



Sierra at Tahoe Master Development Plan

April 28, 2006



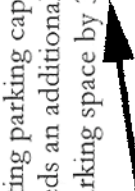
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Sierra-at-Tahoe 2c

G. PARKING AND ROADS

As discussed in the existing conditions section, there is a considerable need for additional parking at Sierra. Even using extensive Transportation Demand Management Techniques to maximize available parking spaces, and parking cars in the allowed area along the access road, there are many days when the parking lots get filled to capacity and the resort is forced to turn away guests. After factoring in shuttle and charter bus use, and using actual average vehicle occupancy rates, the resort has an existing parking capacity of 4,716 guests, well short of the existing CCC of 6,010. In order to accommodate the existing CCC, the resort needs an additional 519 parking spaces. By connecting the existing top three parking lots (lots A, B, and C), the resort can increase available parking space by 3.6 acres. Allowing for a more efficient parking layout, this will provide an additional 468 parking spaces. 

**TABLE V-2
PARKING REQUIREMENTS – SHORT-TERM PROJECTS**

	Multiplier	Total
CCC plus non-ski guests	5%	6,311
Number of guests arriving by shuttle		270
Net number requiring parking		6,041
Number of guests arriving by car	98%	5,920
Number of guests arriving by charter bus	2%	139
Required car parking spaces	2.40	2,467
Required charter bus parking spaces	35.00	4
Equivalent car spaces (1 bus=4.5 car)	4.5	18
Required employee car parking spaces		90
Total required spaces		2,574
Existing parking spaces		2,523
Deficit		-51

Note: parking – 17.85 acres of existing parking lots at 130 cars per acre plus parking along access road at 200 cars.

Based upon the existing CCC of 6,010 skiers, this project will provide almost enough parking for the existing resort (see above table), but will not provide the recommended parking capacity for peak day visitation numbers of up to 25% over CCC. As the mountain capacity increases during future upgrades, additional parking will need to be provided to allow for the increased capacity as well as this remaining deficit.

J. PARKING AND ROADS

Total parking capacity must be balanced with the CCC. All day skiers come to Sierra in cars or buses and park in the day-skier parking areas. No overnight accommodations are currently available or proposed at Sierra.

**TABLE VI-3
PARKING REQUIREMENTS - PROPOSED CONDITIONS**

	Multiplier	Total
CCC plus non-ski guests	5%	7,560
Number arriving by shuttle		270
Net number requiring parking		7,290
Number of guests arriving by car	98%	7,144
Number of guests arriving by charter bus	2%	146
Required car parking spaces	2.40	2,977
Required charter bus parking spaces	35.00	4
Equivalent car spaces (1 bus=4.5 car)	4.5	19
Required employee car parking spaces		110
Total required spaces		3,105
Existing parking spaces		2,523
Deficit		582

Parking will need to be provided for the upgraded CCC of 7,200 skiers, requiring an increase of 582 parking spaces from a scenario assuming that the Short-term parking expansion has been completed. Two separate additional parking areas have been identified, as shown on Figure VI-2. The lot shown between the existing Lot D and the access road could provide around 2.5 acres of parking, for 325 additional spaces on, and the lot to the west of the existing parking areas could provide around 2.1 acres, for 273 additional spaces.

