

## BRIDGER MOUNTAIN VILLAGE, PHASE 1 PUD

### OPEN SPACE ANALYSIS

The definition of open space in the Bridger Canyon Zoning Regulation includes all land that is not a street surface, an area covered by buildings or parking areas. The total land within the overall master plan area is approximately 335 acres and the total density is 527 dwelling units resulting in a land use intensity of 0.64 acres per dwelling unit. The open space requirement for the project is therefore 75% based on Section 13.5 of the Bridger Canyon Zoning Regulation. The following is an analysis of the land that will not be open space in Phase 1.

#### Trapper Cabins

The trapper cabins will be individual units with a driveway and parking area. For this analysis it is assumed that each cabin will have a driveway and two parking spots.

- Estimated cabin foot print = 2,000 sf
- Estimated parking and driveway = 1,000 sf
- Total per cabin = 3,000 sf
- Phase 1 – 40 cabins x 3,000 sf = 120,000 sf = 2.75 acres

#### Chalets

The chalets are four unit buildings with a driveway and parking area. The amount of parking for each unit will vary from 1.5 to 2 spots per unit. For this analysis it is assumed that each chalet will have 8 parking spots.

- Maximum chalet foot print – = 2,860 sf
- Estimated parking – 8 spots at 350 sf = 2,800 sf
- Driveway – 50 feet x 14 feet = 700 sf
- Total per chalet = 6,360 sf
- Phase 1 – 13 chalets x 6,360 sf = 82,680 sf = 1.89 acres

#### Recreation Sites

The recreation sites will each have a single family home, a garage, a driveway and parking area. The amount of parking for each unit will be at least 2 spots per unit. For this analysis it is assumed that each recreation site will have 3 parking spots.

- Estimated house and garage foot print = 5,000 sf
- Estimated parking – 3 spots at 350 sf = 1,050 sf
- Driveway – 100 feet x 14 feet = 1,400 sf
- Total per recreation site = 7,450 sf
- Phase 1 – 25 recreation sites x 7,450 sf = 186,250 sf = 4.27 acres

### Miscellaneous uses

There are many project components that are in the initial design phase and may need to be modified to meet specific site constraints or regulatory requirements. Such items may include additional facilities at the wastewater treatment plant site, a longer than average driveway to accommodate a few of the larger recreation site, potential additional parking for service facilities and other similar items. A total of 1.5 acres of access drives, parking and building is budgeted within the Phase 1 boundary.

### Phase 1 Summary

Description	Acres
Trapper Cabins	2.75
Chalets	1.89
Recreation Sites	4.27
Lodge	0.56
Service Building	0.28
Wastewater Treatment Plant	0.76
Equestrian Area	0.28
Misc water and wastewater structures	0.16
Roads	9.46
Miscellaneous uses	1.5
<b>Total</b>	<b>21.91</b>

Based on a total of acreage of 122.5 acres the open space is therefore 100.59 acres or 82.1%.

Additional uses are programmed within the Phase 1 boundary that are not specifically identified at this time. These include expansion of the lodge and the service building, and adding parking for employees and the lodge area and employee housing. The following is an estimate of these future uses:

#### Service Building Expansion

The service building may be expanded to an additional 12,000 square feet with an additional 12 parking spots.

- Estimated foot print = 12,000 sf
- Estimated parking – 12 spots at 350 sf = 4,200 sf
- Total for service building expansion = 16,200 sf = 0.37 acres

#### Lodge Expansion

The lodge may be expanded to an additional 11,000 square feet.

- Estimated foot print = 11,000 sf = 0.25 acres

#### Employee Housing

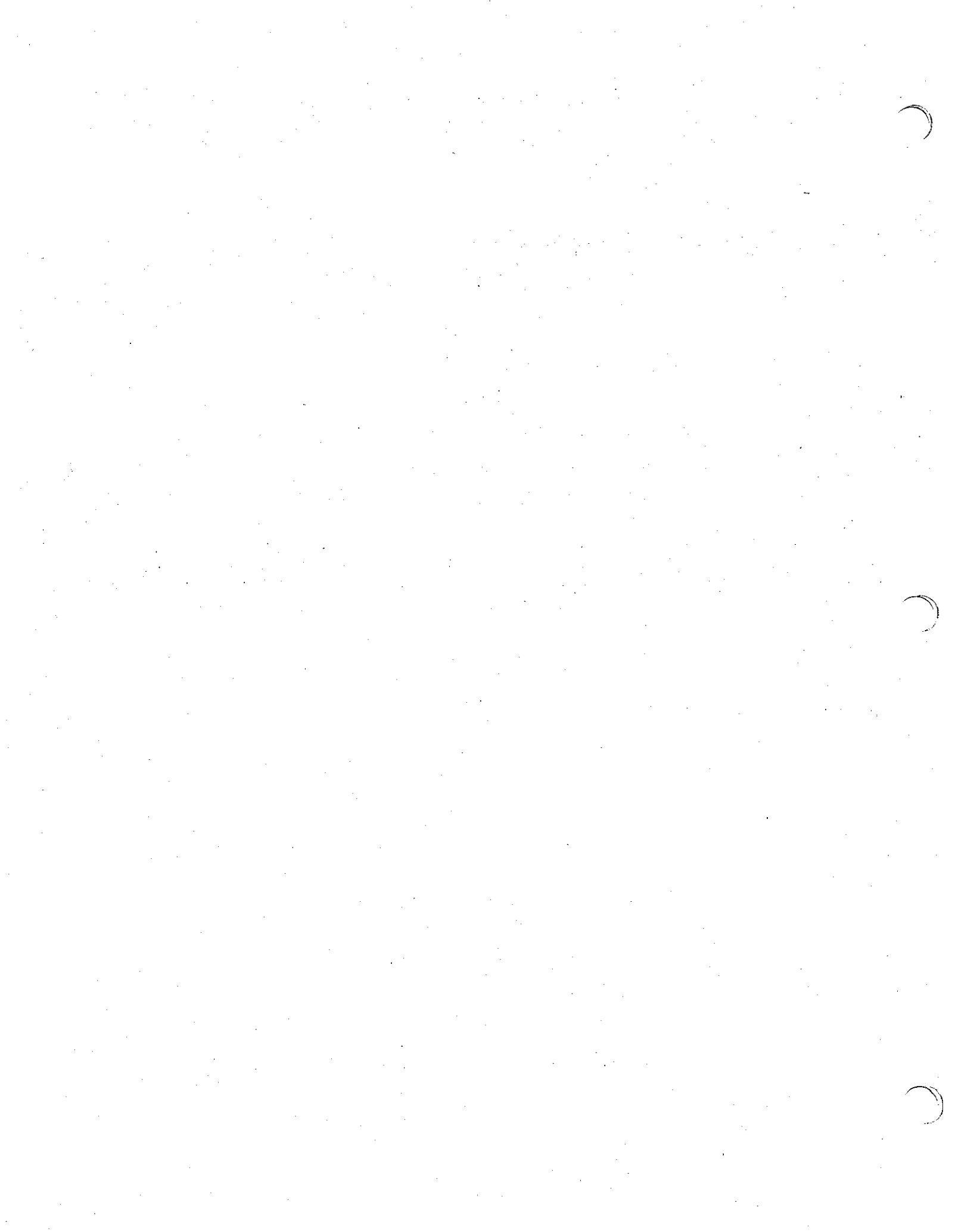
open space for the Master Planned Unit Development on an overall basis as the project proceeds. Therefore if additional area is needed for facilities in future phases the applicant requests that excess open space provided in this phase would be available for use in future phases.

Building Coverage Summary

The following is a summary of the building coverage for the area included in Phase 1 based on the information provided in the section above:

Trapper Cabins: 40 at 2,000 square feet each =	80,000 s.f.
Chalets: 13 at 2,860 s.f. each =	34,840 s.f.
Recreational lots: 25 at 5,000 s.f. each =	125,000 s.f.
Lodge: (initial size)	8,000 s.f.
Service Building: (initial size)	6,000 s.f.
Wastewater Treatment Plat: (initial size)	12,000 s.f.
Equestrian Facility (barn):	6,000 s.f.
Miscellaneous service structures:	1,000 s.f.
Service Building (possible expansion):	12,000 s.f.
Lodge (possible expansion):	11,000 s.f.
Employee Housing (estimated foot print):	14,300 s.f.
Future B-2 (building footprint may be less than shown)	10,000 s.f.
Total estimated building coverage	320,140 s.f.
(320,140 square feet/43,560 s.f. per acre = 7.349 acres)	

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An estimated 13 employee housing units may be included within the boundary of Phase 1. These units would include an access drive and parking facilities.

- Estimated foot print – 13 units at 1,100 sf = 14,300 sf
- Estimated parking – 26 spots at 350 sf = 9,100 sf
- Estimated access drives = 2,000 sf
- Total for employee housing = 25,400 sf = 0.58 acres

**Employee and overflow parking**

A parking lot may be added on the east side of Bridger Bowl's parking lot near Bridger Bowl Road. This lot would include parking for 40 vehicles.

- Estimated foot print = 15,000 sf = 0.34 acres

**Additional lodge area parking**

Additional parking may be added on the northeast corner of Forsythe and High Traverse. This lot would add approximately 50 parking spots.

- Estimated foot print = 18,750 sf = 0.43 acres

**Future B-2 Use**

At the northeast intersection of Bridger Bowl Road and High Traverse a potential B-2 use is proposed. The total foot print of this facility is estimated at 10,000 square feet.

- Estimated foot print = 10,000 sf = 0.23 acres

**Future potential uses in Phase 1**

Description	Acres
Service Building Expansion	0.37
Lodge Expansion	0.25
Employee Housing	0.58
Employee and overflow parking	0.34
Additional Lodge Area Parking	0.43
Future B-2 Use	0.23
<b>Total</b>	<b>2.20</b>

This increase in use will lower the amount of open space from 100.59 to 98.39 acres. Based on a total of acreage of 122.5 acres the open space with the future use is estimated to be 80.3%.

It is anticipated that future phases of Bridger Mountain Village will have adequate open space on a phase by phase basis. However, it is the intent of the applicant to consider

### Lodge

The lodge will consist of an 8,000 square foot structure, access drives and parking for approximately 30 vehicles.

- Estimated lodge foot print = 8,000 sf
- Estimated parking – 30 spots at 350 sf = 10,500 sf
- Access drives – 300 feet x 20 feet = 6,000 sf
- Total for lodge = 24,500 sf = 0.56 acres

### Service Building

The service building will consist of a 6,000 square foot building, an access drive and a parking for 6 vehicles.

- Estimated foot print = 6,000 sf
- Estimated parking – 6 spots at 350 sf = 2,100 sf
- Access road – 200 feet x 20 feet = 4,000 sf
- Total for service building = 12,100 sf = 0.28 acres

### Wastewater Treatment Plant

The service building will consist of a 12,000 square foot building, an access drive and a parking for 6 vehicles.

- Estimated foot print = 12,000 sf
- Access road (shared with service building)– 300 feet x 20 feet = 6,000 sf
- Access drives and parking – 15,000 sf
- Total for treatment plant = 33,000 sf = 0.76 acres

### Equestrian Area

A small barn with minimal parking is proposed as part of Phase 1.

- Estimated foot print = 6,000 sf
- Access drives and parking = 6,000 sf
- Total for equestrian area = 12,000 sf = 0.28 acres

### Miscellaneous water and wastewater system structures

It is estimated that a maximum of 5 small structures may be needed for the water and wastewater system for valves and generators. In addition access drives may be needed for some of the structures.

- Estimated foot print = 1,000 sf
- Access drives = 6,000 sf
- Total for miscellaneous structures = 7,000 sf = 0.16 acres

### Roads

The roads will have a total of 412,200 sf or 9.46 acres of gravel and paved surface.