



MOUNT SUNAPEE
FIVE YEAR MASTER DEVELOPMENT PLAN (MDP) 2009-2014
ENVIRONMENTAL MANAGEMENT PLAN (EMP)

JUNE 1, 2009

PREPARED BY:



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MASTER DEVELOPMENT PLAN

I. INTRODUCTION

The Lease and Operating Agreement (the Agreement) originally dated April 30, 1998 between the State of New Hampshire and Okemo Mountain, Inc, which was assigned to The Sunapee Difference LLC d/b/a Mount Sunapee Resort as successor to the Okemo Limited Liability Company f/k/a Okemo Mountain, Inc., then to CNL Income Mount Sunapee, LLC on December 5, 2008, requires the Operator (The Sunapee Difference, LLC d/b/a Mount Sunapee Resort) to present an Annual Operating Plan (AOP), a Master Development Plan (MDP) and an Environmental Management Plan (EMP) to the New Hampshire Department of Resources and Economic Development (DRED) for public notification, review and comment prior to DRED approval.

The MDP shall be submitted to DRED on or before June 1, 2009, and thereafter the MDP shall be revised and submitted every five (5) years. The EMP shall be developed and submitted for approval to DRED in conjunction with the MDP. The AOP shall be submitted on or before May 15 of each year.

This document includes the revised Five Year Master Development Plan (MDP) 2009-2014 and Appendices and the Environmental Management Plan (EMP). The Annual Operating Plan (AOP) will be submitted separately for review and approval on or before May 15 of each year.

This plan is submitted without prejudice to rights as set out in *The Sunapee Difference, LLC v. The State of New Hampshire*, No. 07-E-0458.

The MDP includes plans for expanding the ski trail network, construction of new lifts, construction and/or renovation of lodges or other facilities, expansion of snowmaking and additional withdrawals from Lake Sunapee, upgrades or modifications to infrastructure including power, water and sewage disposal systems, and other improvements for the recreational use of the leased premises. The improvements completed to date as well as those proposed in this current MDP are part of an all-inclusive recreation enhancement program aimed at expanding and creating both winter and summer recreation opportunities at the mountain.

The EMP includes descriptions and procedures for Best Management Practices (BMPs) applicable to the conservation and protection of the leased premises including: water usage and conservation; sewage treatment and disposal; drainage, erosion and water quality issues; solid waste disposal; air quality and traffic congestion mitigation; forestry management; wetlands impacts; wildlife habitat preservation; scenic and aesthetic qualities; and historical and archaeological resources.

Mount Sunapee Resort presents this MDP to the State of New Hampshire and to the local communities – specifically to the Town of Newbury and Town of Goshen. This document serves as a ‘road map’ for future planning. More detailed planning will be required prior to implementation, and changes to the plan may occur during these future planning and design exercises. Over the next five to ten years, Mount Sunapee looks forward to working closely with the towns of Newbury and Goshen to further refine and develop these plans to the level of detail suitable for local approvals.

The many projects described in this Master Development Plan represent both short-term and long-term plans for maintaining and upgrading the facilities at Mount Sunapee. Recreational attractions are expected to be well-maintained and modern in order to remain competitive in attracting and maintaining a loyal customer base. In this MDP we offer our vision for maintaining the overall facilities at Mount Sunapee, while also maintaining Mount Sunapee’s appeal to our loyal guests and our competitive standing in the New England ski marketplace.

As a main component of this MDP, Mount Sunapee Resort asks the Department of Resources and Economic Development and the State of New Hampshire to approve our request for an expansion of our lease hold by an additional 175 acres from the current 968 acres to 1,143 acres. The purpose of the additional acreage is for the development of the “West Bowl” ski pod which is described in detail in this MDP. The main features of the West Bowl will be a high-speed chairlift and an associated 75 acres of new ski terrain developed on the western slope of Mount Sunapee.

In relation to the requested expansion, it should be noted that in the Request for Proposals issued by DRED on January 15, 1998, in Section 4.1, the following sentence was instructive for all prospective applicants.

“IV. PROPOSAL CONTENTS

4.1 Introduction

Each proposal must respond to the requirements of the RFP by offering to provide ski area management and operational services at the ski area by stating information about the operator’s financial standing, staff and resources, ski operational experience, its proposal for the development and expansion of the Mount Sunapee Ski Area, and its payment proposal.”

In our proposal to the State of New Hampshire and the Department of Resources and Economic Development’s RFP in 1998, we were clear about our intention to expand the Mount Sunapee Ski Area and described expansion possibilities in our proposal. More specifically, we described adding a third major chairlift that would serve upper elevation skiing with an additional, significant, ski trail complex. The western side of Mount Sunapee, called the West Bowl area, is the only area on which expansion of ski lift and ski trail operations is envisioned at Mount Sunapee.

Mount Sunapee Resort has eleven (11) years experience leasing state lands for recreation purposes and understands the public sensitivity that accompanies any proposal for improvements associated with public lands. Our planning philosophy is one of working with our neighbors in preparing plans that not only respond to long-term business goals, but also to the broader issues of environmental suitability and the needs of the community.

Since the inception of our lease in 1998, Mount Sunapee Resort has worked diligently to establish a reputation for providing a consistent, high quality recreational skiing experience. In these first eleven years, Mount Sunapee has achieved this reputation, especially in regards to guest service, snowmaking and grooming expertise. In addition to the skiing experience, the Mount Sunapee management philosophy has maintained a strong environmental emphasis, especially in regards to erosion prevention and sediment control, the protection of the Lake Sunapee watershed, and energy and water conservation. In the future, Mount Sunapee will continue to look for ways to conserve natural resources in all aspects of their business practices.

To date, over \$15,000,000 have been invested in major capital improvements at Mount Sunapee Resort since 1998.

Mount Sunapee pays the Department of Resources and Economic Development an annual base payment of \$150,000 adjusted annually for inflation and 3% of gross revenues from ski area operations.

In the 11 years since the Lease and Operating Agreement with the State of New Hampshire in 1998, Mount Sunapee has paid approximately \$ 4,595,000 to date in lease payments to the State of New Hampshire. With the December 31 payment from the previous ski season, the total payments to the State of New Hampshire will be approximately \$4,950,000. The average annual lease payment for the past five (5) years has been \$508,000.

In addition to our lease payment to the Department of Resources and Economic Development, Mount Sunapee pays many state and local taxes that benefit our state and communities. Mount Sunapee has paid the Town of Newbury \$1,154,460 in property taxes, and has paid the Town of Goshen \$75,680 in property taxes in the first eleven years of the lease. Prior to the 1998 lease agreement, the Towns of Newbury and Goshen received no municipal property tax payments from the ski area.

Mount Sunapee has paid the State of New Hampshire \$851,179 in Rooms and Meals taxes since 1998, and stimulated substantial additional Rooms & Meals tax revenues from the Sunapee region for the benefit of the State General Fund. Mount Sunapee has paid the State of New Hampshire \$552,364 in Business Profits Taxes.

Mount Sunapee also provides significant financial support within our community. Our charitable giving emphasizes college education scholarships for our area students, support for environmental education and support for the arts in our community. We are also strong supporters of our local hospital and medical facilities.

Through our charitable donations, we have provided approximately \$450,000 in the Sunapee Region in monetary charitable donations, primarily to non-profit organizations and students. In student scholarships alone, Mount Sunapee has given over \$265,000 in college scholarship awards in the last eleven years. Mount Sunapee has also donated over \$160,000 in product donations (ski lift tickets) to charitable organizations for their fundraising efforts and events in the last eleven years.

Additionally, Mount Sunapee is a strong economic engine in the region due to our annual employment and payroll, our annual business purchases and from the spending by our guests in the community. In direct purchases, Mount Sunapee has purchased over \$20,000,000 from regional businesses, contractors and service providers since 1998. Mount Sunapee has had an average annual payroll of \$3,200,000 for the past three years compared to a \$900,000 annual payroll in the last year of operation by the State of New Hampshire. The majority of this payroll is paid locally or regionally within the greater central New Hampshire region. The mountain currently has 29 full-time year-round employees compared to 16 full time employees in 1997 prior to the lease.

In addition to the direct economic benefits from Mount Sunapee and its guests, the resort is an economic engine that also indirectly helps other businesses and service providers in the Sunapee region by being a major attraction in our region. This generates additional employment in our area and other taxable benefits to the State of New Hampshire's general fund.

A. EXECUTIVE SUMMARY

1. Location

The ski lease area includes approximately 968 acres of forested and developed land on the northern slopes of Mount Sunapee, in Newbury and Goshen, New Hampshire. Ranging from approximately 1,230 feet elevation at the base of the ski slopes to 2,743 feet at the summit, forested natural communities follow a typical elevation derived transition from hardwood forests at the lower to mid-mountain slopes to sub-alpine spruce-fir forests at the summit. Mount Sunapee's slopes fall towards the southwestern shore of Lake Sunapee, while Lake Solitude, Mountainview Lake, and Rand Pond circle the mountain on southwestern, northern, and western sides, respectively. Pillsbury State Park lies to the south. Nearby peaks include Bald Sunapee to the east, Goves Mountain to the south, Thompson and Chandler Hills to the west and Blueberry Mountain to the north.

Additional information is available in Appendix A (Lease and Operating Agreement) and includes a map and description of the leased premises; building inventory; a listing of assets and a space use description of the Sunapee Lodge, Spruce Lodge, and Summit Lodge. See Figure I-1 for a regional location map.

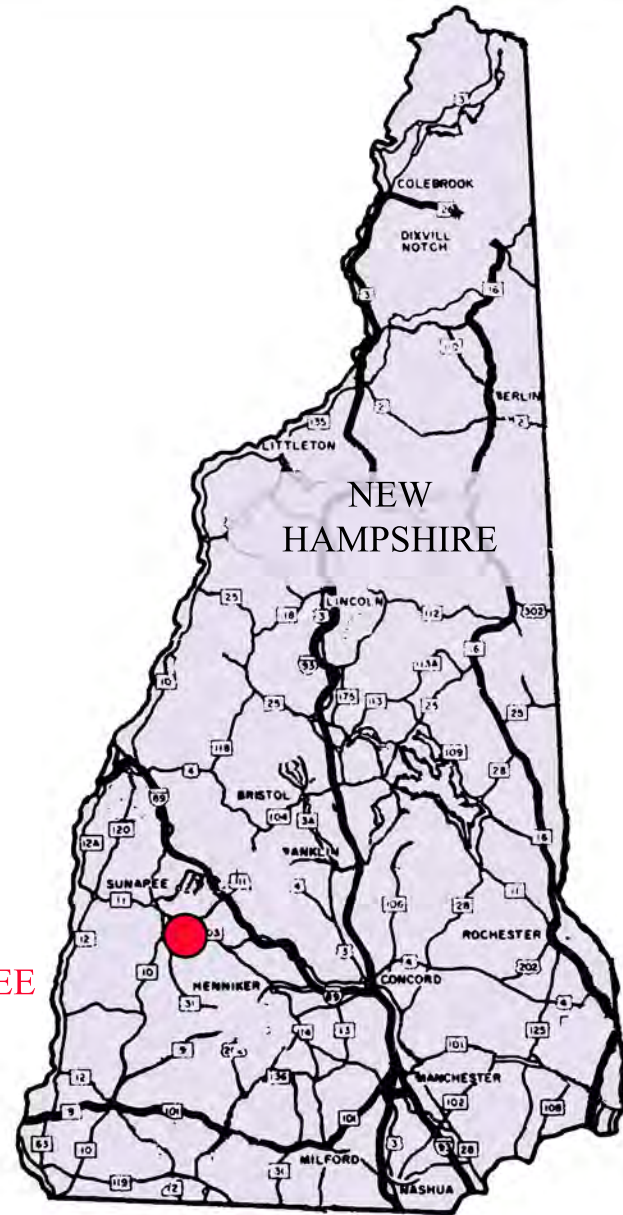
2. Current Ski Area Data

Mount Sunapee's alpine ski area operations are operated by The Sunapee Difference LLC d/b/a Mount Sunapee Resort. Mount Sunapee is primarily a day-use resort, hosting the majority of its guests on weekends and during holiday periods.

Mount Sunapee currently has six aerial lifts, four surface lifts and sixty-five developed Alpine trails including glades (tree skiing). Support facilities include two base lodges – Spruce Lodge and Sunapee Lodge, the Learning Center, the Alpine Racing Competition Center, the on-mountain Summit Lodge, and two maintenance facilities. There is no night skiing at the resort, and snowmaking coverage is provided on approximately 205 acres of terrain.



MOUNT SUNAPEE
RESORT



Title
Location Map

Figure Number:
I-1

Project Number: 09033/001

Date: 06/01/09



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3. Upgrading Plan and Projects

Mount Sunapee plans to perform a series of on-mountain and base area improvements, as summarized below. There are three categories of improvements proposed in this MDP:

- 1) The improvements previously approved as part of the 2005-2009 MDP that are not yet implemented (previously approved; not yet implemented);¹
- 2) Improvements proposed as part of the 2005-2009 MDP that are not yet approved: West Bowl Expansion (previously proposed; not yet approved);
- 3) Additional proposed improvements within the current lease boundary (newly proposed).

Previously approved; not yet implemented:

1. Construct the Upper Outer Ridge trail.
2. Construct two new trails between Upper Ridge and Lower Blast Off (New Ridge, Upper Ridge), and modify Outer Ridge.
3. Widen existing trails –Upper and Lower Blast Off, Pipeline, Jet Stream.
4. Install the Cataract chairlift from the base of the Sun Bowl to the summit of North Peak (possibly by re-locating an existing lift), and construct the Cataract Run trail.
5. Upgrade the Sun Bowl Quad to a high-speed express quad.
6. Upgrade the North Peak Triple to a quad chair.
7. Upgrade Spruce Triple to a quad chair.
8. Remove Duckling Double chair.
9. Install another moving carpet/beginner lift at South Peak.
10. Add night lighting to the South Peak, Spruce Peak, and North Peak trails.
11. Construct phases II and III of the Sunapee Lodge.
12. Relocate the NEHSA building.
13. Renovate the Spruce Lodge.
14. Renovate and expand the Summit Lodge.
15. Add snowmaking to Williamson, Outer Ridge, and Paradise trails.
16. Expand existing sprayfield disposal lines.
17. Construct new parking lot #4.
18. Install 480V/3P power along Bowl Road.

¹ As per the May 6, 2005 letter from Commissioner R. Sean O’Kane, available in Appendix K.

19. Install tubing runs (location to be determined).
20. Develop golf driving range and miniature golf within the Main Base Area.
21. Install Alpine Slide within the Main Base Area.
22. Install in-ground Water Slide within the Main Base Area.
23. Construct a climbing wall within Main Base Area.

Previously proposed; not yet approved from the MDP 2005-2009 (West Bowl Expansion):

1. Install a 5,100' high-speed express quad chairlift.
2. Install a moving carpet/beginner lift.
3. Construct +/- 75 acres of new terrain including four (4) top-to-bottom ski trails.
4. Construct a new base area facility with limited guest services.
5. Construct new parking areas.
6. Install utilities and infrastructure (power, water, roads).

Newly proposed in the 2009-2014 MDP:

1. Widen the Williamson and Stovepipe trails.
2. Widen the lower half of the Lift Line trail.
3. Construct and install snowmaking on a new South Peak trail.²
4. Create a new trail and terrain park area between Pipeline and Elliot Slope along the old T-Bar line.
5. Widen a small section of Province trail.
6. Widen and extend Paradise.
7. Add a gladed area between Beck Brook and Upper Ridge trails.
8. Add snowmaking on a winter work road from the Sun Bowl for winter maintenance vehicles.
9. Install a zip-line for summer use within the Main Base Area.

4. Future Development Concerns

Many concerns have been raised regarding the potential for Mount Sunapee to expand the ski area further than what is described above in the West Bowl expansion.

To be clear, the West Bowl expansion with its high-speed express chairlift and associated 75 acres of ski terrain is the only expansion of the ski area leasehold boundary that will be requested during the 40-year lease of Mount Sunapee. There were several parameters considered

² “Create new skiing area at South Peak” was proposed and approved as part of the 2005-2009 MDP. Newly proposed item #3 is more specific to this earlier proposal.

before stating that the West Bowl expansion will be the only expansion of the ski area leasehold that will be proposed during the term of the lease agreement. Among these parameters were available terrain with good ski trail characteristics and the following permanent geographical constraints.

- 1) Geographically, the mountainous lands to the south of Mount Sunapee are protected by a 5,000-acre conservation easement.
- 2) Additionally, Mount Sunapee Resort owns over 250 acres of land at the summit of these southerly peaks and has offered to donate these lands to the State of New Hampshire which will protect these summits in perpetuity.
- 3) To the east, Mount Sunapee Resort has previously agreed to not seek expansion into the “East Bowl” area due to the presence of old growth forest characteristics in this area. When the East Bowl agreement was made in 2000, Mount Sunapee and DRED officials determined that the West Bowl area would then be the area for the future expansion of the mountain.
- 4) The lands to the north are mostly lakes, Mountain View Lake and Lake Sunapee, and clearly do not offer terrain suitable for ski trail development.

5. Project Summary

The Lease and Operating Agreement states, “Whereas, it is the desire of the State and the Operator that the development of summer and winter recreational opportunities continue at Mount Sunapee for the mutual benefit of the public and the Operator.” This MDP is designed to ensure that the State and Mount Sunapee realize their goals and objectives, as well as address the resort’s opportunities and constraints. The MDP is also designed to produce a high quality recreational experience that is appealing to guests of all ages and ability levels. The plan respects the natural resources of the study area and incorporates key skier/snowboarder preferences.

A total of three lifts will be upgraded with new equipment and/or lengthened to improve skier access. One lift (North Peak triple) will be relocated (Cataract chair) to provide additional access to the North Peak terrain. One new carpet conveyor/beginner lift will be installed at South Peak, to improve beginner access to the learning terrain of that area.

To complement Mount Sunapee’s existing lift and trail network, Mount Sunapee proposes to develop the West Bowl terrain by constructing new ski trails and add two new lift installations – a 5,100’ +/- high-speed express quad and a 250’ +/- surface moving carpet/beginner lift. As a result of the West Bowl expansion, Mount Sunapee’s comfortable carrying capacity will increase by 1,250 guests from 5,220 guests to 6,475 guests, an increase of 24⁰% in area capacity. Other improvements within the existing leasehold area would add additional CCC capacity for a total CCC at full build-out of 6,850 guests.

Mount Sunapee’s terrain upgrading/expansion program is designed to increase the utilization of the existing resort, in addition to opening the West Bowl terrain. The West Bowl area will provide new cruising terrain for intermediate to advanced skiers. In addition to the West Bowl ski trail expansion, a few new trails will be built in the existing lease area, especially to increase skiing opportunities for intermediate

to advanced skiers. The acreage of all proposed new ski trails (including glades) in both the West Bowl and the current leasehold will increase Mount Sunapee's skiable acreage by approximately 130 acres – from 236 acres to 366 acres.

Guest service facilities and other critical mountain operations (i.e., ski patrol, first aid, snowmaking, grooming, maintenance, etc.) will receive expansions commensurate with anticipated increases in capacity. This will include renovations to the Spruce Lodge and Summit Lodge, construction of phases II and III of the Sunapee Lodge, and the relocation of the NEHSA building. In addition, a new guest service facility will be constructed for the West Bowl expansion.

Parking areas will be created at the existing base area (lot #4) and at the West Bowl base. Infrastructure improvements will include expansion of existing sprayfield disposal lines and power upgrades (see detailed discussions of all improvements in Section VI). To provide for a safe and comfortable mountain experience, ski patrol, snowmaking, and grooming operations will be expanded to facilitate expansion of the recreational facility.

Additional recreation amenities are also proposed, including snow tubing, a driving range, an alpine slide, water slide, zip-line and climbing wall for summer recreational opportunities.

II. RESOURCES

A. CONSTRAINTS AND OPPORTUNITIES

1. Topography

Mount Sunapee is located on northeast, north, west and southeast slopes. The base elevation is approximately 1,250 feet above sea level. The upper elevation of the mountain is approximately 2,743 feet above sea level. The steepest slopes on the mountain are located in the North Peak area. Slopes are generally uniform below the ridgelines, with the steepest areas near the top and lowest grades at the bottom. The ski area is divided into four distinct areas: the Sunbowl area, the Sunapee area, the South Peak learning area, and the West Bowl area by distinct sub-ridges.

This type of topography allows for a variety of developed and “off-piste” ski opportunities. The distinct sub-ridges make connections between lift served “ski pods” complicated.³ See Figure II-1 for a Slope Analysis.

2. Aspect

The resort is located on a distinct mountain peak with exposures in many directions. Individual portions of developed runs have exposures to almost every aspect, but the majority of runs face north or northeast. Slope aspect plays an important role in snow quality and retention at this latitude. The variety of exposures present opportunities to provide a range of slope aspects that can respond to the changes in sun angle. The placement and location of snow features, such as half pipes and terrain parks, need to consider the effects of late season sun due to varying snow softening, melting and freezing depending on sun exposure.

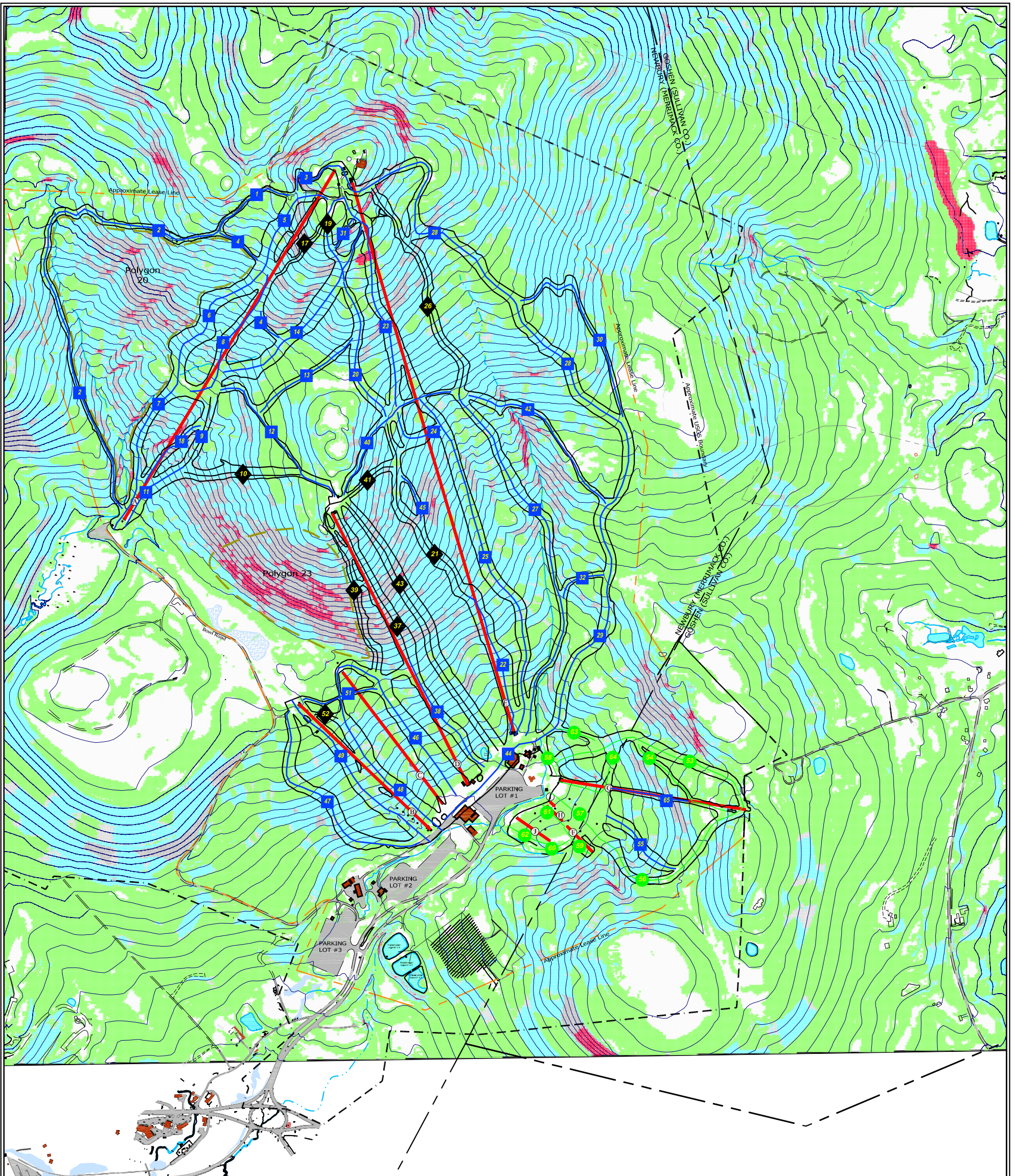
3. Land Ownership

Mount Sunapee Resort is located on lands owned by the State of New Hampshire and leased to CNL Income Mount Sunapee, LLC and operated by The Sunapee Difference LLC d/b/a Mount Sunapee Resort. It is located in both Merrimack and Sullivan counties, with approximately 900 acres located in the Town of Newbury in Merrimack county and 68 acres in the town of Goshen in Sullivan County.

Mount Sunapee privately owns 656 acres of land in the West Bowl area. Mount Sunapee has previously agreed to donate hundreds of acres of its land to the State of New Hampshire with the approval of this Master Development Plan. These lands include approximately 250 acres of land along the summit ridgeline known as the Sunapee-Pillisbury Greenway that would be donated to the State of New Hampshire’s greater Mt. Sunapee State Park to widen the Greenway and protect these summit lands.

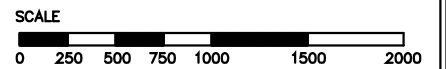
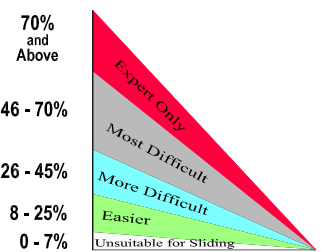
³ *off-piste*: skiing which occurs in areas that are un-groomed and in a natural condition; *ski pod*: a collection of ski trails/runs served by a common chairlift.

The private lands on which the new West Bowl high-speed chairlift and ski trails would be located, estimated at approximately 200 acres, would also be donated to the State of New Hampshire to become part of the Mount Sunapee ski area within the Mt Sunapee State Park.



LEGEND

- | | | | |
|--|-----------------------------------|--|------------------------|
| | EXISTING CONTOURS -25ft. Interval | | EXISTING LIFTS |
| | EXISTING STREAMS & WETLANDS | | APPROX. LEASE BOUNDARY |
| | EXISTING LAKES & PONDS | | |
| | EXISTING ROADS AND PARKING | | |
| | EXISTING BUILDINGS | | |
| | EXISTING VEGETATION AND RUNS | | |



Title
Slope Analysis

Figure Number:
II-1

Project Number: 09033.001
File: M Slope Analysis.dwg

Scale: 1"=1000'
Date: 06/01/09
Drawn By: LHR
Checked By: CLH

North



III. DESIGN CRITERIA

The upgrading and expansion of a ski area is influenced by a variety of ski facility design criteria that help to create a quality ski experience. This section will briefly discuss these factors as they apply to Mount Sunapee.

A. TRAIL DESIGN

1. Fall-Line

The Fall-Line Analysis evaluates the natural fall-lines of mountainous terrain, with the fall-line representing the path an object would take as it descends a slope under the influence of gravity. Fall-line paths indicate the natural flow of potential ski trail routes, from the top of mountain ridges to the valleys and base areas below. Consistency of fall-line provides for the best recreational skiing experience and results in the least amount of environmental disruption due to the minimal amount of terrain modification required for trail construction.

2. Slope Gradients and Terrain Breakdown

The following gradients were used to determine the skier ability level of the mountain terrain:

**TABLE III-1:
ACCEPTABLE TERRAIN GRADIENTS**

Skier Ability	Slope Gradient
Beginner	8 to 12%
Novice	to 25% (short pitches to 30%)
Low Intermediate	to 30% (short pitches to 35%)
Intermediate	to 40% (short pitches to 45%)
Advanced Intermediate	to 50% (short pitches to 55%)
Expert	over 50% (maximum of 80%)

Source: SE GROUP

The distribution of terrain by skier ability level and slope gradient is then compared with the market demand for each ability level. The available ski terrain should be capable of accommodating the full range of ability levels consistent with market demand. The ideal breakdown of terrain for the Northeastern skier market is shown below, illustrating that intermediate skiers comprise the bulk of market demand.

**TABLE III-2:
SKIER ABILITY BREAKDOWN**

Skier Ability	Percent of Skier Market
Beginner	5%
Novice	15%
Low Intermediate	25%
Intermediate	35%
Advanced Intermediate	15%
Expert	5%

Source: SE GROUP

3. Trail Density

The calculation of capacity for a ski area is based in part on the acceptable number of skiers that can be accommodated on each acre of ski terrain at any one given time. The specific density criteria used for Mount Sunapee are listed in Table III-3.

**TABLE III-3:
SKIER DENSITY PER ACRE**

Skier Ability	Trail Density
Beginner	30 skiers/acre
Novice	15 skiers/acre
Low Intermediate	12 skiers/acre
Intermediate	10 skiers/acre
Advanced Intermediate	5 skiers/acre
Expert	3 skiers/acre

Source: SE GROUP

These density figures account for the skiers that are actually populating the ski trails and do not account for other guests, who are either waiting in lift lines, riding the lifts, or using the milling areas or other support facilities. These criteria assume that on an average day approximately 33% of the total number of skiers in the area will be on the trails at any one time. The densities listed above have been used in the analysis of Mount Sunapee's trail densities.

4. Trail System

Each trail must have generally consistent grades to provide an interesting and challenging experience for skiers with the ability level the trail is designed for. Optimum trail widths should vary depending upon topographic conditions and the caliber of the skier being served. The trail network must minimize cross-traffic and should provide the full range of ability levels consistent with market demand. The trails must be designed and constructed to minimize off fall-line conditions and to avoid bottlenecks and convergence zones that might produce skier congestion.

In summary, a broad range of skiing terrain must be provided in order to satisfy skiers from beginner through expert ability levels within the natural topographic characteristics of the site.

B. LIFT DESIGN

Ski lifts should be placed to serve the available ski terrain in the most efficient manner. A myriad of factors should be considered including wind conditions, round-trip skiing and access needs, interconnectability between other lifts and trails, and the need for circulatory space at the lower and upper terminal sites. The vertical rise and length of ski lifts for a particular mountain are the primary measures of overall attractiveness and marketability of a ski area.

C. CAPACITY ANALYSIS AND DESIGN

Comfortable Carrying Capacity (CCC) is defined as an optimal level of utilization for the ski area (the number of visitors that can be accommodated at any given time) that guarantees a pleasant recreational experience, without overburdening the resort infrastructure.

The accurate estimation of the CCC of a mountain is a complex issue and is the single most important planning criterion for the resort. Related skier service facilities can be planned, including base lodge seating, mountain restaurant requirements, sanitary facilities, parking, and other skier services with proper identification of the mountain's true capacity. The CCC figure is based on a combination of the uphill hourly capacity of the lift system, the downhill capacity of the trail system, and the total amount of time spent in the lift waiting line, on the lift itself, and in the downhill descent.

D. BASE AREA DESIGN

Particular consideration should be given to the relationship between the base area and the mountain facilities. Upon arrival at the ski area, skiers should be able to move directly from parking, through ticketing or rentals, to the base of the lifts. Walking distance and vertical differential between the base area facilities and lifts should be minimized in an effort to move skiers directly onto the mountain. Vehicle, pedestrian, and skier circulation should be coordinated to create an organized and pleasant base area environment.

E. BALANCE OF FACILITIES

The mountain master planning process emphasizes the importance of balancing recreational facility development. The size of the skier service functions must be matched to the CCC of the mountain. The future development of a ski area should be designed and coordinated to maintain a balance between skier demand, ski area capacity (lifts and trails), and the supporting equipment and facilities (e.g., grooming machines, day lodge services and facilities, utility infrastructure, access, and parking).

IV. EXISTING SKI RESORT FACILITIES

The following section contains an examination and analysis of existing ski facilities at Mount Sunapee. The resort inventory is the first step in the evaluation process and involves the collection of data pertaining to Mount Sunapee's existing facilities. This inventory includes ski lifts, ski trails, the snowmaking system, grooming capabilities, base area structures, skier services, and day-use parking. The analysis of the inventory data involves the application of ski industry standards to Mount Sunapee's existing conditions. This process allows for the comparison of Mount Sunapee's existing ski facilities to those facilities commonly found at other North American ski resorts of similar size and composition.

The overall balance of the existing ski area is evaluated by calculating the skier capacities of Mount Sunapee's various facility components and then comparing these capacities to the ski area's CCC (Mount Sunapee's existing CCC is detailed in Section IV-C). This examination of capacities helps to identify the ski resort's strengths and weaknesses. The next step is to identify improvements that would help bring the existing ski area into better equilibrium, and would help the resort meet the ever-changing needs of their skier marketplace. Accomplishing both of these objectives would ultimately enhance Mount Sunapee's financial performance.

A. LIFTS

Mount Sunapee's lift network currently consists of one high-speed express quad chairlift; two fixed-grip quad chairs; two fixed-grip triple chairs; one fixed-grip double chair, and four surface lifts. Specifications for the existing lifts are set forth in the following table.

**TABLE IV-1:
SKI LIFT SPECIFICATIONS – EXISTING CONDITIONS**

Map Ref.	Lift Name and Type	Vert. Rise	Slope Length	Avg. Grade	Hourly Capacity	Speed	Carrier Spacing	Lift Maker / Year Installed
		(ft.)	(ft.)	(%)	(persons/hr.)	(fpm)	(ft.)	
A	Sunbowl Quad/C4	1,058	4,292	26%	2,400	450	45	Poma/1998
B	Spruce Triple/C3	417	1,940	23%	1,600	425	48	Doppelmayr/1985
C	Duckling Double/C2	385	1,743	23%	900	390	52	Roebing/1962
D	North Peak Triple/C3	965	3,254	31%	1,800	450	45	Doppelmayr/1987
E	Sunapee Express/DC4	1,402	6,056	24%	2,650	1,100	86	Poma/1998
F	Piggyback/Handle Tow	34	300	14%	400	200	30	Borer/1994
G	Clipper Ship Quad/C4	374	1,814	19%	1,600	425	64	Poma/2000
H	Boardwalk/Handle Tow	30	200	13%	250	100	24	Bruckschlogl/1997
I	Beach Blanket/Carpet	8	90	7%	400	50	8	Bruckschlogl/2000
J	Flying Carpet/Carpet	48	360	17%	800	100	8	Bruckschlogl/2002

Mount Sunapee’s existing lifts service the terrain efficiently and are generally newer lifts. The lifts have been well maintained and are in good working order. The oldest lift at Mount Sunapee is the Duckling Double, which is a 1962 lift and will need to be removed or replaced at sometime in the future.

Other issues include the long lift ride time resulting from the relatively long lift alignment and the slow speed of the Sunbowl Quad, and the need for a lift to transport skiers from the base of the Sunbowl Quad to the top of the North peak area, to enable more efficient circulation between the parts of the mountain.

B. SKI TERRAIN

The existing developed ski terrain network at Mount Sunapee covers approximately 218 acres, with an additional approximately 18 acres of gladed terrain for a total of 236 acres of skiing. The maximum vertical drop of the ski trail network is approximately 1,510 feet – from the top of the mountain to the bottom of the Spruce Triple lift.

The sanctioned ski trail network accommodates the entire range of skier ability levels, from beginner to expert. The following table outlines the terrain that constitutes Mount Sunapee’s formal ski trail network.

**TABLE IV-2:
TERRAIN SPECIFICATIONS – EXISTING CONDITIONS**

Map Ref.	Trail Name	Vertical Drop	Slope Length	Avg. Width	Area	Avg. Grade	Max. Grade	Skier/Rider Ability Level
		(ft.)	(ft.)	(ft.)	(acres)	(%)	(%)	
42	Beck Brook	261	1,928	66	2.9	14%	30%	Low Intermediate
23	Bonanza	548	2,365	133	7.2	24%	38%	Intermediate
45	By Way	114	526	51	0.6	22%	28%	Low Intermediate
55	Calypso	168	945	108	2.3	18%	29%	Low Intermediate
21	Chase Ledges	462	2,109	107	5.2	23%	43%	Advanced Intermediate
25	Chipmunk	774	3,817	112	9.8	21%	29%	Low Intermediate
57	Coconut grove	67	564	257	3.3	12%	17%	Novice
13	Eastside	226	1,239	79	2.2	19%	28%	Low Intermediate
46	Eggbeater	385	1,911	175	7.7	21%	32%	Low Intermediate
47	Elliot Slope	412	2,413	116	6.4	17%	35%	Intermediate
55	Explorer	300	2,152	101	5.0	14%	25%	Novice
58	Fin	15	355	74	0.6	4%	8%	Novice
62	Flip Flop	67	498	221	2.5	14%	18%	Novice
44	Fly Way	49	1,083	193	4.8	5%	10%	Low Intermediate
12	Fox Run	208	1,731	43	1.7	12%	27%	Low Intermediate
39	Goose Bumps	625	1,944	74	3.3	34%	53%	Expert
51	Guster	80	795	44	0.8	10%	13%	Low Intermediate
22	Hansen Chase	369	1,595	152	5.6	24%	31%	Low Intermediate
17	Hawes's Hideout	258	843	49	1.0	32%	43%	Expert
48	Jet Stream	395	2,115	143	7.0	19%	34%	Intermediate
18	Kartwheel	236	888	72	1.5	28%	39%	Intermediate
24	Kick Back	142	649	117	1.7	23%	29%	Low Intermediate
59	Lemon	50	401	121	1.1	13%	15%	Novice
8	Lift Line	405	1,583	134	4.9	27%	35%	Intermediate
60	Lime	37	432	41	0.4	9%	13%	Novice
27	Lower Blast Off	715	3,993	90	8.3	18%	33%	Intermediate
11	Lower Cataract	200	903	105	2.2	23%	36%	Intermediate
4	Lower Crossover	52	351	51	0.4	15%	25%	Low Intermediate
38	Lower Flying Goose	345	1,388	123	3.9	26%	35%	Intermediate
29	Lower Ridge	455	3,054	115	8.1	15%	24%	Low Intermediate
7	Lower Wingding	331	1,735	116	4.6	20%	33%	Intermediate
43	Lynx	929	3,151	134	9.7	31%	47%	Advanced Intermediate

**TABLE IV-2:
TERRAIN SPECIFICATIONS – EXISTING CONDITIONS**

Map Ref.	Trail Name	Vertical Drop	Slope Length	Avg. Width	Area	Avg. Grade	Max. Grade	Skier/Rider Ability Level
		(ft.)	(ft.)	(ft.)	(acres)	(%)	(%)	
6	Middle Wingding	363	1,462	176	5.9	26%	40%	Intermediate
31	Old Goat	48	359	37	0.3	14%	25%	Low Intermediate
30	Outer Ridge	335	2,120	56	2.7	16%	31%	Low Intermediate
54	Paradise	162	1,195	59	1.6	14%	19%	Novice
49	Pipeline	420	2,108	176	8.5	20%	31%	Low Intermediate
3	Porky's	78	556	48	0.6	14%	36%	Intermediate
32	Portage	99	543	57	0.7	19%	26%	Low Intermediate
61	Promenade	43	327	148	1.1	13%	17%	Novice
	Promenade Carpet	28	168	120	1.5	10%	10%	Beginner
53	Province	363	2,286	110	5.8	16%	28%	Novice
19	Skyway Ledges	197	1,006	80	1.9	20%	37%	Intermediate
14	Skyway	543	2,250	124	6.4	25%	37%	Intermediate
64	Smooth Sail'n	130	930	118	2.5	14%	22%	Novice
65	Spinnaker	215	823	49	0.9	27%	36%	Intermediate
1	Stovepipe	132	929	43	0.9	14%	27%	Low Intermediate
9	Sundance	149	794	107	1.9	19%	29%	Low Intermediate
63	Sunnyside Down	38	396	55	0.5	10%	18%	Novice
52	The Park	32	244	54	0.3	13%	14%	Advanced Intermediate
40	Toboggan Chute	185	1,660	58	2.2	11%	21%	Low Intermediate
26	Upper Blast Off	619	2,486	93	5.3	26%	38%	Advanced Intermediate
10	Upper Cataract	338	1,235	118	3.3	29%	39%	Advanced Intermediate
4	Upper Crossover	46	480	37	0.4	10%	11%	Low Intermediate
37	Upper Flying Goose	601	1,815	140	5.8	35%	43%	Advanced Intermediate
41	Upper Hansen Chase	153	793	90	1.6	20%	31%	Advanced Intermediate
28	Upper Ridge	940	5,875	108	14.5	16%	31%	Low Intermediate
5	Upper Wingding	324	1,377	141	4.4	24%	32%	Intermediate
20	West Side	330	1,564	97	3.5	22%	37%	Intermediate
2	Williamson Trail	800	5,071	54	6.3	16%	24%	Low Intermediate
TOTAL			90,305		218.4			

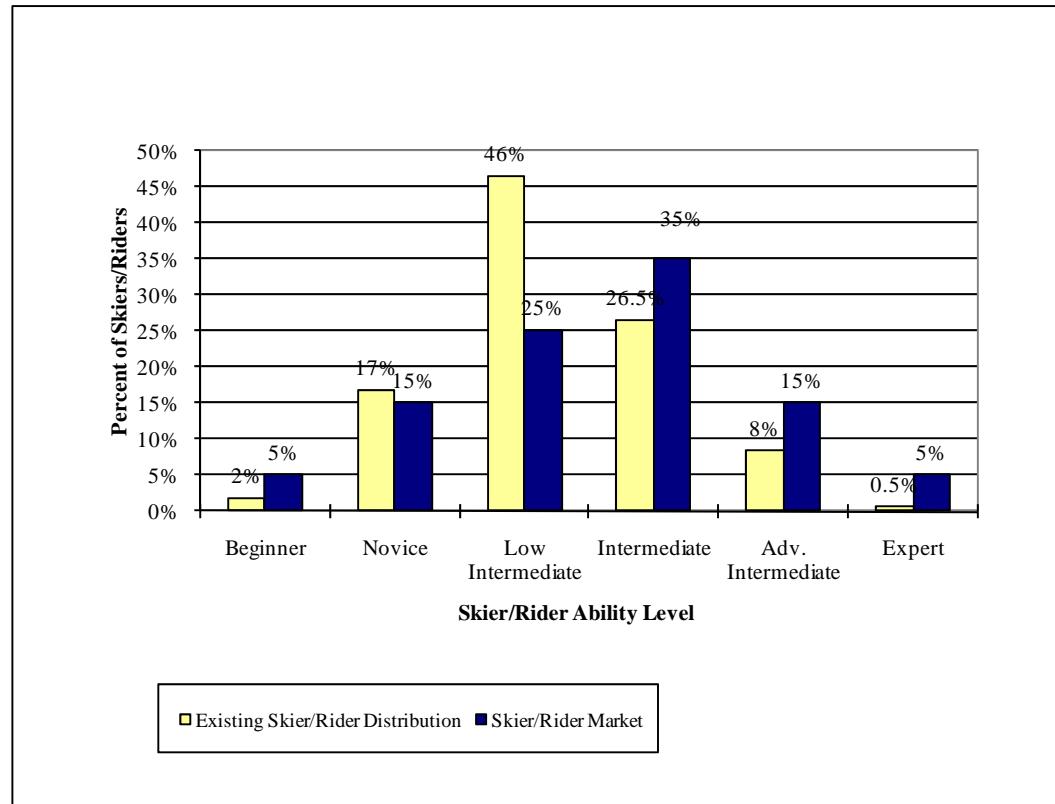
Overall, the trail network is fairly well balanced and efficient. The Sunbowl side of the mountain tends to be slightly underutilized due to the slower chair, and lack of good circulation back to the base area. There are good opportunities to increase intermediate level terrain in the area of the Ridge runs.

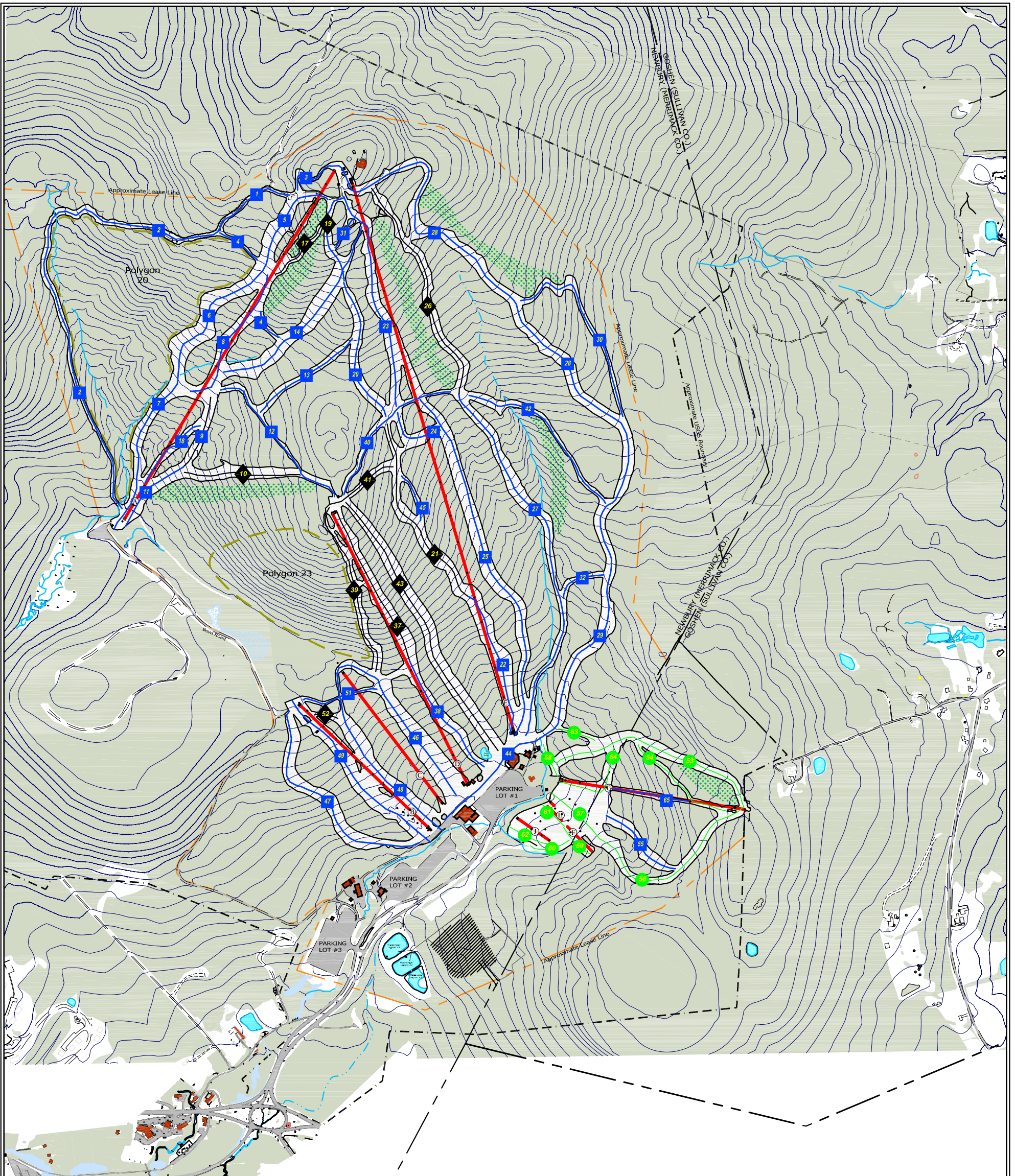
The following table and chart illustrate the distribution of terrain by skier ability level for the developed trail network. These exhibits show that the trail network at Mount Sunapee accommodates a range of skier ability levels – from beginner to expert. The terrain distribution figures also indicate a shortage of Beginner, Intermediate, Advanced Intermediate, and Expert terrain, and a surplus of Novice and Low Intermediate terrain. The significant surplus of Low Intermediate terrain skews the rest of the percentages. The shortage of expert terrain is mitigated by the existing gladed areas.

**TABLE IV-3:
TERRAIN DISTRIBUTION BY ABILITY LEVEL – EXISTING CONDITIONS**










Skier/Rider Ability Level	Trail Area (acres)	Skier/Rider Capacity (guests)	Skier/Rider Distribution (%)	Skier/Rider Market (%)
Beginner	1.5	45	2%	5%
Novice	24.5	441	17%	15%
Low Intermediate	87.4	1,224	46%	25%
Intermediate	69.6	696	26.5%	35%
Adv. Intermediate	31.2	219	8%	15%
Expert	4.3	13	0.5%	5%
TOTAL	218.4	2,637	100%	100%

**CHART IV-1:
TERRAIN DISTRIBUTION BY ABILITY LEVEL – EXISTING CONDITIONS**





LEGEND

- | | | | |
|---|-----------------------------------|---|------------------------|
|  | EXISTING CONTOURS -25ft. Interval |  | EXISTING GLADES |
|  | EXISTING STREAMS & WETLANDS |  | EXISTING LIFTS |
|  | EXISTING LAKES & PONDS |  | APPROX. LEASE BOUNDARY |
|  | EXISTING ROADS AND PARKING | | |
|  | EXISTING BUILDINGS | | |
|  | EXISTING VEGETATION AND RUNS | | |



Title
Existing Conditions

Figure Number:
IV-1

Project Number: 09033.001
File: M Existing Conditions.dwg

Scale: 1"=1000'
Date: 06/01/09
Drawn By: LHR
Checked By: CLH

North



C. COMFORTABLE CARRYING CAPACITY

The daily carrying capacity of a resort is described as the Comfortable Carrying Capacity (CCC). CCC is not a cap on visitation, but is rather a design standard defined as the number of daily visitors a resort can comfortably or efficiently accommodate at one time without overburdening the resort infrastructure.

In essence, CCC is a guest attendance level that can be serviced by the resort while operations remain optimally functional. The CCC is derived from the resort's *supply of vertical transport* (the combined uphill hourly capacities of the lifts) and *demand for vertical transport* (the aggregate number of runs demanded multiplied by the vertical rise associated with those runs). The CCC is calculated by dividing vertical supply (VTF/Day) by Vertical Demand.

As stated earlier, the accurate estimation of a ski area's CCC is a complex issue and is the single most important planning criterion for the ski area. All other related skier service facilities can be planned based on the proper identification of the mountain's capacity. The calculation of Mount Sunapee's CCC is described in the following table.

**TABLE IV-4:
CALCULATION OF COMFORTABLE CARRYING CAPACITY – EXISTING CONDITIONS**

Map Ref.	Lift Name and Type	Slope Length	Vert. Rise	Hourly Capacity	Oper. Hours	Access Role.	Misloading Stopping	Adjusted Hrly. Cap.	VTF/Day	Vertical Demand	CCC
		(ft.)	(ft.)	(persons/hr.)	(hrs.)	(%)	(%)	(persons/hr.)	(000)	(ft./day)	(guests)
A	Sunbowl Quad/C4	4,292	1,058	2,400	7.00	10	10	1,920	14,220	11,752	1,210
B	Spruce Triple/C3	1,940	417	1,600	7.00	0	10	1,440	4,203	7,402	570
C	Duckling Double/C2	1,743	385	900	7.00	0	10	810	2,183	7,102	310
D	North Peak Triple/C3	3,254	965	1,800	7.00	10	10	1,440	9,727	14,223	680
E	Sunapee Express/DC4	6,056	1,402	2,650	7.00	15	5	2,120	20,806	16,809	1,240
F	Piggyback/Handle Tow	300	34	400	7.00	0	20	320	76	850	90
G	Clipper Ship Quad/C4	1,814	374	1,600	7.00	0	10	1,440	3,770	4,622	820
H	Boardwalk/Handle Tow	200	30	250	7.00	0	20	200	42	914	50
I	Beach Blanket/Carpet	90	8	400	7.00	0	20	320	11	193	60
J	Flying Carpet/Carpet	360	48	800	7.00	0	20	640	215	1,131	190
TOTAL		20,049		12,800				10,650	55,253		5,220

As illustrated in Table IV-4, the CCC of the lift and trail network at Mount Sunapee is about 5,220 guests per day. It is not uncommon for ski areas to experience peak days during which skier visitation exceeds the CCC by as much as 25%. However, it is not recommended to consistently exceed the CCC due to the resulting decrease in the quality of the recreational experience, and thus the resort's repeat business.

D. SKI TRAIL DENSITY ANALYSIS

An important aspect of ski area design is the balancing of uphill lift capacity with downhill trail capacity. Trail densities are derived by contrasting the uphill, at-one-time capacity of each lift system (CCC) with the trail acreage associated with each lift pod. At any one time, skiers are dispersed throughout the resort, while using guest facilities and milling areas, waiting in lift mazes, riding lifts, or enjoying descents. For the trail density analysis, 25% of each lift's capacity is presumed to be using guest service facilities or milling areas. This 25% of the skier population is the resort's inactive population.

The active skier population can be found in lift lines, on lifts, or on trails. The number of skiers waiting in line at each lift is a function of the uphill hourly capacity of the lift and the assumed length of wait time at each lift. The number of guests on each lift is the product of the number of carriers on the uphill line and the capacity of the lift's carriers. The remainder of the skier population (the CCC minus the number of guests using guest facilities, milling in areas near the resort portals, waiting in lift mazes, and actually riding lifts) is assumed to be enjoying downhill descents.

Trail density is calculated for each lift pod by dividing the number of guests on the trails by the amount of trail area that is available within each lift pod. The trail density analysis compares the calculated trail density for each lift pod to the desired trial density for that pod (i.e., the product of the ideal trail density for each ability level and the lift's trail distribution by ability level).

The density analysis for the existing conditions at Mount Sunapee is illustrated in Table IV-5. This table shows that, overall, there is a good balance between downhill terrain capacity and uphill lift capacity. The overall downhill terrain capacity was calculated at around 6,700 people, or around 28% higher than the uphill lift capacity. This desirable situation is reflected in the moderate skier densities.

**TABLE IV-5:
SKI TRAIL DENSITY ANALYSIS – EXISTING CONDITIONS**

Lift Name.	Daily Capacity	Disbursement of Skier/Rider Population				Trail Density Analysis				Density Index
		Support Fac./Milling	Lift Lines	On Lift	On Trails	Trail Area	Trail Density	Desirable Trail Density	Diff.	
	(CCC)	(guests)	(guests)	(guests)	(guests)	(acres)	(guests/ac.)	(guests/ac.)	(+/-)	(%)
Sunbowl Quad	1,210	303	160	292	455	53.6	8	11	13	73%
Spruce Triple	570	143	168	110	149	22.6	7	12	-5	58%
Duckling Double	310	78	95	60	77	7.6	10	13	-3	77%
North Peak Triple	680	170	192	174	144	24.2	6	10	-4	60%
Sunapee Express	1,240	310	177	225	528	82.1	6	12	-6	50%
Piggyback	90	23	37	8	22	1.2	18	18	0	100%
Clipper Ship Quad	820	205	204	102	309	21.8	14	17	-3	81%
Boardwalk	50	13	17	7	13	0.9	15	29	-14	52%
Beach Blanket	60	15	27	5	13	0.8	17	30	-13	57%
Flying Carpet	190	48	53	38	51	3.8	13	18	-5	72%
TOTAL	5,220	1,308	1,130	1,021	1,761	218.4	9	13	-4	67%

The only area shown in the above table to have higher than desirable densities is the novice terrain serviced by the Piggyback handle tow. However, even though the terrain off this lift is classified as novice due to its 14% grade, it functions more as a higher level beginner area where densities are not a concern, since many of the skiers are clustered on the sides of the runs, in group lessons, or similar situations. As a result, that high density index number is not a concern.

E. MAINTENANCE FACILITIES, UTILITIES, AND SNOWMAKING COVERAGE

1. Maintenance Facilities

Mount Sunapee has three primary maintenance facilities. The vehicle maintenance facility has a five-bay garage and a stock room, and is where maintenance of all rolling stock takes place. The service shop is a three-bay facility and is the location of buildings and grounds maintenance, lift maintenance, and carpentry. The snowmaking control building houses the electric air compressors and all snowmaking maintenance and storage.

2. Utilities

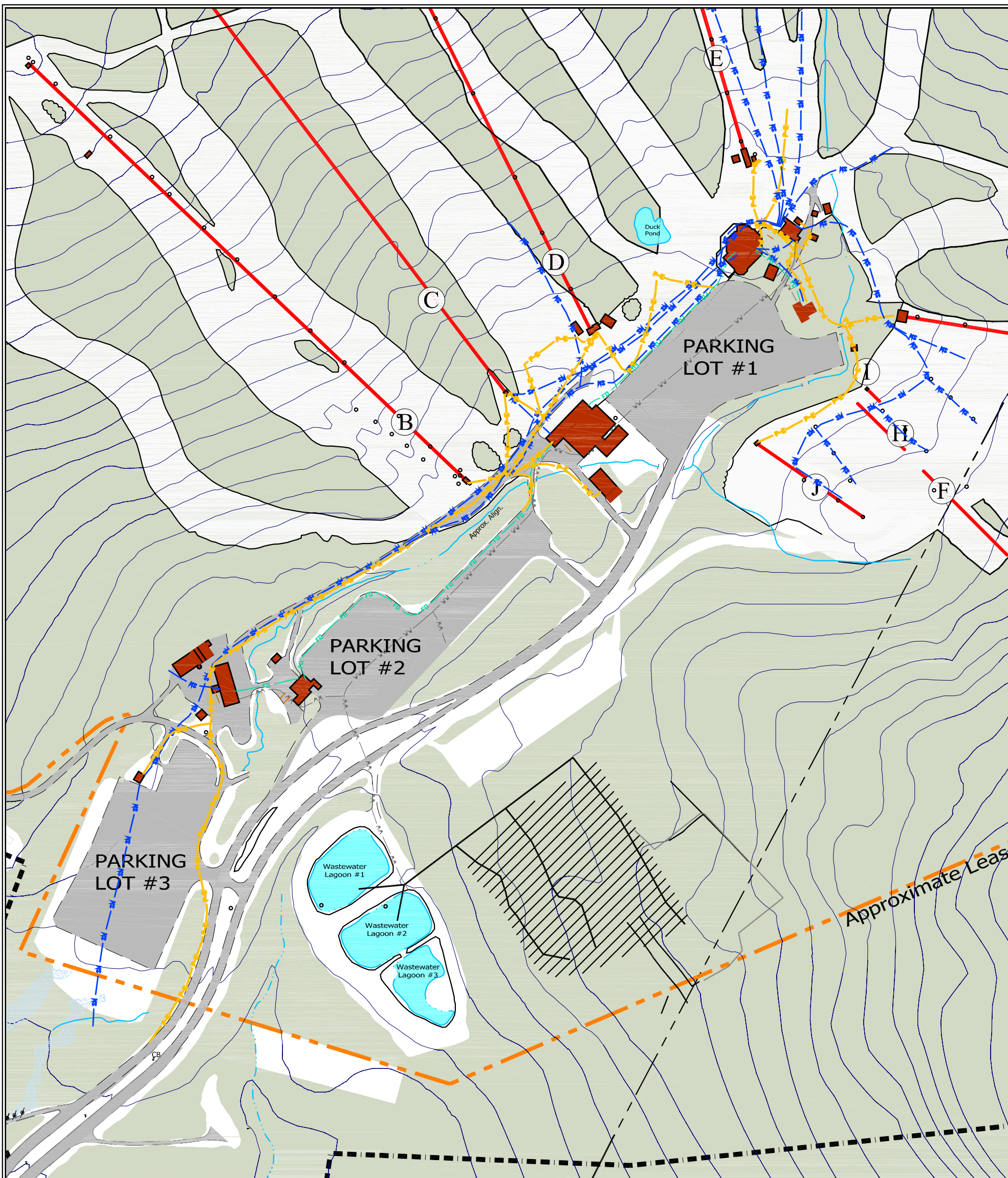
Mount Sunapee has an onsite wastewater disposal system, consisting of septic tanks at each building and a lagoon and sprayfield system for final treatment. The base area has a combined treatment capacity of 13,500 gallons per day. The Summit Lodge has a septic tank with a leach field with a treatment capacity of 5,000 gallons per day. The Summit Lodge leach field was replaced in 2006. All systems are considered to be adequate to accommodate current and future use.

Fuel storage is accomplished in multiple locations around the resort, in both underground and above ground tanks. #2 fuel is stored in underground tanks adjacent to respective buildings, ranging in size from 3,000 to 10,000 gallons. Propane is stored in above ground tanks throughout the resort, ranging in size from 100 gallon to 2,000 gallon. Diesel is stored in a 6,000 gallon underground tank at the service shop, and gasoline is also stored in a 6,000 gallon underground tank at the service shop. All tanks are in compliance with the applicable codes.

All electrical power used by the resort is distributed from PSNH, a commercial supplier. Power is distributed throughout the resort via underground power lines and is considered adequate for current and future use.

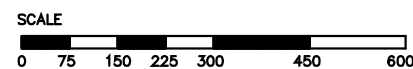
Domestic water needs at Mount Sunapee are met by private wells. There is a 2,000 gallon underground tank in the base area fed by a 73 gallon per minute well, a 1,000 gallon above ground tank at the summit lodge fed by a 7.5 gallon per minute well, and a 500 gallon tank at the maintenance shop fed by a 25 gallon per minute well. Based on current usage, all sources are considered adequate, with the base area well being more than adequate.

See Figure IV-2 for a map of the existing utilities in the base area.



LEGEND

- | | | | | | |
|---|-----------------------------------|---|------------------------|---|-------------------------------|
|  | EXISTING CONTOURS -25ft. Interval |  | EXISTING LIFTS |  | UNDERGROUND FUEL STORAGE |
|  | EXISTING STREAMS & WETLANDS |  | APPROX. LEASE BOUNDARY |  | PHONE ELECTRIC |
|  | EXISTING LAKES & PONDS |  | PHONE ELECTRIC |  | WASTE WATER |
|  | EXISTING ROADS AND PARKING |  | FIBER OPTICS |  | DOMESTIC WATER AND SNOWMAKING |
|  | EXISTING BUILDINGS | | | | |
|  | EXISTING VEGETATION AND RUNS | | | | |



Title
Existing Base Area
Utilities

Figure Number:
IV-2

Project Number: 09033.001
File: M Base Area Utilities.dwg

Scale: 1"=300'
Date: 06/01/09
Drawn By: LHR
Checked By: CLH

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3. Snowmaking Coverage

Snowmaking is an important part of Mount Sunapee's operation. The amount and timing of natural snowfall, and the degree to which temperatures are cold enough for snowmaking often dictate the overall success of a ski resort's winter operation. Compounding the weather risk is the fact that most resorts receive a significant portion of their wintertime visitation during a few, relatively short vacation periods. This factor exerts extreme pressure on resorts to provide a quality snow product during those important holiday periods.

Mount Sunapee currently holds water rights allowing for the winter seasonal use of 258.3 million gallons of water from Lake Sunapee annually, and presently utilizes a portion of this to provide snowmaking coverage on approximately 205 acres of developed ski terrain. Over the past five seasons, the resort has averaged using 150 million gallons of water per year, or about 58% of what is permitted. Approximately 28 inches of augmented snow coverage is required to ski the terrain covered by the snowmaking infrastructure. See Section V for a snowmaking coverage map.

F. SKIER SERVICES BUILDINGS

Skier services are offered in three primary locations within the base area of Mount Sunapee. The first is the Spruce Lodge, constructed in 1962, with approximately 26,300 square feet in size and two floors; it houses a restaurant, 635 indoor and 200 outdoor seats, a bar/lounge, restrooms, guest service facilities, ski school, rentals, retail sales, ticket sales, public lockers, administration, and storage.⁴ The building was constructed in the 1960's, and is considered to be in good condition. Adjacent to the Spruce Lodge is the Ski Patrol building, housing First Aid/Ski Patrol as well as Ski School and Ambassador lockers.

The Sunapee Lodge, located at the west end of parking lot #1, was constructed in 1999 and has 24,800 square feet on three floors. The Sunapee Lodge houses a restaurant with 590 indoor seats, ticket sales, public lockers, retail sales, restrooms, administration and storage.

The third facility is the Learning Center, a 5,300-square foot building constructed in 2003 as the primary location for children's ski school programs, and daycare.

The fourth base area facility is the Alpine Racing Competition Center, a 1,800-square foot building constructed in 2004 as the primary location for the participants in the Mount Sunapee Alpine Racing Program.

On-mountain services are provided in the Summit Lodge. The 6,275-square foot building houses food service and restrooms, and was constructed in 1963 with 191 indoor seats.

⁴ For the purposes of this discussion, Spruce Lodge includes the adjacent rental shop.

Sufficient space should be provided to accommodate the resort CCC of 5,220 guests per day. Table IV-6 shows the size and placement of all existing visitor services at Mount Sunapee. Based upon a CCC of 5,220 skiers, Table IV-7 compares the current space use allocations of the visitor service functions to industry standards for a resort of similar size and market orientation as Mount Sunapee.

**TABLE IV-6:
EXISTING SPACE USE ALLOCATIONS**

Service Function	Spruce Lodge	Sunapee Lodge	Learning Center	Summit	Ski Patrol	Existing Total
Ticket Sales/Guest Services	2,300	500	300	-	150	3,250
Public Lockers	80	500	0	-	-	580
Rentals/Repair	2,565	0	260	-	-	2,825
Retail Sales	1,740	1,800	0	-	-	3,540
Bar/lounge	1,340	0	0	-	-	1,340
Adult Ski School	312	0	1,775	-	840	2,927
Kid's Ski School	0	0	1,000	-	-	1,000
Restaurant Seating	5,344	11,000	0	3,060	-	19,404
Kitchen/Scramble	2,020	3,000	155	700	-	5,875
Rest rooms	1,000	1,300	335	320	80	3,035
Ski Patrol	0	0	0	-	2,100	2,100
Administration	3,008	200	600	-	80	3,888
Employee Lockers/Lounge	800	0	40	-	480	1,320
Mechanical	800	200	100	568	80	1,748
Storage	1,170	2,300	65	877	-	4,412
Circulation/Waste	3,825	4,000	700	750	500	9,775
TOTAL SQUARE FEET	26,304	24,800	5,330	6,275	4,310	67,019

**TABLE IV-7:
EXISTING TOTAL SPACE USE RECOMMENDATIONS (SQ. FT.)**

Service Function	Existing Total	Recommended Range		Difference from Rec	
		Recommended Low Range	Recommended High Range	Low	High
Ticket Sales/Guest Services	3,250	2,110	2,580	1,140	670
Public Lockers	580	3,520	4,310	-2,940	-3,730
Rentals/Repair	2,825	4,230	5,640	-1,405	-2,815
Retail Sales	3,540	2,880	3,510	660	30
Bar/lounge	1,340	3,590	4,390	-2,250	-3,050
Adult Ski School	2,927	1,880	2,300	1,047	627
Kid's Ski School	1,000	3,760	4,590	-2,760	-3,590
Restaurant Seating	19,404	19,730	24,120	-326	-4,716
Kitchen/Scramble	5,875	5,920	7,230	-45	-1,355
Rest rooms	3,035	4,440	5,430	-1,405	-2,395
Ski Patrol	2,100	2,220	2,710	-120	-610
Administration	3,888	2,400	2,930	1,488	958
Employee Lockers/Lounge	1,320	1,200	1,460	120	-140
Mechanical	1,748	1,560	2,350	188	-602
Storage	4,412	2,600	3,920	1,812	492
Circulation/Waste	9,775	6,250	9,400	3,525	375
TOTAL SQUARE FEET	67,019	68,290	86,870	-1,271	-19,851

Food service seating at Mount Sunapee is provided at the base area in the Spruce Lodge and Sunapee Lodge, and on-mountain at the Summit Lodge. There are a total of 1,416 seats available to skiers.

A key factor in evaluating restaurant capacity is the turnover rate of the seats. A turnover rate of three to five times is the standard range utilized in determining restaurant capacity. Sit-down dining at ski areas typically results in a turnover rate of three, while “fast food” cafeteria style dining is characterized by a higher turnover rate. Furthermore, weather has an influence on turnover rates at ski areas, as on snowy days skiers will spend more time indoors than on sunny days.

The following table summarizes the seating requirements at Mount Sunapee, based on a logical distribution of the CCC to each service building/location.

**TABLE IV-8:
EXISTING FOOD SERVICE SEATING RECOMMENDATIONS**

Building/Location	Base Area	Summit	Total
Lunchtime Capacity (CCC)	4,256	1,225	5,481
Average Seat Turnover	3	3.5	
Existing Seats	1,225	191	1,416
Required Seats	1,419	350	1,769
Difference	-194	-159	-353

Source: SE GROUP

Due to frequent cold and inclement weather, an average turnover rate of 3 was used for the Base Area and 3.5 at the Summit Lodge.

As shown in Table IV-8, there is a deficiency in seating capacity of -353 seats. The seating shortage is somewhat mitigated by the children’s lunches provided in the Learning Center, and by the fact that outdoor deck seating is available at the Spruce Lodge and the Summit Lodge. However, as the ski area is upgraded, additional food service seating should be provided.

G. PARKING AND ROADS

Total parking capacity must be balanced with the CCC. All skiers come to Mount Sunapee in cars or buses and park in the day-skier parking areas. No overnight accommodations are available at Mount Sunapee. Three parking areas exist in the base area. Lots #1 and #2 are paved, and Lot #3 is gravel. On busy days, all parking areas are completely full.

**TABLE IV-9:
PARKING REQUIREMENTS – EXISTING CONDITIONS**

	Multiplier	Total
CCC plus non-ski guests	2%	5,324
Percent parking at portal		
Number parking at portal		5,324
Net number requiring parking		5,324
Number of guests arriving by car	95%	5,058
Number of guests arriving by charter bus	5%	266
Required car parking spaces	2.7	1,873
Required charter bus parking spaces	35.00	8
Equivalent car spaces (1 bus=4.5 car)	4.5	34.2
Required employee car parking spaces	4.0%	209
Total required spaces		2,116
Existing parking spaces		1,830
Deficit		-286

Note: existing parking – Lot 1=545 cars, Lot 2=510 cars, Lot 3=775 cars

Based upon a CCC of 5,220 skiers, there is currently less than adequate day-skier parking provided (see Table IV-8 above). On busy days overflow parking is provided at the State beach parking lots (capacity 450 cars). As the mountain capacity increases additional parking will need to be provided.

H. RESORT BALANCE AND LIMITING FACTORS

The overall balance of the existing ski area is evaluated by calculating the capacities of the resort's various facilities, as compared to the resort's CCC. The above discussed capacities are shown in Chart IV-2.