

Treasure Hill Conceptual Options*

	Proposed Plan	Option 1	Option 2	Option 3	Option 4	Option 5
Removes ...	Current Plan (removes nothing)	All "5" Buildings	All "5" Buildings All "1" Buildings	All 5s All 1s Reduce 3b Height	All 5s; All 1s Reduce 3b Height; Remove 2 floors on top of Hotel 4b	Remove all density
Removes ... (narrative)	Nothing	Residency Club units	Option 1, Plus whole ownership condos; Plus 3.5 UEs Support Commercial	Option 2, Plus more Residential Condos	Option 3, Plus 2 Private Ownership Levels on Top of 4b (Hotel)	Everything
Keeps.....	Everything	Hotel, Support Commercial, Units on top of Hotel, Residency Club Units, Skiing Amenities	Hotel, Support Commercial, Units on top of Hotel, Skiing Amenities	Hotel, Support Commercial, Units on top of Hotel, Skiing Amenities	Hotel, Support Commercial (Meeting Space, Spa, Restaurant, Bar, etc.), Skiing Amenities	Nothing
Affordable Housing Requirments	TBD	Decreasing				Nothing
Unit Equivalents removed	0	59	98	104	120	216
Unit Equivalents remain (197 Residential - 19 Commercial)	216	157	118	112	96	0
** Cost to Purchase/Transfer Density	0	\$\$\$	\$\$\$\$.5	\$\$\$\$\$	\$\$\$\$\$\$\$\$	\$\$\$\$\$\$\$\$\$\$
*** Impacts, Mitigators, Benefits:						
**** Additional Open Space	n/a	0.8625 acres	1.725 acres	1.725 acres	1.725 acres	3.45 acres
Parking Spaces Required	424	354	301	295	271	None
Visual Impacts (Height, Massing, Cliffscapes, etc)	TBD	Reduces Significant Height & Eliminates Massing at Base of (Proposed) Lift	Option 1, Plus Eliminates 3 & 5 Story Buildings Near "Mid-Station Site"	Option 2, Plus Eliminates 3 Floors From Building 3b	Takes Top Two Floors Off Hotel 4b	None
Better Ski Expenenices and Connection of Resort and Main St.	\$15 M in Skier Improvements Borne by Developer	Less Clear Who Pays				None

* This is intended to be illustrative only. This is not intended to be a technical document.

** There are both direct and indirect costs associated with reducing density (bonds, forgone revenues, etc.). These will be articulated at a later date.

Each option is incremental and builds on the previous option.

The cost to purchase or transfer density is not proportional. For example the cost of purchasing the top floors of hotel is very high due to low costs of construction and high return on investment.

Note -- all the density helps pay for the infrastructure and new ski amenities.

The \$ sign does not represent a direct value, it is illustrative only.

*** A number of these issues function both as community benefits and as mitigation factors required through the regulatory process; ie open space, traffic and ski resort improvements.

\$15 M in ski improvements including Town Lift Deck, cabriolet (deck to project); snow making, ski runs are included in current proposal.

**** Sweeney Hillside Property includes 110 acres of ROS open space out of a total 123 acres plus the open space in the 11.5 acre development site that requires 70% open space and open space from all the single family lots for a total of 119.3 acres (97%).

This identifies how much more open space will be included of the 11.5 acre development site.