East Peak
Valdez, Alaska

Master Plan Concept

EAST PEAK
RESORT
VALDEZ, ALASKA

ecosign
MOUNTAIN RESORT
PLANNERS

Creative Design For World Class Resorts

East Peak Concept Plan

- East Peak is planned as a **summer-led, four-season attraction**. The program is weighted roughly 80% toward summer and cruise visitors and 20% toward winter.
- Target visitation is upwards of 200,000 summer and 60,000 winter visits a year, consistent with that 80/20 split.
- The site is next to Valdez Glacier Lake, a short drive from downtown Valdez, the airport and the cruise dock.
- Valdez offers a unique setting, combining modern amenities with its 1898 gold-rush heritage.
- This **Master Plan Concept** tests the physical fit of a gondola-served attraction and resort, and conceptually illustrates it for the project team, the City of Valdez and potential investors.

DISCLAIMER

These plans are based on the best available topographic, cadastral and planimetric mapping and are suitable for conceptual planning only. Ecosign has sourced the best available forest protection boundaries; these are suitable for conceptual planning only and must be further studied and documented on site before detailed design can be initiated and confirmed. Ecosign makes no guarantee on the accuracy of this information and will not be held liable for any damages resulting from the use or misuse of information contained in this document. The plans, tables and data in this document represent pre-feasibility, conceptual-level planning work. Master planning, architecture, engineering and other detailed design must be completed prior to construction.

Concept Principles

- **Summer-led, four seasons.** Programmed roughly 80% for summer, cruise and tour visitors and 20% for winter.
- **Year-round spine.** The gondola carries sightseers in summer and skiers in winter, so the main capital investment earns revenue in both seasons.
- **Three activity levels.** Base village at approx. 520 ft, Crown of the Sound mid-mountain at 2,570 ft, and the summit observation hut at 4,650 ft.
- **Ski-in/ski-out real estate.** Accommodation is clustered within comfortable walking distance of the lifts.
- **Phased growth.** A stand-alone, viable Phase 1 establishes the market before larger lift and real estate investment.
- **Built on Valdez's strengths.** Glacier and Prince William Sound views, gold-rush heritage, and world-renowned heli-skiing.

Fit with City of Valdez Plans

- **2021 Comprehensive Plan.** The site falls within the Area 2 **Destination Resort Overlay**, which is intended to bring residential, retail, lodging, restaurant and recreation uses together in one resort district.
- **Valdez Municipal Code Chapter 17.76, Planned Resort District.** This concept is the starting point for the resort district master plan that the code and the Comprehensive Plan require.
- **Valdez Economic Priorities (2024).** The project responds directly to several of the City's ranked initiatives: Promote Valdez as a Destination; Support Winter Tourism; Support Local Transportation Providers During Cruise Season; and Promote Housing Availability, including on-site workforce housing.
- **Year-round economy.** Creates year-round tourism jobs and diversifies the local economy.

The View — Summer



The View — Winter



Resort Buildout Concept

The full resort at buildout and its relationship to the town, the airport, Valdez Glacier Lake and the existing roads.

FIGURE 1

Resort Buildout Plan

- Shows the full resort at buildout and its relationship to the town, the airport, Valdez Glacier Lake and the existing roads.
- The resort core is part of a wider resort district of approximately 2,000 acres within the Comprehensive Plan's Destination Resort Overlay. Land use for the wider district is zoned at Master Plan stage.
- Primary access is envisioned as a new road and bridge from Valdez Airport Road. The existing access road and creek crossings are upgraded and stay in place as a secondary access route.
- Base village and real estate are planned on private land (green) and lease lands (red dashed), which form the basis for upcoming lease applications.
- The Glacier Loop Trail links the resort to the wider trail network.





EAST PEAK RESORT VALDEZ, ALASKA

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Date:07/2026
Contours: 50ft
1"=2500' at 11X17 Print

0ft 1250 2500 3750 5000

Mountain Top Hut/ Observation Area
4650ft asl.
- Restaurant
- Sightseeing

Crown of the Sound Mid-Mtn Activity Center
2570ft asl
- Hotel / Restaurant
- Sightseeing
- Mountain Biking
- Hiking Trails
- Snowshoe
- Nordic Trails

Guest Service Base Facilities
- Guest Services
- Hotel / Convention Center
- Pedestrian Square / Gathering / Events Area
- Car / Bus Parking

Winter
- Snow Tubing, Snow Play
- Beginner Ski and Snowboard Zone

Summer
- Mountain Carts
- Alpine Coaster
- Zip Lines
- Ropes Course

SKI TRAIL ABILITY LEVEL

Easiest
More Difficult
Most Difficult

Proposed Lift
Proposed Ski Trail
Proposed Free Skiing

Commercial / Village / Hotel / Guest Services
Commercial / Residential / Tourist Accomm.
Multi-Family Townhomes
Single-Family Chalets
Heli Operations
Day Skier Parking
Employee Housing
Snow Play Area
Snow Tubing
Private Owned
Lease Land

Valdez Glacier Lake
Potential Access Road
New Bridge
Glacier Loop Trail
Existing Access Road
Slater Creek Crossing
Corbin Creek Crossing
Existing Valdez Airport Road
Existing Valdez Glacier Campground
Existing Valdez Airport
Richardson Highway

RESORT BUILDOUT PLAN

FIGURE 1

FIGURE 2

Winter Ski Resort Buildout Plan

- A two-stage gondola runs from base to summit: Lift 1 from base to mid-mountain and Lift 3 from mid-mountain to summit. Total vertical is approx. 4,140 ft, comparable to major North American destination resorts.
- Groomed trails (green and blue) give intermediate skiers a top-to-bottom route. Large alpine bowls on either side offer advanced free-skiing.
- The Crown of the Sound mid-mountain activity centre is the hub. It splits the ride, offers dining and lodging, and holds Nordic and snowshoe trails.





EAST PEAK RESORT
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Contours: 50ft
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0ft 750 1500 2250 3000

SKI TRAIL ABILITY LEVEL

- Easiest
- More Difficult
- Most Difficult

- Proposed Lift
- Proposed Ski Trail
- Proposed Free Skiing
- Commercial / Village / Hotel / Guest Services
- Commercial / Residential / Tourist Accomm.
- Multi-Family Townhomes
- Single-Family Chalets
- Heli Operations
- Day Skier Parking
- Employee Housing
- Snow Play Area
- Snow Tubing
- Private Owned
- Lease Land

Mountain Top Hut/ Observation Area
4650ft asl.
- Restaurant
- Sightseeing

Crown of the Sound Mid-Mtn Activity Center
2570ft asl
- Hotel / Restaurant
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- Snowshoeing
- Nordic Trails

Skier Service Base Facilities
- Guest Services
- Hotel / Convention Center
- Pedestrian Square / Gathering / Events Area
- Car / Bus Parking
- Snow Tubing, Snow Play
- Beginner Ski and Snowboard Zone

Valdez Glacier Lake

Potential Access Road

New Bridge

Slater Creek Crossing

Glacier Loop Trail

Existing Access Road

WINTER SKI RESORT BUILDOUT PLAN

FIGURE 2

Guest Carrying Capacity Summary - Buildout

- Buildout includes four lifts:
  - **Lift 1**, a 15-passenger pulse gondola, base to mid-mountain.
  - **Lift 2**, a beginner moving carpet.
  - **Lift 3**, an 8-passenger gondola, mid-mountain to summit.
  - **Lift 4**, an 8-passenger pulse gondola, connects the future expanded commercial base area to the Phase 1 guest service base, provides return-cycle novice (green) skiing in winter, and is a summer recreation activity hub.
- Comfortable carrying capacity is approx. 2,080 skiers per day: the number the lifts and trails serve comfortably on a design day, not a limit on annual visits.
- The base-to-summit ride takes about 15 minutes, with a stop at Crown of the Sound.
- Pulse gondolas keep capital and operating costs suited to moderate volumes while providing enclosed, year-round sightseeing.

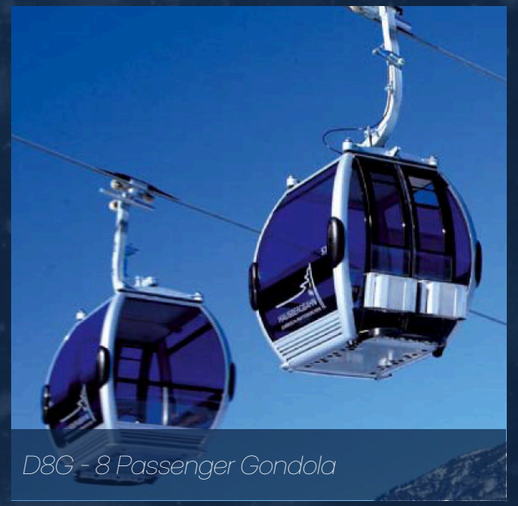
Lift Number Lift Type	1 PG15	2 MC	3 D8G	4 PG8	TOTAL
Top Elevation ft.	2,575	572	4,662	510	
Bottom Elevation ft.	520	520	2,572	260	
Total Vertical ft.	2,055	52	2,090	250	4,447
Horizontal Distance ft.	6,245	350	7,470	2,135	
Slope Distance ft.	6,574	354	7,757	2,150	16,835
Average Slope %	33%	15%	28%	12%	27%
Rated Capacity pph	850	1,200	1,200	700	3,950
V.T.F./Hr.(000)	1,747	62	2,508	175	4,492
Rope Speed fpm	1,375	120	985	300	
Trip Time min.	7.50	2.95	7.87	7.17	
Operating Hr./Day	7.0	7.0	7.0	7.0	7.0
V.T.F. Demand/Day	14,307	3,090	14,794	6,950	
Loading Eff. %	95%	100%	95%	95%	
Access Reduction	20%	0%	0%	0%	
Daily Lift Capacity	**660**	**120**	**1,130**	**170**	**2,080**
Cumulative Total	660	780	1,910	2,080	



PG 15 - Pulse Gondola (15 Person Cabin)



MC - Moving Carpet



D8G - 8 Passenger Gondola



PG8 - Pulse Gondola (8 Person Cabin)

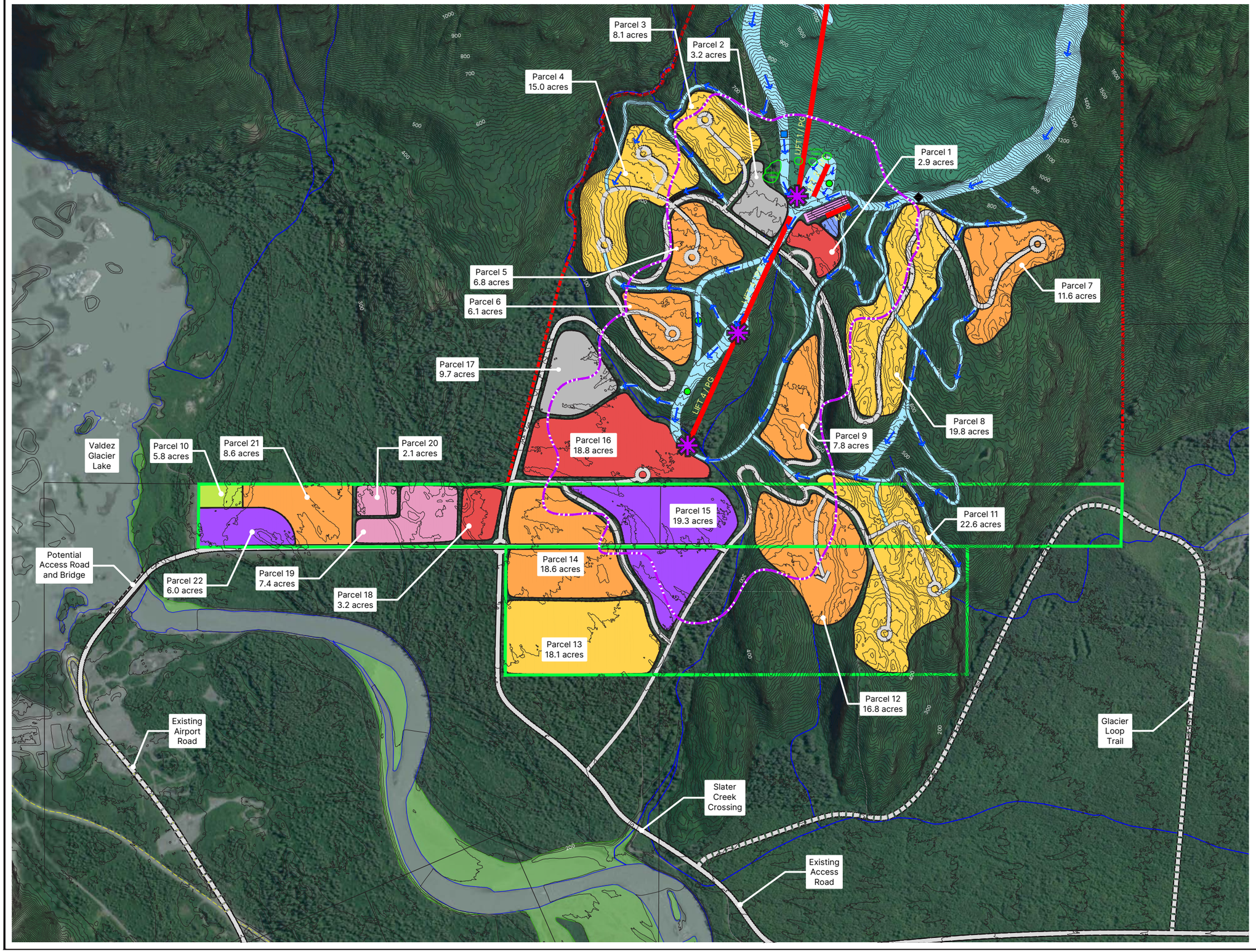
FIGURE 3

Buildout Land Use Plan – Base Area

- 22 parcels: village core, day visitor parking, accommodation, workforce housing and heli operations.
- The village core (Parcels 1, 16 and 18) is clustered at the gondola base.
- Ski-in/ski-out chalets and townhomes are woven between the ski trails. The purple dashed line marks comfortable walking distance from the lifts.
- Lower parcels along the access road hold tourist accommodation, townhomes, chalets and workforce housing. Heli operations are at Glacier Lake (Parcel 10).







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0ft 400 800 1200 1600

SKI TRAIL ABILITY LEVEL

- Easiest
- More Difficult
- Most Difficult

- Proposed Lift
- Proposed Trail
- Proposed Free Skiing
- Snow Play Area
- Snow Tubing
- Comfortable Walking Distance
- Commercial / Village / Hotel / Guest Services
- Commercial / Public Condos / Tourist Accomm.
- Multi-Family Townhomes
- Single-Family Chalets
- Heli-Ski Operations
- Day Skier Parking
- Employee Housing
- Private Owned
- Lease Land
- Skier Circulation

BUILDOUT LANDUSE PLAN -
BASE AREA

FIGURE 3

Base Area Land Use Plan Summary - Buildout

							Overnight Accommodation				Parking								
Potential Land Use Parcel	Potential Land Use Designation	Parcel Area (Acre)	Percent Develop-able	Net Dev. Area (Acre)	Units per Acre	Pillows per Unit	Total Units	Total Pillows	Guests from Accomm.	Skiers from Accomm.	Total Car Parking Spaces	Total Bus Parking Spaces	Guests from Cars	Guests from Buses	Skiers from Cars	Skiers from Buses	Total Guests from Parking	Total Skiers from Parking	Total Skiers
East Peak Base Area																			
1	Guest Services/ Hotel	2.9	70%	2.0	30	2.5	100	250	203	162									162
2	Day Skier Parking/ Operations/ BOH	3.2	80%	2.6	130						338	5	845	250	676	125	1,095	801	801
3	Ski-In Single-Family Chalets	8.1	70%	5.7	3	8	17	136	54	32									32
4	Ski-In Single-Family Chalets	15.0	60%	9.0	3	8	27	216	86	52									52
5	Ski-In/ Ski-Out Multi-Family Townhomes	6.8	75%	5.1	10	6	51	306	196	137									137
6	Ski-In/ Ski-Out Multi-Family Townhomes	6.1	75%	4.6	10	6	46	276	177	124									124
7	Ski-In/ Ski-Out Multi-Family Townhomes	11.6	65%	7.5	10	6	75	450	288	202									202
8	Ski-In / Ski-Out Single-Family Chalets	19.8	60%	11.9	3	8	36	288	115	69									69
9	Ski-In/ Ski-Out Multi-Family Townhomes	7.8	75%	5.9	10	6	59	354	227	159									159
10	Heli Ski Operation	5.8	80%	4.6															
11	Ski-In / Ski-Out Single-Family Chalets	22.6	50%	11.3	3	8	34	272	109	65									65
12	Ski-In/ Ski-Out Multi-Family Townhomes	16.8	60%	10.1	10	6	101	606	388	271									271
13	Single-Family Chalets	18.1	60%	10.9	3	8	33	264	106										
14	Multi-Family Townhomes	18.6	60%	11.2	10	6	112	672	430										
15	Tourist Accomm. / Residential	19.3	60%	11.6	15	5	174	870	557	334									334
16	Guest Services/ Mixed-Use Village/ Condos	18.8	60%	11.3	30	4	339	1,356	868	607									607
17	Day Skier Parking/ Operations/ BOH	9.7	50%	4.9	130						637	10	1,593	500	1,274	250	2,093	1,524	1,524
18	Guest Services/ Retail/ Commercial	3.2	80%	2.6															
19	Workforce Housing	7.4	60%	4.4	15	5	66	330											
20	Workforce Housing	2.1	80%	1.7	15	5	26	130											
Total Base Development		**223.7**		**138.9**			**1,296**	**6,776**	**3,804**	**2,214**	**975**	**15**	**2,438**	**750**	**1,950**		**3,188**	**2,325**	**4,539**

- At buildout: approx. 1,296 units, 6,776 pillows (bed spaces), and 975 car plus 15 bus parking spaces.
- Development densities: chalets approx. 3 units/acre; townhomes approx. 10; condos and tourist accommodation approx. 15; hotel and village approx. 30.
- The developable share of each parcel (50 to 80%) leaves room for slopes, creeks, roads and buffers.
- 92 workforce housing units (460 pillows) are provided on site.

- **Sized as a summer attraction.** With cruise ship and tour visitation, summer guest numbers will be substantially larger than the winter skier figures shown. Valdez has a limited local winter market, so winter skier volumes are expected to remain within mountain capacity. Mountain and base area capacities are balanced in detail at Master Plan stage.

Phase 1 Development Plans

Phase 1 is the initial development phase and a stand-alone, viable resort: one pulse gondola, the upper base, and summer and winter attractions. It establishes the market before future major real estate and lift expansion.

Crown of the Sound
Mid-Mtn Summer Activity Center
2570ft asl

- Rustic / Western Architecture
- Hotel / Restaurant
- Sightseeing,
- Mountain Biking
- Hiking Trails

EAST PEAK RESORT VALDEZ, ALASKA

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MOUNTAIN RESORT PLANNERS

Date:07/2026
Contours: 50ft
1"=1200' at 11X17 Print

0ft 600 1200 1800 2400

- Proposed Lift
- Proposed Ski Trails- Natural Vegetation
- Commercial / Village / Hotel / Guest Services
- Commercial / Residential / Tourist Accomm.
- Multi-Family Townhomes
- Family Activity Center
- Day Guest / Bus Parking
- Heli Operations
- Private Owned
- Lease Land

LIFT 1 / PG
LIFT 2
MC
MC

Base Area Facilities

- Guest Services
- Hotel / Convention Center
- Pedestrian Square / Gathering / Events Area
- Car / Bus Parking
- Mountain Carts
- Alpine Coaster
- Zip Lines
- Ropes Course

Valdez Glacier Lake

Bus Drop-Off

Proposed New Access Road

Glacier Loop Trail

New Bridge

Slater Creek Crossing

Existing Access Road

Existing Valdez Airport Road

SUMMER RECREATION PLAN - PHASE 1

FIGURE 4

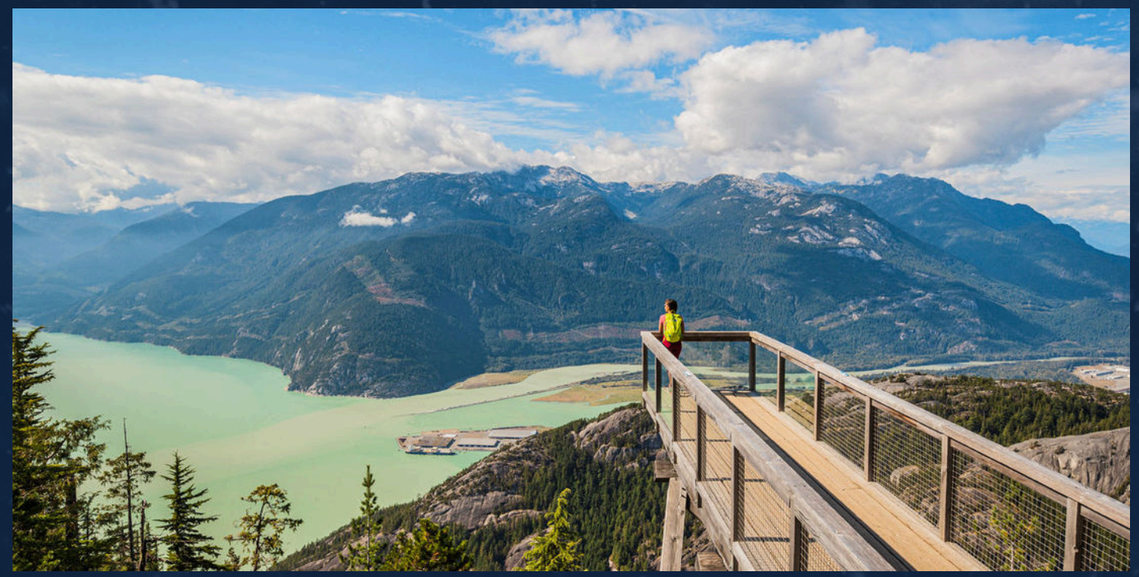
The Cruise Visitor Experience

- The gondola is the headline shore excursion: a short bus transfer from the cruise dock to the base, then the ride to Crown of the Sound.
- Dedicated coach drop-off and layby stalls at the base let tour groups load and unload without mixing with day-visitor traffic.
- Activities are grouped at the base and mid-mountain, sized for a half-day shore excursion: sightseeing, dining, mountain coaster, mountain carts, zip lines and gold panning.
- Brings business to local transport and tour operators during cruise season, a City of Valdez priority.
- Cruise visitor volumes and transportation planning are addressed at Master Plan stage.



Crown of the Sound: Mid-Mountain Village

- **Arrival.** Guests ride a modern gondola and step out into a mountain village with an 1890s gold-rush character.
- **The story.** Recalls the 1898 stampeders who set out over the Valdez Glacier, right next to the resort, on their way to the gold fields.
- **Views.** A glass-fronted lodge and viewing deck face Valdez, the port and Prince William Sound.
- **Attractions.** Restaurants, a pub, a boutique hotel, and hiking and biking trailheads, with sightseeing, snowshoeing and Nordic trails in winter.
- **Expansion.** The village core can grow in phases as visitation is proven.





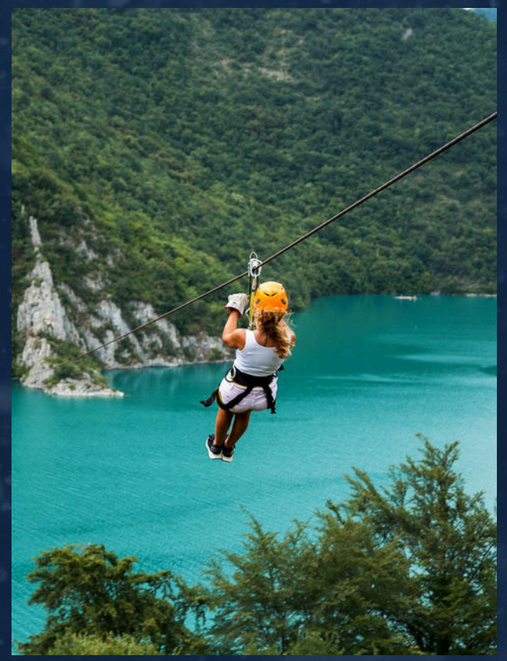
Summer Recreation

FIGURE 4

Summer Recreation Plan – Phase 1

- Phase 1's main revenue driver: gondola sightseeing for cruise and tour groups, supported by base attractions and the Crown of the Sound mid-mountain village.
- Bus drop-off at the base serves tour and cruise groups.
- Ski trails stay as natural vegetation and serve as hiking and biking routes in summer.
- The base hosts mountain carts, an alpine coaster, zip lines and a ropes course. Mid-mountain has a hotel and restaurant in a rustic western style, plus hiking and mountain biking.







Phase 1 Summer Recreation

Activities are grouped at the gondola base and mid-mountain to suit short-stay cruise and tour visitors and families, extending the operating season well beyond winter.

Base Area

- Guest Services
- Hotel / Convention Center
- Pedestrian Square / Gathering / Events Area
- Car / Bus Parking
- Mountain Carts
- Mountain Coaster
- Zip Lines
- Ropes Course
- Kayaking
- Gold Panning
- E-Bike Riding
- ATV Tours

Mid-Mountain

- Hotel / Restaurant
- Sightseeing
- Mountain Biking
- Hiking Trails

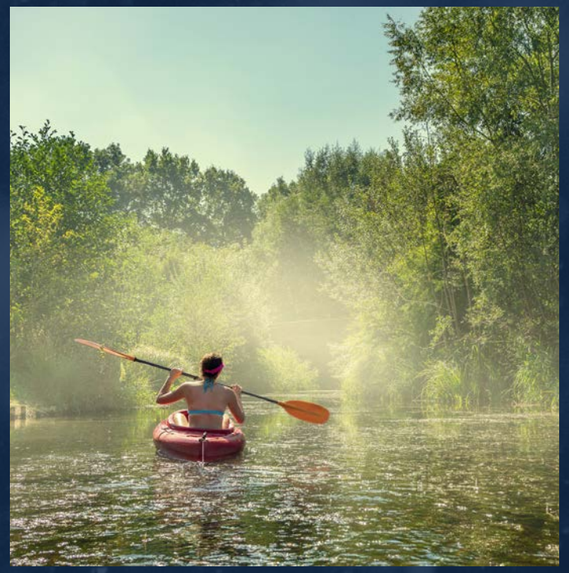
Summer Recreation



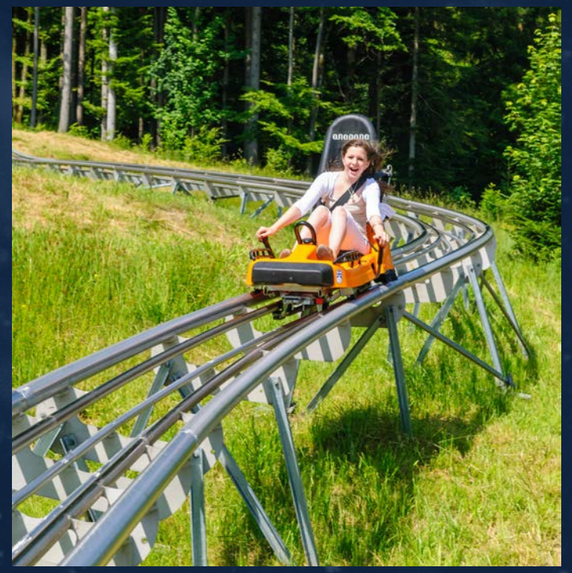
Camping



Mountain Biking



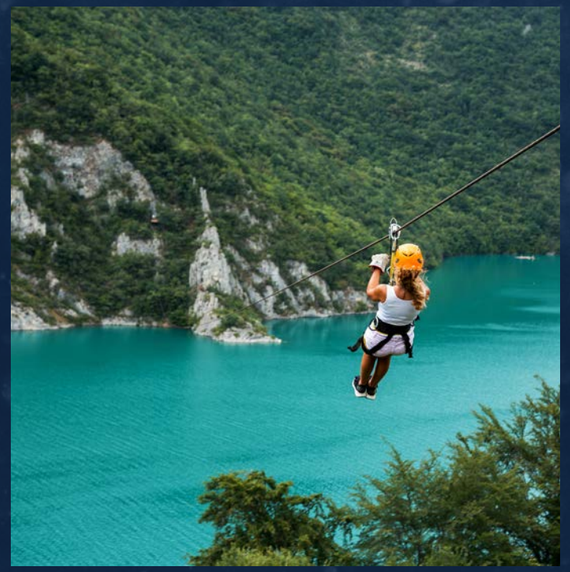
Kayak / Paddle Sports



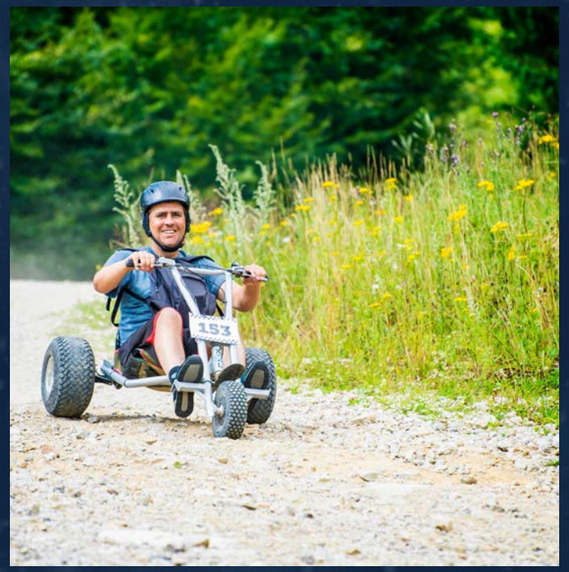
Mountain Coaster



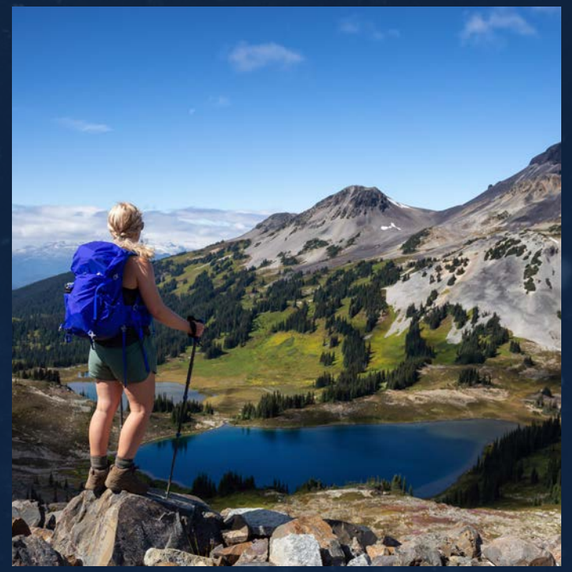
ATV Tour



Zip Line



Mountain Carts



Hiking

Winter Recreation

FIGURE 5

Winter Ski Area – Phase 1

- Lift 1 runs from the upper base to Crown of the Sound at 2,570 ft, with approx. 2,000 ft of vertical.
- Groomed trails return to the base, and free-skiing terrain sits within the lift corridor.
- The upper base has a day lodge, boutique hotel, parking and bus drop-off, reached by a new switchback access road and bridge.
- Snow tubing, snow play and a beginner area with moving carpet serve families and first-time skiers.
- First lower-base parcels: commercial and residential, townhomes and heli operations at Glacier Lake.







Winter Recreation



Skiing & Snowboarding



Mountain Lodge



Mid-Mountain Beginner Area



Lift Accessed Sightseeing



Sledding & Snow Play



Tubing Hill



Firepit



Heli Skiing

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0ft 600 1200 1800 2400

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LIFT 1 / PG
MC
Bus Drop-Off
Valdez Glacier Lake
Proposed New Access Road
Glacier Loop Trail
New Bridge
Slater Creek Crossing
Existing Access Road
Existing Valdez Airport Road

WINTER SKI AREA - PHASE 1

FIGURE 5

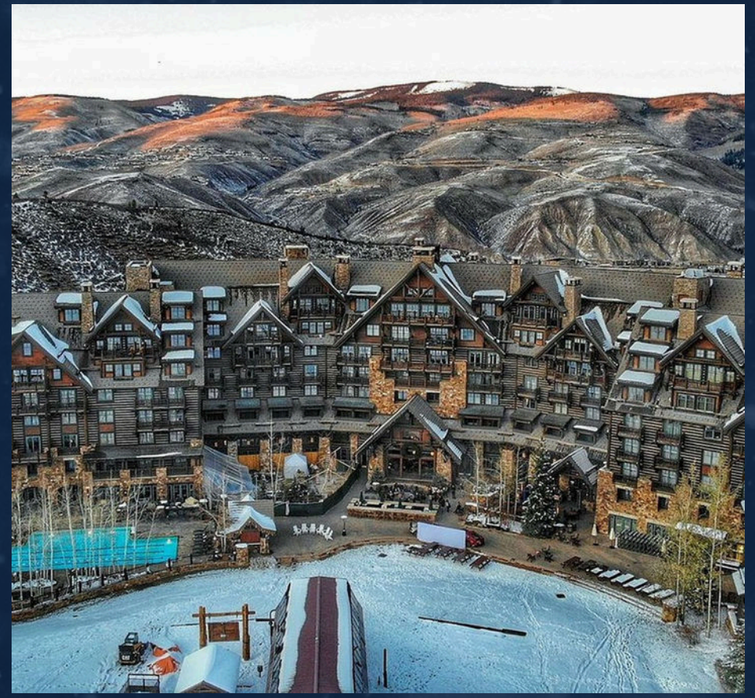
Phase 1 Upper Base

FIGURE 6

Phase 1 Upper Base

- A compact pedestrian plaza at the gondola base holds the day lodge, a boutique hotel with pool, a ticket gazebo, snow play and the tubing area.
- Vehicles stay at the edge of the plaza: day visitor parking, 32 short-term stalls, 4 bus stalls and 2 layby stalls.
- A skier bridge and skier tunnel keep skiers separate from the road.
- 14 single-family lots and 47 multi-family units are ski-in/ski-out. Existing tree stands are retained.







EAST PEAK RESORT
VALDEZ, ALASKA

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MOUNTAIN RESORT PLANNERS

Date:07/2026
Contours: 10ft
1"=200' at 11X17 Print

0ft 100 200 300 400

LEGEND

- Lease Area Boundary
- Proposed Lift
- Proposed Trail
- Skier Direction
- Proposed Buildings
- Proposed Roads
- Proposed Patio
- Proposed Pedestrian

14 SFU Parcels
Day Visitor Parking
47 MFU Units
Skier Bridge
Existing Trees
Existing Trees
LIFT 1 / PG
LIFT 2 / MC
LIFT 4 / PG
MC
Tubing
Snow Play
Ticket / Gazebo
Tubing Storage
Day Lodge
Bus Drop Off:
4 Stalls
Boutique Hotel
Short Term Parking /
Drop-Off: 32 Stalls
Skier Tunnel
Layby Bus Drop Off:
2 Stalls

PHASE 1 UPPER BASE

FIGURE 6

EAST PEAK
RESORT
VALDEZ, ALASKA

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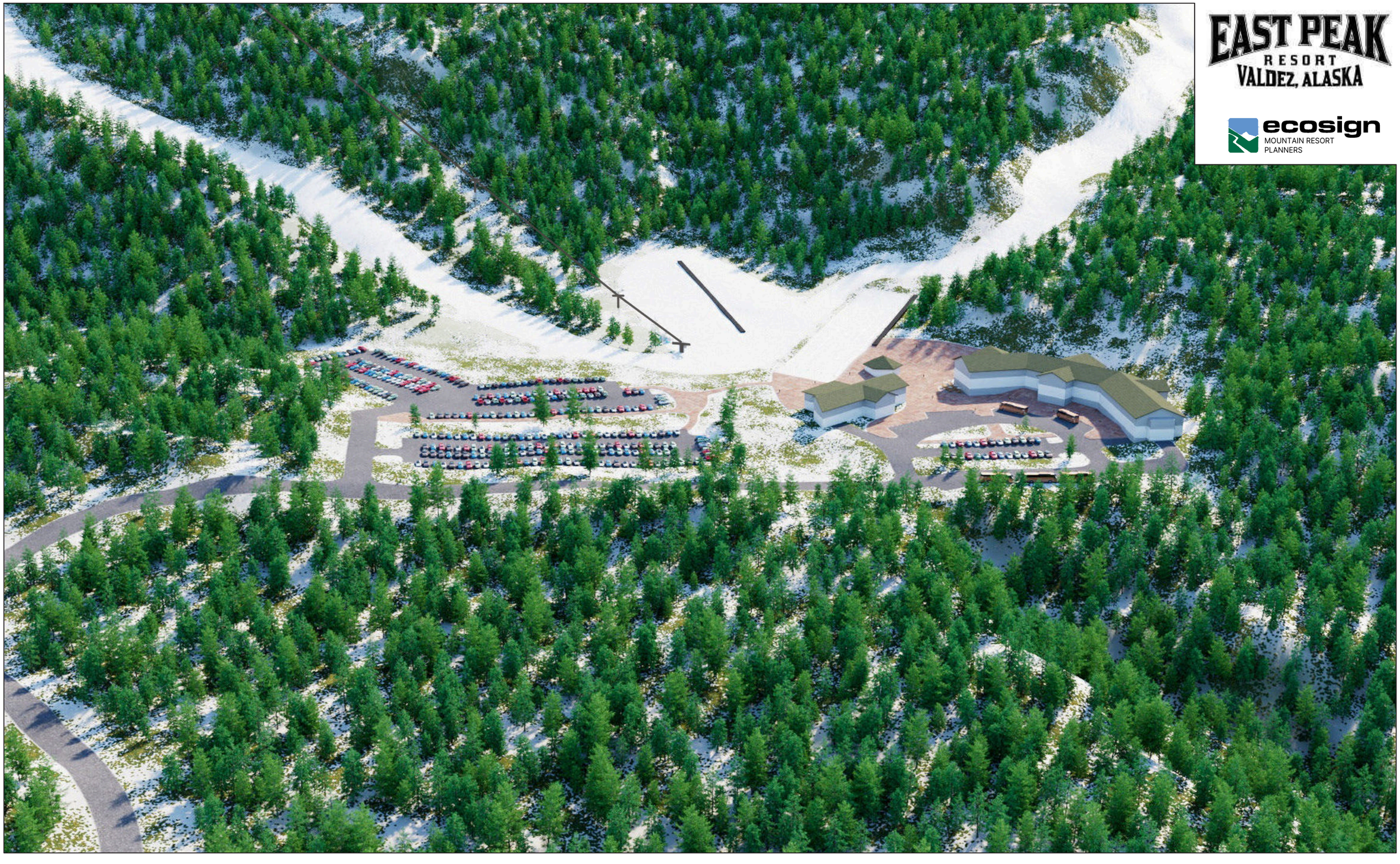
Aerial view of the Phase 1 upper base in winter: pedestrian plaza, day lodge, boutique hotel, day visitor parking and beginner area.

PHASE 1 UPPER BASE 3D VIEW 1

FIGURE 7a

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Phase 1 upper base from the approach road, showing bus drop-off, short-term parking and the plaza opening onto the ski slopes.

PHASE 1 UPPER BASE 3D VIEW 2

FIGURE 7b

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Overhead view of the plaza, hotel pool terrace, ticket gazebo, tubing lanes and moving carpet.

PHASE 1 UPPER BASE 3D VIEW 3

FIGURE 7c

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Mountain context view showing Phase 1 trails returning to the base and the upper-mountain terrain for future phases. Green = lower trails without spring snow cover; blue = snow-covered upper trails.

PHASE 1 UPPER BASE 3D VIEW 4

FIGURE 7d

Next Steps

- **Resort District Master Plan**, as required under the Destination Resort Overlay and VMC 17.76: zoning for the approx. 2,000-acre district, alternative concepts, gondola plan and profile, mid-mountain village plan, and capital budget.
- **Cruise visitor demand and transportation study**, coordinated with the City and cruise lines.
- **Market and financial feasibility.**
- **Site inspection and Technical Assessment**: snow, avalanche, slope and solar.
- **Applications for new leases** and the City approvals process.

EAST PEAK
RESORT
VALDEZ, ALASKA

Thank You!

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