

An aerial photograph of a vast, snow-covered mountain range. The terrain is dotted with numerous evergreen trees, and long, soft shadows are cast across the snow, suggesting a low sun position. Ski tracks and some small structures are visible in the lower-left corner. The sky is a clear, pale blue.

# Evolving Main

## Initial Land Use Permit Application

SEPTEMBER 13, 2022

HART HOWERTON  
NEW YORK • SAN FRANCISCO

# Vision

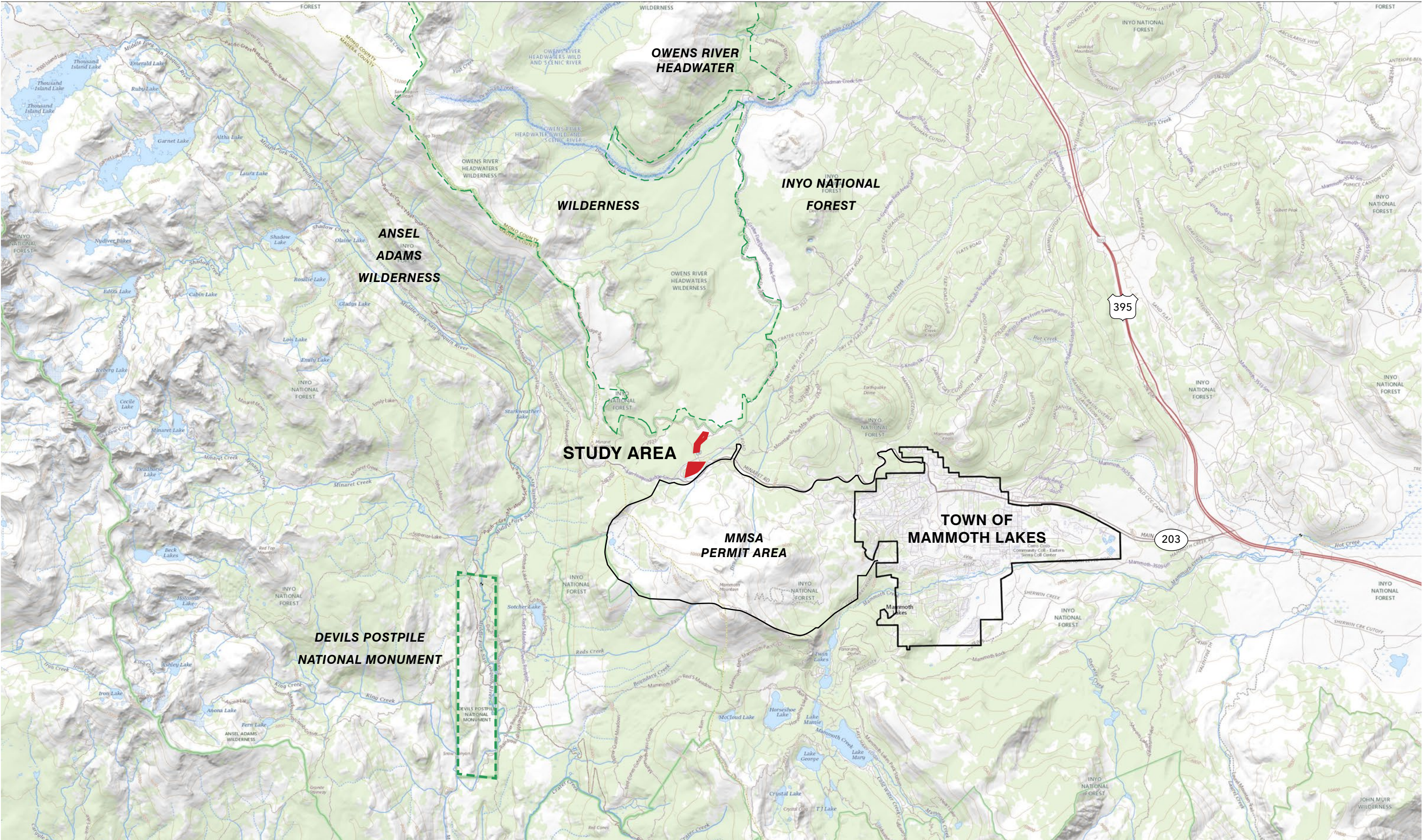
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- Enhance the guest experience with new facilities that capture Mammoth's adventurous spirit
- Improve snow and summer operations
- Provide new and diverse lodging options
- Expand year-round activities
- Create a vibrant amenity core
- Replace dated and inefficient facilities and infrastructure
- Utilize green building practices and sustainable design

# Program

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- Parcel A
  - 250 Lodging Units/Hotel Keys Maximum
  - 164 Resort Residential Units Maximum
  - 95,000 sf Commercial Maximum
  - 105,000 sf Amenity Maximum
- Parcel B
  - 45 Resort Residential Units Maximum
  - 5,000 sf Commercial Maximum
  - 45,000 sf Utilities Maximum
  - Trails, Ponds, Support Facilities

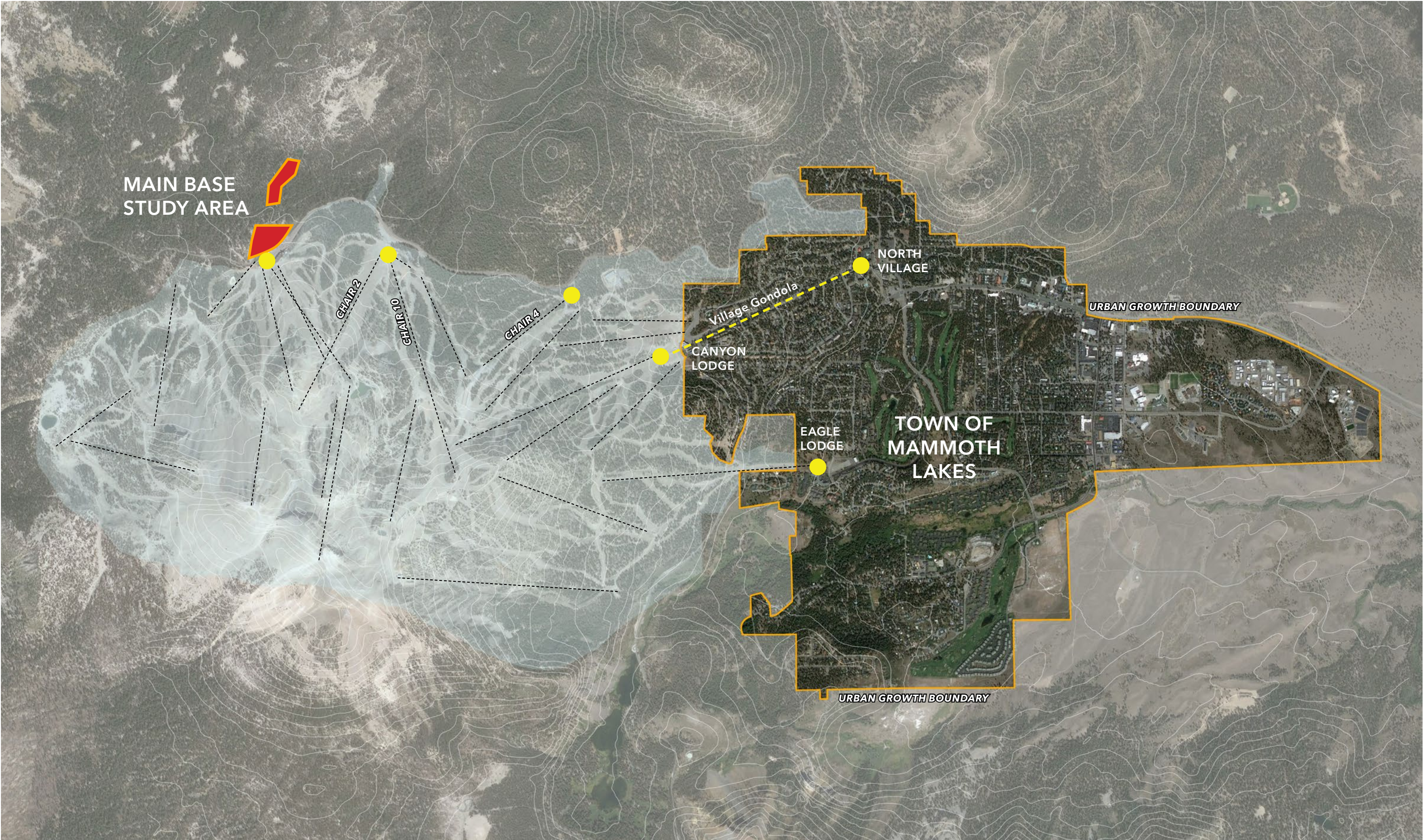


# Regional Context

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Town Context

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# Existing Conditions

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Existing Conditions | Parcel A

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Existing Conditions | Parcel B Wastewater Settling Ponds

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Legend	
■■■■	Study Area Boundary
A	Main Base
B	Resort Residential
C	Reclaimed Water Storage Pond
D	Wastewater Treatment & Facilities
Not within Study Area	
1	New Road Connection
2	Ski Beach
3	Gus' Pasture Training Terrain
4	Proposed Ski Run
5	Existing Chalets
6	Transit & Arrival Plaza
7	Mountain Operations
8	Employee Parking
—	Existing Chair
—	Proposed Gondola or Chair



## Illustrative Concept Plan | Parcel A + B

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Legend	
■■■■	Study Area Boundary
A	Resort Residential
B	Wastewater Treatment & Facilities
C	Reclaimed Water Storage Ponds



# Illustrative Concept Plan | Parcel B

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PARCEL A			
Use	Area (SF)	Max. Hotel Keys	Max. Units
HOTEL	175,000	250	
RESORT RESIDENTIAL - A	425,000		164
AMENITY			
Hotel Amenity	85,000		
Skier Services	20,000		
COMMERCIAL			
Locker Club	10,000		
Retail	35,000		
Food and Beverage	50,000		
BOH/Circulation	200,000		
Parcel A Subtotal	1,000,000	250	164
Developable Area (Acres) <sup>(1)</sup>	17.77		
F.A.R. <sup>(2)</sup>	1.3		
Minaret Road (Acres) <sup>(3)</sup>	2.69		
Parcel A Total Acreage	20.46		

<sup>(1)</sup>Minaret Road not included in acreage.

<sup>(2)</sup>F.A.R. includes Resort Residential-A square footage.

<sup>(3)</sup>Minaret Road section assumed to be 56' wide. Refer to road section on page 21.

PARCEL B			
Use	Area (SF)	Max. Hotel Keys	Max. Units
RESORT RESIDENTIAL - B	135,000		45
Site Area (Acres)	11.77 acres		
Density	4.0 du/acre		
COMMERCIAL	5,000		
Parcel B Subtotal	140,000		45
UTILITY	45,000		
Site Area (Acres)	3.49 acres		
F.A.R.	0.3		
Parcel B Utility Subtotal	45,000		
Parcel B Subtotal	185,000		45
Parcel B Total Acreage	15.26		
PARCEL A+B TOTAL	1,185,000 sf	250	209

PROJECT SUMMARY

PARCEL A			
Use	Area (SF)	Max. Hotel Keys	Max. Units
HOTEL	175,000	250	
RESORT RESIDENTIAL - A	425,000		164
AMENITY			
Hotel Amenity	85,000		
Skier Services	20,000		
COMMERCIAL			
Locker Club	10,000		
Retail	35,000		
Food and Beverage	50,000		
BOH/Circulation	200,000		
Parcel A Subtotal	1,000,000	250	164
Developable Area (Acres) <sup>(1)</sup>	17.77		
F.A.R. <sup>(2)</sup>	1.3		
Minaret Road (Acres) <sup>(3)</sup>	2.69		
Parcel A Total Acreage	20.46		

<sup>(1)</sup> Minaret Road not included in acreage.

<sup>(2)</sup> F.A.R. includes Resort Residential-A square footage.

<sup>(3)</sup> Minaret Road section assumed to be 56' wide. Refer to road section on page 21.

PARCEL B			
Use	Area (SF)	Max. Hotel Keys	Max. Units
RESORT RESIDENTIAL - B	135,000		45
Site Area (Acres)	11.77 acres		
Density	4.0 du/acre		
COMMERCIAL	5,000		
Parcel B Subtotal	140,000		45
UTILITY	45,000		
Site Area (Acres)	3.49 acres		
F.A.R.	0.3		
Parcel B Utility Subtotal	45,000		
Parcel B Subtotal	185,000		45
Parcel B Total Acreage	15.26		

PARCEL A+B TOTAL	1,185,000 sf	250	209
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USFS LAND (NOT A PART)

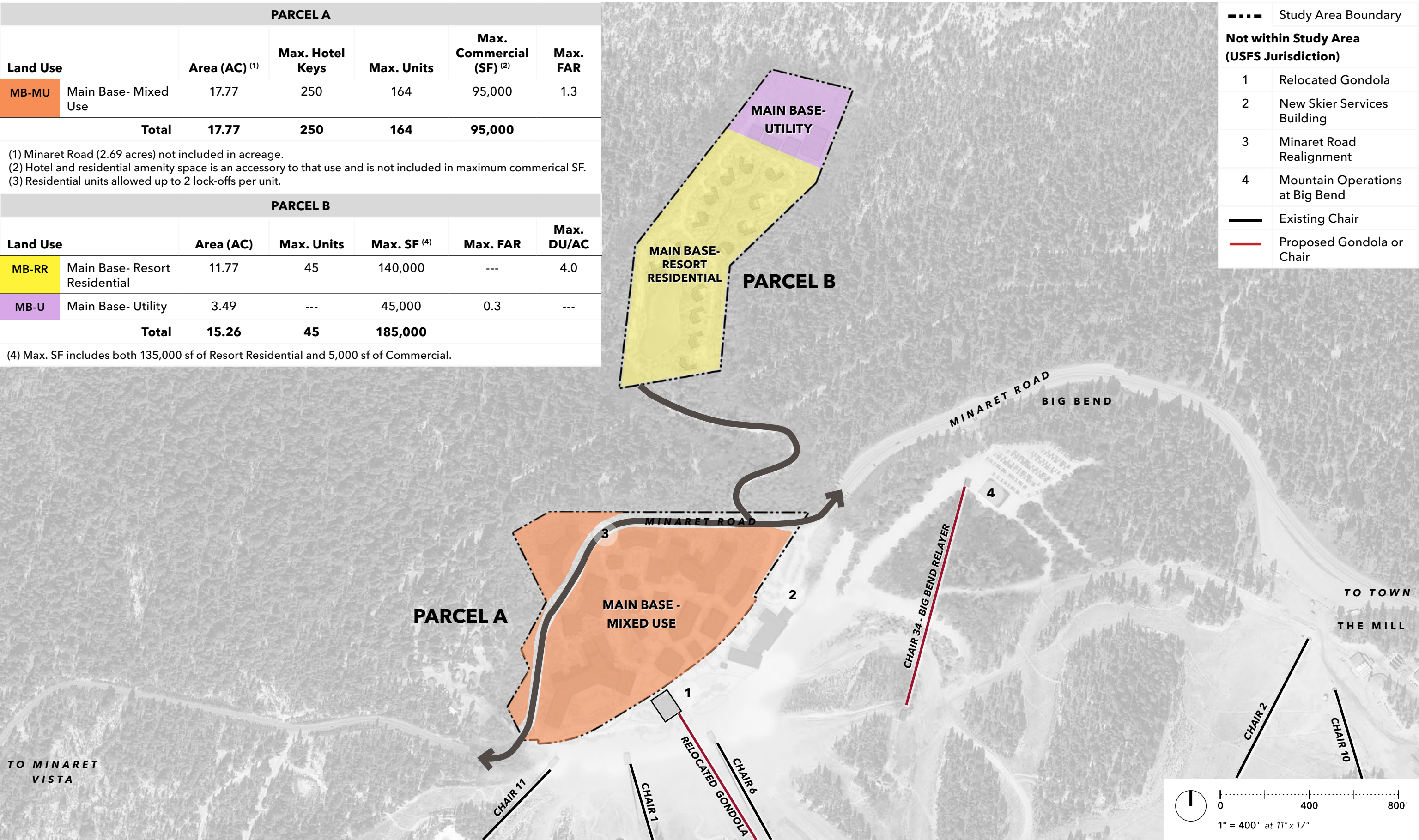
USFS JURSDICTION (NOT A PART)	
Use	Area (SF)
AMENITY	
Skier Services	51,200
COMMERCIAL	
Retail	4,700
Food & Beverage	25,200
Mountain Operations	24,000
BOH/Circulation	21,131
USFS TOTAL	126,231

Program Summary | Parcel A + B and USFS Land

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PARCEL A						
Land Use		Area (AC) <sup>(1)</sup>	Max. Hotel Keys	Max. Units	Max. Commercial (SF) <sup>(2)</sup>	Max. FAR
MB-MU	Main Base- Mixed Use	17.77	250	164	95,000	1.3
Total		17.77	250	164	95,000	
(1) Minaret Road (2.69 acres) not included in acreage.						
(2) Hotel and residential amenity space is an accessory to that use and is not included in maximum commerical SF.						
(3) Residential units allowed up to 2 lock-offs per unit.						
PARCEL B						
Land Use		Area (AC)	Max. Units	Max. SF <sup>(4)</sup>	Max. FAR	Max. DU/AC
MB-RR	Main Base- Resort Residential	11.77	45	140,000	---	4.0
MB-U	Main Base- Utility	3.49	---	45,000	0.3	---
Total		15.26	45	185,000		
(4) Max. SF includes both 135,000 sf of Resort Residential and 5,000 sf of Commercial.						

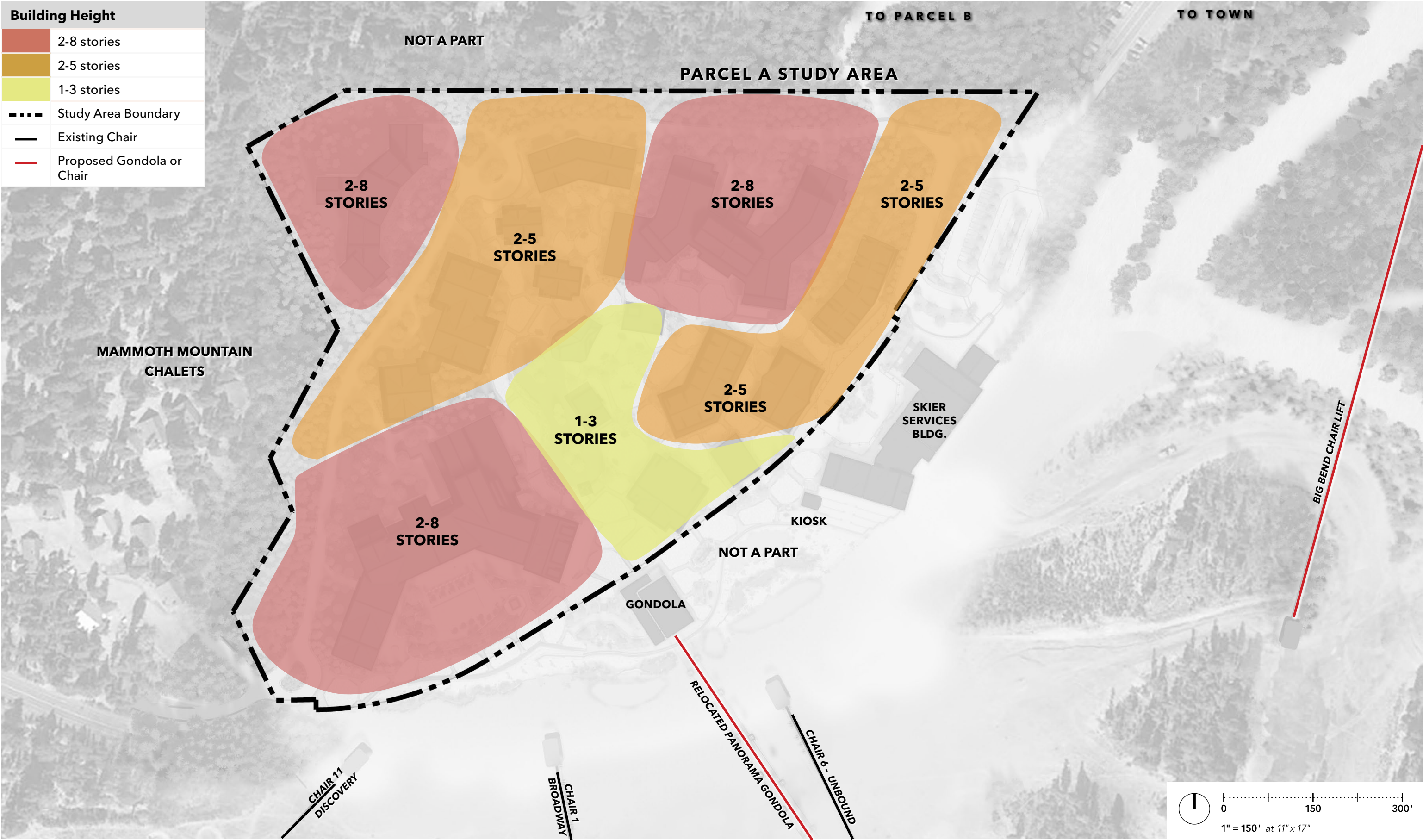


Proposed Land Use | Parcel A + B

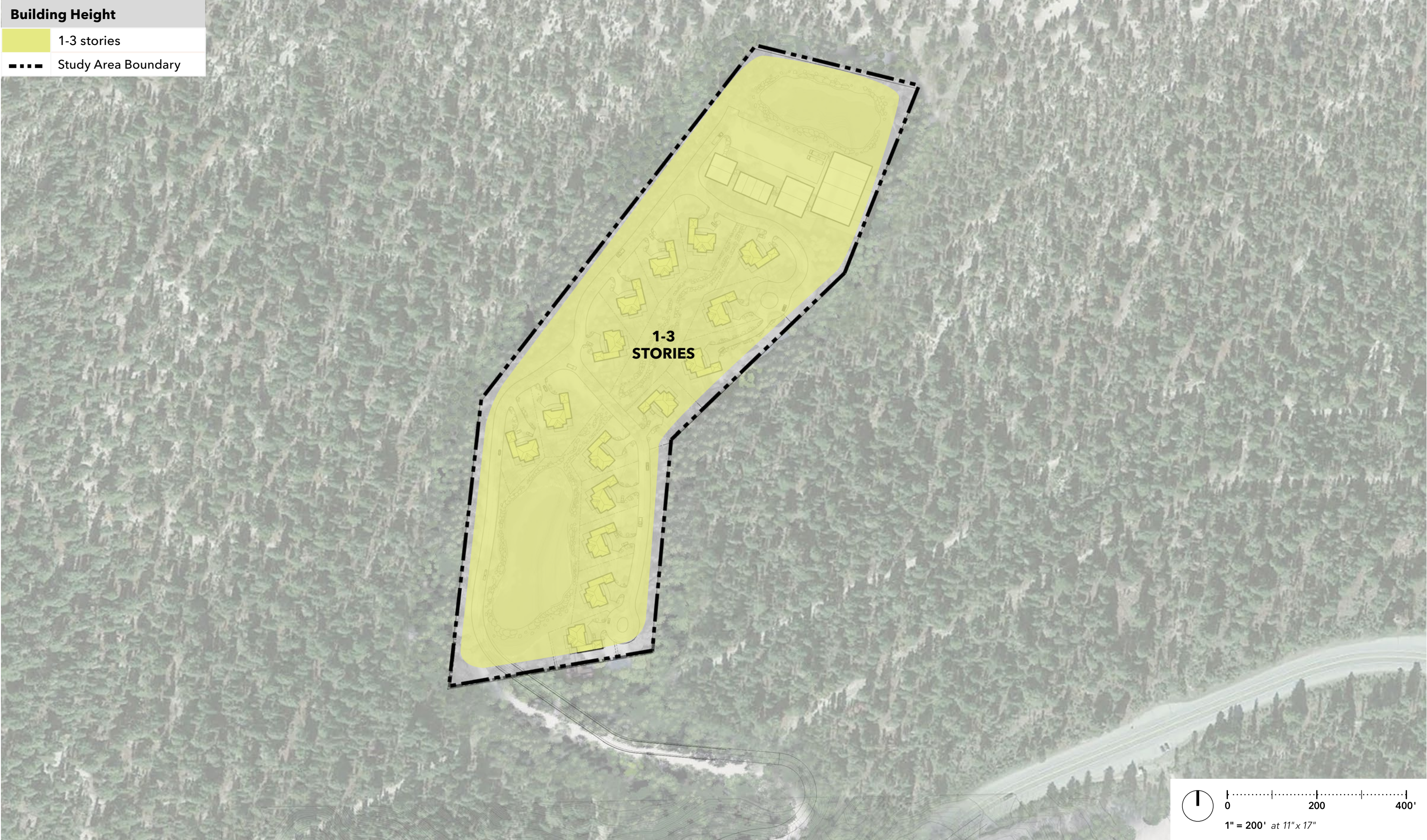
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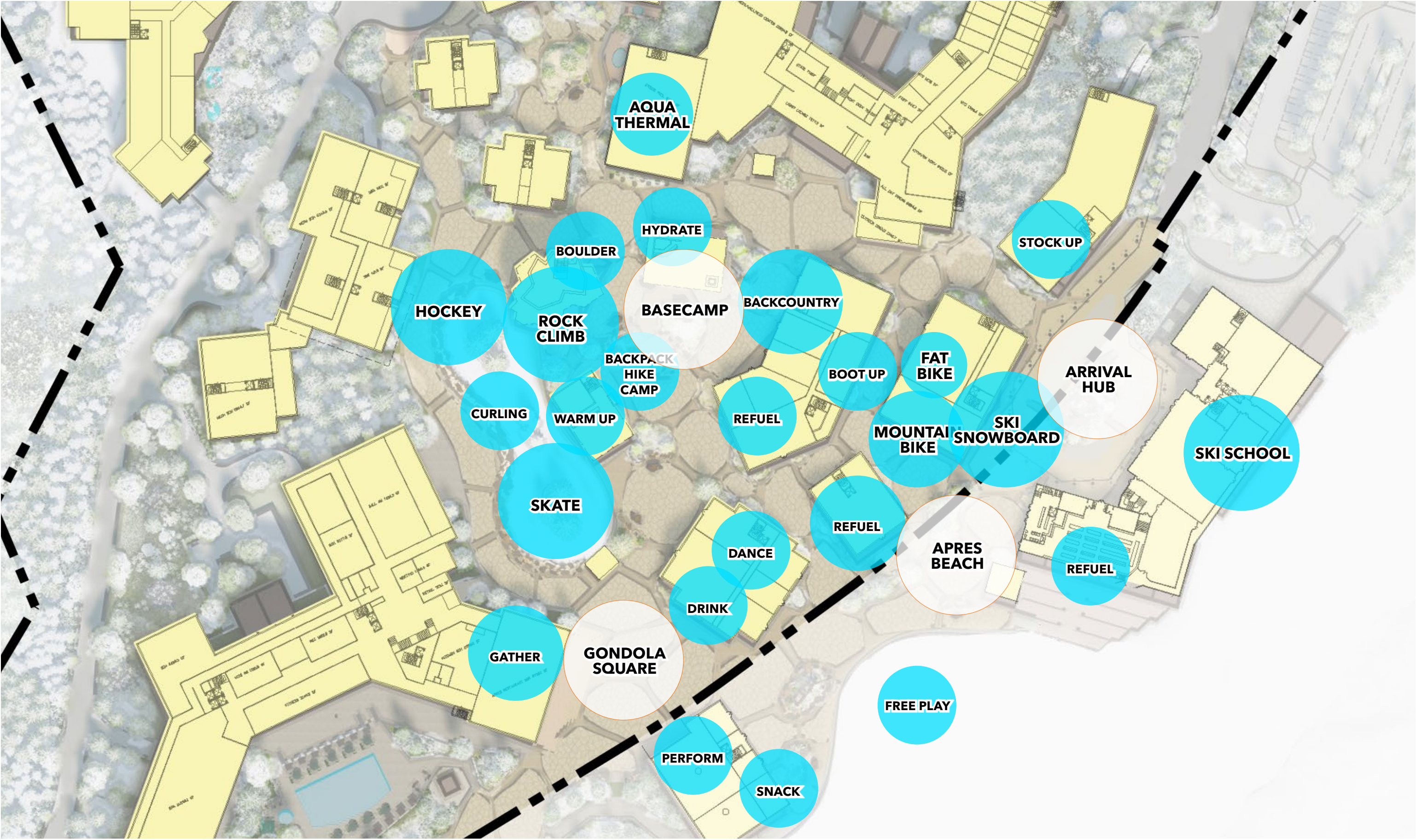
Building Height	
	1-3 stories
■■■■	Study Area Boundary



# Conceptual Building Height | Parcel B

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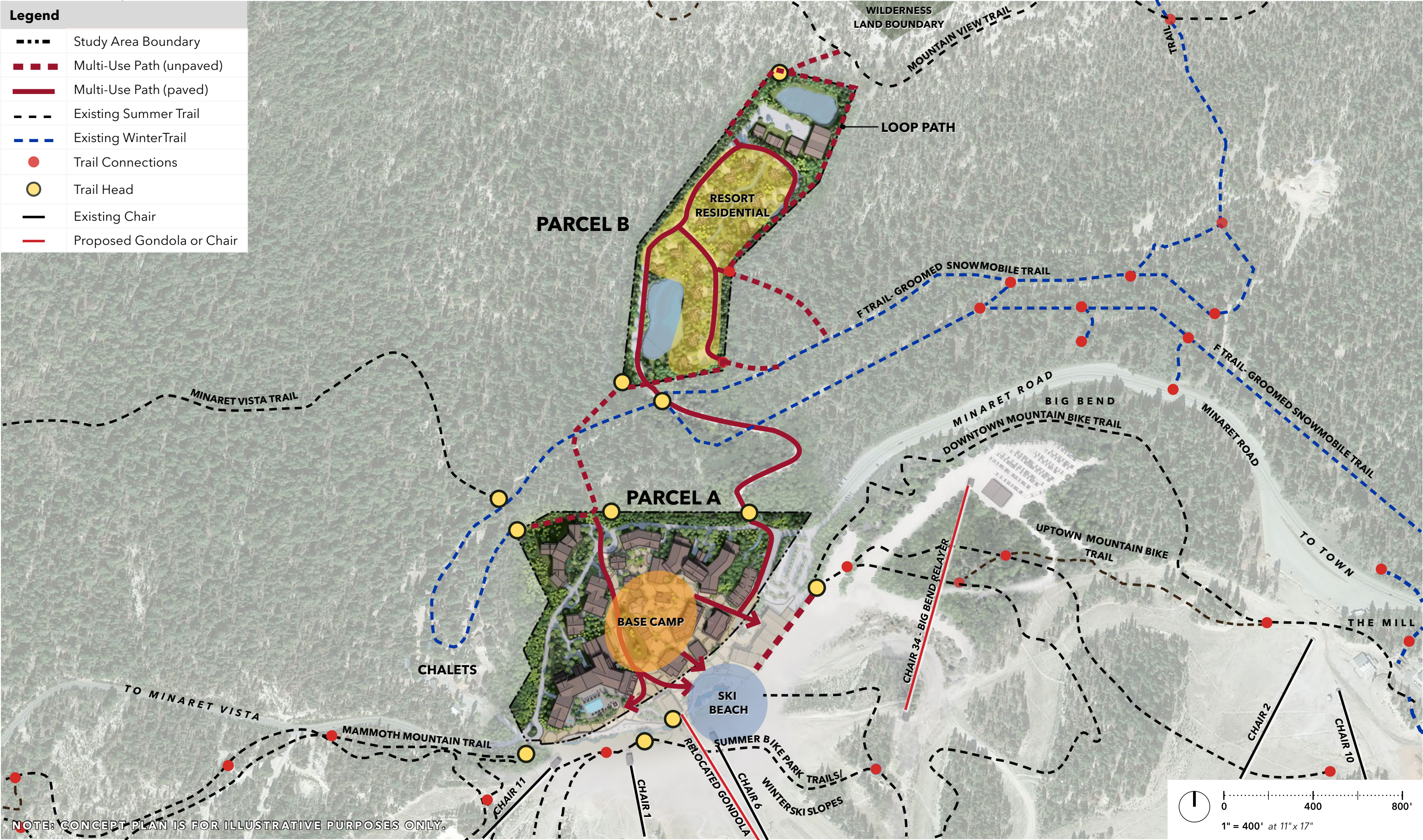


**Village Core** | Parcel A

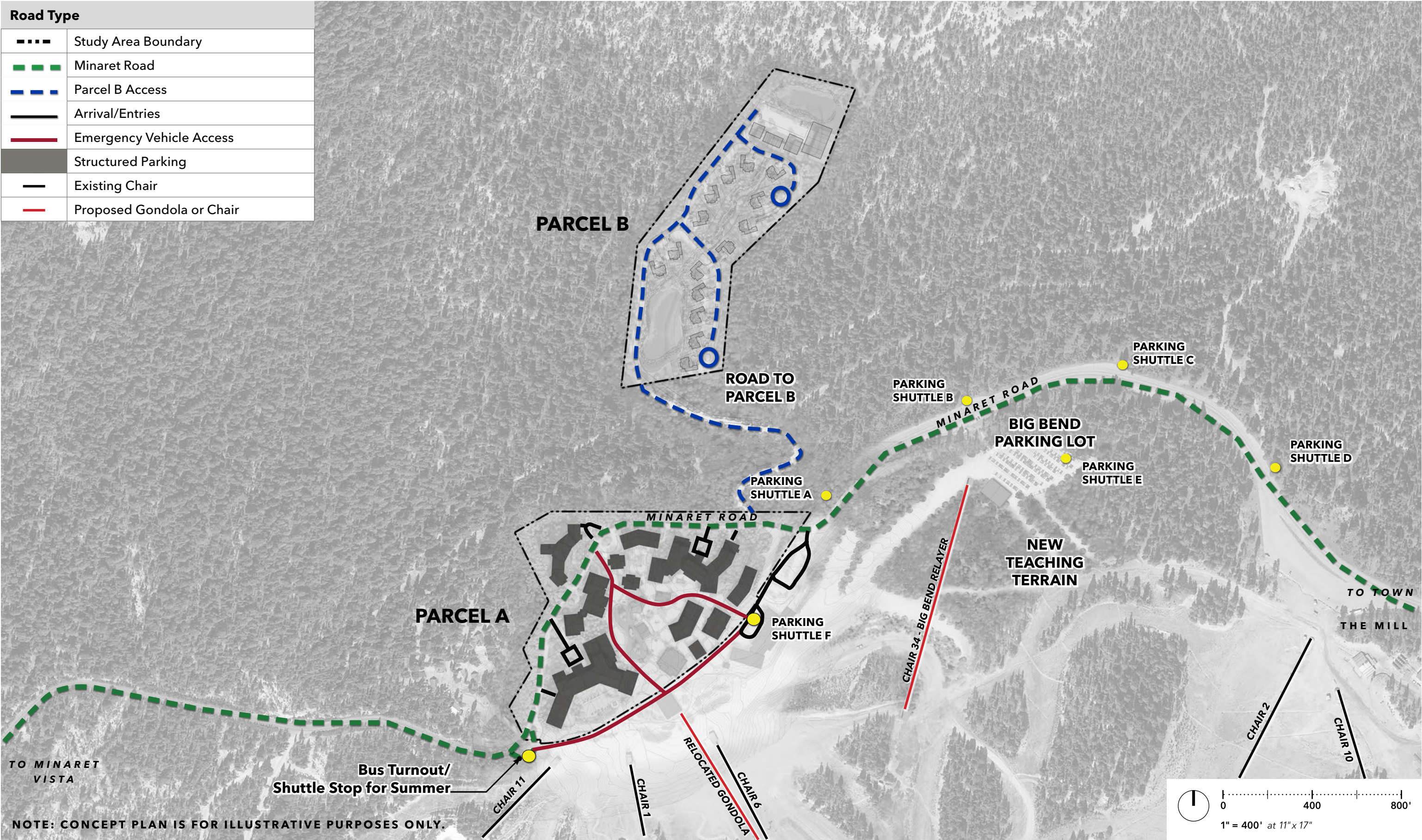
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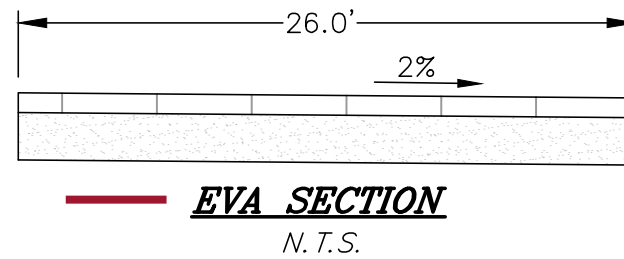
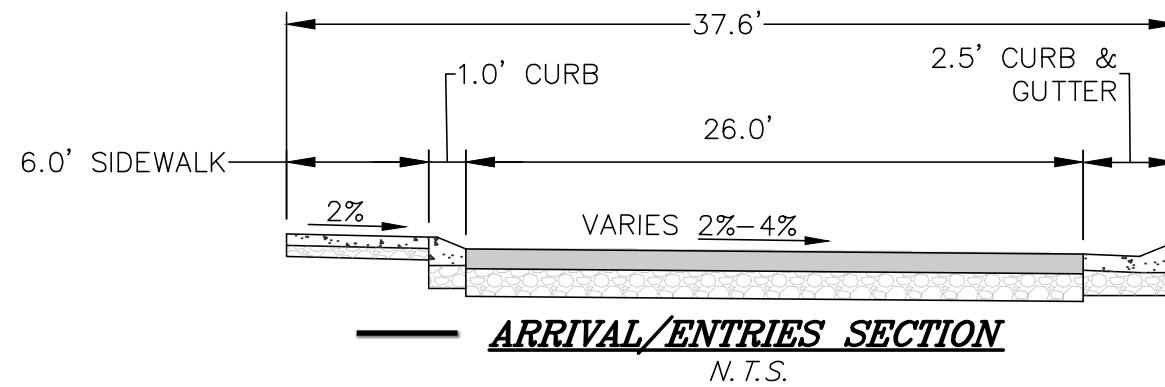
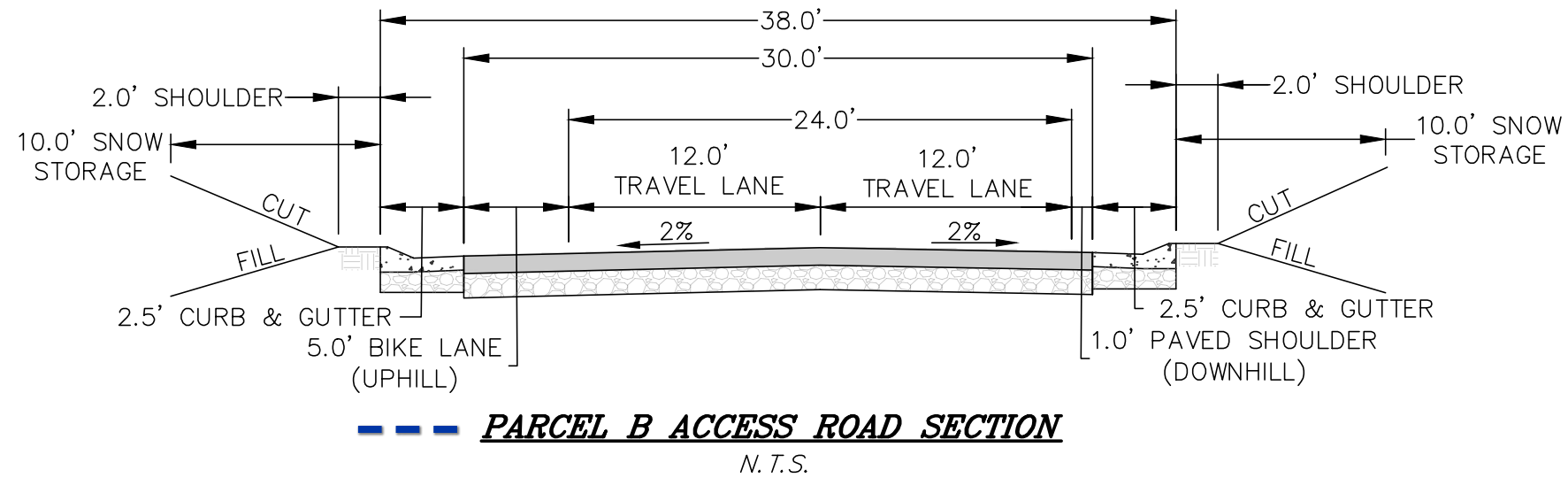
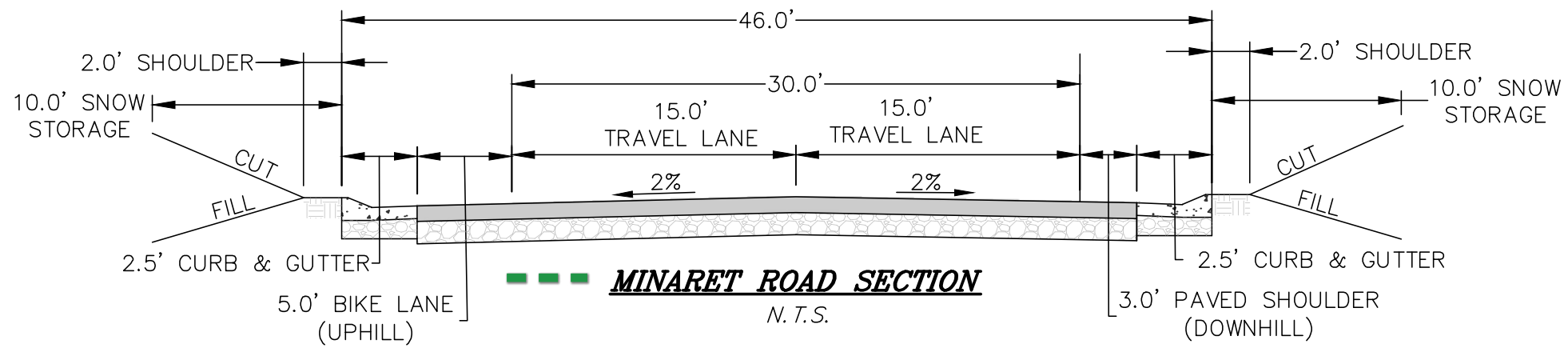
Road Type	
	Study Area Boundary
	Minaret Road
	Parcel B Access
	Arrival/Entries
	Emergency Vehicle Access
	Structured Parking
	Existing Chair
	Proposed Gondola or Chair



Circulation | Parcel A + B

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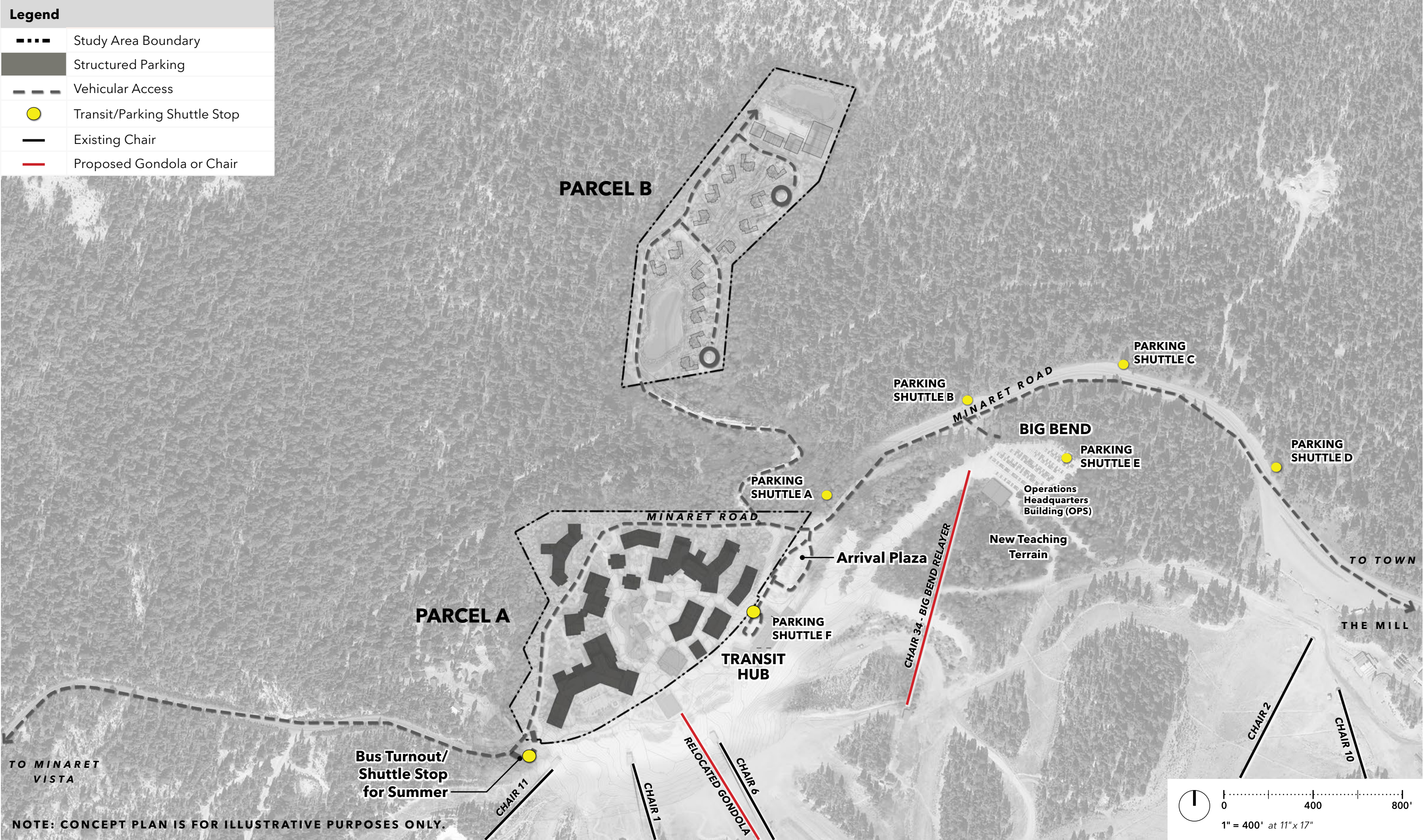
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## Road Sections | Parcel A + B

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Parcel A				
Use	Area	Units (2)	Parking Ratio	Parking Required
Hotel (1)	175,000 sf		1.1 per unit	480
Resort Residential A (1)	425,000 sf			
Amenity				
Hotel amenity	85,000 sf		0.5 per 1,000 sf	43
Skier Services	20,000 sf		0.5 per 1,000 sf	10
Commercial				
Locker Club	10,000 sf		10.0 per 1,000 sf	100
Retail	35,000 sf		1.48 per 1,000 sf	52
Food and Beverage	50,000 sf		4.38 per 1,000 sf	219
BOH/Circulation	200,000 sf			
Sub-Total Parcel A	1,000,000 sf			904
Parcel B				
Resort Residential B	135,000 sf	45	4.0 per unit	180
Commercial	5,000 sf		4.38 per 1,000 sf	22
Utility	45,000 sf			
Sub-Total Parcel B	185,000 sf	45		202
Parcel A and B Total				
TOTAL	1,185,000 sf	45		1,084

(1) Assumed average parking ratio by unit type provided at hotel and residential.

(2) Applies only to Parcel B

Parcel A				
Use	Area	Units (2)	Parking Ratio	Parking Required
Hotel (1)	175,000 sf		1.1 per unit	480
Resort Residential A (1)	425,000 sf			
Amenity				
Hotel amenity	85,000 sf		0.5 per 1,000 sf	43
Skier Services	20,000 sf		0.5 per 1,000 sf	10
Commercial				
Locker Club	10,000 sf		10.0 per 1,000 sf	100
Retail	35,000 sf		1.48 per 1,000 sf	52
Food and Beverage	50,000 sf		4.38 per 1,000 sf	219
BOH/Circulation	200,000 sf			
Sub-Total Parcel A	1,000,000 sf			904
Parcel B				
Resort Residential B	135,000 sf	45	4.0 per unit	180
Commercial	5,000 sf		4.38 per 1,000 sf	22
Utility	45,000 sf			
Sub-Total Parcel B	185,000 sf	45		202
Parcel A and B Total				
TOTAL	1,185,000 sf	45		1,084

(1) Assumed average parking ratio by unit type provided at hotel and residential.

(2) Applies only to Parcel B

USFS (FOR REFERENCE ONLY)			
Use	Area	Parking Ratio	Parking Required
Amenity			
Skier Services	52,000 sf		
Commercial			
Retail	5,000 sf	0.46 per 1,000 sf	2
Food and Beverage	26,000 sf	0.88 per 1,000 sf	23
Mountain Operations	25,000 sf	3.0 per 1,000 sf	75
BOH/Circulation	22,000 sf		
TOTAL USFS	130,000 sf		100

