

PLEASANT HARBOR MARINA AND GOLF RESORT  
COMPARISON OF ALTERNATIVES TO BE ADDRESSED IN THE PROJECT-LEVEL SEIS (1)

Alternative 1 (2010-2011)	Alternative 2 (2011)
<p><b>Length of Project Roads Proposed:</b> Overall length of projects roads approximately 12,700 lf. Combined WDFW boat launch access road with Maritime Village access. Does not include approximately 1750 lf of combined golf cart, service road, EMS access through east side fairways.</p> <p><b>Multi-Storey Buildings:</b> <b>Golf Resort:</b> Four 4 storey buildings, one 3 storey building</p> <p><b>Maritime Village:</b> One 3 storey building near the intersection of Black Point Road with U.S. Highway 101. Two 3 storey residential buildings with rear walk-out level: Reunion House and Harbor View House</p> <p><b>Building Heights and Square Footage:</b></p> <p><b>Golf Resort:</b> Golf Terraces: Four buildings, 4 storeys (47 ft 9 inches in height; 724,000 sq ft) Golf Vistas: Thirteen buildings, 2 storeys (31 ft 9 inches in height; 126,000 sq ft) Sea View Villas: Thirty-one buildings, 1 storey (28 ft 5 inches in height; 366,000 sq ft) Maintenance Building and Staff Quarters: One building, 3 storeys (39 ft; 87,000 sq ft)</p> <p><b>Maritime Village:</b> Maritime Village Building: One building, 3 storeys (39 ft height; 67,000 sq ft) Reunion House and Harbor View House: Two buildings, 3 storeys (39 ft height; each 15,800 sq ft) Marina Center (marina upland area): Three existing buildings 1 and 2 storey (32 ft height; 3,500 sq ft.) repair and replace (no residential units). Existing Pleasant Harbor House: One building, 1 storey Existing Bed and Breakfast House: One building, to remain (counted as</p>	<p><b>Length of Project Roads Proposed:</b> Overall length of project roads approximately 13,750 lf. Relocated WDFW boat launch access road 1300 feet east of current location.</p> <p><b>Multi-Storey Buildings:</b> <b>Golf Resort:</b> Four 5 storey buildings, one 3 storey building</p> <p><b>Maritime Village:</b> One 3 storey building near the intersection of Black Point Road with U.S. Highway 101. Two 3 storey residential buildings with rear walk-out level: Reunion House and Harbor View House</p> <p><b>Building Heights and Square Footage:</b></p> <p><b>Golf Resort:</b> Golf Terraces: Four buildings, 5 storeys (58 ft 9 inches to 70 ft in height; 612,674 sq ft) Alpine Vista: Five buildings, 2 storeys (31 ft 9 inches n height; 78,804 sq ft) Sea View Villas: 23 buildings, 1 storey (28 ft 5 inches in height; 375,744 sq ft) Maintenance Building and Staff Quarters: One building, 3 storeys (39 ft; 87,000 sq ft)</p> <p><b>Maritime Village:</b> Maritime Village Building: One building, 3 storeys (39 ft height, 72,000 sq ft) Reunion House and Harbor View House; Two buildings, 3 storeys (39 ft height; each 15,800 sq ft) Marina Center (marina upland area): Three existing buildings 1 and 2 storey (32 ft height; 3,500 sq ft) – repair and replace (no residential units) Existing Pleasant Harbor House: One building 1 storey (same as Alternative 1)</p>

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<p>one residential unit)</p> <p><b>Number of Buildings (2) and Unit Mix:</b>  <b>Golf Resort:</b> Forty-nine buildings, 828 residential units  <b>Maritime Village:</b> Three new buildings, 60 new residential units                  Total New Buildings 52</p> <p>EXISTING BUILDINGS INCLUDED IN MPR 890-UNIT COUNT:</p> <p>Pleasant Harbor House – 1                  Bed and Breakfast House – 1</p> <p>Eliminated any new waterfront buildings due to the emerging Jefferson County Shoreline Master Program 150 ft shoreline buffer. Propose to repair and replace existing buildings at the waterfront. Redistributed residential units to the Golf Resort introduced a smaller Villa unit to the Golf Resort, thereby reducing the impervious area.</p> <p><b>Short Term Stay vs. Long Term Stay Units:</b>                  Short Term Tourist Residential Units (3): <b>560 (67%)</b>                  Long Term Tourist Residential Units: <b>278 (33%)</b></p> <p>Marina Village residential units were eliminated from the waterfront (marina upland) area all together in Alternative 1, and a fewer number of residential units are proposed in a Maritime Village Building north of the intersection of Black Point road with U.S. Highway 101.</p> <p><b>Number and Type of Residential Units Proposed within the Maritime Village:</b>                  Maritime Village Building: 36 units located up the hillside away from the waterfront                  Reunion House and Harbor View House: 24 units in two buildings located up the hillside away from the waterfront.                  Retain Existing Pleasant Harbor House                  Retain Existing Bed and Breakfast House (owned by others)</p> <p><b>Commercial Development Proposed:</b>  <b>Golf Resort:</b> 36,000 sq ft</p>	<p>Existing Bed and Breakfast House: One building to remain (counted as one residential unit).</p> <p><b>Number of Buildings(2) and Unit Mix:</b>  <b>Golf Resort:</b> Thirty-three buildings, 822 residential units  <b>Maritime Village:</b> Three new buildings, 68 new residential units                  Total New Buildings: 36</p> <p>EXISTING BUILDINGS INCLUDED IN MPR 890-UNIT COUNT:</p> <p>Pleasant Harbor House – 1                  Bed and Breakfast House – 1</p> <p>Eliminated any new waterfront buildings due to the emerging Jefferson County Shoreline Master Program 150 ft shoreline buffer. Propose to repair and replace existing buildings at the waterfront. Redistributed residential units to the Golf Resort introduced a smaller Villa unit to the Golf Resort, thereby reducing the impervious area.</p> <p><b>Short Term Stay vs. Long Term Stay Units:</b>                  Short Term Tourist Residential Units (3): <b>560 (67%)</b>                  Long Term Tourist Residential Units: <b>278 (33%)</b></p> <p>Six units are added to the Maritime Village Building from Alternative 1. Within the Golf course area, more units were added to the Golf Terrace buildings for a reduction of Alpine Vista units.</p> <p><b>Number and Type of Residential Units Proposed within the Maritime Village:</b>                  Maritime Village Building: 42 units located up the hillside away from the waterfront.                  Reunion House and Harbor View House: 24 units in two buildings located up the hillside away from the waterfront.                  Retain Existing Pleasant Harbor House – same as Alternative 1                  Retain Existing Bed and Breakfast House (owned by others)</p> <p><b>Commercial Development Proposed:</b>  <b>Golf Resort:</b> 30,800 sq ft</p>
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<p><b>Maritime Village:</b> Maritime Village Building: 12,500 sq. ft. Existing Marina Upland area: 3,500 sq ft Total Commercial Development: 52,000 sq ft</p> <p><b>Proximity of Proposed Marina Center (marina upland area) Structures to Pleasant Harbor OHWM:</b> Modified earlier plan to relocate all proposed residential units outside the 150 ft Shoreline buffer proposed in the County's emerging Shoreline Master Program update. Existing structures at the waterfront to be repaired and replaced will be no closer to the OHWM than they are at present.</p> <p><b>Number of New Buildings Proposed within the Existing Marina Center (marina upland area):</b> No new buildings proposed in this area, just repair and replacement of existing buildings. Also repair and widening of existing roadways and reconfiguring parking areas.</p> <p><b>Pleasant Harbor House:</b> A lawful permitted structure to remain in Alternative 1. Possible renovations; no change in footprint.</p> <p><b>Bed and Breakfast House:</b> Owned by others, structure and existing use to be retained in Alternative 1.</p> <p><b>Marina Access to/from U.S. Highway 101:</b> Use the existing roadway access widened to 20 ft minimum with new section of road to improve turn radius for larger vehicles (e.g. garbage trucks and emergency vehicles). Widen other one way roads to 12 ft minimum to meet Fire District requirements. Dead ends to be provided with turnarounds. Reconfigure short term parking areas associated with existing development at the waterfront. Construct the Marina Access Drive (12 ft wide with turn outs) to be used for two way shuttle service and emergency vehicle access.</p> <p><b>Main Entrance to the Golf Resort:</b> Resort main entrance control gate relocated to the northeast corner of the site with primary access from Black Point Road. U.S. Highway 101 intersection realigned further south.</p> <p><b>Provisions for Transit Service:</b></p>	<p><b>Maritime Village:</b> Maritime Village Building: 16,270 sq ft Existing Marina Upland Area: 3,500 sq ft Total Commercial Development 51,000 sq ft</p> <p><b>Proximity of Proposed Marina Center (marina upland area) Structures to Pleasant Harbor OHWM:</b> Same requirements as Alternative 1.</p> <p><b>Number of New Buildings Proposed within the Existing Marina Center (marina upland area):</b> Same requirements as Alternative 1.</p> <p><b>Pleasant Harbor House:</b> A lawful permitted structure to remain in Alternative 2. Possible renovations; no change in footprint.</p> <p><b>Bed and Breakfast House:</b> Owned by others, structure and existing use to be retained in Alternative 2.</p> <p><b>Marina Access to/from U.S. Highway 101:</b> Same requirements as Alternative 1.</p> <p><b>Main Entrance to the Golf Resort:</b> Same requirements as Alternative 1.</p> <p><b>Provisions for Transit Service:</b></p>
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<p>Surface parking at the Black Point Road/U.S. Highway 101 intersection significantly revised compared to FEIS, due to relocation of the Marina Loft residential units and approximately 12,500 sq ft of commercial development from the waterfront area to the intersection. Parking to be used by marina slip owners, resort visitors, and transit riders. Bus stop and bus loop drive proposed for transit access to U.S. Highway 101.</p> <p><b>Maintenance Building and Staff Quarters:</b> Relocated this building along with the resort main entrance to the northeast corner of the site (adjacent to Black Point Road). 52 residential units proposed in the upper 2 storeys of this structure.</p> <p><b>Domestic Water Supply Proposal:</b> Ground water supply from on-site wells. Two options for second well location: west of Fairway 2 or west of Fairway 7 (rather than west of Fairway 9) as a result of water right negotiations.</p> <p><b>Wastewater Reclamation Plant (WRP):</b> Nutrient Removal Activated Sludge Process with Clarifiers and Class A Filtration proposed to produce Class A reclaimed water. WRP to be relocated to northwest corner of site. Effluent use during initial phases of development will include sprinkler irrigation in the native plant nursery and subsurface drain fields in the west area of the site until Kettle B is converted to a retention pond.</p> <p><b>Energy Proposal:</b> Electrical supply up to the limit of availability from Mason County PUD; on-site biodiesel co-generation and geothermal sources proposed.</p> <p><b>Wetland Mitigation Proposal for Placement of Fill in the Large Kettle:</b> Create a replacement wetland in the bottom of the smaller of the two Kettles (Kettle C) and retain this Kettle feature within the development.</p> <p><b>Amenities (4):</b> Golf Terrace 1 building to have a restaurant, lounge, spa, conference and meeting rooms, chapel and billiards room. The Maritime Village building near Black Point Road/U.S. Highway 101 intersection would provide approximately 12,500 sq ft of retail/commercial space, including a restaurant and the relocated deli, grocery, convenience store from the marina upland area. Reconstructed buildings at the waterfront would house approximately 3,500 sq ft of commercial use as they do at</p>	<p>Surface parking at the Black Point Road/U.S. Highway 101 intersection revised slightly from Alternative 1. 16,270 sq ft of commercial development from the waterfront area to the intersection. Parking to be used by marina slip owners, resort visitors, and transit riders. Bus stop and bus loop drive proposed for transit access to U.S. Highway 101.</p> <p><b>Maintenance Building and Staff Quarters:</b> Same requirements as Alternative 1.</p> <p><b>Domestic Water Supply Proposal:</b> Ground water supply from on-site wells. Two options for second well location: east of Fairway 2 or west of Fairway 8.</p> <p><b>Wastewater Reclamation Plant (WRP):</b> Same requirements as Alternative 1.</p> <p><b>Energy Proposal:</b> Electrical supply up to the limit of availability from Mason County PUD; on-site propane and geothermal proposed.</p> <p><b>Wetland Mitigation Proposal for Placement of Fill in the Large Kettle:</b> Same requirements as Alternative 1.</p> <p><b>Amenities (4):</b> Golf Terrace 1 building would be the same as Alternative 1. The Maritime Village building near Black Point Road/U.S. Highway 101 intersection would increase to approximately 16,270 sq ft of retail/commercial space, including a restaurant and the relocated deli, grocery, convenience store from the marina upland area. Reconstructed buildings at the waterfront would house approximately 3,500 sq ft of commercial use as they do at present, to include the marina office, and a</p>
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<p>present, to include the marina office, and a bistro/lounge.</p>	<p>bistro/lounge.</p>
<p><b>Recreational Amenities (4)</b> (in addition to the golf course, driving range and putting green): Renovated swimming pool in the marina upland area for use by slip owners; two new swimming pools on the golf resort side, three hot tubs, three tennis courts, a Bocce ball court, billiard and game rooms, a common-use fire pit, and amphitheater. Walking paths throughout. Turn Building eliminated in Alternative 1.</p>	<p><b>Recreational Amenities (4)</b> (in addition to the golf course, driving range and putting green): Renovated swimming pool in the marina upland area for use by slip owners; one new swimming pool on the golf resort side, two tennis courts, a Bocce ball court, billiard and game rooms, a common-use fire pit, and amphitheater. Walking paths throughout. Turn Building by Hole #9</p>
<p><b>Impervious Area:</b> 13%</p>	<p><b>Impervious Area:</b> 12%</p>
<p><b>Pervious Area</b> Pervious Disturbed Area: 190 Ac or 74% Natural Area: 33Ac 13% Total Pervious Area: 223 Ac or 87%</p>	<p><b>Pervious Area</b> Pervious Disturbed Area: 150.8 Ac or 59% Natural Area: 75.6 Ac or 29% Total Pervious Area: 226.4 Ac or 88%</p>
<p><b>Perimeter Buffers:</b> <b>Maritime Village:</b> 25 ft Minimum building setback <b>Golf Resort:</b> 25 ft Minimum building setback</p>	<p><b>Perimeter Buffers:</b> Same requirements as Alternative 1.</p>
<p><b>Jefferson County Shoreline Master Program (SMP) Development Standards</b> (not a complete listing). Version followed: Board of County Commissioners Locally-Approved SMP; December 2010. Site within the High-Intensity Environment. 150 ft buffer from OHWM plus an additional 10 ft building setback</p>	<p><b>Jefferson County Shoreline Master Program (SMP) Development Standards</b> (not a complete listing). Same requirements as Alternative 1.</p>
<p><b>Jefferson County Critical Areas Ordinance (CAO):</b> Technical consultants, for whom the CAO is applicable, please address in your report(s) any difference in impact or mitigation required for the Alternative 1 site plan. <b>Note:</b> A Legislative change in 2010 now requires the County to impose their CAO regulations within the 200 ft Shoreline environment in the marina upland area and along the south boundary of the Golf Course/Golf Resort property.</p>	<p><b>Jefferson County Critical Areas Ordinance (CAO):</b> Same requirements as Alternative 1.</p>

(1) Note that the No Action Alternative will also be addressed: current MPR Comprehensive Plan designation with no site-specific zoning and no new development. Campground use could resume.

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- (2) Buildings included in the count for each alternative include only significant residential and/or commercial structures. Buildings that house infrastructure and support services (such as the wastewater treatment plant, cogeneration plant enclosures, and restrooms) are not included in the count.
- (3) BoCC Condition 63.aa requires that housing units in the Maritime Village be limited to rentals and time shares; or, at the very least, that the ratio of 65% rental and time share units to 35% permanent residences be maintained in each section of the resort (Marina/Maritime Village side, and Golf Resort site) to foster the economy. See file: PH-ResidentialUnitCalculationByAlternative-Dec/12/2011-v21 for breakdown by section. Staff housing (52units) is not included in this calculation.
- (4) See comprehensive PH-ListOfAmenities-Dec/12/2011 document.