

Sizing the Lodge at Downhill Ski – Decision Criteria Summary

Sourced from Lodge TF write up: 3-19-20

- Base the lodge sizing decision on good snow years. More of an assumption than decision criteria, but, important.
- Account for Ward Young and ECOsign recommendations.
- Affordability – what the Association can afford to invest without compromising other amenity investments down the road. Use financial prudence.
- Cap the dollar spend.
- Will the Board consider a member assessment?
- Pick the number of days we are willing to accept user volume being > CCC. Industry std = 10-15%.
- Account for member enjoyment.
- Recognize the incremental spend of \$2M over 30 years is \$10/year per owner.
- Ensure the continued use of dynamic pricing. More an operational & financial strategy, none the less key element.
- Ensure all gaps in Association needs for space are accounted for when deciding lodge size ie the event tent. This will be a multi-use facility.
- Right size the first time. Be attentive to past learnings with ACAC and Trout Creek.
- Weigh towards Staff's input.
- Make an assumption on future use – will it go up / down / remain flat.
- Ensure operational and industry best practices are included ie. technology when establishing size.
- Remember this is a 40 year investment.