



Skeetawk
HATCHER PASS, ALASKA

SKEETAWK DEVELOPMENT PLAN 2022-2024

Revised 4/5/2022



APRIL 5, 2022

BY SKEETAWK PROJECT MANAGEMENT COMMITTEE 2022

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Introduction

This development plan is created to summarize the future infrastructure needs by Hatcher Alpine Xperience (HAX). HAX is a 501(c)(3) nonprofit organization working to incrementally develop, operate, and maintain the alpine ski area, "Skeetawk" at Hatcher Pass, Alaska. The name "Skeetawk" is derived from the Dena'ina word Shk'ituk't, which means "where we slide down," and was chosen by the membership.

HAX's mission is to develop and maintain a regional ski area in Hatcher Pass to promote safe outdoor recreation, education, and healthy lifestyles.

HAX was founded in 2015 by a group of passionate residents of the Matanuska-Susitna (Mat-Su) Valley, Alaska, who wanted to create a ski area that would be accessible and affordable to everyone in their community. From 2016 to 2018, HAX planned, did community outreach, and fundraised to get the project started. By 2019 HAX had funded and built their first phase of the ski area, Phase 1a, which includes a triple chairlift giving skiers access to 30 skiable acres, as well as ski run clearing, parking lot expansion, a ticket booth, a modest warming hut, a snow cat storage building, signage, and portable restrooms.

HAX opened for skiers/snowboarders starting during the Winter of 2019-20 on groomed trails, and their new ski lift area was open to the public by Winter 2020-21. In 2020 HAX continued improvements on the ski area, including further development of backcountry access facilities, added safety signage, trail clearing/smoothing, boundary/directional marking on trails, and maintenance of backcountry trailhead parking and restroom facilities.

In 2021 HAX added a Ski Patrol building at the top of the first lift, to increase safety for all participants. HAX also doubled their indoor customer-centric square footage to facilitate ski rentals, ski lessons and a small ski shop. This allowed warmup and food service area of their yurt. HAX taught clinics in Youth Outdoor Survival, Wilderness First Aid/CPR, Terrain Park Safety, Avalanche Awareness, Beacon Training, and Skier/Boarder Responsibility Code, as well as private ski lessons. HAX held many events, including info booths at the Alaska State Fair, a silent auction, Blueberry Ball fundraiser, a ski swap, and a mountain bike race.

HAX has a strong and committed Board of Directors that meets monthly, two full-time staff members (plus winter seasonal staff) and has had thousands of volunteer hours over the past few years. HAX has a 40-year long-term lease with the Mat-Su Borough, and has received grant support from dozens of businesses, private foundations, and government agencies. HAX is excited to host the Arctic Winter Games in 2024.

The following Project Development Plan outlines the past and future building development of the Skeetawk ski area. It was created using the foundation of many decades of research and planning by many organizations



and committees throughout the Mat-Su Borough. The State of Alaska’s Hatcher Pass Management Plan and the Matanuska-Susitna Borough’s Hatcher Pass- Government Peak Unit Asset Management & Development Plan have been among our guiding documents. A committee of knowledgeable and experienced engineers oversee and guide the development planning and execution.

As HAX continues developing the Skeetawk recreation area, HAX is working to provide necessary infrastructure for expanded winter and summer outdoor recreation programs. HAX aims to become a year-round facility, supporting skiing and snowboarding in the winter months, hiking and mountain biking trails in the summer months, after-school ski and snowboard lessons for youth, and outdoor safety education courses.

HAX has a proven history of efficiently administering quality projects. HAX intends to continue this practice for the future projects outlined herein.

Project List and Priorities

The following pages include base project information such as description, cost, and why they are needed. Not included in this document is the additional engineering and planning information that is gathered for each project, such as engineering plans, contractor quotes, permits, and correspondence with officials and vendors. Contact the HAX Project Management Committee for additional information. The phasing of the development and order of priority is as follows:

Phase 1a, (2018-2021) (These projects are 90%-100% Complete! Goal to finish in 2022)

These items are operational and completed as of the 2021 building season. There is additional work to be performed to enhance the following existing facilities. In general, HAX prioritizes finishing projects that are started, and maintenance of existing facilities, before new facilities are constructed.

- 1) Phase 1a Punchlist (for improvements to 1st floor of yurt, ops building, and lifty shacks, lift).
- 2) Mid Mountain Patrol Shack
- 3) Phase 1a Trails Widening, Clearing, Smoothing
- 4) Daves SnoCat Haus Improvements
- 5) Yurt Improvements

Phase 1b (2022-2023)

These items have been identified as a very high priority for Skeetawk Operations, to create a quality alpine experience on the existing Phase 1a footprint. These items have prospective funders identified.

- 6) Surface Lift
- 7) Snowmaking
- 8) Additional Electrical Infrastructure expansion that enables this and future facilities.
- 9) Phase 1a Lighting
- 10) Bus Accessible Grade and start overflow parking
- 11) Septic (Bathroom facility)
- 12) Well
- 13) Base Mountain Lodge

Phases 2 & 3 (2023-2024)

These items are expensive but are REQUIRED to “put on a good show” for the 2024 ARCTIC WINTER GAMES, and for attracting national and international tourism interest. Specific Phase 2/3 delineation dependent on funding, which hasn’t yet been identified for these items.

- 14) Education Center and Infrastructure (additional base lodge space)
- 15) Nature Center and Infrastructure (additional base lodge space)
- 16) Tubing, additional overflow parking, and Infrastructure
- 17) Trails
- 18) Lift 2 (To Mid Mountain)
- 19) Mid Mountain Chalet
- 20) Lift 3 (To Peak 4068)
- 21) Additional snowcat shed/shop upgrades
- 22) Campground with RV plugs
- 23) Automated entry area access gate
- 24) Event Infrastructure
- 25) Area Run Clearing and Landscaping
- 26) Lift 4 (To Frostbite Ridge)

Project # 1 Phase 1a Punchlist

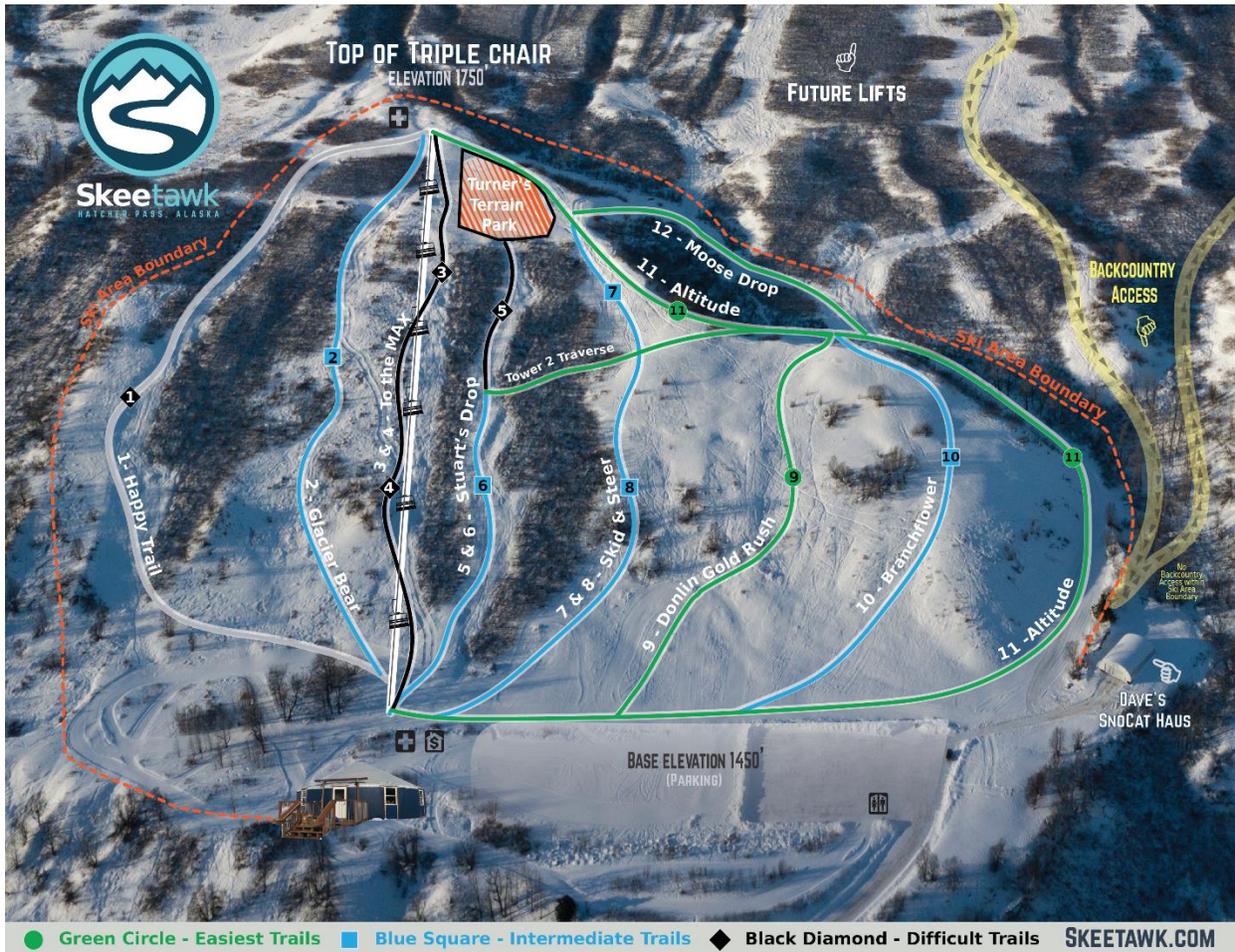


Figure 1 Phase 1a Development

Project Description

Finish and enhance the lift and buildings that were constructed between 2018-2020 construction seasons

- Yurt 1st floor: needs water supply from below, dedicated data line connection from ops building, better insulation, better goods displays, and other food service infrastructure.
- Ops Building: General Manager needs an office which will allow a private workspace (presently she is in the yurt).
- Lifty Shacks need soffit and fascia metal roofing completion, including snow brakes.
- Lift potentially needs bullwheel hold-down plate upgrade and roof.

Why Needed?

To maintain appearance and functionality of the existing facilities

Approximate Cost: \$20,000 – \$50,000 (dependent on volunteer labor availability and materials)

Likely Funding Source: HAX Internal

Project # 2 Finish Mid Mountain Patrol Shack



Figure 2 Mid Mountain Ski Patrol Shack

Project Description

- Roof Installation, and miscellaneous paint and trim are not 100% complete on this building. The roofing materials were donated by Magic Metals in 2021 and are underneath the building ready to install. The exterior trim materials need to be purchased.
- Electrical connection for lights/plugs requires an approximate 50' line extension from the nearby top lift shack. The connex contains some electrical materials, but the extent of these need to be evaluated.
- Special note: Outreach committee needs to thank Magic Metals on Facebook when completed. Furthermore thank Alaska Pacific Rental for donating the manlift and excavator for trenching.

Why Needed?

To finish construction of patrol shed for appearance and functionality. The present roof is covered with rubberized membrane (Bithuthene) so it is waterproof for this season, but considered top roofing layer.

Approximate Cost:

\$5,000 - \$15,000 (dependent on volunteer labor availability).

Likely Funding Source:

HAX Internal

Project # 3 Onsite Clearing and Smoothing for the Phase 1a area



Figure 3 Trail clearing

Project Description

Refer to map in Project #1. Glacier Bear, Skid & Steer, and Donlin's Gold Rush, and the lift unload area are runs that were enhanced in the summer 2021. Remaining to clear and smooth is Moose Drop run, in addition to widening the bottom half of Altitude.

Why Needed?

Clearing and smoothing runs allow safer ski experience, and allow early season grooming with less amounts of snow.

Approximate Cost:

\$50,000 (quote from contractor in 2021 plus inflation)

Likely Funding Source:

Not funded/identified at this time

Project # 4 Dave's SnoCat Haus Improvements



Figure 4 Dave's SnoCat Haus

Project Description

This shop was constructed in and has been operational since 2018. However, not all needs were met due to funding availability. Needs include better floor drain grades, better methods to deal with snowcat meltwater and exhaust, purchase of a welder to go with the 2021 welder plug upgrade, better shelving, electrical switches for air purifier.

Why Needed?

Allows maintenance staff to effectively maintain the existing snowcats and facilities.

Approximate Cost:

\$25,000 depending on extent and need, consult Ops staff to identify final needs.

Likely Funding Source:

HAX Internal

Project # 5 Yurt Improvements



Figure 5a Ski Rental Shop added under the existing yurt, in 2021

Project Description

The Ski Rental Shop (including lessons) was added under the existing yurt in 2021. Only minor enhancements are needed to complete the space, such as finishing the front small roof with metal (materials onsite, see Project #2 Magic Metals), and minor grading outside the doors for better drainage. Paint and trim enhancements are also needed. When the new lodge is constructed the rental facility may move into lodge and this space can be repurposed to a beginner ski school, allowing the youngest of skiers a safe place near the proposed surface lift (see Project #6)

Why Needed?

To enable people without equipment to try and enjoy the sport, and to provide lessons.

Approximate Cost:

\$1,000-\$2,000 (dependent on volunteer labor availability)

Likely Funding Source:

HAX Internal

Project # 6 Surface Lift

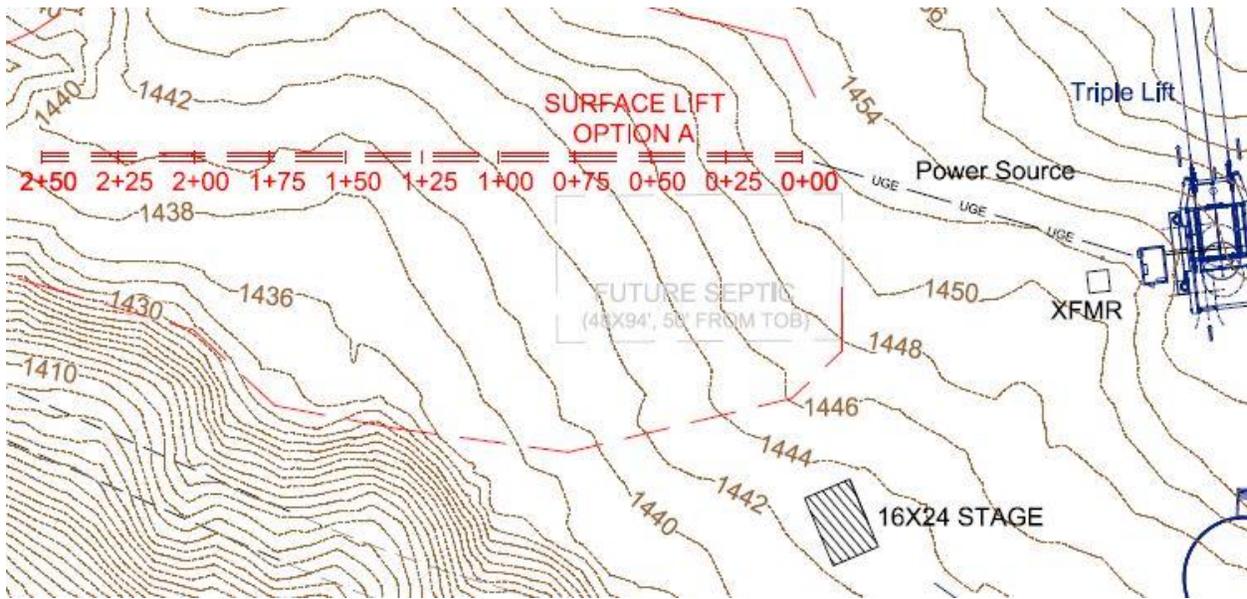


Figure 6a Surface Lift alignment near bottom of lift, taken from the 2021 Skeetawk Surface Lift Plan and Profile



Figure 6b Conveyor Type Surface Lift 1

Project Description

Install a surface lift, conveyor type preferred as pictured to the right, for beginner ease of use.

Why Needed?

To assist children and beginners to try and learn the sport

Approximate Cost:

\$200,000-\$250,000 Vendor quotes have been obtained, plus shipping, earthwork, supports, installation.

Likely Funding Source: Mat-Su Health Foundation (Grant in Progress)

Project # 7 Snowmaking

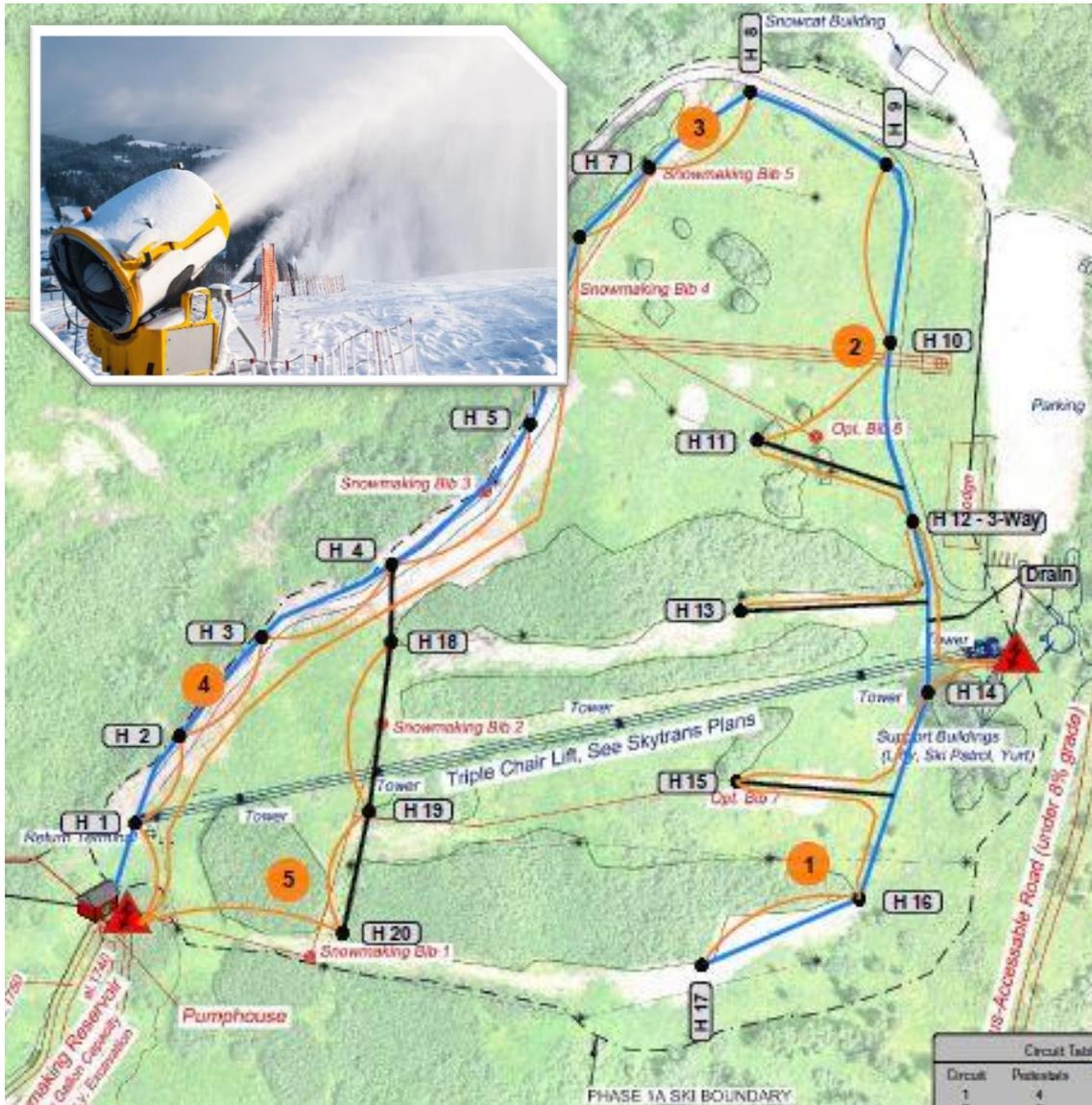


Figure 7 Snowmaking Plan Excerpt and Typical Snow Gun

Project Description: Phase 1a 30 acre snowmaking area, all areas accessed by lift 1

Why Needed? Snowmaking is compensate for low snow years and early season needs. Snowmaking would allow Skeetawk to regularly be one of the first ski areas in Alaska to open. Snowmaking snow density also allows a durable surface that withstands ski-race traffic.

Approximate Cost: \$1,000,000-2,200,000 Low cost is UAA engineering design (2018) with reservoir estimate, ridgeline snow guns only, and snowcats push snow downhill as common other ski areas. High Cost is vendor (SMI) full quote #2 plus rough order of magnitude for reservoir, and a portion of the plan is shown above.

Likely Funding Source: Private Fundraising (In Progress)

Project # 8 Electrical Infrastructure

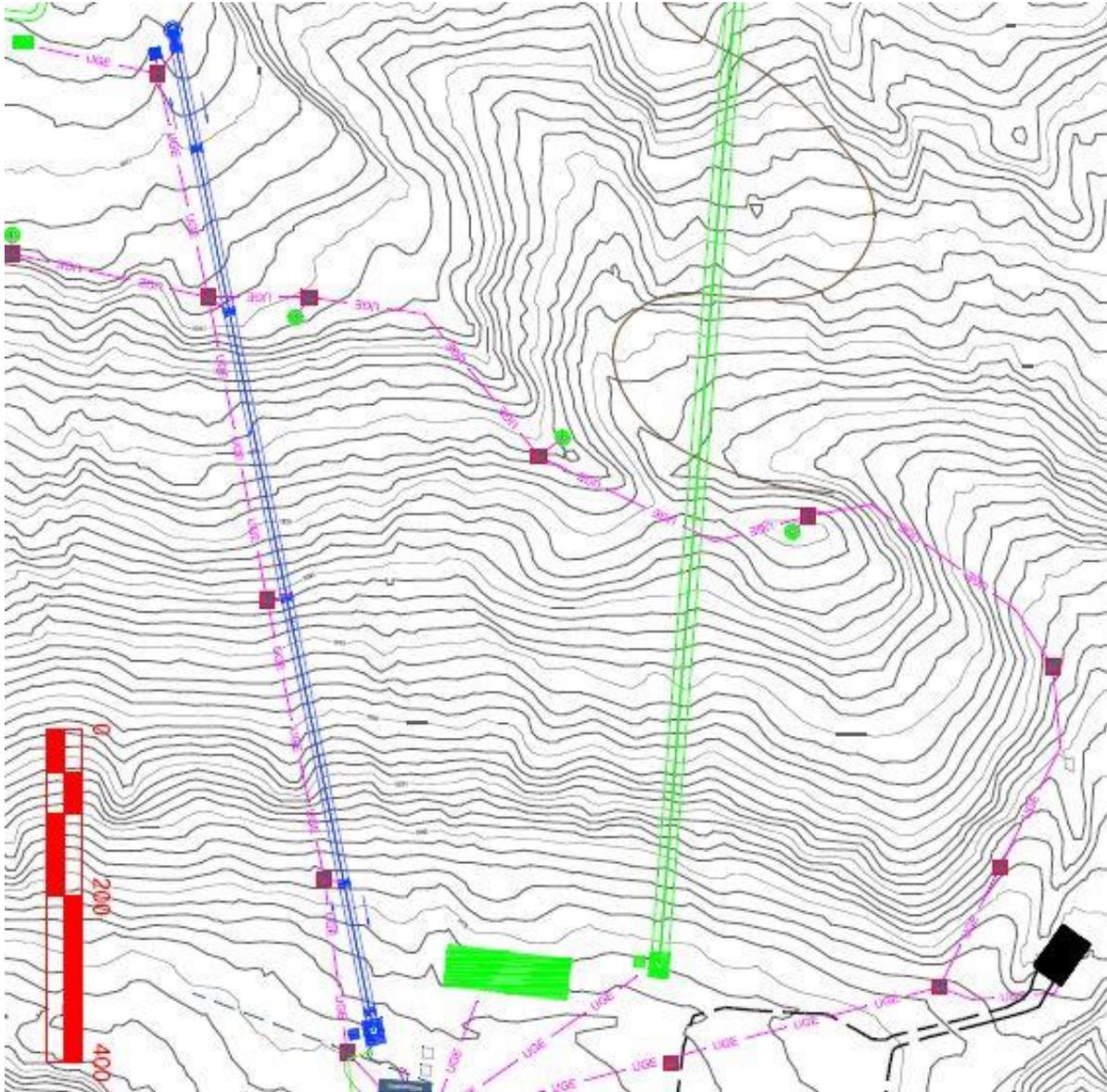


Figure 8 Electrical Infrastructure basemap excerpt

Project Description

All MEA mainline electrical extensions (supply side of meters) will need to be constructed. Project has been assigned to a current Matanuska Electric Association work order. Routes of main lines have been selected. Preliminary load list has been generated by HAX's volunteer electrical engineer, Bill Starn P.E.

Why Needed? To support future lodge and lift expansion, MEA mainline extensions and new transformers are needed.

Approximate Cost: \$500,000 for Phase 1 area, quote in progress, MEA workorder #126893.

Likely Funding Source: Not Identified

Project # 9 Phase 1a Lighting

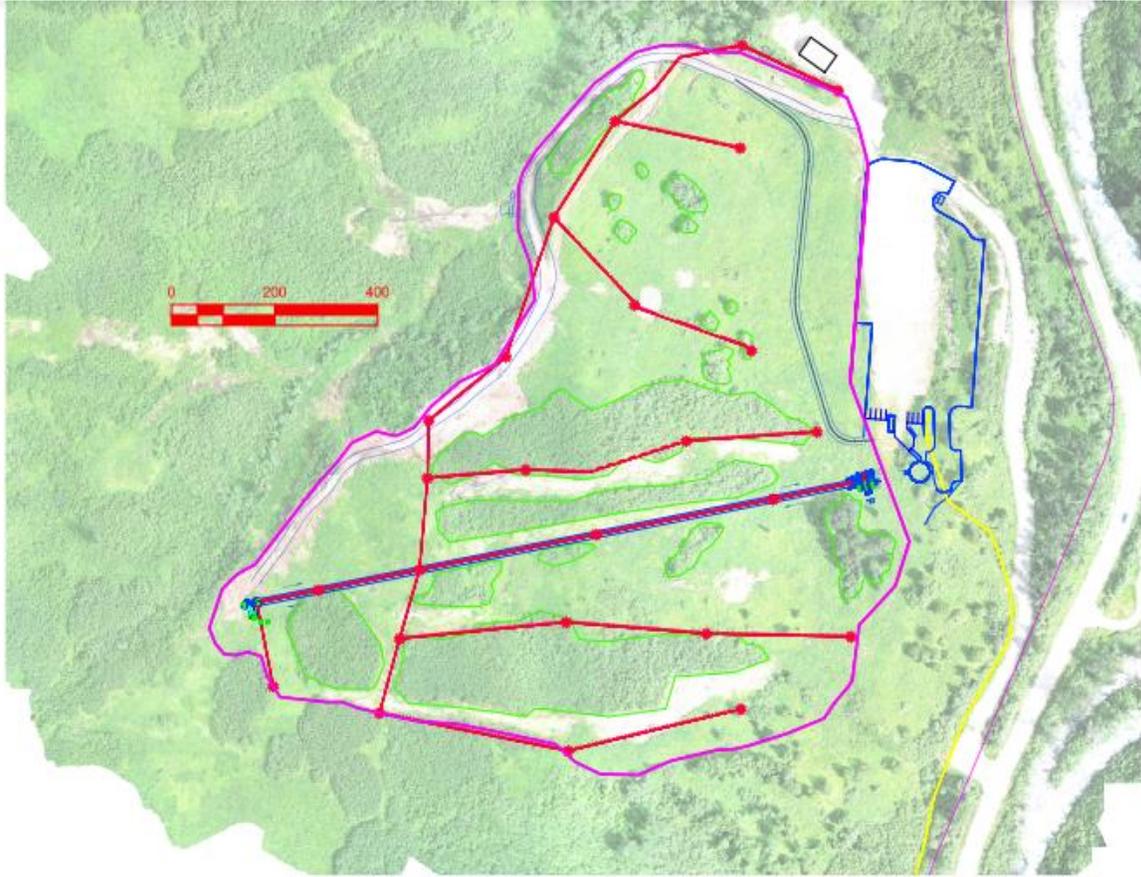


Figure 9 Lighting base map Phase 1a, with lighting network shown in red

Project Description

Current project goal includes all night-ski lighting for the Phase 1a Footprint. Not currently designed and budgeted is parking and mid mountain lighting.

Why Needed?

To allow for extended operational hours, and enhanced mountain safety in times of marginal daylight.

Approximate Cost: \$590,000

Note: Will accomplish most if not all of phase 1a for this total. Can spend over 1 million to extend lighting to overflow parking, etc.

Likely Funding Source:

Mat-Su Health Foundation 550k (Grant in Progress) and 40k ConocoPhillips (2020-2022 grants received)

Project # 10 Bus Accessible Grade and Parking Area



Figure 10 Bus Accessible road rendering

Project Description

This project will construct an approximately 1,700 lineal foot road between the State maintained Hatcher Pass Road, to Skeetawk Mat-Su Borough lease area shown in magenta above. This project also allows parking adjacent to the proposed road.

Why Needed?

Current access road exceeds 12% grade. For School bus access to occur, grades below 8% are required by MSB policy and for safety.

Approximate Cost:

\$300,000

Note: we have received \$286k contractor quote, not inclusive of final engineering nor guardrails. Additional funding required to fully take advantage of overflow parking options adjacent to the new road.

Likely Funding Source:

Mat-Su Borough (Funding request in progress)

Project # 11 Septic Systems & Bathroom Facility



Figure 11a Septic Tank Installed in Summer 2021

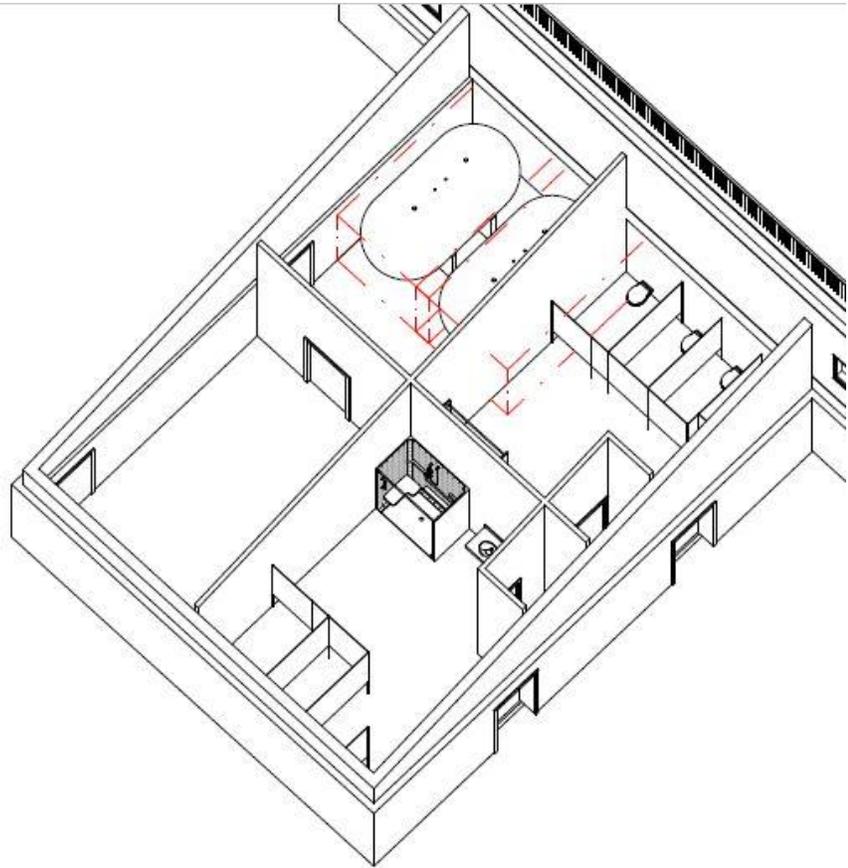


Figure 11b Draft Rendering of Bathroom Facility

Project Description

A septic system (tank and septic field) was installed in 2021. This system was sized large enough to accommodate future buildout. Currently there is only a single “employees only” bathroom located under the yurt, and the ski area would need a heated Bathroom Facility to take advantage of the septic system. A line extension is needed to fully use the existing septic system for full project build out. Designed at this time is an approximate 30x40 bathroom facility that would in the future adjoin the Lodge.

Why Needed? Current bathrooms onsite for the public are porta-potties. A real heated bathroom with running water is more comfortable and sanitary. This bathroom facility, with doors to exterior, will allow bathroom use outside of primary lodge hours.

Approximate Cost: \$300,000

Likely Funding Source:

Mat-Su Borough Grant (in progress)

Project # 13 Day Lodge

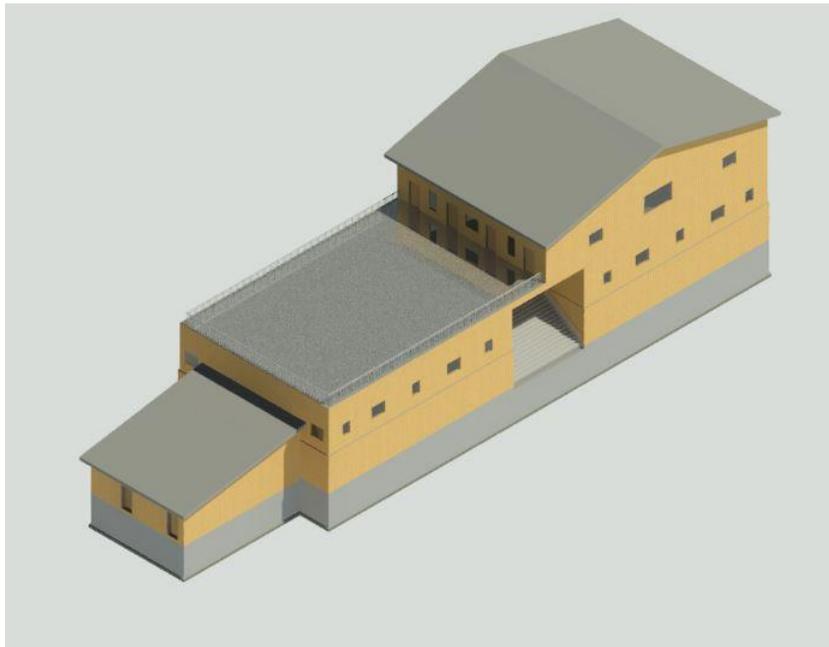


Figure 13a Day Lodge rendering. Note the leftmost structure is Project #11, Bathrooms

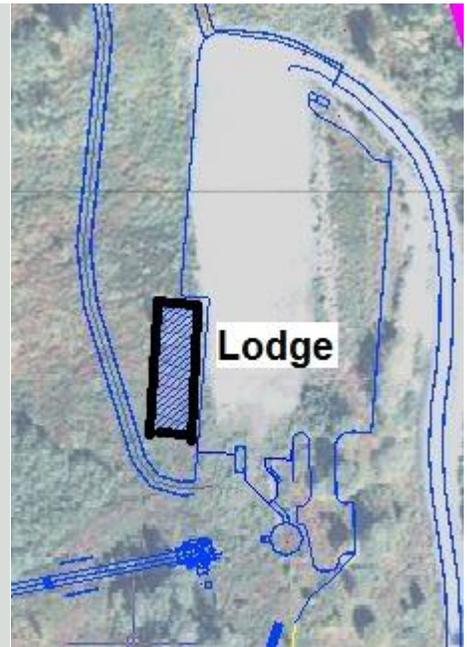


Figure 13b Day Lodge location onsite

Project Description

The Day Lodge shown above is 50x150, 3 floors. The left side accessory structure is a bathroom facility that is accessible from the exterior of the building (See Project #11). The Day Lodge will include food service, rentals, education/events center, interior bathroom facilities, and office space, and bar & grill. Lodge can be scalable and built in phases as funding allows. No guest lodging is provided. This lodge is for day-use only.

Why Needed?

To provide shelter and food to guests, and meet needs for education and special events such as weddings, conventions, parties, etc.

Approximate Cost:

\$5,000,000 – 10,000,000 depending on scaling (\$350-\$400 per square foot)

Likely Funding Source:

Federal EDA Grant In Progress

Project # 14 Education Infrastructure



Figure 14 Education infrastructure

Project Description

Skeetawk has a goal of becoming a year-around educational venue. This includes trail signage, wilderness programs and educational materials/technology for the lodge and throughout Skeetawk’s planned trail system (See Project #17), avalanche education and workshops.

Why Needed?

To educate and inform the public in wilderness education, outdoor education, and promote safe outdoor practices and experiences.

Approximate Cost:

Approximately \$100,000 for signage and exhibits, but precise scope needs to be developed within the current infrastructure constructed.

Likely Funding Source:

Not Identified

Project # 15 Nature Center



Figure 15 Nature Center

Project Description

A multi-purpose room to serve as an educational platform for classes, including multimedia display.

Why Needed?

To educate and inform the public

Approximate Cost:

\$50,000 to add AV equipment into a room in the lodge. (For onsite space constriction reasons, the current location will be in the lodge (Project #13). Alternative locations will require additional cost.

Likely Funding Source:

Not Identified

Project # 16 Overflow Parking, Tubing, and Infrastructure



Figure 16 Overflow Parking, Tubing, and Infrastructure

Project Description

Along the sides of Project #10 (bus accessible parking grade), there will be places to add additional parking. Approximately midway along this route is a location that is gentle enough and ideal for a tubing hill. This tubing hill location would also be away from ski traffic, to minimize conflicts. Associated with parking and tubing will be required storage, maintenance, and sales infrastructure that supports the tubing hill and the ski area as a whole.

Why Needed?

The existing parking lot isn't large enough. Furthermore Tubing has been proven by other ski areas to be financially viable and a fun service to provide families who don't or can't ski.

Approximate Cost:

\$375,000

Likely Funding Source: Not Identified

Project # 17 Trails

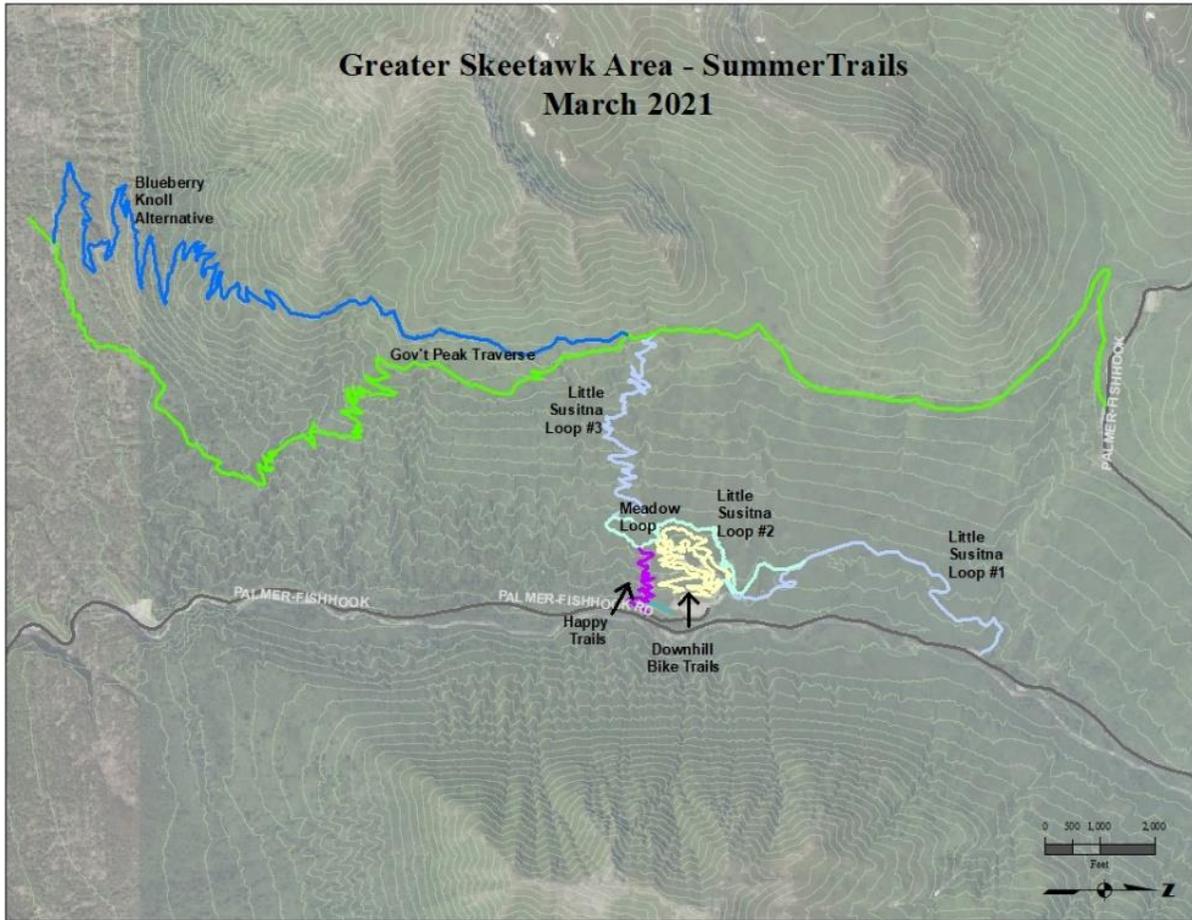


Figure 17 Trail map for future summer trail building

Project Description

Skeetawk has a trails master plan, designed by a PTBA professional trail builder. This trail system includes over 15 miles of trails, creating connectivity and access to the area during summer months. The first phase of the trail system is being constructed in summer 2023; Meadow Loop Trail and a portion of Little Susitna Loop #2.

Why Needed?

To provide year-round recreation opportunities

Approximate Cost: \$1,500,000

Some trails have begun to be funded and will start building during summer of 2022. State of Alaska Recreational Trails Program is funding part of the first trail, and Mat-Su Trails and Parks Foundation is funding part of this first trail.

Likely Funding Source: Received \$75,000 from Alaska Recreational Trail Program (RTP) Grant, and \$50,000 from Mat-Su Trails and Parks Foundation. Other funding sources not identified

Project # 18 Lift 2 (To Mid Mountain)



Figure 18 Lift 2 to Mid Mountain - High Speed Quad

Project Description

Build a mile-long high speed quad chair lift from the Skeetawk base area to the saddle at tree line. This lift will allow skiers access to over 200 acres of intermediate terrain.

Why Needed?

To provide access to more area for alpine recreation. A high speed lift spans the distance in an acceptable timeframe (versus fixed grip lift) and allows for more skiers per hour.

Approximate Cost:

\$9,000,000 (2022) includes electrical to top lift and access road. Quotes has been received from Leitner-Poma and Doppmayr. Note need down payment by July 2022 for 2023 construction (appx 1 million).

Likely Funding Source:

Not Identified

Project # 19 Mid-Mountain Chalet



Figure 19 Mid-Mountain Chalet

Project Description

Build a mid-mountain day use chalet, including food service, indoor and outdoor seating, and admiration space for ski patrol and maintenance use. Location on master plan would be between top of Project #18, and Bottom of Project #20.

Why Needed?

To provide a resting area and warming facility mid mountain, and include the required employee office space to support the ski area upper mountain facilities.

Approximate Cost:

\$4,000,000 for approximately 10,000 sq. ft. but specific size and layout needs to be identified.

Likely Funding Source:

Not Identified

Project # 20 Lift 3 (To Peak 4068)

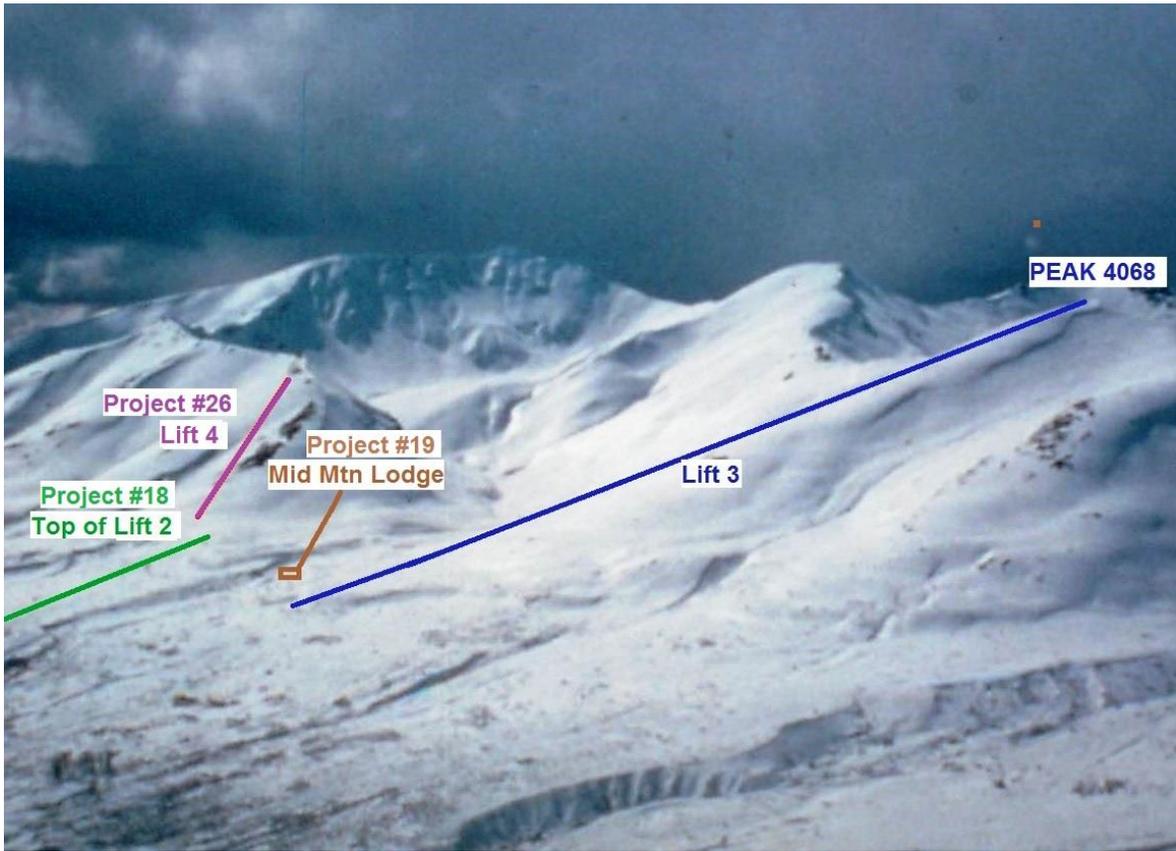


Figure 20 Lift 3 (Peak 4068)

Project Description

Chairlift to the top of peak 4068. This chairlift alignment is shown in blue in the photo above.

Why Needed?

To access incredible skiing terrain, including black diamond runs, and top level GS and Super G ski racing course potential.

Approximate Cost:

\$9,000,000 (2022) includes electrical to top lift and access road. Quotes has been received from Leitner-Poma and Doppmayr. Note need down payment by July 2022 for 2023 construction (appx 1 million).

Likely Funding Source:

Not Identified

Project # 21 Maintenance Shop Upgrades and Cat



Figure 21 Maintenance Shop Upgrades

Project Description

A additional maintenance shop and additional snowcat will be needed for grooming and maintaining the upper mountain and upper lifts. This shop may be placed in the mid-mountain area, or in the overflow parking area, to be determined by ops.

Why Needed?

When projects #18, #19, and #20 are built, the maintenance and grooming needs will surpass the capacity of the existing shop.

Approximate Cost:

\$1,000,000

Likely Funding Source:

Not Identified

Project # 22 Campground with RV plugs



Figure 22 Campground with RV plugs

Project Description

Install RV Plugs, Picnic tables, and other camping spaces within the Skeetawk parking lot area.

Why Needed?

To increase income and allow for family summer recreation.

Approximate Cost:

\$750,000

Likely Funding Source:

Not Identified

Project # 23 Automated Entry Gates



Figure 23 Automated Entry Area Access Gate

Project Description

Install two automated entry access gates, one at the existing Skeetawk Gate, and one at the proposed bus accessible parking access (See Project #10). Solar preferred on the far access gate as there is no power near the gate.

Why Needed?

To increase security and protect assets. Currently Skeetawk has one access gate with a padlock, and the combination is provided to every employee, contractor, and volunteer. An automated gate would allow the Skeetawk General Manager to have more control on access privileges.

Approximate Cost:

\$50,000 (\$25,000 each, installed)

Likely Funding Source:

Not Identified

Project # 24 Event Infrastructure



Figure 24 Event Infrastructure

Project Description

The Skeetawk stage was installed in 2021. This stage is shown in the background above. Still needed for this stage is electrical connection, outdoor speakers and PA system, lighting, and better landscaping adjacent to the stage.

Why Needed?

To increase event facilitation and subsequent revenue from events

Approximate Cost:

\$50,000

Likely Funding Source:

Not Identified

Project # 25 Landscaping/ Trail Clearing



Figure 25 Landscaping/ Trail Clearing

Project Description

Mulch and grade ski runs on the mid mountain, which includes extensive alder growth. Furthermore the base area and entry points would be landscaped. Finally, throughout the site, erosion control products and methods would be installed as required.

Why Needed?

To create a visually appealing, economically, and environmentally responsible landscape that requires lower maintenance and allows for more recreation.

Approximate Cost:

\$750,000

Likely Funding Source:

Not Identified

Project # 26 Lift 4 (Frostbite)

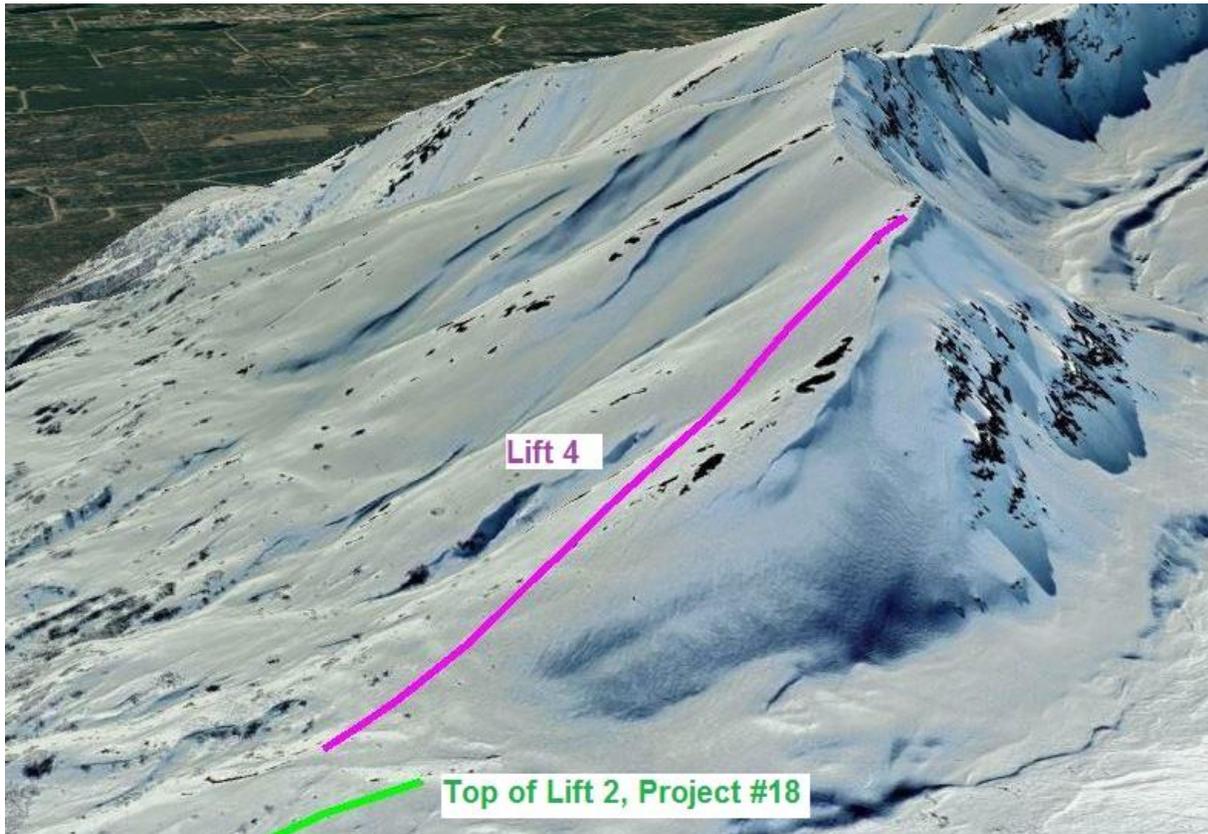


Figure 26a Lift 4 (Government Peak or Similar)

Project Description

To build a lift on the Government Peak side of the area

Why Needed?

This lift is needed to access black diamond and double black diamond terrain, which in the previous lifts is limited. This lift would also enable International Free skiers and Snowboarders Association (IFSA) competitions at Skeetawk and enhance tourism. Side country options also would be enhanced along the Government Peak Ridge

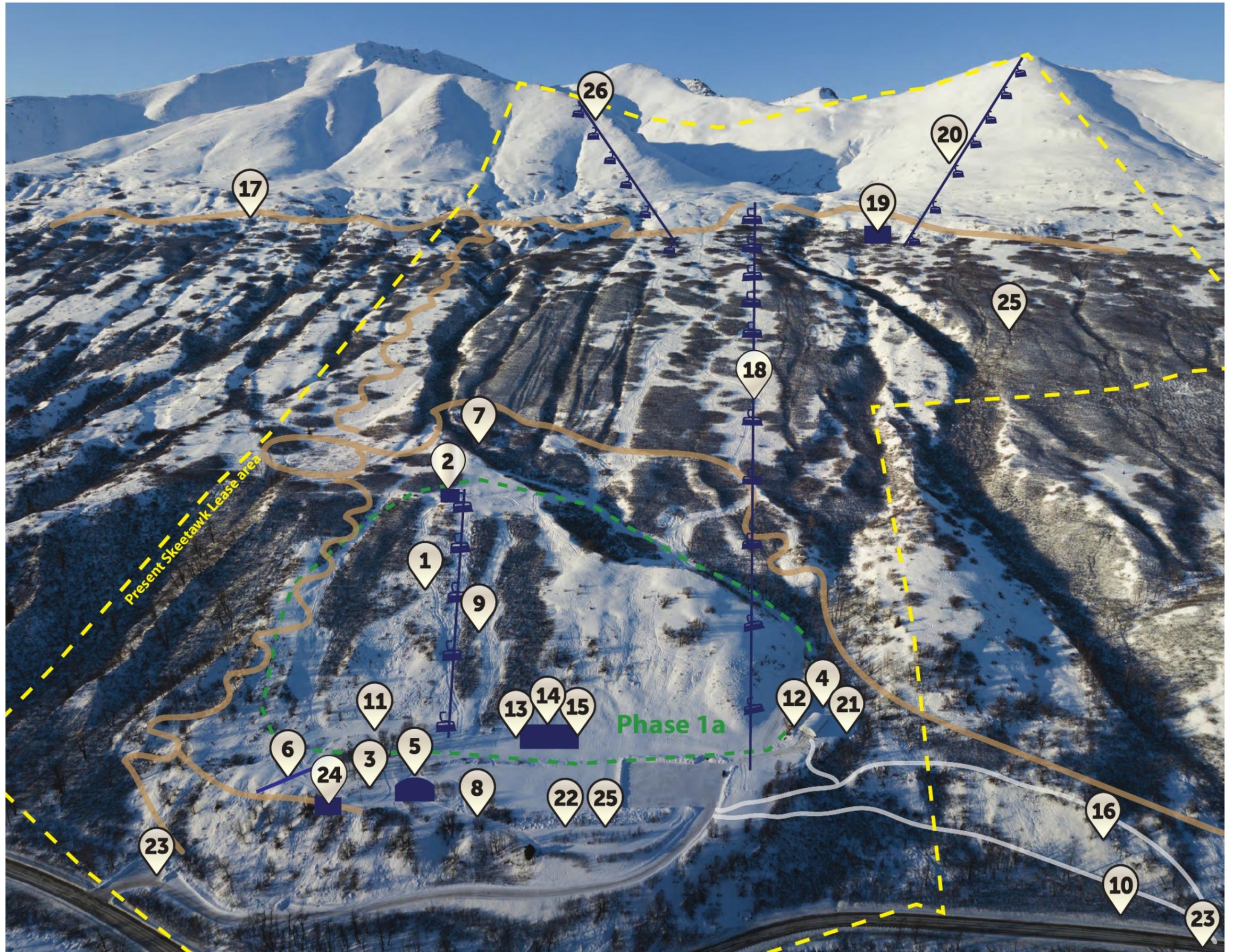
Approximate Cost: \$7,500,000

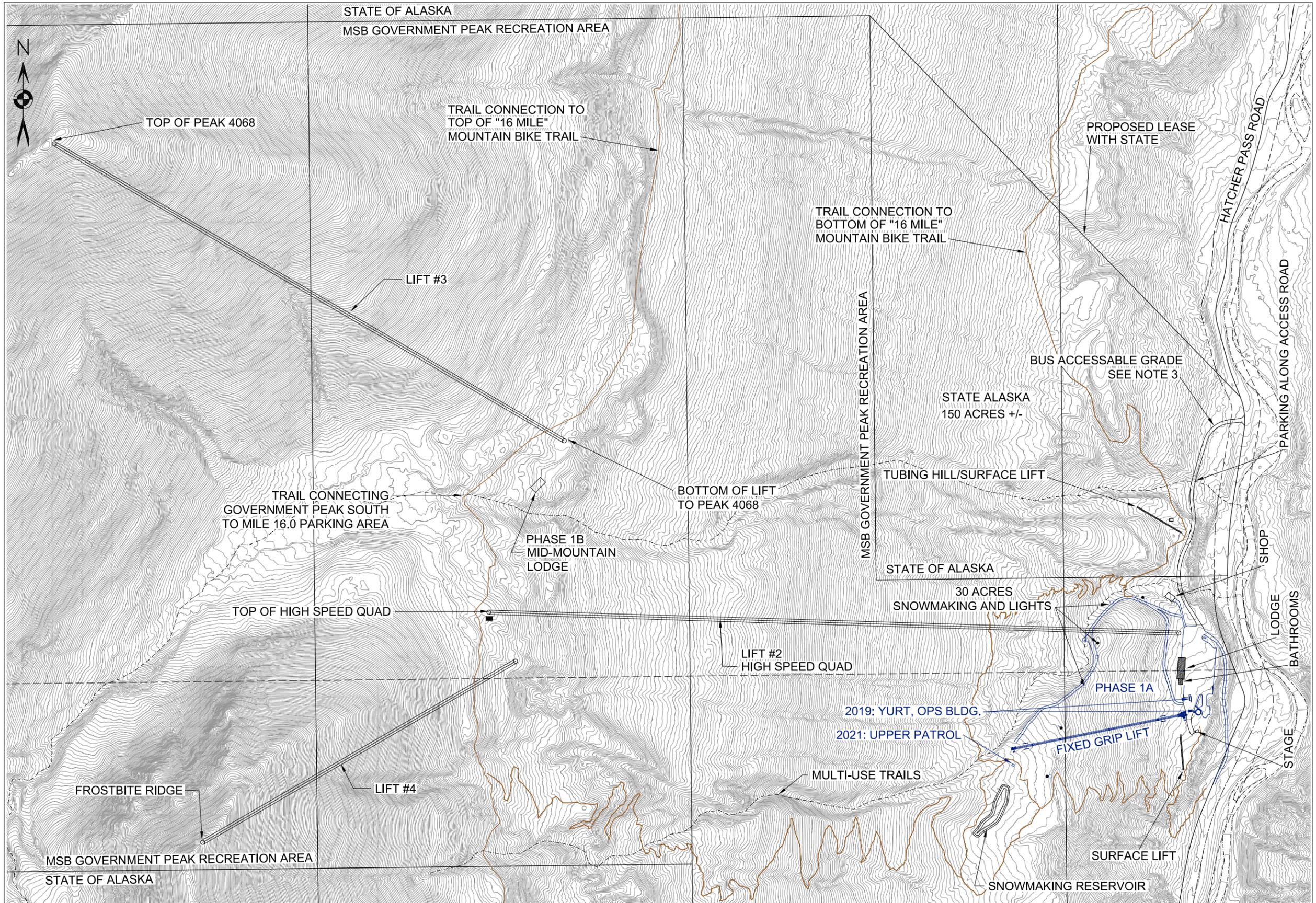
Likely Funding Source: Not Identified



Figure 26b A Skeetawk Youth at IFSA Kicking Horse, BC, Canada

Project Number	Description (Green Checks = 90% complete 2018-2021)
1 ✓	Phase 1a
2 ✓	Mid Mountain Patrol Shack
3 ✓	Phase 1a Trails Widening, Clearing, and Smoothing
4 ✓	Dave's SnoCat Haus Improvements
5 ✓	Yurt Improvements
6	Surface Lift
7	Snowmaking
8	Electrical Infrastructure
9	Phase 1a Lighting
10	Bus Accessible Grade and Parking Area
11 ✓	Septic Systems
12	Well
13	Base Mountain Lodge
14	Education Center and Infrastructure
15	Nature Center and Infrastructure
16	Overflow Parking, Tubing, and Infrastructure
17	Trails
18	Lift 2 (Mid Mountain)
19	Mid Mountain Chalet
20	Lift 3 (Peak 4068)
21	Maintenance Shop Upgrades
22	Campground with RV plugs
23	Automated entry gates
24 ✓	Event Infrastructure
25	Landscaping/ Trail clearing
26	Lift 4 (Government Peak or similar)





NOTES

- 1) THE PURPOSE OF THIS DRAWING IS TO OUTLINE THE KNOWN PLANNED FACILITIES AS OF SEPTEMBER 2022. CURRENTLY CONSTRUCTED FACILITIES ARE IN BLUE.
- 2) ADDITIONAL LAND LEASE OR CONVEYANCE FROM STATE WOULD BE REQUIRED TO DEVELOP OVERFLOW PARKING, SURFACE LIFT, AND SKI AREA MATERIALS STORAGE AT THIS LOCATION.
- 3) THE PRESENT GRADE OF THE EXISTING ACCESS IS AS STEEP AS 12%. A NEW UNDER 8% ACCESS ROUTE WOULD ALLOW SCHOOL BUSES TO DELIVER SKIERS TO AFTER SCHOOL SKI PROGRAMS AND RACE EVENTS.

COLOR KEY

- PHASE 1A FACILITIES, CONSTRUCTED 2018-2021
- FUTURE FACILITIES

0 200 400 600

2022 MASTER SITE PLAN

