# Executive Summary of Brundage Mountain Village Planned Unit Development Application

This summary of the Brundage Mountain Village Planned Unit Development (PUD) is provided as a brief overview of the proposed project. A comprehensive description and analysis of the proposed PUD and related applications for the development of Brundage Mountain Village has been submitted to Adams County and is available online at <a href="https://www.BrundageLand.com">www.BrundageLand.com</a>, please see that document for complete details of the proposal. The submittal documents are subject to change as the approval process progresses, so the full application and this Executive Summary should be checked for changes periodically.

## **INTRODUCTION**

Mountain Village Associates, Inc., has submitted an application to Adams County requesting approvals of a Planned Unit Development and corresponding Conditional Use Permit, Special Development Subdivision, and Development Agreement. This submittal represents the first of many applications that will be made to Adams County to review this exciting project - a project that will not only enhance Brundage, but also stimulate the local economy with job creation plus tax revenues to Adams County.

The application contains a zoning request for the private land parcel that was acquired in a land trade with the US Forest Service completed in August of 2006. The exchange followed many years of environmental studies and negotiations and traded to the USFS approximately 159 acres at Squaw Meadows north of McCall and approximately 190 acres at Reed Ranch, located along the South Fork Salmon River. In exchange, Brundage received 388 acres at the base of the ski mountain. This land was acquired to allow for the creation of a mixed use residential village which will provide lodging as an amenity to the Ski Resort and serve as the "economic engine" to fund future mountain improvements and expansion.

Brundage Mountain Resort is currently in the midst of implementing a series of phased improvements in accordance with the master development plan for ski area. Examples of these improvements include the new Bear Chair and Lakeview Lift that began operation in December of 2007. While many of the improvements contemplated by the Master Plan are subject to additional site specific review and approval by the USFS, the end result of these efforts will increase the permit area in Phase II of the mountain to approximately 3,700 acres and bring the "Comfortable Carrying Capacity" of the mountain from 2,700 skiers per day to 7,100 skiers per day.

In general, the illustrations and maps provided with the formal application do not represent specific development or design proposals for the project, rather they are meant to convey a sense of how buildings and land uses could be arranged, how the development of the area can be integrated with the ski mountain and how open space will be incorporated into each development area. The PUD Plan found on page 55 of the application, however, does show specific zoning areas which are a formal part of the request for approval. The PUD Plan is available online at: <a href="http://www.brundageland.com/PDF/5">http://www.brundageland.com/PDF/5</a> imgBMV%20PUD%20Plan.pdf.

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#### SITE ANALYSIS AND APPROACH TO SITE DESIGN

A variety of studies have been completed in order to better understand the features and characteristics of the land that will ultimately influence the site design and development of the site. During the review and approval process of the ski area master plans and the land exchange a great deal of environmental assessment has been completed. Some of this previously completed work has provided background information for additional work recently completed for the PUD application. Summaries of those studies including wetlands, wildlife, geology, wildfire, groundwater supply, wastewater facilities design, and traffic impacts are provided within and as appendices to the formal application.

The site design for the development of Brundage Mountain Village has been and will be influenced by a number of factors, foremost among these being:

- Maintain the natural and scenic qualities of the site by preserving buffers between development areas and maintaining "pleasing" entries into the resort;
- Integrate development areas with the ski mountain and to maximize the opportunity for ski-in/ski-out homesites;
- Provide for a variety of homes and accommodations throughout the project;
- While recognizing the challenges of road design in mountainous terrain, design a road system that is sensitive to the existing topography of the site;
- Concentrate the greatest amount of residential density and non-residential uses to create a "village-type" atmosphere at the base of the mountain and a secondary village at the south end of the project;
- Limit non-residential development to what is necessary to meet the needs of the resort and not create a potentially competitive situation with New Meadows and McCall; and
- Identify areas that are not suitable for development and then take steps to ensure such areas are not adversely affected by development.

Key features of the design envisioned for the Base Area include:

- Concentrate much of the higher density residential development on the previously disturbed portions of the site;
- Extend existing ski slopes into the Base Area and where appropriate construct new ski slopes;
- Establish a new, larger beginner ski area anchored by a new day lodge;
- Create a strong, inviting pedestrian ski corridor to link major activities and uses within the Base Area;
- Locate lower density residential on the perimeter of the Base Area; and

• Provide two vehicular access points into the Base Area in a manner that will allow the central portion of the Base Area to be free of roads and in doing so provide room for ski slopes to integrate the Base Area with Brundage Mountain.

#### **BRUNDAGE MOUNTAIN VILLAGE DEVELOPMENT PLAN**

This section outlines the "nuts and bolts" of how the Brundage Mountain Village PUD will be designed and developed. Major elements of the development plan explained in the application include:

- Plans for the location and allocation of residential density;
- Plans for when and how open space areas will be established;
- Major influences in the design of road and pedestrian circulation systems; and
- The manner in which water, waste water, utilities and drainage will be addressed.

The PUD application also provides for the following planning areas:

# Mountain Village Planning Area

The two Mountain Village Planning Areas provide sites for a broad range of land uses including residential, lodging, retail and restaurant along with a variety of other uses typically associated with mixed-use "mountain village" areas. The Mountain Village areas will serve as the main activity center for Brundage Mountain Resort, providing a focal point for day skiers, owners and guests to enjoy Brundage Mountain. Along with providing for a range of activities, the Mountain Village areas will also be designed with an emphasis toward pedestrians. For example, buildings will be designed around walkways, plazas and other public spaces. Lift service and ski runs will also play an important role in how the Mountain Village areas integrate with Brundage Mountain.

# Residential Medium Density Planning Area

Residential Medium Density Planning Area Residential Medium Density Planning Areas allow for a full range of residential development – from low density single-family lots to condominium scale development. Residential Medium areas are generally located on gently to moderately sloping sites and on the perimeter of the Mountain Village areas. The primary distinction between Residential Medium and Mountain Village areas is that the Residential Medium areas do not allow for a broad range of nonresidential land uses.

## Residential Low Density Planning Area

Residential Low Density Planning Areas are similar to Residential Medium areas in that both are exclusively intended for residential development. The three Residential Low Density Planning Areas are located on moderately sloping terrain and, while a variety of low density housing types are permitted in these areas, it is anticipated that Residential Low Density areas will accommodate single-family homesites, cluster single-family homes or townhome style development. In the case of single family lots building envelopes will be established to define where development is to be located.

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# Mountain Operations Planning Area

The ability to provide ongoing management and operations for the ski area is critical to the success of Brundage Mountain Resort. The PUD Plan contemplates the relocation of the mountain's existing maintenance facility to a six acre site just north of the base area. In addition to providing a location for mountain operations, this site will also accommodate well and water storage facilities. The PUD Guide also allows for the development of employee housing within the Mountain Operations Planning Area.

# **Open Space**

Open Space areas will play an important role in the overall design of development plans for Brundage. Open Space areas will be located in order to meet the following objectives:

- Protect and preserve steep slopes, drainages, wildlife resources and other environmentally sensitive areas;
- Provide terrain for ski slopes, trails and other mountain operations;
- Establish buffers between development areas; and
- Provide land for other recreational opportunities such as trails, parks, etc.

# **Residential Density**

A maximum of 1,200 residential dwelling units are proposed for Brundage Mountain Village. These units will be distributed throughout the Planning Areas. The PUD Guide includes a table that identifies a maximum number of dwelling units for each Planning Area. It should be noted that the sum of the dwelling units assigned to each Planning Area exceeds the maximum 1,200 units for the entire PUD. This had been done in order to allow flexibility in how density is distributed throughout the PUD, although the overall maximum will not be exceeded.

## **Commercial Uses**

A maximum of 50,000 interior square feet of floor area of commercial space will provide basic services to residents and visitors, but will not create an over dense, overbuilt resort. It is expected that the nearby communities of New Meadows and McCall offer sufficient commercial facilities.

## **Supporting Uses**

In addition to the above residential and commercial uses, ski area support facilities and improvements, including but not limited to day lodge, open space uses, ski schools, ski lifts and tows, maintenance and operation facilities and other related facilities and improvements, as deemed appropriate by Brundage Mountain Resort management will also be allowed.

#### **PROJECT PHASING**

At this early stage in the planning of the Project, only general parameters have been defined regarding how the Project could be phased. While more refined phasing information will be provided at time of preliminary platting, the following outlines some of the major elements of how the project may be phased:

- Project construction timing is difficult to predict in the current economic climate. The applicant would hope that the economy and credit markets would allow construction to begin in 2011. However, based on some expert economic projections, it may be as much as five (5) years (i.e. 2014) before there is sufficient market liquidity to allow the project to proceed;
- Water and sewer facilities and distribution lines necessary to serve new development will be constructed in the initial phase of development;
- A new day lodge is expected to be constructed during the initial phase of development;
- Development in and around the base area will be designed and phased to minimize the loss of day skier parking in order to defer the need for new structured parking;
- Once the project is underway, it is estimated that an average of 25 to 100 new housing units could be constructed each year; and
- Project build-out will likely take from 12 to 20 years.

Please note that the final phasing information provided at preliminary platting may diverge significantly from these parameters in order to respond to current economic and market conditions and demands.

### SUBSEQUENT STEPS IN THE REVIEW PROCESS

The PUD application includes generalized information regarding the design of roads, water and sewer systems, drainage and other related infrastructure and site improvements. Subdivision Preliminary Plat would be the next step in the County's development review process. In addition to the plats that are provided at the Preliminary Plat stage more detailed, construction level development plans are also required for roads, utilities and related site work. The construction of infrastructure, roads, drainage improvements and other "project-wide improvements" can begin following approval of Preliminary Subdivision Plats. The construction of buildings can occur only after the completion of these project-wide improvements (or posting of security).

In addition to zoning and subdivision approvals from Adams County, other approvals will be necessary prior to initiating construction of the Project. For example, State approval will be required for water and waste water systems. While approval of this PUD will establish a development right and "lay the groundwork" for how Brundage Mountain Village will develop, it is important to understand that a number of important review steps will occur prior to construction beginning on the Project.