



Moving Mountains

Year-Round Mountain and Snowsports
Resorts in Major Market Destinations

South County Federation Update | 21 September 2021



Agenda

- Our message – Snowsports for Everyone
- Project design/development updates
- Community outreach/connection



Alpine-X's Message – Snowsports for Everyone

- Expand interest and inclusive participation in snowsports and snow fun
- Eliminate challenges associated with snowsports:
 - ❖ Cost
 - ❖ Geography
 - ❖ Seasonality
- Provide ideal snow conditions year-round in convenient, affordable sites



Features of Our Resort

- Year-round, indoor snowsports/snow fun
 - ❖ Dedicated ski, boarding, teaching and snow play areas
 - ❖ Snowsports ranging from recreational through competitive levels, as well as low-skill and no-skill entertainment options
- Variety of guest experiences inside and outside the snowdome
- High-quality, high-value activities and experiences
- Safe, clean environment



Precedent Projects - 113 operational indoor snow domes worldwide

Harbin Sunac Snow World (China)

781,460 SF snow



Ski Dubai (UAE)

300,000 SF snow



SnowWorld Landgraaf (Netherlands)

376,737 SF snow



Ski Egypt (Egypt)

142,084 SF snow



SNØ (Norway)

387,501 SF snow



Site Access

Options Under Study



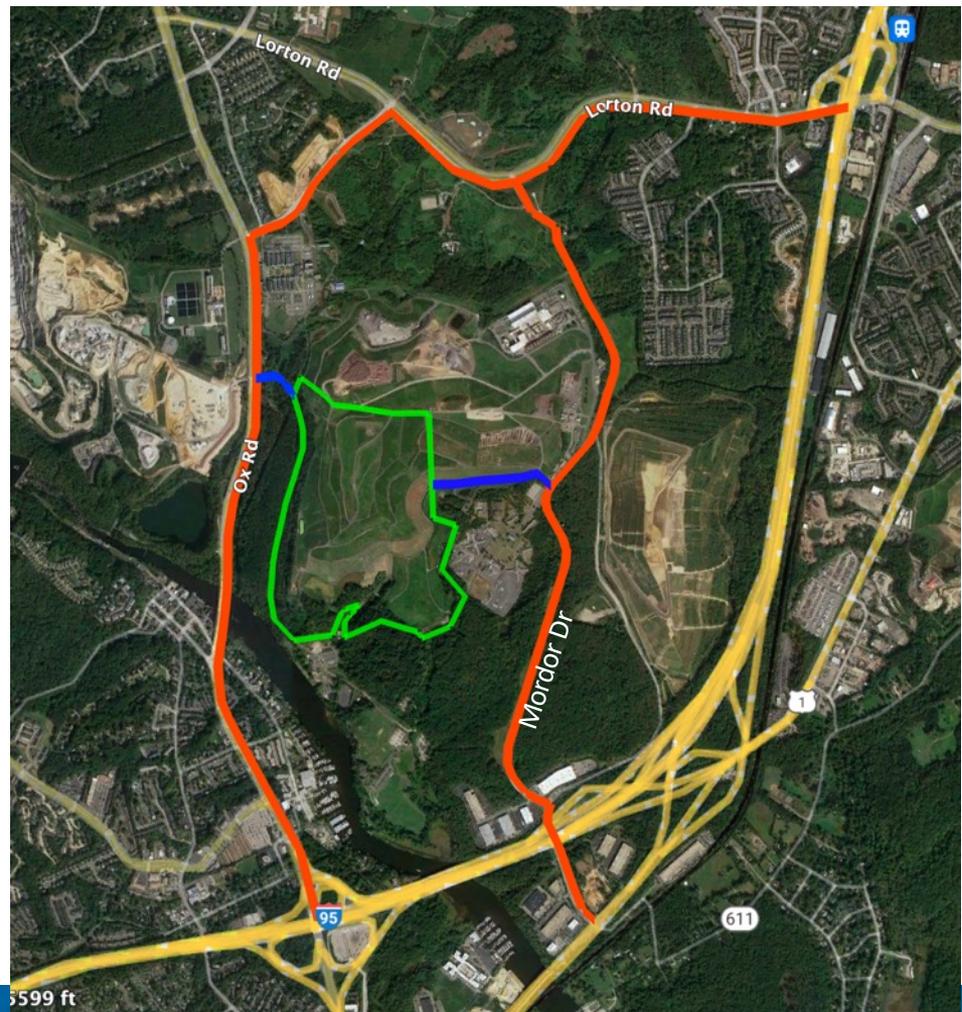
Resort Area



Access Roads to Resort



Major Artery Roads



5599 ft

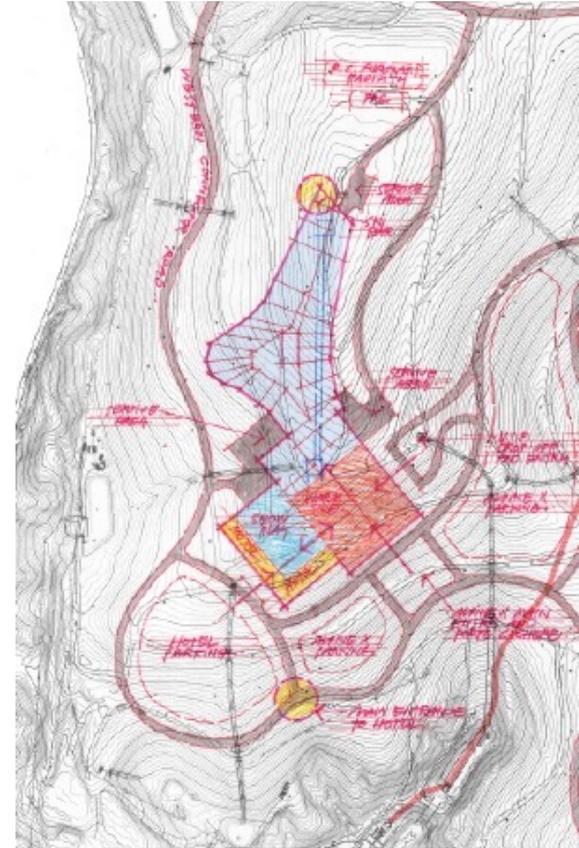
Current Draft Master Plan Concept

Development Components (Indoor)

- Snow Area (slopes, teaching/training area, snow play) – 400,000 sqft
- Hotel (200 - 300 rooms)
- Base Station (arrival/support facilities for snowdome, food and beverage outlets, retail shops, meeting spaces, indoor adventure area, back of house areas)

Other Components (Outdoor)

- Mountain coaster (gravity-powered)
- Food truck areas
- Tubing activities
- Solar array
- Parking
- Ropes course/zip line adventure experience
- Community space
- Routes and trails that access local community/facilities



Geotechnical

- SCS Engineers' Key Takeaways:
 - Ground, air and water quality data confirmed the landfill is suitable for development.
 - Data indicates the I-95 Landfill is generally stable, does not exhibit high rates of settlement and does not contain excessive leachate.



Settlement Plates on Landfill

Environmental

- Utilize renewable energy through on-site solar
- Indoor snowdome is inherently efficient by design
- State-of-the-art technology for energy efficiency
- Water used for snowmaking may be filtered and reused
- Stormwater capture/reuse initiatives and environmental engineering to mitigate run-off from development
- Utilization of technologies both inside and outside of facility for water conservation and water protection

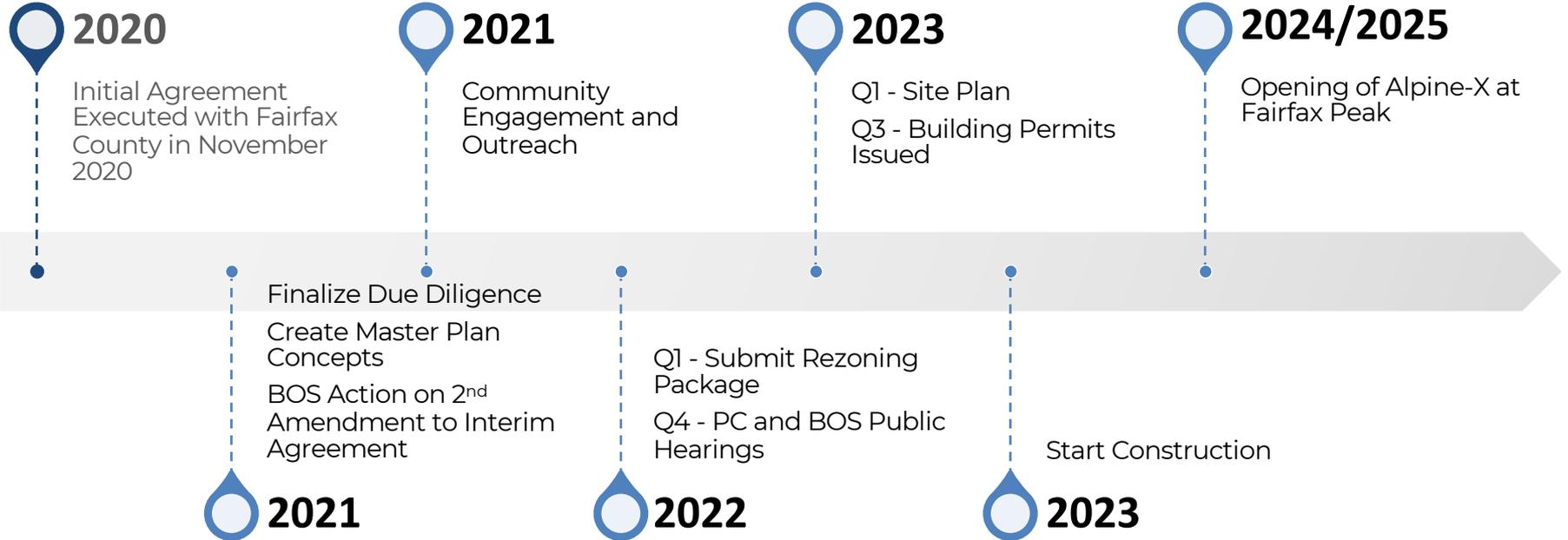


Economic Impact and Job Opportunities

- Engaged Tripp Umbach for Economic Impact Study
- Operations/tourism economic impacts to Fairfax County:
 - ❖ Year 1 = \$232.0 million
 - ❖ Years 1-5 (cumulative) = \$1.24 billion
- Capital development and investment spending = \$334.2 million
- Between 300 and 500 permanent, year-round jobs in an upbeat and fun environment
- Our team members will be actively involved with the local community



Current Estimated Timeline



Connect with Us



**Learn More about
the proposed Fairfax Peak**

**Saturday, September 25th
11:00am-2:00pm
Workhouse Arts Center
9518 Workhouse Way, Lorton**



www.alpine-x.com



Questions?





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