



SP LAND  
KILLINGTON

**SENATE COMMITTEE ON  
ECONOMIC DEVELOPMENT, HOUSING AND GENERAL AFFAIRS**

**FEBRUARY 4, 2014**

# TODAY'S CHALLENGE

*Explain . . .*

- ❖ A Billion Dollar Growth Opportunity for the Town of Killington's Grand List

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- ❖ Issues in the local and State Permitting Processes

# TODAY'S CHALLENGE

*Explain . . .*

- ❖ A Billion Dollar Growth Opportunity for the Town of Killington's Grand List
- ❖ Issues in the local and State Permitting Processes
- ❖ Warn this committee of coming proposed legislation

## NOTE:

- ✓ SP Land Company is not the same entity that owns the Killington Resort ski operations.
- ✓ The Resort is owned by Killington/Pico Ski Resort Partners
- ✓ Ongoing case now before Environmental Court, so my attorneys have advised me not to go into details of my case.



**KILLINGTON VILLAGE  
MASTER PLAN**



# KILLINGTON VILLAGE MASTER PLAN

- ❖ 30 year plan for the re-development of the area in and around the Killington Resort, Killington, VT.
- ❖ Master Plan includes:
  - 2,300 residential units in 8 development areas
  - Replacement of dated Lodge Facilities
  - New Commercial Space
  - Upgrade of the Water and Wastewater System
- ❖ The Plan allows for new and/or replacement infrastructure to enhance stormwater remediation of Roaring Brook
- ❖ The third effort to bring Killington Resort area forward with the goal of meeting or exceeding customer's expectation for lodging and the overall resort experience.



# ECONOMIC, DEMOGRAPHIC AND FISCAL IMPACT

BY . . . NORTHERN ECONOMIC CONSULTING, INC.

*Excerpts from the Executive Summary:*

- ❖ SPLC's Village Master Plan will lead to the creation of 974 jobs in Rutland County by 2017. This will lead to a payroll increase in the county of more than \$33 million in 2017. Then from 2021 through 2034 the number of new jobs in the county will average 1,564 with an average payroll increase of \$60 million.
- ❖ The Village Master Plan will have a significant, positive impact on the municipal finances of the Town. No city or town in the county will see a material impact from the project on its tax bills.
- ❖ The total growth and rate of growth in the Town and region will be essentially unchanged from this project. The rate of population, housing, and employment growth with the project is nearly the same as it would have been in the absence of the project.

*. . . So where does one start - **Phase***

***I!***



**PHASE I OF THE VILLAGE CORE**



# PHASE I OF THE VILLAGE MASTER PLAN

## ❖ Phase I includes:

- Village Core Development Zone
  - ✓ 193 residential units in the Village Core
  - ✓ 31,622 sf of commercial area
  - ✓ New Ski Lodge Facility
- Ramshead Brook Subdivision - 34 Lot Subdivision
  - ✓ 9 Single Family Lots
  - ✓ 23 Duplex Lots
- Approval of the Valley Well Water System for future phases

## ❖ Approximate construction costs of \$133 million

## ❖ Northern Economic Consulting has estimated 396 new jobs during the first year of construction.

# SP LAND'S PHASE I & KILLINGTON RESORT'S PARKING PROJECT

**REALIGNMENT OF THE  
SKI BEACH**

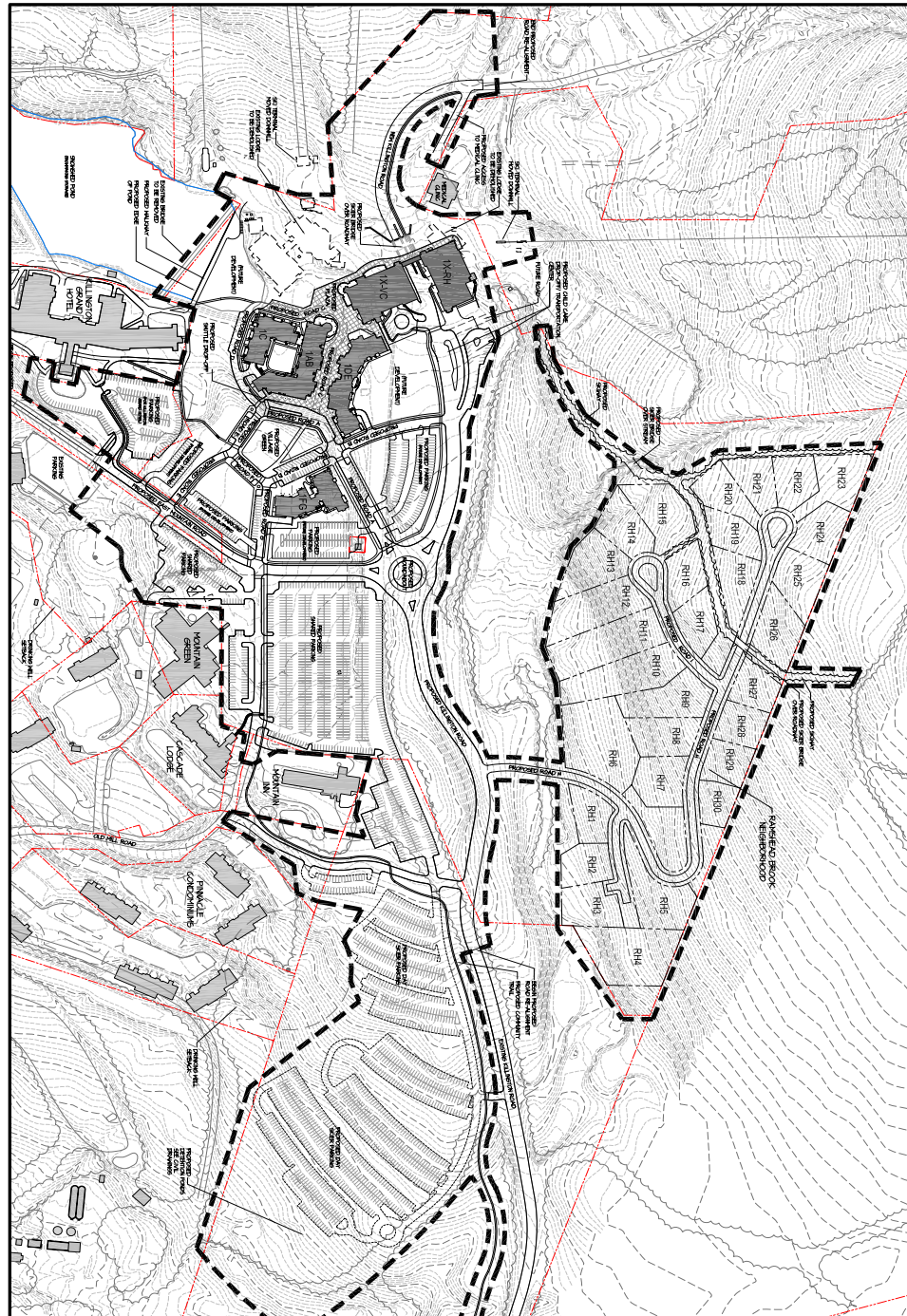
**VILLAGE CORE**

**MOVE KILLINGTON ROAD**

**RAMSHEAD BROOK  
SUBDIVISION**

**RESORT'S REPLACEMENT  
PARKING**

**VALLEY WELL PROJECT  
(OFF THE PLAN)**





CTION



**NEW SKIER SERVICE BUILDING  
NORTH/SOUTH ELEVATIONS**



# VILLAGE CORE MASTER PLAN







**VIEW OF MAIN STREET  
FROM BLDG. 1F**





Photo Location

Existing View



FIGURE 2A  
Project Visualization  
Mountain Green Condominiums—2nd Floor Unit View





Proposed View

Note: Photo simulation are provided to illustrate approximate building height/massing and overall project visibility from surrounding vantage points. Architectural detailing and color selection are subject to change.





Photo Location

Existing View



FIGURE 4A  
Project Visualization  
Access Road at Proposed Roundabout



Proposed View

Note: Photo simulation are provided to illustrate approximate building height/massing and overall project visibility from surrounding vantage points. Architectural detailing and color selection are subject to change.

SARATOGA  
ASSOCIATES



FIGURE 4B  
Project Visualization  
Access Road at Proposed Roundabout

November 29, 2011



# PERMIT PROCESS

## ❖ Town of Killington

- Planned Unit Development (2008 – 2014)
  - ✓ Village Master Plan
  - ✓ 400 Acre PUD (Amendment)
- Site Plan (Last Step Outstanding)

## ❖ Agency of Natural Resources (Feb 2011 – May 2013)

- 14 Separate Permits/Approvals

## ❖ Act 250 (Feb 2012 – Oct 2013)

- Killington Village Master Plan
  - ✓ Overall Subdivision
  - ✓ Village Master Plan
  - ✓ Phase I of Village Master Plan
- Since November 2010, \$3 million spent on trying to get one Act 250 permit (over \$400,000 on Act 250 consulting & legal).  
**We have not tried to cut any corners.**

# ACT 250

## ❖ Permit Received

- Overall Subdivision
  - ✓ 11 Boundary Adjustments
  - ✓ 4 Stand-Alone Lots
- Phase I of the Village Master Plan

## ❖ Review/Approval of Village Master Plan

- Killington Village Master Plan
  - ✓ Very limited findings sought under NRB Master Permit Policy and Procedure
  - ✓ Findings received that were not even requested

## ❖ Various conditions within Permit create “No-Go” situation

- Because this is a master planned project, the first permit must be clear and correct. We’ll be amending this permit 10 - 20 times over the next 30 years.
  - ✓ Financing
  - ✓ Permits run with and burdens the Land
  - ✓ Stowe Club Highlands Doctrine states that incorrect permit conditions cannot be later appealed or reconsidered.



# PERMITTING PROCESS ISSUES

- ❖ Streamline ANR Permitting
- ❖ More deference to ANR and local permits when issued.
- ❖ Greater clarity as to party status (both adjoiners and other entities such as towns and regional planning commissions).
- ❖ Current rules are too complicated to be administered consistently and fairly by various District Commissions across the State.

**There has got to be a better way!**

# TID LEGISLATION

## ❖ Transportation Improvement District

- Fair Share Transportation Assessment
- Bill introduced in the House, H.740

## ❖ Issues

- Create a law consistent with our Act 250 Traffic Issue
- Possibly an issue in Burlington area, but doesn't relate as well to rural situations
- District Commission involvement with input from RPCs. Too much discretion to Act 250 District Commissions which do not have any expertise.
- Questions regarding Party Status for property owners within TID corridor.
- Lack of detail in existing draft legislation
- Possibility of **limiting future development/growth** in the State of Vermont





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