

ENTERPRISE

ENGINEERING, INC.

April 15, 2014

Mr. Francis McLaughlin, Senior Planner
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

SUBJECT: Girdwood Tract D Development
 Area Master Plan Amendment

Dear Mr. McLaughlin:

Enterprise Engineering is submitting an amendment request to the Area Master Plan that was approved on December 10, 2007 (Resolution 2007-089). The proposed changes are minimal and fall under 21.09.030.E.6.a.ii.

In the Area Master Plan, Table 3-2, Tract D is allocated 138 dwelling units and no commercial uses. The total commercial uses square footage in table 3-2 for the entire area included in the Area Master Plan is 100,000 square feet.

The following two amendments are being requested:

- Change the dwelling units allowed for Tract D from 138 dwelling units to 148 dwelling units. Based on 21.09.03.E.6.a.ii, allows for a change of ten percent or less to the number of dwelling units or the total combined floor area of commercial and industrial uses. The change from 138 dwelling units to 148 dwelling units is approximately a seven percent increase in the residential dwelling unit.
- Allocate 9,500 square feet of the total 100,000 square feet of commercial uses to Tract D. The total commercial use area of 100,000 square feet would remain unchanged. Based on 21.09.03.E.6.a.iii, a shift between development areas of ten percent or less of the number of dwelling units or the total combined floor area of commercial and industrial uses is allowed. For Tract D, the 9,500 square feet of commercial development would be an increase of 9.5 percent for Tract D, which meets the intent of the code.

We have appended the sections of the Area Master Plan that are relevant to the requested amendments.

It is our understanding that the project will be placed on the June 9, 2014 Planning and Zoning Commission agenda. If this is not the case, please let me know immediately.

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If you have any questions or require additional information, please contact me at 907-563-3835 or chmielowskil@eeiteam.com. Thank you.

Sincerely,
Enterprise Engineering



LaQuita Chmielowski, P.E., LEED AP

Attachments: As stated.

3.1 Overview

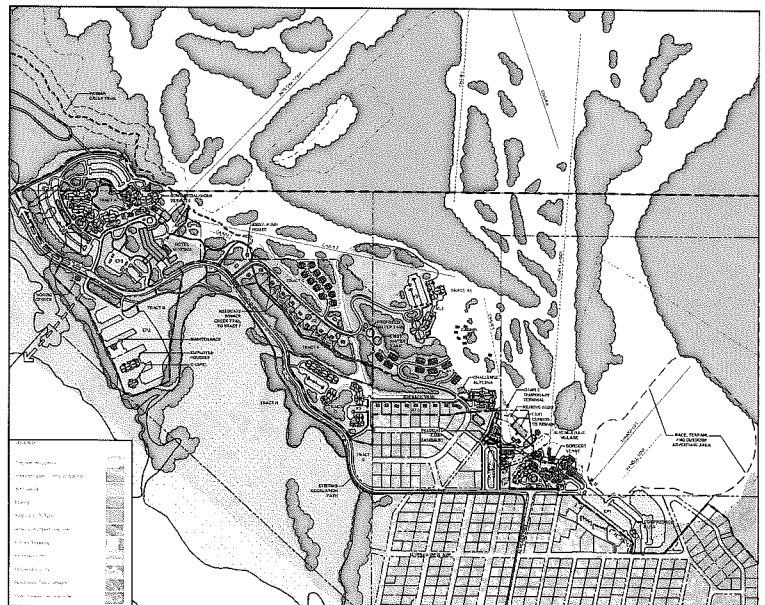
The proposed Area Master Plan defines development on the property within 7 areas totaling 386.91 acres. A small portion of the lands within the project area are located on lands leased from DNR, but proposed for use as parking.

The highlight of the proposed plan is the expanded village at the Hotel Alyeska site, a new pedestrian-scaled village at the Alyeska Base area and a mix of residential development forms on lands that bridge the two areas. All of these areas are to be considered as part of this Area Master Plan. A rendered conceptual plan showing the proposed vision, densities and uses proposed in the Area Master Plan can be found as Figure 3.0.

The following sections will discuss, in detail, the essential elements of this plan, highlighting key features and describing how the plan supports the stated goal of balancing resort and community, day skier and destination guest.

3.2 Development Areas

The proposed Area Master Plan proposes the entire project area be included as part of the resort planning environment. There are seven separate areas that comprise the lands within the project area. Each is summarized in the table below along with a general description of the intended land use(s). These development areas are graphically depicted on Figure 3.1 and summarized on Table 3-1.





DEVELOPMENT AREAS

Table 3-1
Alyeska Resort Area Master Plan
Development Areas

Development Area	Description / Planned Land Uses	Acres
A	High Density Residential and Resort Commercial	38.98*
B	Parking, Maintenance, Employee Housing and related uses	18.96
C	Low to Medium-Density Residential	20.85
D	High Density Residential	9.45
E	Ski Lifts and Trails, Recreational Open Space	31.52
A1	High Density Residential, Ski Lifts and Trails	94.33
V	High Density Residential and Resort Commercial, Ski Lifts and Trails, Recreational Open Space	172.82**
Total		386.91
<p>*Includes 30.98 acres within the platted Tract A of the Alyeska Subdivision, Prince Addition, 87-131 plus 8 acres of DNR leased lands to the east as depicted on Figure 3-1.</p> <p>**Includes 150.91 acres of ski terrain lands identified in Parcel U.S.S. No. 3569.</p>		

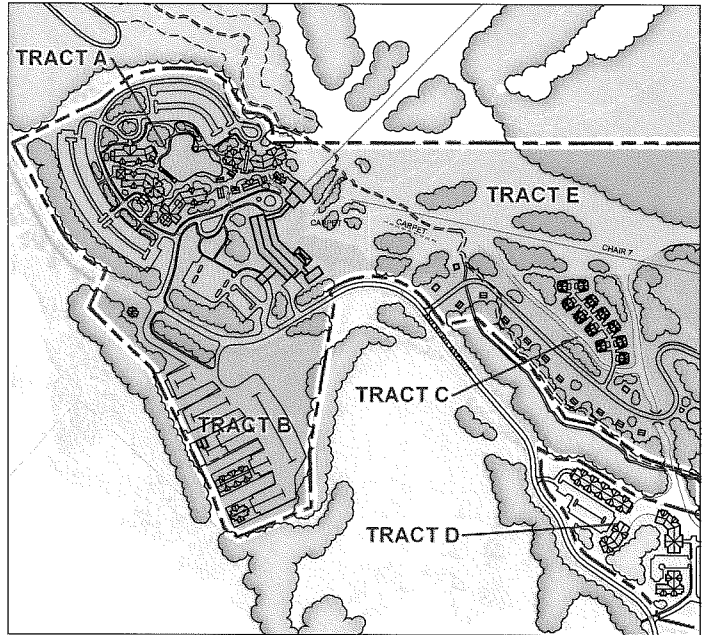
Development areas A, A1 and V are located adjacent to existing ski trails and are planned at the highest densities. This is consistent with their locations on resort base lands and their adjacency to trails. Much of A1 and V will be active open space in the form of ski terrain. On a general basis, Area A is more focused on the destination guest and Area V is more focused on day skier use, given its close proximity to the heart of Girdwood. This does not imply, however, that both user bases will be limited in access. It simply recognizes what is already evident, Area V will have base lodge facilities, a high concentration of lifts, easy drop-offs and close parking; all of which tend to attract day visitors.

Development Area B is the location of the primary parking lots at the Hotel Alyeska Base. Redevelopment of the parking lot to accommodate other uses is planned.

Development Area C is envisioned as a lower density residential area, owing to the natural topographic grade and access. Although lower in density, the area will have some good potential for ski-to and ski-from.

Development Area D is planned for somewhat medium density development with ski-back potential. The area has a good proximity to both the Hotel Alyeska Base and the Alyeska Base Village, and is convenient to Arlberg Road.

Development Area E includes the Lift 7 area as well as portions of the snowfront nearest the Hotel Alyeska Base. Its function in the master plan is for skier use and connectivity between development zones.



These Development Areas are merely presented to provide continuity between previous planning efforts and the proposed Area Master Plan. The applicant anticipates that at the time of submission for development master plans for any specific area of the property, that flexibility in allocation of density and/or uses will be required to address changes in market conditions or resort space needs.

DENSITIES AND USES

3.3 Densities and Uses

The densities and uses proposed within the various tracts in the Area Master Plan are summarized below.

Table 3-2 Alyeska Resort Area Master Plan Planned Residential / Commercial Densities				
Development Area (Tract)	Acres	Dwelling Units (du)	du/ acres	Commercial Uses (sf)
A	38.98*	630	16	35,000
B	18.96	24	1.3	10,000
C	20.85	34	1.6	None Proposed
D	9.45	138	15	None Proposed
E	31.52	N/A	N/A	N/A
A1	94.33	390	4.1	10,000
V	172.82**	161	1	45,000
Total	386.91	1,377	3.6	100,000
*Includes 30.98 acres within the platted Tract A of the Alyeska Subdivision, Prince Addition, 87-131 plus 8 acres of DNR leased lands to the east as depicted on Figure 3-1. **Includes 150.91 acres of ski terrain lands identified in Parcel U.S.S. No. 3569.				

As the table suggests, including existing hotel (300) and 24 proposed employee housing units, the total projected residential units within the project area is 1,377.

It should be noted that the range of densities 1-20 units per acre, are generally consistent with the range expected at a mountain resort. The amount of commercial space anticipated reflects what already exists within the project area. This scale of commercial is also consistent with the range expected at a mountain resort of this size. It must be stressed that "commercial" uses would include skier services (rental, ticketing, food and beverage, etc.) as well as administrative offices, maintenance and guest oriented retail.

Alyeska Resort has presented this information by tract to reflect the pattern of development anticipated in the conceptual plan (Figure

3.0). Given the need to be responsive to market conditions and resort space requirements, densities and uses may need to transfer between development areas as appropriate.

3.4 Plan Highlights, Character and Relationship to Surrounding Uses

Six of the development areas are proposed for residential or commercial use and are described in detail below, along with the how they relate to surrounding uses.

Development Area (Tract) A: Hotel Alyeska Base Village

Building on the successful Hotel Alyeska, the conceptual plan for this zone includes four major new structures, an outdoor pedestrian environment and pond with smaller scale (1 story) retail and service spaces, new parking lots within this tract and on adjacent DNR lands to the east, new pedestrian connections to existing and planned parking areas.

Excluding the existing 300 room Hotel Alyeska, the concept suggests for 330 new residential accommodations and up to 20,000 square feet of new skier service, retail, and restaurant and support spaces. Approximately 10,000 square feet of this commercial space will occur in the smaller structures within and along the plaza. A “road house” venue is also envisioned.

On-mountain, the plan depicts a new magic carpet lift parallel to the tram building to support learning center needs and ski school functions.

The four main structures conceptually planned in the zone are described below:

A1/A2: These new structures are shown slightly north and east of the existing hotel and slightly east of a proposed new parking facility. They would form the southern edge of the pedestrian environment that surrounds a planned pond in the middle of the village. These primarily residential



uses could accommodate up to 114 dwelling units with limited guest amenity spaces. Parking would be surface parking at the adjacent lots. These are anticipated to be 3 stories with a maximum height of 55' given their proximity to Arlberg Avenue. The general approach relative to scale is to place taller structures as far from public vantage points as possible. This may not be feasible in all cases, but it is a general intent.

A3: This slopeside structure sits slightly uphill and north of the existing tram building and is planned to include both residential units (128) and restaurant. Owing to its position slopeside and away from major roads, it is planned at 5 stories or a maximum of 100'. This is in scale with the Hotel Alyeska and earlier approvals within the tract.

A4: The last major structure is located at the northern end of the pedestrian plaza. It is conceptually planned to include residential uses (88). The maximum height of this structure is 5 stories or 100', consistent with past planning in the tract.

Development Area (Tract) B: Parking and Support

Tract B exists as the primary parking facility for the Hotel Alyeska Base area. The intention of this Area Master Plan is to keep this function, but also incorporate currently planned changes to the tract. Proposed changes include:

- Creation of a 24 unit (16, two-bedroom and 8, four-bedroom) employee housing project and associated parking. Approximately 100 employees will be housed in this structure.
- Development of a Chapel of 5,000 square feet and 50 parking spaces
- Creation of a resort maintenance facility of 5,000 square feet.
- A new Nordic Center, located adjacent to the existing parking area and Arlberg Road, will ultimately connect to future Heritage Land Bank developed Nordic Trails.

Beyond these modifications, the only anticipated

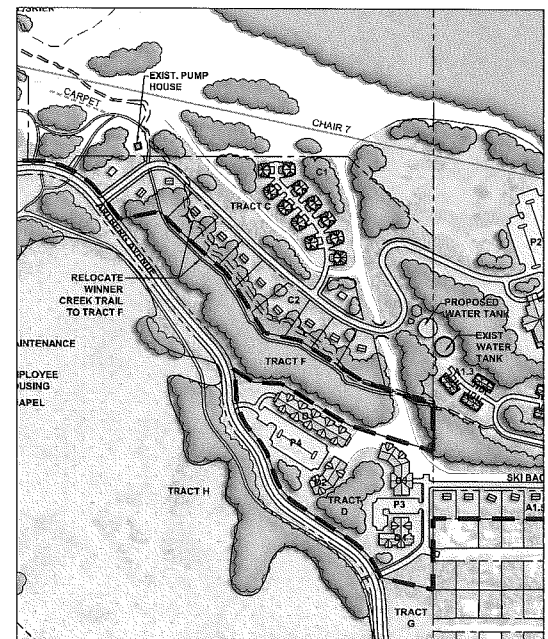
improvements will be to add pedestrian connections from the lot. Parking is discussed in Section 3.4 of this application.

Development Area (Tract) C: Hillside Residential

The low to medium density residential development planned in Tract C may include:

- Creation of 22 duplex slopeside residential units with associates ski-back trails, roads and infrastructure
- Creation of 12, 1/3 acre single-family lots.
- A new access road serving this and the A1 zone, from Arlberg Road at a point approximately due east of the edge of the Moose Meadow wetland and before the big left hand turn towards the Hotel Alyeska.
- Structures are planned to be 2 stories with a maximum height of 35 feet.

The existing Winner Creek Trail at present moves along the edge of this zone. It is the intention of this Area Master Plan to relocate this trail from this existing location to a new location within the adjacent Tract F. Tract F has been set aside for open space purposes. A minimum buffer of 75 feet from the edge of the trail to new residential uses is planned.



Development Area (Tract) D: Hillside Residential

The conceptual plan for this area includes:

- Four stacked condominium structures with 138 dwelling units
- Ski back trails and a pedestrian/skier connection to the Alyeska Base Village
- Two new access points into the area from Arlberg



Road.

- Pedestrian connections across Arlberg Road (crosswalk) to the existing recreation path.

Development Area (Tract) A1: Alyeska Base Village-Slopeside

This area comprises lands adjacent to Lift 3 and its associated trail network as well as a portion of land on the eastern edge of the existing grid network of Girdwood. Four potential “pods” for development are shown. A total of 390 residential units and 10,000 square feet of commercial spaces are planned.

A1.1: This structure, located north of the upper terminal to Lift 3 is planned as a hotel of up to 300 units. With its remarkable views of the Turnagain Arm and the Glacier Valley, this will be a truly grand lodge with exceptional ski-to and ski-from access. The structure is anticipated to be 5 stories with a maximum height of 75’. Access to the hotel would be from the new road described for access into Area C. The concept envisions possible ‘walk-to’ cabins within the ski terrain, associated with the hotel use.

A1.2/A1.3: Downhill of the hotel and to the south of the existing water tank, the plan conceptual shows a cluster of 27 townhome (triplex) units accessed from a new road built off the existing drive that services the Challenge Alaska structure. A new reservoir tank, adjacent to the existing one, is also planned. Maximum heights planned are 2 stories or 35 feet.

A1.4: Slightly downhill of the Challenge Alaska building and slopeside to the Lift 3 alignment, is this 54 unit condominium structure. A pedestrian connection between it and the plaza within Development Area V (see below) is also shown. Maximum height would be 55 feet.