Alternative 1A Parking

Land Use	Size	Units	Parking Demand Rate	Reduction for Internal Trips	Reduction for Travel Via Non-Auto Modes[2]	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/ Customer	Total
North Base										
1 BR Hotel Units	75	Units	1.00	0%	5%	100%	0	0	71	71
1 BR Condo-Hotel Units[1]	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[1]	20	Units	1.00	0%	5%	100%	0	0	19	19
Subtotal: Hotel/Condo Hotel/Lockoff	*135*	*Units*								
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
Condominium										
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
Employee Housing										
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
Community Retail[4]										
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
Ice Skating Pond										
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
Total North Base							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
South Base										
Condominium										
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
Total Winter Required Parking							**10**	**109**	**700**	**985**
Summer Only Uses										
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:

[1] 20 2 bedroon units with lockoff units assumed to be 100% locked, effectively resulting in 40 1 bedroom units.

[2] 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.

[3] Excluding parking for 16 townhome sites, each of which will be provided with 2 garage spaces and 2 driveway spaces.

[4] 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[1]	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/ Customer	Total
North Base										
Single Family Homes[2]	8	Units								
Community Retail										
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
Total North Base							0	10	36	46
South Base										
Single Family Homes[2]	8	Units								
Total Winter Required Parking							**0**	**10**	**36**	**46**
Summer Only Uses										
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:

[1] 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.

[2] 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[1]	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/ Customer	Total
North Base										
1 BR Hotel Units	75	Units	1.00	0%	5%	100%	0	0	71	71
Subtotal: Hotel	*75*	*Units*								
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
Condominium										
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
Employee Housing										
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
Community Retail[2]										
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
Ice Skating Pond										
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
Total North Base							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
South Base										
Single Family Homes[3]	16	Units								
Total Winter Required Parking							10	93	862	**965**
Summer Only Uses										
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:

[1] 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.

[2] In addition, 10,000 sf of commercial allocation is reserved for mid-mountain lodge use.

[3] 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[1]	% of Demand at Peak Time	Employee Onsite	Employee Offsite	Guest/ Customer	Total
North Base										
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
Subtotal: Hotel	*75*	*Units*								
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
Condominium										
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
Employee Housing										
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
Community Retail[2]										
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
Ice Skating Pond										
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
Total North Base							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
South Base										
Condominium										
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[3]	14	Units								
Total Winter Required Parking							**10**	**93**	**753**	**856**
Summer Only Uses										
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:

[1] 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.

[2] In addition, 10,000 sf of commercial allocation is reserved for mid-mountain lodge use.

[3] Each single family home will have a 2 car garage and 2 driveway spaces.