	44
3 BR Units	26	Units	1.50	0%	5%	100%	0	0	37	37
4 BR Units	17	Units	1.75	0%	5%	100%	0	0	28	28
Total	95	Units					0	0	124	124
<b>Total Winter Required Parking</b>							<b>10</b>	<b>109</b>	<b>700</b>	<b>985</b>
<u>Summer Only Uses</u>										
Miniature Golf Course	18	Holes	3	50%	5%	100%	0	0	26	26
Mid-Mountain Lodge/Pool										
Employees	15	Employees	1	14%	5%	100%	12	0	0	12
Pool Guests	1200	SF Pool Area	1/75 SF	50%	5%	100%	0	0	8	8
Total										20
Notes:										
<sup>1</sup> 20 2 bedroom units with lockoff units assumed to be 100% locked, effectively resulting in 40 1 bedroom units.										
<sup>2</sup> Employee mode share reflects access mode to off-site parking. All ski area employee parking on peak days (other than business operational spaces) assumed to occur off-site.										
<sup>3</sup> Excluding parking for 16 townhome sites, each of which will be provided with 2 garage spaces and 2 driveway spaces.										
<sup>4</sup> In addition, 10,000 sf of commercial allocation is reserved for mid-mountain lodge use.										

Alternative 4 Parking

Land Use	Size	Units	Parking Demand Rate	Reduction for Internal Trips	Reduction for Travel Via Non-Auto Modes <sup>1</sup>	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/Customer	Total
<b>North Base</b>										
Single Family Homes <sup>2</sup>	8	Units								
<u>Community Retail</u>										
Hardware	5.5	KSF	3.33	40%	5%	100%	0	3	7	10
Grocery Store	8	KSF	6.67	40%	5%	100%	0	5	25	30
Ice Cream Store	1.5	KSF	6.67	40%	5%	100%	0	2	4	6
Total	15	KSF					0	10	36	46
<b>Total North Base</b>							0	10	36	46
<b>South Base</b>										
Single Family Homes <sup>2</sup>	8	Units								
<b>Total Winter Required Parking</b>							0	10	36	46
<u>Summer Only Uses</u>										
Mid-Mountain Lodge/Pool										
Employees	15	Employees	1	14%	5%	100%	12	0	0	12
Pool Guests	1200	SF Pool Area	1/75 SF	50%	5%	100%	0	0	8	8
Total										20
Notes:										
<sup>1</sup> Employee mode share reflects access mode to off-site parking. All ski area employee parking on peak days (other than business operational spaces) assumed to occur off-site.										
<sup>2</sup> Each single family home will have a 2 car garage and 2 driveway spaces.										

Alternative 5 Parking

Land Use	Size	Units	Parking Demand Rate	Reduction for Internal Trips	Reduction for Travel Via Non-Auto Modes <sup>1</sup>	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/ Customer	Total
<b>North Base</b>										
1 BR Hotel Units	75	Units	1.00	0%	5%	100%	0	0	71	71
<i>Subtotal: Hotel</i>	75	<i>Units</i>								
Hotel Employees	44	Employees	0.50	11%	0%	100%	0	20	0	20
Hotel Meeting/Display Area	4.5	KSF	4.00	50%	0%	100%	0	0	9	9
Hotel Retail	2.5	KSF	2.50	50%	5%	100%	0	0	3	3
<u>Condominium</u>										
1 BR Units	20	Units	1.00	0%	5%	100%	0	0	19	19
2 BR Units	72	Units	1.25	0%	5%	100%	0	0	86	86
3 BR Units	79	Units	1.50	0%	5%	100%	0	0	113	113
4 BR Units	54	Units	1.75	0%	5%	100%	0	0	90	90
Total	225	Units					0	0	307	307
<u>Employee Housing</u>										
2 BR Units	8	Units	1.50	0%	0%	100%	0	0	12	12
4 BR Units	4	Units	3.00	0%	0%	100%	0	0	12	12
Total	12	Units					0	0	24	24
<u>Community Retail<sup>2</sup></u>										
Hardware	5.5	KSF	3.33	40%	5%	100%	0	3	7	10
Grocery Store	8	KSF	6.67	40%	5%	100%	0	5	25	30
Ice Cream Store	1.5	KSF	6.67	40%	5%	100%	0	2	4	6
Total	15	KSF					0	10	36	46
<u>Ice Skating Pond</u>										
Employees	2	Employees	1.00	14%	25%	100%	0	1	0	1
Skaters	5	KSF	5.00	50%	5%	100%	0	0	12	12
Total							0	1	12	13
Ski Area Employees Onsite at Peak	193	Employees	0.50	14%	25%	100%	0	62	0	62
Business Operational Spaces							10	0	0	10
Day Skier Parking							0	0	400	400
<b>Total North Base</b>							10	93	862	965
Subtotal: Lodging/Residential/Business Operations							10	20	390	420
Subtotal: Retail/Ice Skating							0	11	48	59
Subtotal: Employee Housing/Day Skier Parking/Ski Area Employees							0	62	424	486
<b>South Base</b>										
Single Family Homes <sup>3</sup>	16	Units								
<b>Total Winter Required Parking</b>							10	93	862	965
<u>Summer Only Uses</u>										
Mid-Mountain Lodge/Pool										
Employees	15	Employees	1	14%	5%	100%	12	0	0	12
Pool Guests	1200	SF Pool Area	1/75 SF	50%	5%	100%	0	0	8	8
Total										20
Notes:										
<sup>1</sup> Employee mode share reflects access mode to off-site parking. All ski area employee parking on peak days (other than business operational spaces) assumed to occur off-site.										
<sup>2</sup> In addition, 10,000 sf of commercial allocation is reserved for mid-mountain lodge use.										
<sup>3</sup> Each single family home will have a 2 car garage and 2 driveway spaces.										

Alternative 6 Parking

Land Use	Size	Units	Parking Demand Rate	Reduction for Internal Trips	Reduction for Travel Via Non-Auto Modes <sup>1</sup>	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/Customer	Total
<b>North Base</b>										
1 BR Hotel Units	50	Units	1.00	0%	5%	100%	0	0	48	48
1 BR Condo-Hotel Units	25	Units	1.00	0%	5%	100%	0	0	24	24
<i>Subtotal: Hotel</i>	75	<i>Units</i>								
Hotel Employees	44	Employees	0.50	11%	0%	100%	0	20	0	20
Hotel Meeting/Display Area	4.5	KSF	4.00	50%	0%	100%	0	0	9	9
Hotel Retail	2.5	KSF	2.50	50%	5%	100%	0	0	3	3
<u>Condominium</u>										
1 BR Units	13	Units	1.00	0%	5%	100%	0	0	12	12
2 BR Units	46	Units	1.25	0%	5%	100%	0	0	55	55
3 BR Units	51	Units	1.50	0%	5%	100%	0	0	73	73
4 BR Units	35	Units	1.75	0%	5%	100%	0	0	58	58
Total	145	Units					0	0	198	198
<u>Employee Housing</u>										
2 BR Units	8	Units	1.50	0%	0%	100%	0	0	12	12
4 BR Units	4	Units	3.00	0%	0%	100%	0	0	12	12
Total	12	Units					0	0	24	24
<u>Community Retail<sup>2</sup></u>										
Hardware	5.5	KSF	3.33	40%	5%	100%	0	3	7	10
Grocery Store	8	KSF	6.67	40%	5%	100%	0	5	25	30
Ice Cream Store	1.5	KSF	6.67	40%	5%	100%	0	2	4	6
Total	15	KSF					0	10	36	46
<u>Ice Skating Pond</u>										
Employees	2	Employees	1.00	14%	25%	100%	0	1	0	1
Skaters	5	KSF	5.00	50%	5%	100%	0	0	12	12
Total							0	1	12	13
Ski Area Employees Onsite at Peak	193	Employees	0.50	14%	25%	100%	0	62	0	62
Business Operational Spaces							10	0	0	10
Day Skier Parking							0	0	400	400
<u>Total North Base</u>							10	93	753	856
Subtotal: Lodging/Residential/Business Operations							10	20	281	311
Subtotal: Retail/Ice Skating							0	11	48	59
Subtotal: Employee Housing/Day Skier Parking/Ski Area Employees							0	62	424	486
<b>South Base</b>										
<u>Condominium</u>										
1 BR Units	5	Units	1.00	0%	5%	100%	0	0	5	5
2 BR Units	16	Units	1.25	0%	5%	100%	0	0	19	19
3 BR Units	17	Units	1.50	0%	5%	100%	0	0	24	24
4 BR Units	12	Units	1.75	0%	5%	100%	0	0	20	20
Total	50	Units					0	0	68	68
Single Family Homes <sup>3</sup>	14	Units								
<b>Total Winter Required Parking</b>							<b>10</b>	<b>93</b>	<b>753</b>	<b>856</b>
<u>Summer Only Uses</u>										
<u>Mid-Mountain Lodge/Pool</u>										
Employees	15	Employees	1	14%	5%	100%	12	0	0	12
Pool Guests	1200	SF Pool Area	1/75 SF	50%	5%	100%	0	0	8	8
Total										20
Notes:										
<sup>1</sup> Employee mode share reflects access mode to off-site parking. All ski area employee parking on peak days (other than business operational spaces) assumed to occur off-site.										
<sup>2</sup> In addition, 10,000 sf of commercial allocation is reserved for mid-mountain lodge use.										
<sup>3</sup> Each single family home will have a 2 car garage and 2 driveway spaces.										