

Appendix C

RESORT DEVELOPMENT SUMMARY

This Appendix contains tables that summarize the resort development alternative that was the basis for developing the final Turnagain Arm Management Plan.

Table C-1 describes project components for the resort development alternative, and Table C-2 describes the alternative's economic factors. These two tables are from a study done for this planning process by Sno.engineering, Inc., titled Evaluation of Alternatives for Year-Round Resort Development in the Glacier/Winner Creek Area (April 1993).

Table C-3 shows estimated total employment and population in Girdwood, both current and projected, for the resort development alternative. This table is from a study done by Kevin Waring Associates, titled Girdwood Community Impact Study, (August 1993).

TABLE C-1

**Project Components for Ski Development under
Sno.engineering's Alternative 2**

PROJECT COMPONENTS	ALTERNATIVE 2
GENERAL COMMENTS CONCERNING GIRDWOOD/ALYESKA	
Overview	Small ski area/resort village complements offerings at Alyeska/Girdwood Capacity approx. equal to Alyeska potential
ALPINE SKIING	
Developed Ski Facility	Full Service Ski Facility
Skier Capacity	3,000 - 5,000 skiers
Lifts	Potential gondola and approx. 6 chairs
Acres of Terrain	approx. 1,100 acres needed
Total Vertical Rise	2,635 feet
Glacier Skiing	None
Guided Skiing	Located on approx. 2,200 acres
Controlled Access Skiing	approx. 450 acres of powder skiing
Snowcat Skiing Operation	Portion of mountain dedicated to snowcat skiing
Skier Capacity	10 - 12 skiers per day
Acres of Terrain	2,200 acres provided

TABLE C-2**Economic Factors for Resort Development under
Sno.engineering's Alternative 2**

ECONOMIC FACTORS	ALTERNATIVE 2
1. Skier Capacity/Day	4,000 skiers
2. Skier Visits (Winter)	172,000
a. Local	86,000
b. Destination	86,000
3. Summer Visitors (Total)	160,000
a. Skier Visits	NA
b. Tourist/Day Visits	160,000
4. Capital Cost of Ski Facility	\$44,000,000
5. Commercial Lodging Rooms	500
6. Capital Cost of Resort Improvements	\$100,000,000
7. Annual Revenues from Resort Operations	\$38,200,000
a. Winter Revenues	\$21,800,000
b. Summer Revenues	\$16,400,000
8. Maximum Employees (FTEs)	700
a. Ski Area	190
b. Non-Ski Area	510
9. Water Use and Sewage Disposal (Peak Volumes in gpd)	189,000

TABLE C-3

**Estimated Total Employment and Population
under Sno.engineering's Alternative 2**

ESTIMATE	ACTUAL 1993	ALTERNATIVE 2
Total Employment	610	2,083
Resort	300	1,000
Non-resort	310	1,083
Total Population	3,305	8,175
Resident	1,350	3,300
Visitor	1,880	4,875
Overnight	805	2,315
Daytime	1,075	2,560