



Project Mitigators Revised May 15th, 2009

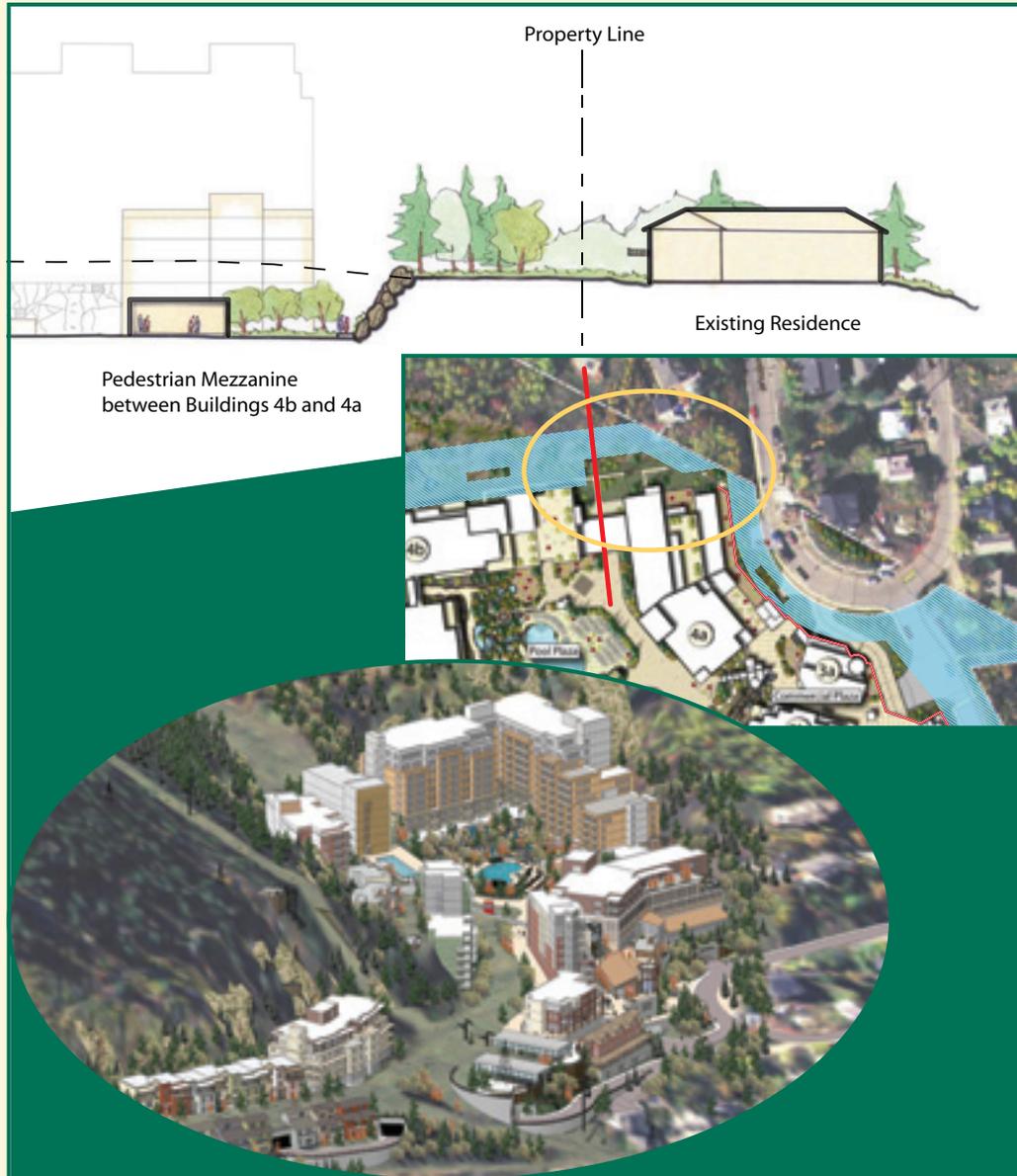


I. Construction Mitigators



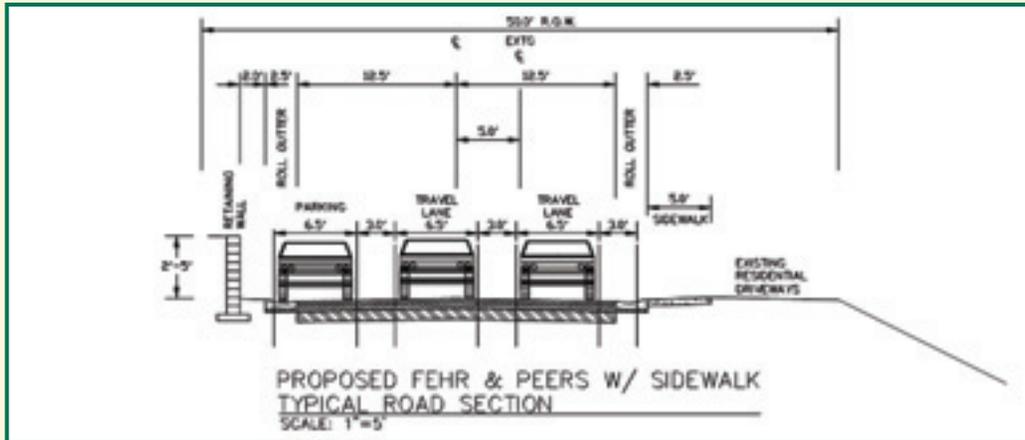
- 1) No public road transport of mass excavation material.
- 2) No construction staging or parking on public roads.
Workers park & ride from remote location or park on-site.
- 3) Up-front improvement of Lowell & Empire Avenues.
Lowell – down hill sidewalk, uphill snow storage & parking.
Empire – new pedestrian-ized streetscape.
Location on project for snow storage from adjacent city streets.
- 4) On-site traffic control manager.
PCMR coordination & public website updates.
Coordinator for human traffic control for major deliveries.
- 5) Wash station and graveled entrance.
Keeps streets clean.
- 6) Construction traffic limited to Lowell Avenue.
- 7) Construction delivery schedule modulation.
Adjusted to account for weather, day-skier flow, special events, holidays, etc.
- 8) Priority completion of landscaping adjacent to neighbors and public street.
- 9) Scheduled dust abatement.
- 10) Secure site with aesthetically sensitive fencing.

II. Scale Mitigators

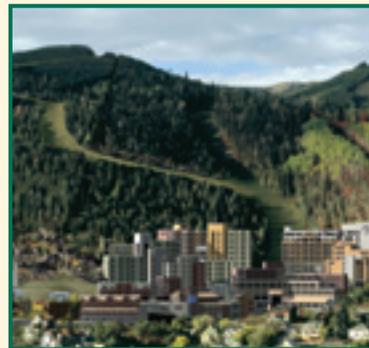


- 1) 100 foot-plus distance from adjacent residences existing at time of Master Plan approval.
- 2) Landscape screening.
- 3) Topography.
Nested into hillside.
- 4) Height reduction.
*Average height above natural grade—
Creole: 29 feet, 36% reduction.
(approval 45 feet)
Mid-Station: 12 feet, 52% reduction.
(approval 25 feet)*
- 5) Mass shift.
From northwest edge.
- 6) Smaller scale buildings located adjacent to existing neighborhood.

III. Traffic Mitigators



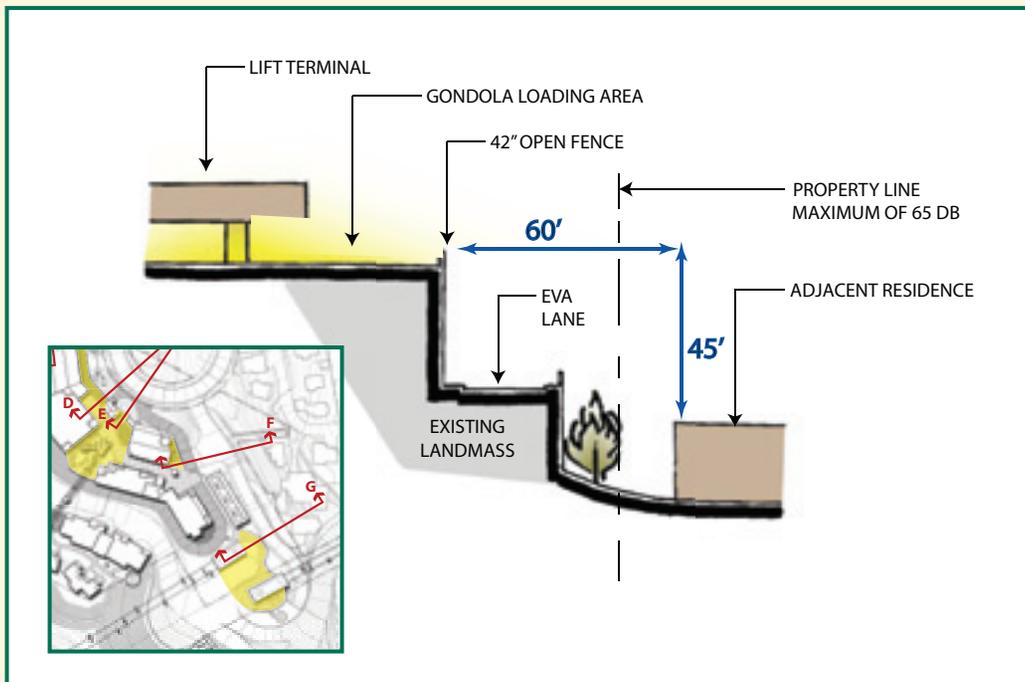
- 1) Improvement of Lowell Avenue.
 - 5 foot sidewalk.
 - New stairway/sidewalk connections from Empire Avenue.
 - Two traffic lanes.
 - Parking & snow storage.
- 2) Improvement of Empire Avenue.
 - Pedestrian-ization.
 - Maintain current parking.
 - Direct project traffic to Lowell Avenue.
- 3) Cabriolet to Main Street.
 - Extended hours.
 - Connection to Main Street Trolley & Park Avenue bus.
- 4) Skiing to Old Town—20+ years.
 - Beginner ski run from top of Payday to Town Lift Base.
 - New detachable quad, new runs, & snowmaking.
- 5) Pedestrian connections.
 - Trails, stairs, sidewalks.
- 6) On-site amenities.
- 7) 50% density reduction.
 - Elimination of over 400,000 net square feet.
- 8) No thruway.
 - Prevents third access to Deer Valley.
- 9) No street parking.
 - Project residents, employees, service providers will not park on Lowell or Empire Avenues.
- 10) Snow storage.
 - Additional snow storage on project site for snow from Lowell and Empire Avenues.
- 11) Snow management tax base.



IV. Light & Noise Mitigators



- 1) Compliance with Park City lighting ordinances.
- 2) Respect for International Dark-Sky Association goals & objectives.
Intensity, shielding, location, arrangement, & aim.



- 3) Distance.
- 4) Intervening landmass.
- 5) Solid walls.
- 6) Decibel levels.
To be limited to 65db at property line.

97% dedicated—the ultimate mitigator.

