

# 4 PHYSICAL PLAN - DEVELOPMENT AREAS

Development area plans provide additional detail to the information presented in Chapter 3, Amended Plan – Upgraded Facilities. The detail includes the concept for each development area, schematic designs of the proposed facilities, site plans, building characteristics and a discussion of needs. Each facility description includes:

- The Master Plan 1996 Concept;
- Implementation Status since 1996; and
- Changes to the facility proposed in the 2007 Master Plan Amendment.

## 4.1 CALIFORNIA BASE

### Master Plan 1996 Concept

The Village concept at the Heavenly California Base derives its character and imagery from the Camp Richardson/Valhalla area of the South Lake Tahoe shoreline. Typical building materials at the Village include wood shakes, wood siding, peeled logs, stone foundations, metal roofs, and small windows. The building masses are brought down to the ground with covered arcades and roofs that step down with the natural grade of the site. The buildings are staggered to create smaller masses and create the appearance of a series of detached structures.

The focal point of the Village is the ticketing/administration building which is on a visual axis from the mountain as skiers descend to the base area. This will be the meeting point and public congregation area at the Village.

The Village compound consists of food service and bar space, ticket sales building, parking structure and surface parking lot, commercial/retail space, public restrooms, administrative offices, snowmaking building, kids camp, adult ski school, ski rental building, and snowmaking building. This compound will provide the skier related services required at the California Base with the quality and character of a Tahoe basin mountain village.

### Program Summary

- Food Service
  - Food Court Dining
    - 700 indoor seats
    - 500 outdoor seats
  - California Bar
    - 5,000 sf indoor eat/drink
    - 200 seats
    - 5,000 sf deck space
- Ticket sales
  - 16 windows
  - storage/counting
  - queue area
- Parking
  - 1,710 spaces
  - Bus drop-off
- Commercial/Retail
  - ski shops
  - sundries
  - t-shirts/souvenirs

- specialty foods
  - mountain shop
- Public Restrooms
- Administrative Offices      2nd floor satellite support services
- Snowmaking building
- Ski Rental      2,000 sets  
ski check area/lockers
- Adult Ski School
- Kids Camp      500 children
- Employee Center      locker rooms  
lounge  
meeting room  
laundry  
ski maintenance  
uniform room  
restrooms

**Characteristics**

Village Character - A grouping of separate building forms, rather than the appearance of one large structure. Building masses and roof forms are broken into smaller masses, creating a more intimate scale. Overall character shall be indigenous to the Tahoe region and reflect characteristics of mountain architecture. This regional character is exemplified by the buildings at Valhalla.

Roofs - Principal roofs will be sloped wood shingle (6:12 or steeper). Smaller, flat-roofed sections will be utilized to accommodate roof-top equipment and exhausts. Shed roofs of smaller structures and arcades may be a lower pitch and will have metal roofs. Roof colors will be natural, to blend with the site.

Wall - Shall be predominantly wood siding in natural colors. Siding may be vertical boards, horizontal lap, vertical board and batten, or shingles. Up to two siding materials may be combined on a single building. Stone or precast concrete may be used around bases of buildings and for landscape walls.

Arcades/Porches - Areas with pedestrian access shall be covered by arcades or porch roofs. These shall be framed by natural logs or timbers, and be sufficient to give adequate snow protection to the buildings and pedestrians.

Storefronts/Windows - Shall be traditional in appearance with large expanses of glass broken up into smaller sections by panes or muntin bars.

**Implementation Status**

Since 1996, several upgrades to the Main Lodge and support buildings have occurred. In 1998, a major expansion occurred that included ski rentals, day care and children’s ski school. Also in 1998, a temporary structure was set up in the upper parking lot as a real estate Discovery Gallery. This building has since been

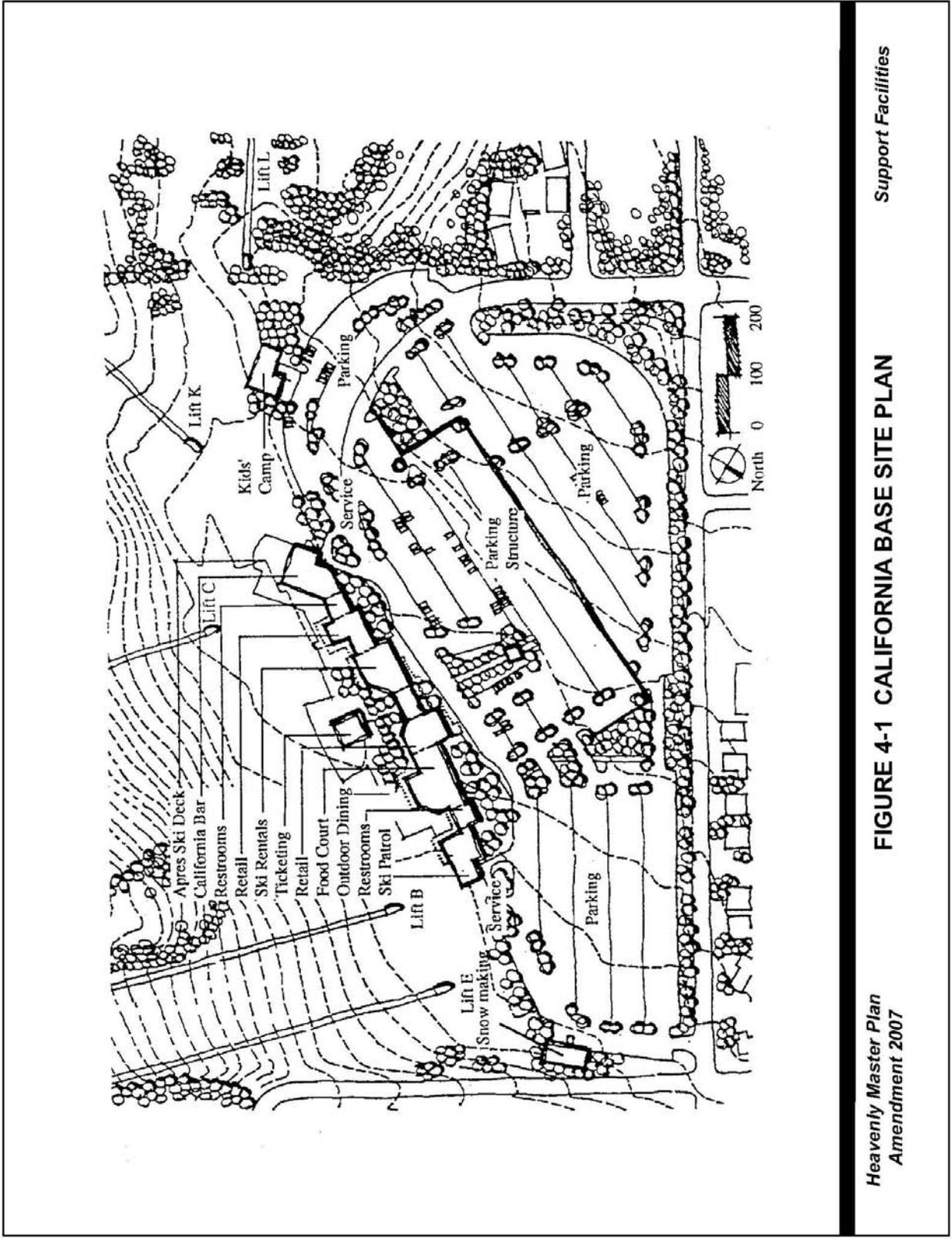
converted to and approved as a snowboard retail center. In 2002, the lower exterior lodge entrance area was remodeled with the addition of a new ticket lobby canopy and outdoor plaza. Interior remodeling occurred in 2002 to the ticket lobby, restrooms, food and beverage area and the retail shop.

In 2002, a new freestanding monument sign was installed at the main entrance, replacing the previously existing non-conforming overhead sign.

In 2004, ADA upgrades were made to the interior with the addition of three platform lifts (LULAs).

### **Master Plan Amendment 2007 Concept**

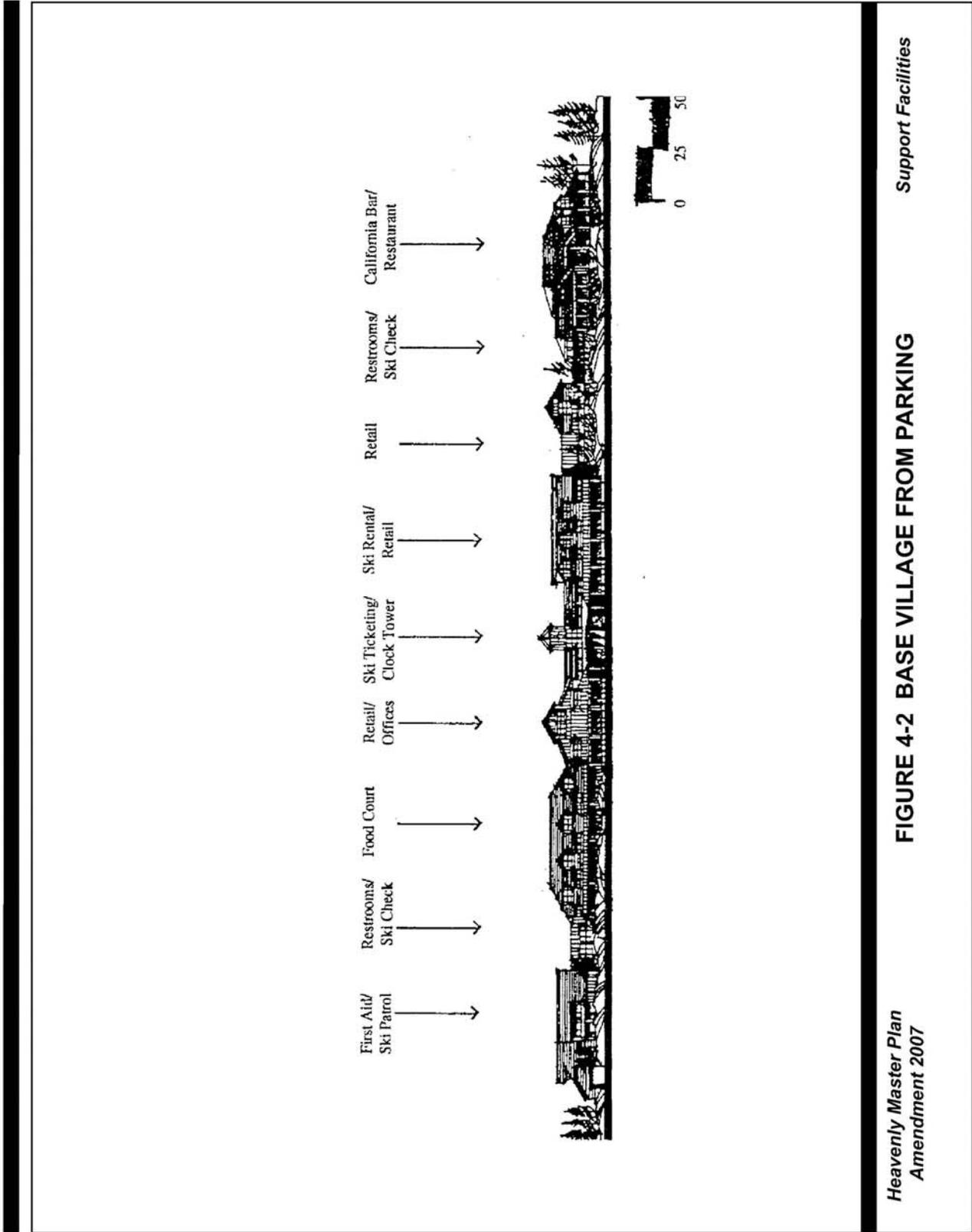
No changes to the 1996 Master Plan vision, with the exception of down-sizing the food-service area by 10,000 square feet and moving the lodge and facilities further into the existing parking lot in order to operate additional skiing area at the portion of the slope where it is currently restricted due to the proximity of the lodge. Implementation is planned to occur during Phase Three of the Master Plan implementation schedule.



Support Facilities

FIGURE 4-1 CALIFORNIA BASE SITE PLAN

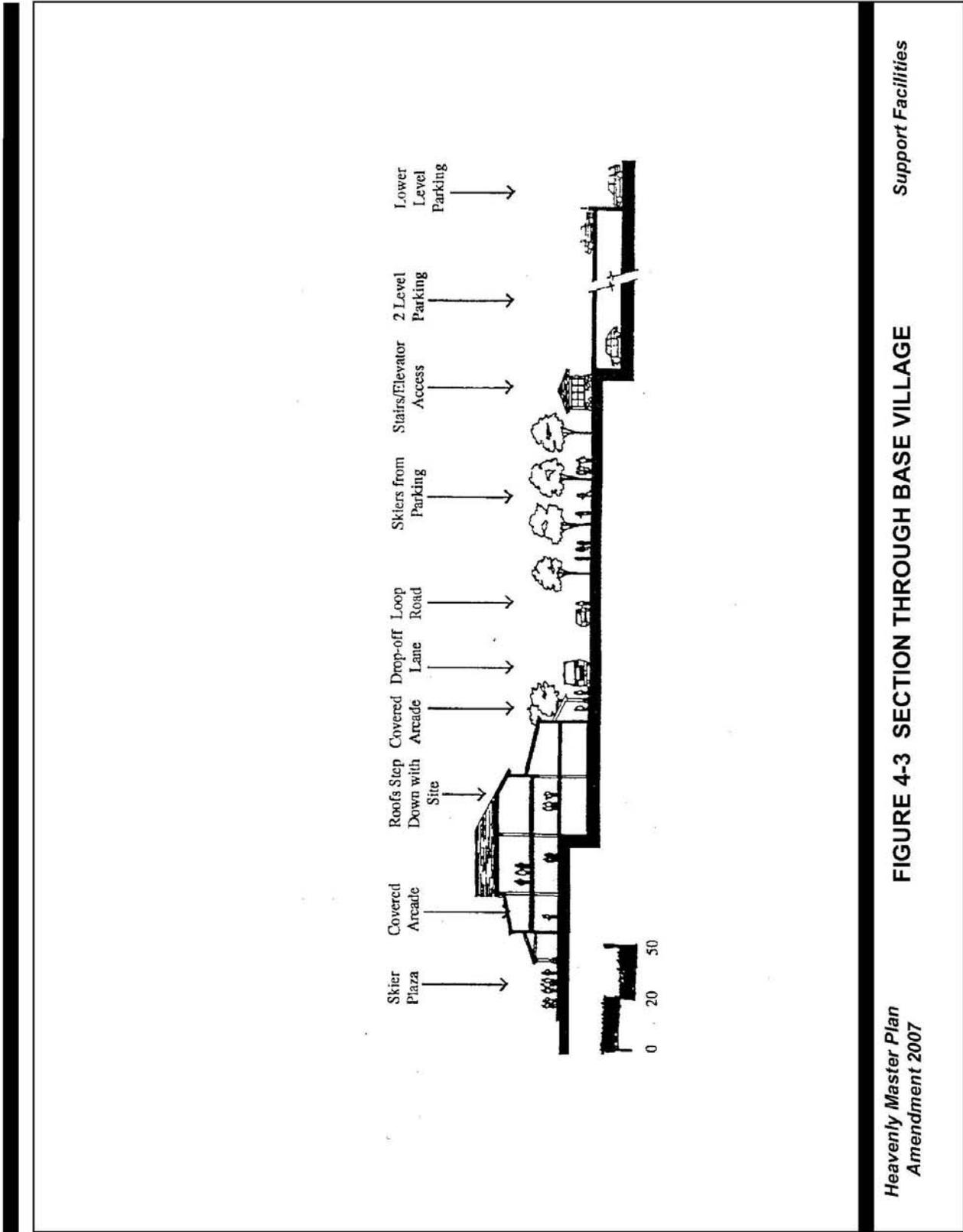
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Support Facilities

FIGURE 4-2 BASE VILLAGE FROM PARKING

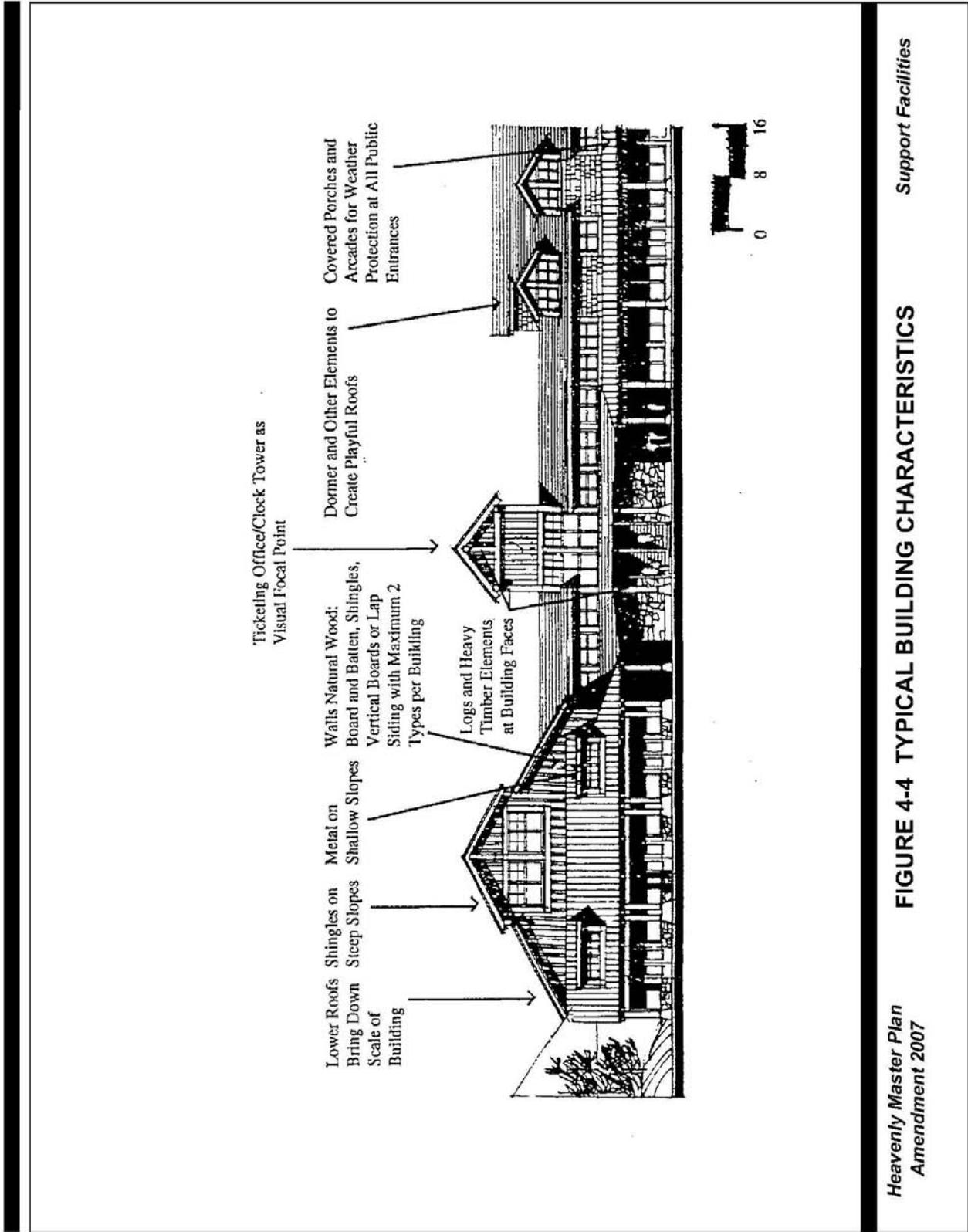
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Support Facilities

FIGURE 4-3 SECTION THROUGH BASE VILLAGE

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Support Facilities

FIGURE 4-4 TYPICAL BUILDING CHARACTERISTICS

Heavenly Master Plan Amendment 2007

## 4.2 LAKEVIEW LODGE (Formerly Monument Peak Lodge)

### Master Plan 1996 Concept

Lakeview Lodge serves the tram and repeat skiers on the lower California side including Gunbarrel and East Bowl. A fundamental concept of the mountain plan is to shift a major access point for the mountain to the Stateline area with service by a high capacity gondola. This change in emphasis will include replacement of the tram with a high capacity, detachable quad chairlift. As a result, non-skier sight seeing services will be provided at the gondola mid and upper stations.

Lakeview Lodge provides food and beverage services for guests and repeat skiers using the lower California portion of the resort, including skiers including Gunbarrel and East Bowl runs. It also serves skiers using the Patsy’s/Groove areas and the Pioneer ski school teaching area. The current program contains a cafeteria, restrooms, outdoor deck, and the themed Gunbarrel Bar and Grill. The Gunbarrel Bar and Grill includes the sit-down restaurant and bar that feature views of Lake Tahoe. Lakeview Lodge contains the largest number of on-mountain indoor seats (375). Sightseers who used to ride the tram to visit the former Monument Peak Lodge now find sightseeing and related services at the Gondola.

### Program Summary

|                                 |               |
|---------------------------------|---------------|
| • Gunbarrel Bar & Grill seating | 10,500sf      |
| • Restrooms                     | 1,000 sf      |
| • Kitchen and back-of-house     | 3,350 sf      |
| • Access and Circulation        | 1,400 sf      |
| • Rentals                       | 400 sf        |
| • Ski School                    | 400 sf        |
| <br>Total                       | <br>17,050 sf |

### Building Characteristics

The existing building is low-profile, wood-framed and concrete block building that has been remodeled many times since its origin as the Pioneer Hut. It sits on a natural ledge which is surrounded by mature forest. It has been painted a neutral brown color in order to help it recede into the surrounding setting. Windows facing the lake are set under deep roof overhangs and do not appear from distant viewpoints as reflective man-made elements. Lakeview Lodge contains an outdoor deck which is also low profile that offers outstanding views of the lake and skiing.

### Implementation Status

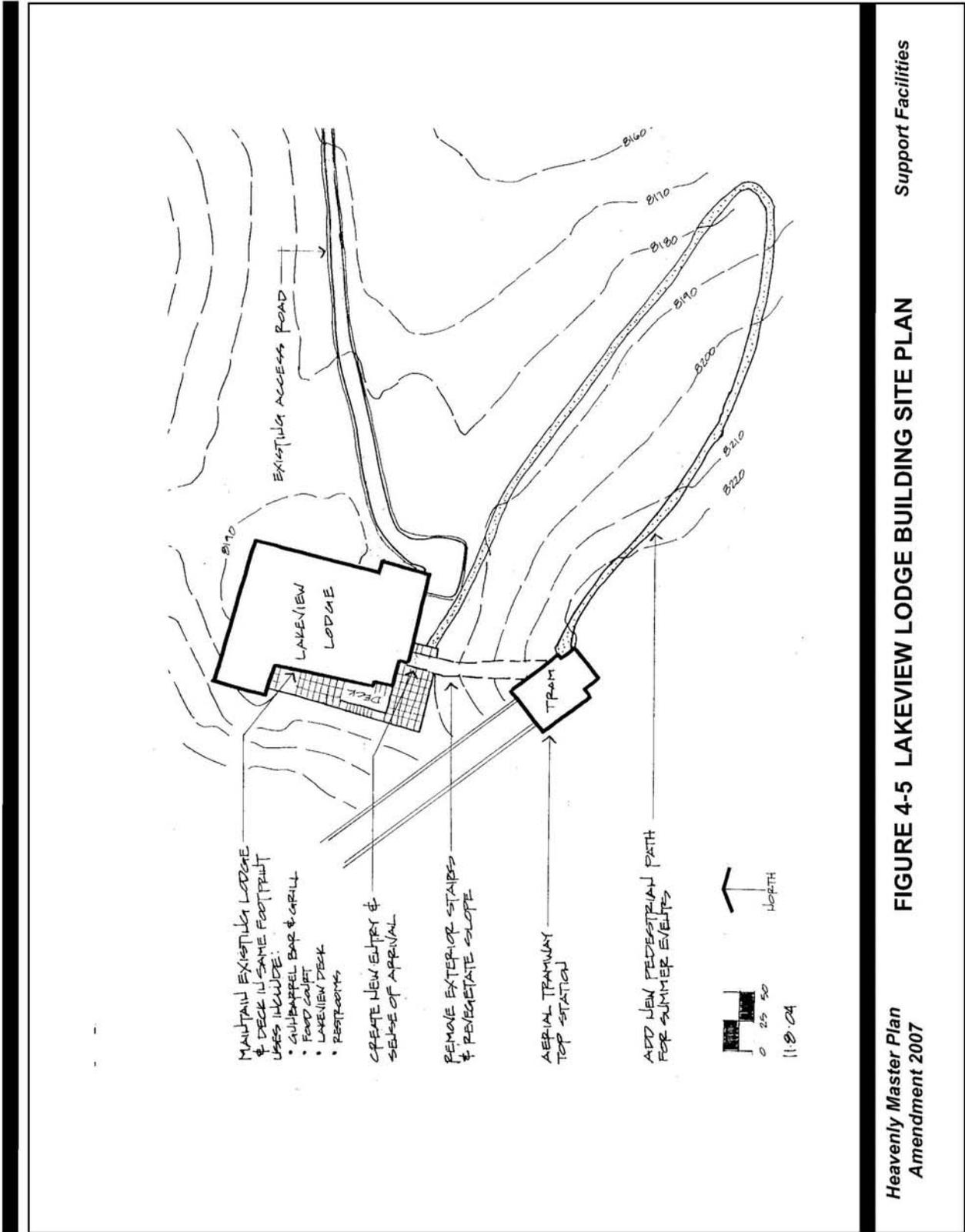
In 2003, Heavenly removed the long, enclosed staircase that led from the Top of the Tram down to the lodge. This was done to improve the guest experience and to improve aesthetic conditions when viewed internally from the resort and from key external viewpoints below. At the same time, a new entry feature was added in order to provide a sense of arrival to the lodge. Skiers and other guests now enter the lodge directly from snow near the location where the stairs used to land. In 2003, minor remodeling was done to the dining room and the scramble serving area.

**Master Plan Amendment 2007 Concept**

Lakeview Lodge will be kept in its current configuration in terms of floor area and program. It continues to serve as a valuable on-mountain lodge with indoor seating that is located near several popular lift and trail pods. The existing scramble servery food court will continue in its current form.

The Monument Peak Restaurant will be given a new brand and theme. As of 2004, it will be known as the Gunbarrel Grill, based on its physical and visual proximity to the world-famous Gunbarrel mogul run. It will offer a more animated themed food and beverage experience for indoor and outdoor guests, including a themed bar. Visual displays and an improved sound system will be used to demonstrate the excitement and active nature of skiing in the grill.

A new foot trail that is four feet in width will be added between the tram top station and the lodge. It will be constructed with a decomposed granite surface. This will accommodate guests who are using the lodge for summer special events and functions.



Support Facilities

FIGURE 4-5 LAKEVIEW LODGE BUILDING SITE PLAN

Heavenly Master Plan Amendment 2007

### 4.3 POWDERBOWL LODGE (Formerly Sky Meadow Lodge)

#### Master Plan 1996 Concept

In MP (96), the Sky Meadow Lodge was planned to accommodate the daily skier capacity of the lift systems and trails associated with Sky Express, Canyon, Ridge, and Von Schmidt's (Lift J). The seating capacity was to serve a daily skier attendance of 4,600 skiers or 900 seats. The site is constrained by an existing "Stream Environment Zone" and a relatively steep slope of land behind the building. It was planned to connect to the existing Sky Deck and the adjacent restrooms. The building was planned to be 27,650 square feet on two levels. A new concept has been developed and is described below.

#### Program Summary

Sky Meadow Restaurant

|                        |           |           |
|------------------------|-----------|-----------|
| <u>Lower Level</u>     |           |           |
| • Kitchen              | 5,500 sf  |           |
| • Serving              | 3,800 sf  |           |
| • Dining               | 8,200 sf  | 450 seats |
| • Restrooms            | 1,950 sf  |           |
| <br><u>Upper Level</u> |           |           |
| • Dining               | 8,200 sf  | 450 seats |
| Total                  | 27,650 sf | 900 seats |

#### Implementation Status

Since 1996, minor aesthetic changes have occurred to the exterior elements of the existing Sky Deck outdoor barbecue and bathrooms. In 1999, a new lodge was approved for the hillside near the Sky Meadows bathrooms, however, it was never constructed. In 2004, TRPA withdrew a plan revision application due to a lack of action.

#### Master Plan Amendment 2007 Concept

The concept for the Sky Lodge is substantially different than it was in 1996. Due in part to the environmental sensitivity of the existing Sky Meadows site, the lodge capacity of 900 seats and the other program elements will be relocated to a more capable site near the top of the new Powderbowl Express lift. (Lift G-1). It will include a terminal site for a new high-speed lift that will replace the existing Aerial Tram (Lift A). The lodge site is shown on the overall Master Plan Map found in Chapter 3. The Sky Meadows deck and barbecue will be removed and a stream environment zone restoration project will be completed.

The concept for the new Powderbowl Lodge is to provide a comfortable mid-mountain lodge that provides a convenient location to enjoy lunch a snack or simply a break from skiing. It will be sited near the top station of the existing Powderbowl Express lift. The lodge site will be accessible from many of the upper mountain California trails and provide an activity hub for guests of all ability levels. Based on the site, it will offer partial views of Lake Tahoe. 550 indoor seats and 300 outdoor seats are planned. Building forms and materials will

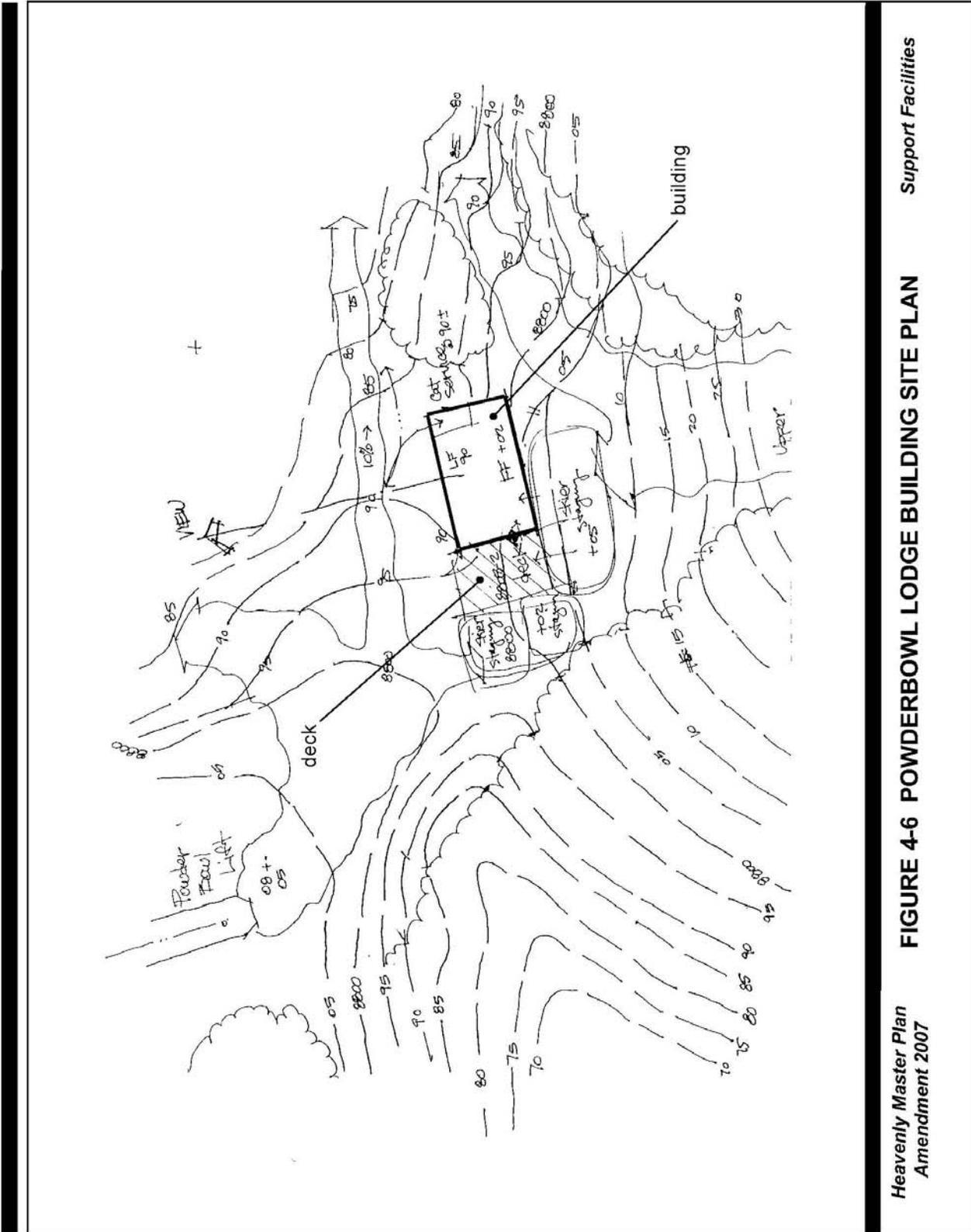
be selected to blend with the natural setting. The Forest Service Built Environment Image Guide will be used as a design tool. LEED certification of the building is planned (uses environmentally sustainable practices and materials).

It lies next to the existing summer maintenance road system and will not require new access other than a short section of spur road for maintenance purposes. This lodge will be used in winter only.

A conceptual site plan is shown below.

**Program Summary**

|                        |           |
|------------------------|-----------|
| • Kitchen & Server     | 5,000 sf  |
| • Seating              | 10,000 sf |
| • Outdoor Deck         | 5,000 sf  |
| • Restrooms            | 1,500 sf  |
| • Retail               | 500 sf    |
| • Ski School           | 500 sf    |
| • Employee Areas       | 1,500 sf  |
| • Access & Circulation | 1,000 sf  |
| Total                  | 25,000 sf |



Support Facilities

FIGURE 4-6 POWDERBOWL LODGE BUILDING SITE PLAN

Heavenly Master Plan  
Amendment 2007

**4.4 GONDOLA MID STATION**

**Master Plan 1996 Concept**

The Gondola Mid Station was conceived as a mountain restaurant which will be strategically positioned to gain access to spectacular views of Lake Tahoe and South Shore development areas. Visual impact is a critical concern and the building is planned to have the majority of its mass screened by existing topography. The intent is to have a band of viewing windows situated above the large knoll at the mid-mountain terminal. This location and proposed use will provide a year round attraction for visitors to Heavenly and will provide an excellent high mountain experience for the non-skiing public.

**Program Summary**

Gondola Mid Station Restaurant

|                    |           |           |
|--------------------|-----------|-----------|
| <u>Lower Level</u> |           |           |
| • Dining           | 3,000 sf  | 100 seats |
| • Kitchen/Service  | 3,375 sf  |           |
| <u>Upper Level</u> |           |           |
| • Dining           | 3,375 sf  | 100 seats |
| • Gondola Terminal | 3,325 sf  |           |
| Total              | 13,075 sf | 200 seats |

**Implementation Status**

In 2000, the gondola mid station terminal and observation deck was constructed as part of the gondola project. Site utilities, restrooms and a small snack bar (200 sq. ft.) were also built. Due to the magnificent views available from the site, the observation deck was constructed with a larger footprint than was planned. In 2002, a 600 square foot retail building was constructed behind the terminal (i.e., not visible from below). Overall, the site planning and architecture elements have allowed the improvements to blend into the landscape and are minimally visible from key viewpoints below such as US Highway 50 and Lake Tahoe. The restaurant included in the original program, however, has not yet been built.

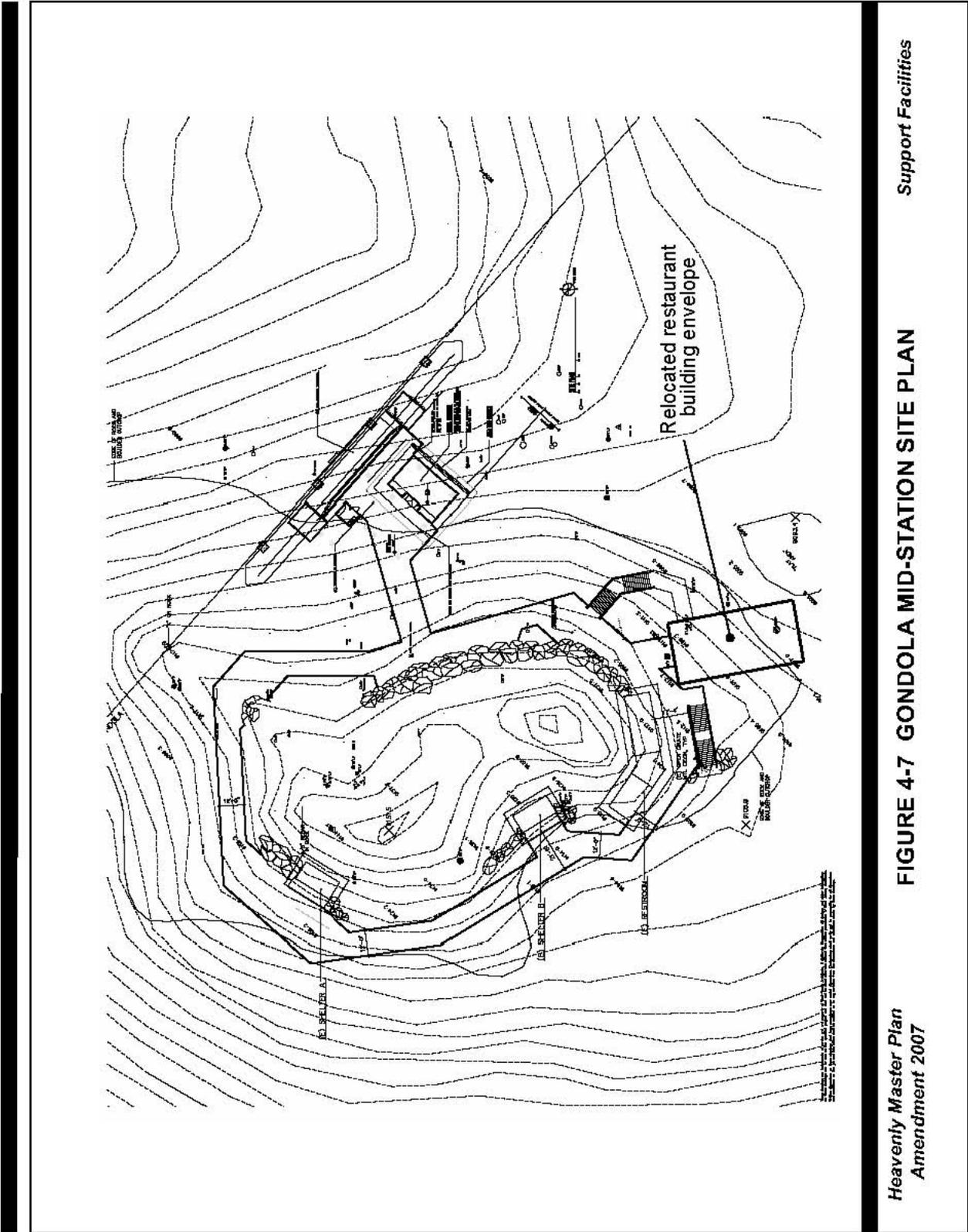
**Master Plan Amendment 2007 Concept**

The 2007 Master Plan Update proposes to relocate the restaurant building envelope to the west side of the existing observation deck near the restrooms. The restaurant building site is in a relatively flat, wooded location where it would be minimally visible from viewpoints below. Building forms, materials and forest screening would be used in order to reduce its apparent visual magnitude. LEED certification of the building is planned. The observation deck and the restaurant will be connected with a short section of level deck from the elevation of the observation deck into the upper level of the restaurant. The two-story building envelope and program are shown below.

**Program Summary**

|  |          |
|--|----------|
| • Upper Level Dining & Viewing Lounge (200 seats)  | 2,000 sf |
| • Lower Level Kitchen, Restrooms and Back of House | 2,000 sf |
| • Connection to Observation Deck (20' x 50')       | 1,000 sf |
| Total  | 5,000 sf |

In order to comply with the State of California Passenger Tramway Safety Orders and the ANSI B77.1 Code for the Gondola, an operator must be present at the Gondola Mid-Station for pre-operation safety procedures and for shut down procedures. Each station is required to be manned by an operator before operations begin. In order to satisfy this requirement, an OHV Trail is proposed using the same alignment as the temporary mid-station road, which was closed and decommissioned in 2003 from the Von Schmidt's Handle Tow lift to the mid-station. The OHV Trail will only be used for start-up and shutdown procedures described above, or in the case of an emergency.



Support Facilities

FIGURE 4-7 GONDOLA MID-STATION SITE PLAN

Heavenly Master Plan Amendment 2007

**4.5 GONDOLA TOP STATION/MAINTENANCE FACILITY**

**Master Plan 1996 Concept**

The MP (96) concept for the Gondola Top Station was to provide a compact mountain village with a full array of supporting services for skiing and snow play in winter and hiking, picnicking, and nature interpretation activities during the summer. The basic notion is to utilize the gondola to transport visitors from the commercial developed context of the lakeside and introduce them to the pristine quality of the High Sierra. Winter and summer visitors may travel to the upper mountain without clear objectives in mind and find all the services needed, including ski rental, instruction, lift access, sleds for snow play, excellent food services and, essentially, access to the upper mountain environment. This is viewed as a valuable asset during times of the winter when the climate at the lakeside is not conducive to outdoor recreation.

In the MP (96) concept plan, a new upper mountain maintenance facility was to be constructed near the Top of the Gondola. The maintenance facility was to include all uses that were provided at the Upper California maintenance shop. These uses would include: workshops, maintenance bays for tracked vehicles, storage for the Gondola Top Station restaurant, and fuel storage and parking for the snow grooming equipment. The fuel storage would be above ground and would have the same capacity which now exists at the Upper CA maintenance shop. Access to the shop was to be from the Stagecoach base using Way Home road (Nevada Trail) to Von Schmidt’s Flats.

**Program Summary**

|      |                      |           |
|------|----------------------|-----------|
| 1.   | Gondola              |           |
|      | • Gondola Terminal   | 6,250 sf  |
|      | • Storage (car)      | 8,000 sf  |
|      | • Retail             | 8,200 sf  |
|      | • Kitchen            | 4,275 sf  |
|      | • Bar                | 3,300 sf  |
|      | • Restaurant         | 14,000 sf |
|      | • Restrooms          | 1,800 sf  |
|      | • Ticket Sales       |           |
|      | • Information        | 900 sf    |
|      | • Service Corridors  | 2,450 sf  |
|      | Total                | 49,175 sf |
| <br> |                      |           |
| 2.   | Maintenance Compound |           |
|      | • Shop               | 9,000 sf  |
|      | • Maintenance Bays   | 5,000 sf  |
|      | • Restaurant Storage | 3,000 sf  |
|      | • Carpentry          | 1,800 sf  |
|      | • Lift Maintenance   | 1,800 sf  |
|      | Total                | 20,600 sf |

## Implementation Status

In 2000, Phase 1a of the approved Top of Gondola Lodge was constructed. It is two stories in height. This included the gondola terminal, motor room and a small section of upper level plaza together with two sets of exit stairs. The water utility control room was also constructed. No other portions of the lodge were built. Approximately 13,443 square feet of floor area was built in Phase 1a. The approved lodge floor area is 56,769 square feet. Modular restrooms and a temporary outdoor barbecue and seating area have been built within the approved building footprint. A new elevator has been installed in 2004 in order to meet ADA and other needs between the two levels of the gondola terminal.

In 2003 and 2004, two temporary membrane structures and a modular restroom building were erected in order to provide temporary ski school facilities, primarily for the children's' ski school programs. The facilities are located near the base of the Big Easy lift (Lift HH-1).

## Master Plan Amendment 2007 Concept

The concept for the new top of the gondola lodge is to develop a new multi-season lodge that is smaller and more intimate than the original lodge approved with the gondola. The new lodge will serve skiers, sightseers and other guests who are in the Von Schmidt's Flats Area. This means that several of the facilities within it can be smaller than the lodge that was originally approved. A portion of the approved capacity for the original lodge will be relocated to the Sand Dunes Lodge facility. The new lodge will be relocated to the east of the gondola to an area that is closer and better connected to the existing ski school lifts and activities. It will serve as the starting point and hub for all ski school, cross-country and snowshoe trails, the Discovery Forest and summer activities.

The design concept for the new lodge is similar to the approved building. It will incorporate natural building materials such as wood and stone along with appropriate building forms as described in the Forest Service BEIG. LEED certification of the lodge is planned. Views from large windows in the lodge will be focused on the surrounding activities. The building will provide a range of skier services as well as services for non-skiing guests. Inside, the lodge will contain a themed bar that will serve as a focal point in winter and summer.

In summer, pathways and trails will connect the lodge with the gondola and other amenities such as the amphitheater, the Zipline adventure ride, Discovery Forest and other activities. The Adventure Center will use existing space in the lodge during the summer season.

For environmental and aesthetic reasons, no new maintenance facility will be developed near the top of the gondola. Rather, it will remain in the location of the existing Upper Vehicle Maintenance Shop and expanded slightly.

## Program Summary (lodge only)

- |                |          |
|----------------|----------|
| • Food Service | 5,000 sf |
| • Ski School   | 2,000 sf |
| • Rentals      | 1,200 sf |

|                            |           |
|----------------------------|-----------|
| • Restrooms                | 800 sf    |
| • Retail                   | 400 sf    |
| • Employee Areas & Offices | 1,057 sf  |
| Total                      | 10,457 sf |

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Figure 4-8                      Top of Gondola Activities Map                      1 (24X36)

## 4.6 EAST PEAK

### Master Plan 1996 Concept

The MP (96) East Peak restaurant concept was to service skiers in the Dipper and Comet skiing pods with a daily capacity for 4,600 skiers. Given established turnover rates, demand exists for 1,000 seats for food service. The concept was to serve this demand with 800 seats in a scramble configuration and 200 seats with “sit down” service.

The site is framed between East Peak Lake and skier circulation space for Dipper and Comet. In order to preserve the maximum usable area for skiers, the building will reside with the north portion on grade with traditional spread foundations and the southern portion of the building will be suspended on columns over water. The existing deck space was to be preserved to the maximum degree possible and a wide serviceable ski trail will be preserved through the site to circulate skiers to the Nevada side of the mountain.

Deck space and viewing areas was to be oriented to the south to maximize outdoor dining in sunny areas and provide views of skiing. Because of the attractiveness of the snowmaking pond as a water feature, a summer program was proposed for this area to include boating, and food service on the deck. This space will support mountain biking, interpretive trails, and hiking.

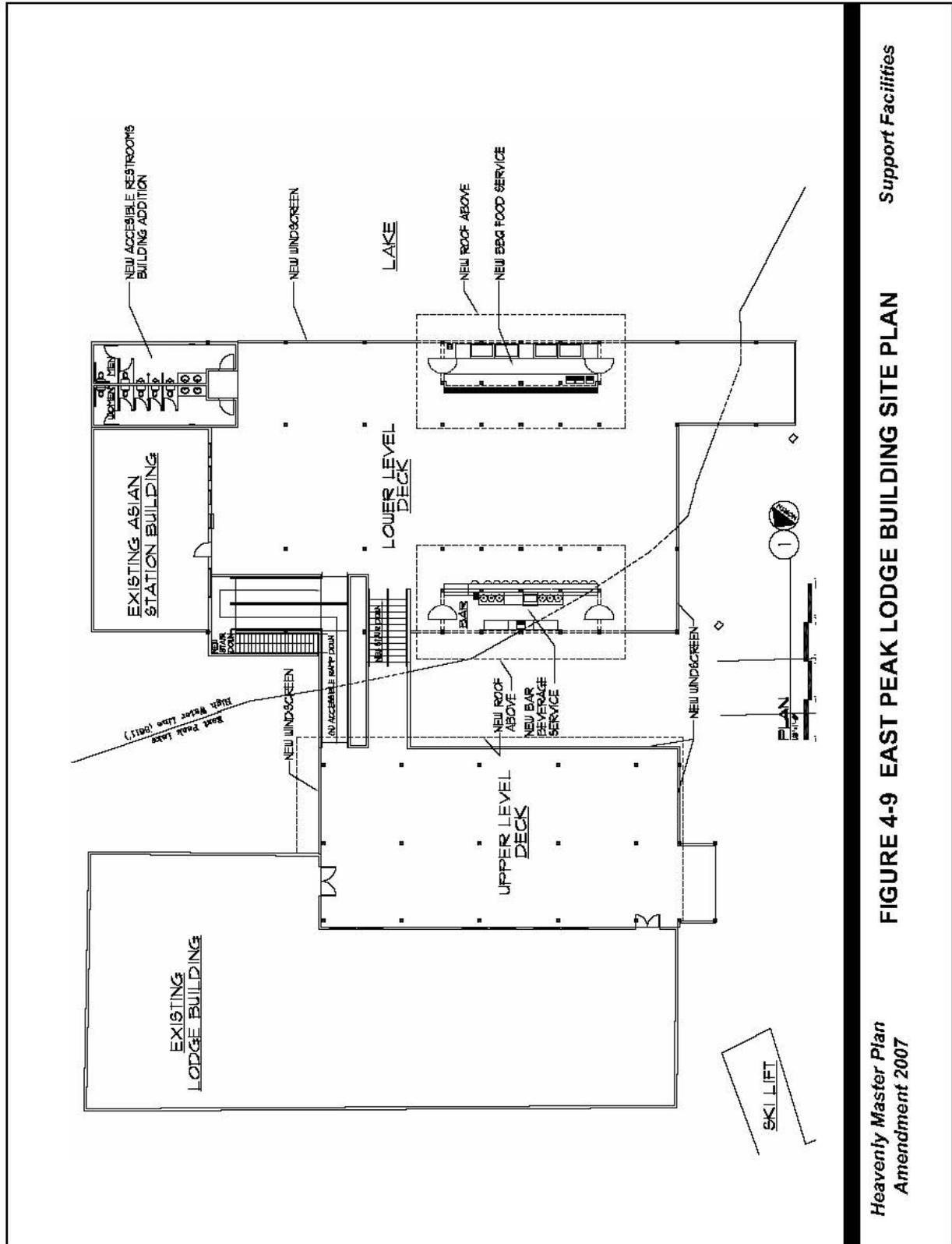
### Implementation Status

In 2003, the seating area, cafeteria scramble and kitchen were significantly upgraded to improve the guests' experience. In 2004, the exterior deck was remodeled with a new roof over the upper deck, restrooms were added on the lower deck, and ADA improvements were made. The existing barbecue and outdoor bar were relocated, enhanced, and had new roofs added. A continuous steel-framed glass windscreen was installed around the entire perimeter of both decks for weather protection. In total, the improvements represent a substantial upgrade to the quality of the experience. Adding more weather-protected seats is a major component of this upgrade project.

### Master Plan Amendment 2007 Concept

The concept for East Peak Lodge is to retain the existing lodge and outdoor deck, including the substantial improvements made in the facility in 2002 and then again in 2004. The 2002 improvements were made primarily to the lodge interior and kitchen in order to improve the quality of the products offered and the comfort of the seating areas. In 2004, improvements were made to both outdoor decks by adding a roof shelter to the upper deck, and new bathrooms, architectural features, and a covered bar and barbecue on the lower deck. The improvements have added weather-protected seats in a location that needed them. They have also reinforced a positive sense of place at the existing lodge, located at the confluence of two major lift and trail pods.

Although it will not be constructed to the full capacity as envisioned in MP (96), the lodge will continue to play a significant role as a mid-mountain, outdoor oriented restaurant where guests can continue to enjoy the outdoors during good weather. The expansion capacity that was included for East Peak Lodge in MP (96) will be relocated to the Sand Dunes Lodge site. The lodge will be used in summer to support the activities at East Peak Lake that are described in Chapter 3. This includes day camp, fishing, outdoor barbecue, hiking trails, horseback riding and children's camp.



Support Facilities

FIGURE 4-9 EAST PEAK LODGE BUILDING SITE PLAN

Heavenly Master Plan  
Amendment 2007

**4.7 BOULDER BASE**

**Master Plan 1996 Concept**

The concept for Boulder Base is to create a fun and inviting arrival to the resort that contains a full range of services for families and Ski School students. Themed food and beverage will continue to be provided in the lodge. Ski School operations will continue to be a primary theme, particularly for children. Many of the services presently offered at the Boulder Base area will be consolidated into modern, higher quality buildings better suited to their needs. This consolidation of services will eliminate existing buildings which at present are located on sensitive environmental areas. Changes to the Boulder Lodge involve a small deck addition to the existing outdoor deck.. Ticket Services will be located between the Lodge and Skier Services and will serve as the focal point for arriving skiers. Skier shuttles will load and unload at the plaza located adjacent to the Tickets building. A children's center will be located in the Skier Services building, which will have a children's ski area adjacent to the center. This will isolate the children from the main stream of skiers.

**Program Summary**

- Boulder Lodge Existing
- Tickets 1,200 sf
  - a. 7 windows 300 sf
  - b. counting/storage 130 sf
  - c. queuing area 580 sf
  - d. restroom/misc. 190 sf
- Mountain operations 8,680 sf
  - a. ski patrol/first aid 750 sf
    - 1. restroom
    - 2. storage
    - 3. first aid/6 beds
  - b. children's center 3,100 sf
    - 1. restrooms
    - 2. food service
    - 3. meeting area
    - 4. lockers/storage
  - c. restrooms 440 sf
  - d. employee lockers 3,400 sf
    - 1. male/female lockers
    - 2. offices
    - 3. meeting area

**Implementation Status**

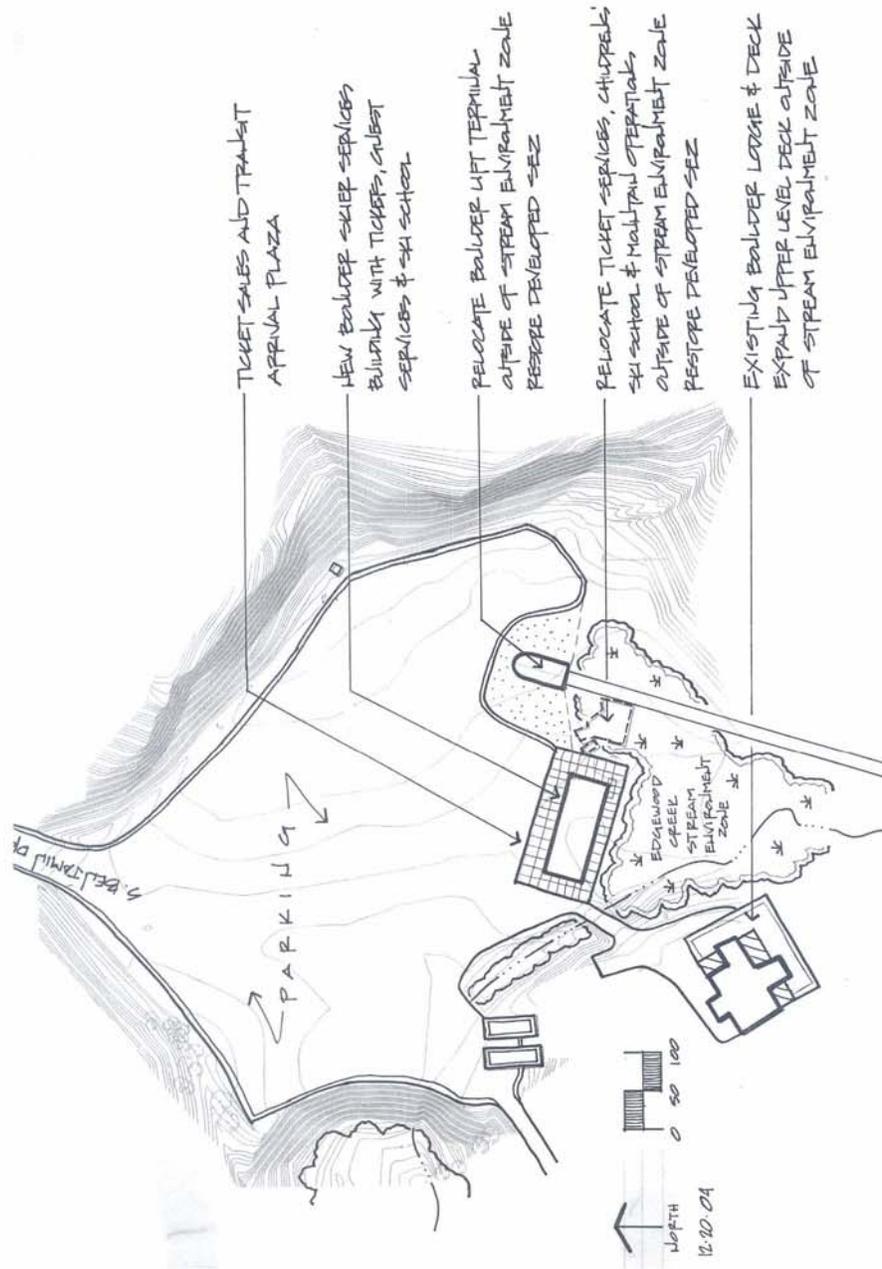
No changes since the 1996 Master Plan, except for the implementation of stormwater BMPs to address all developed facilities and impervious surfaces including the parking lot.

### **Master Plan Amendment 2007 Concept**

Maintain the program and improvements as outlined in the 1996 Master Plan. This includes the removal and relocation of existing ski school and mountain operations facilities which are presently located within the Edgewood Creek stream environment zone (SEZ).

At the existing Boulder Lodge, additional outdoor deck space will be added to the existing lodge in order to expand outdoor food service seating. The expansion will be approximately 1000 square feet. The expansion will take place outside of the nearby Edgewood Creek stream environment zone. The future replacement of the Boulder chairlift base terminal (Lift Q) will be sited outside of the existing SEZ described above. It may slightly affect the exact placement of the future Skier Services building contained in the MP (96); however, the relocation will not encroach into the SEZ.

The new Tickets building and the Skier Services building will be appropriately designed as mountain lodges. They will incorporate natural appearing materials, steeply pitched roofs, weather protected entrances, and overhangs. Building colors will be compatible with the natural environment.



Support Facilities

FIGURE 4-10 BOULDER BASE SITE PLAN

Heavenly Master Plan  
Amendment 2007

**4.8 STAGECOACH BASE**

**Master Plan 1996 Concept**

Stagecoach Base provides a convenient entry point to the resort that is used primarily by local residents from the Tahoe Village neighborhoods, guests from the Ridge Tahoe property and those who access Heavenly from the nearby Carson Valley. It offers high-speed lift access along with a themed restaurant and bar. The services presently offered at the Stagecoach Base area will be continued. The concept is to leave the Stagecoach Lodge as it exists today with only minor interior and exterior remodeling, and parking lot modifications to improve drainage and circulation, and an expansion of the deck used for dining.

**Program Summary**

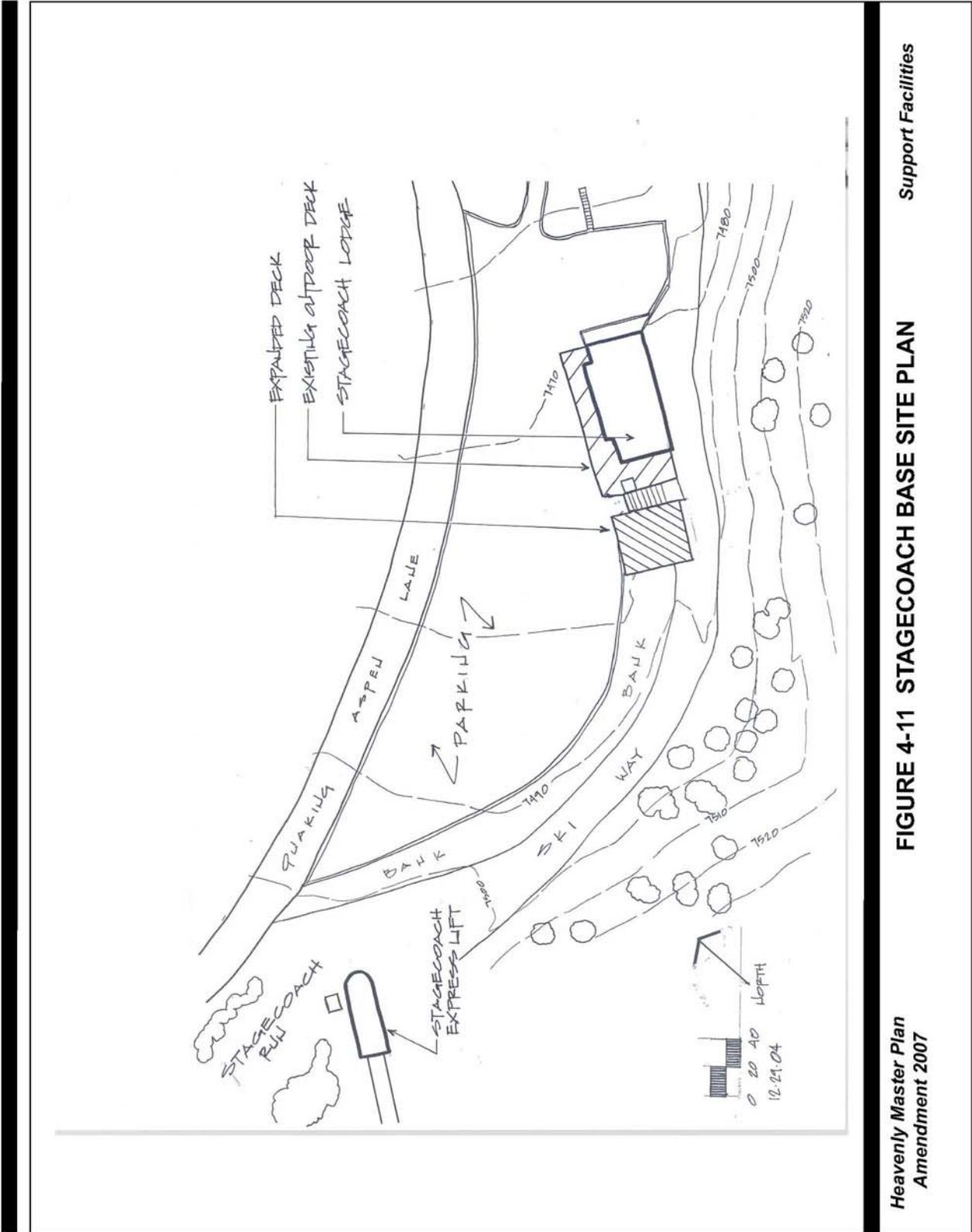
|  |           |
|--|-----------|
| • Stagecoach Lodge Food Service and Deck | 5,775 sf  |
| • Tickets                                | 400 sf    |
| • Restrooms                              | 800 sf    |
| • Ski Rental/Shop                        | 1,200 sf  |
| • Administrative Offices                 | 2,500 sf  |
| Total                                    | 10,675 sf |

**Implementation Status**

In 2002, the cafeteria, seating area, bar and restrooms were remodeled. In 2004, ADA improvements were added, including a new platform lift and an ADA-compliant restroom on the lower level.

**Master Plan Amendment 2007 Concept**

Future redevelopment of the Stagecoach Lodge site will include additional architectural upgrades to the building and the expansion of the existing outdoor deck. A Planned Development (PD) approval is in place from Douglas County. The PD includes 120 units of overnight accommodations, support retail and guest services. It also includes a resort base area with food and beverage, retail, rentals, and other skier support services for resort day users.



Support Facilities

FIGURE 4-11 STAGECOACH BASE SITE PLAN

Heavenly Master Plan  
Amendment 2007

**4.9 KINGSBURY GRADE MAINTENANCE FACILITY**

**Master Plan 1996 Concept**

All vehicle maintenance and welding services currently provided at the Base of California will be consolidated into a new building which will better suit Heavenly's needs. This consolidation and relocation of the existing services will eliminate an existing structure which is currently located in the middle of the California parking lot. By building a state of the art structure outside of the Lake Tahoe Basin, Heavenly plans to reduce any risks of contamination of the in basin environment normally associated with a vehicle maintenance facility. The structure will be large enough to allow trucks as well as heavy equipment to be serviced inside, which will provide for better control of potential pollutants. Except for Heavenly buses operated by ATM, Heavenly rubber-tired vehicles will be based out of this facility, along with storage provided for seasonal equipment. A 200-space parking lot is located adjacent to the vehicle maintenance, which will be utilized as overflow on days of high skier demands.

**Program Summary**

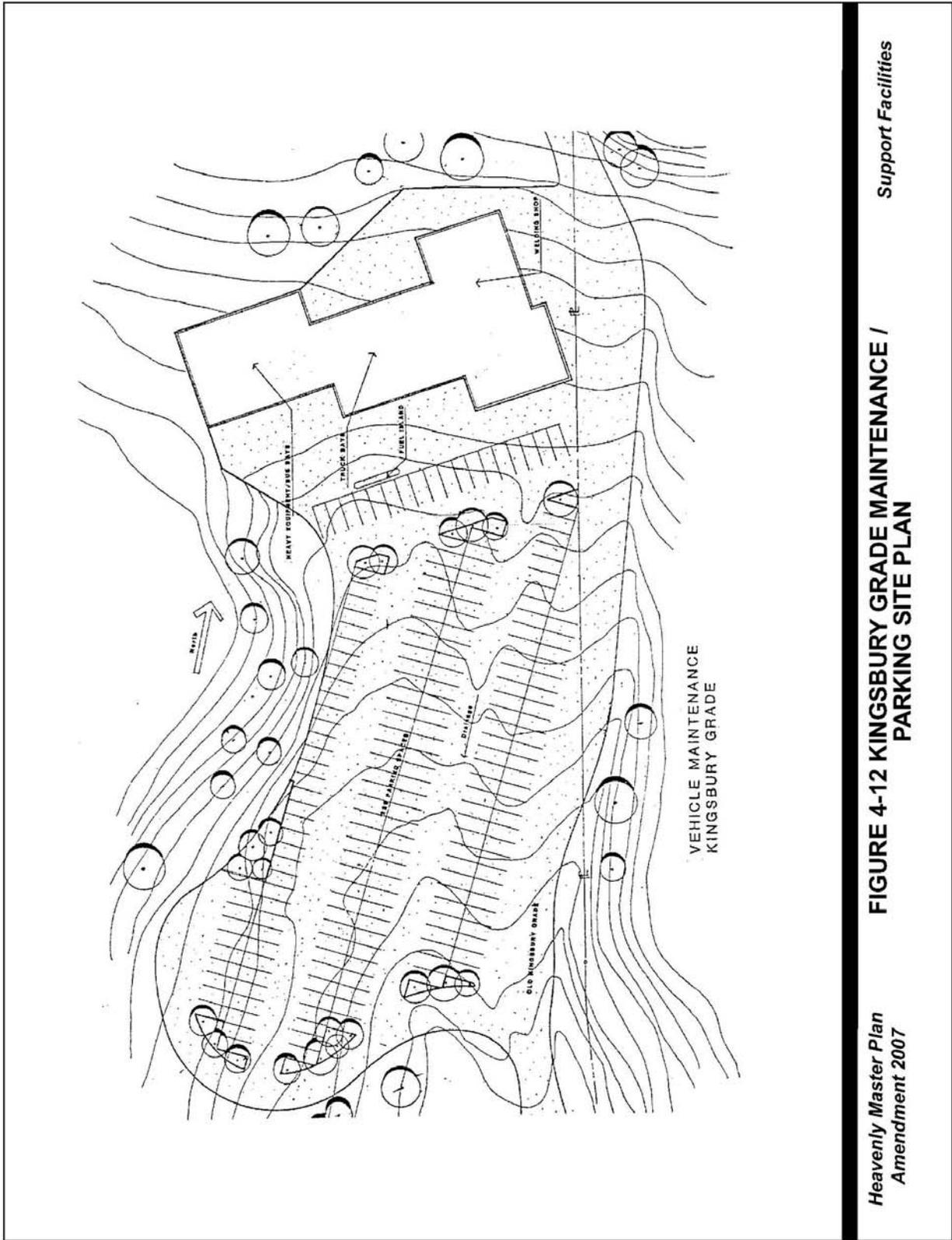
- Vehicle Maintenance
  - a. Heavy Equipment Bays 1,800 sf
  - b. Bus Service Bays 2,800 sf
  - c. Truck Service Bays 4,400 sf
  - d. Administration
    - 1. Restrooms 352 sf
    - 2. Office 250 sf
    - 3. Lockers 800 sf
    - 4. Storage 1,200 sf
    - 5. Mechanical 140 sf
    - 6. Misc. 258 sf
  - e. Welding Shop 3,000 sf
  - f. Second floor storage 3,000 sf
  - g. 10,000 gallon fuel storage capacity 15,000 sf
- Parking
  - a. 200 parking spaces 60,000 sf

**Implementation Status**

No improvements have been implemented.

**Master Plan Amendment 2007 Concept**

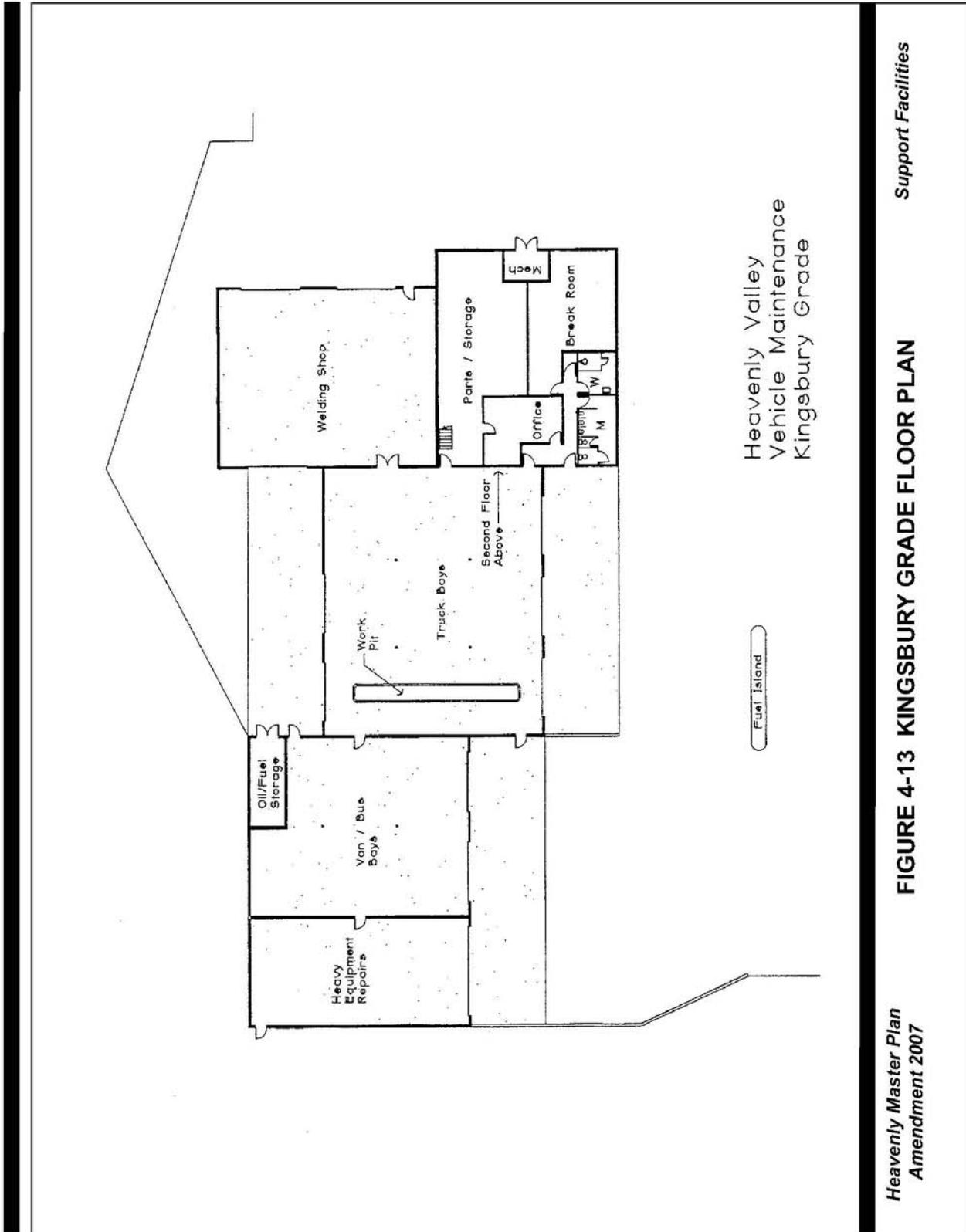
Maintain the proposed improvements as contained in the 1996 Master Plan as described above.



Support Facilities

FIGURE 4-12 KINGSBURY GRADE MAINTENANCE /  
PARKING SITE PLAN

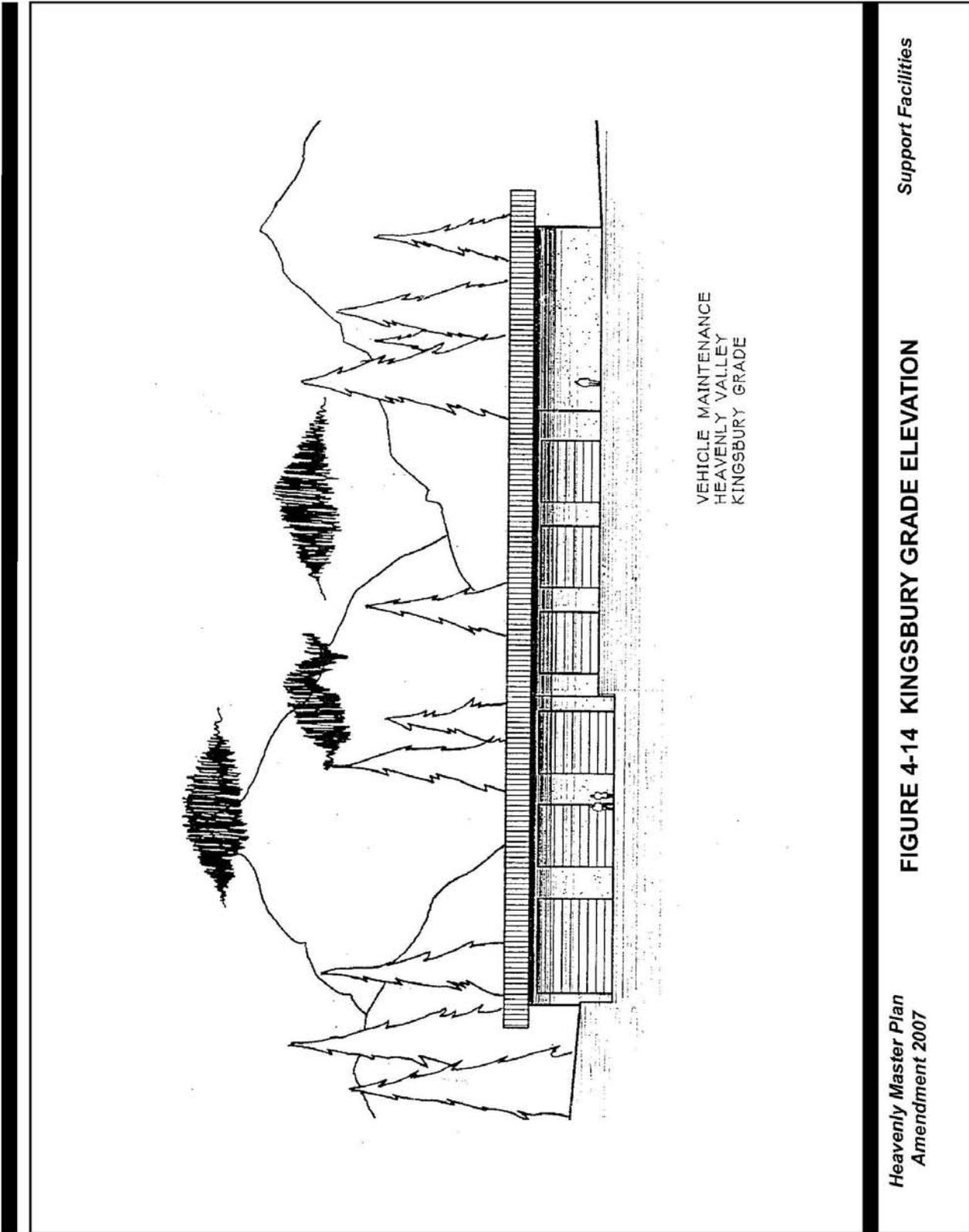
Heavenly Master Plan  
Amendment 2007



Support Facilities

FIGURE 4-13 KINGSBURY GRADE FLOOR PLAN

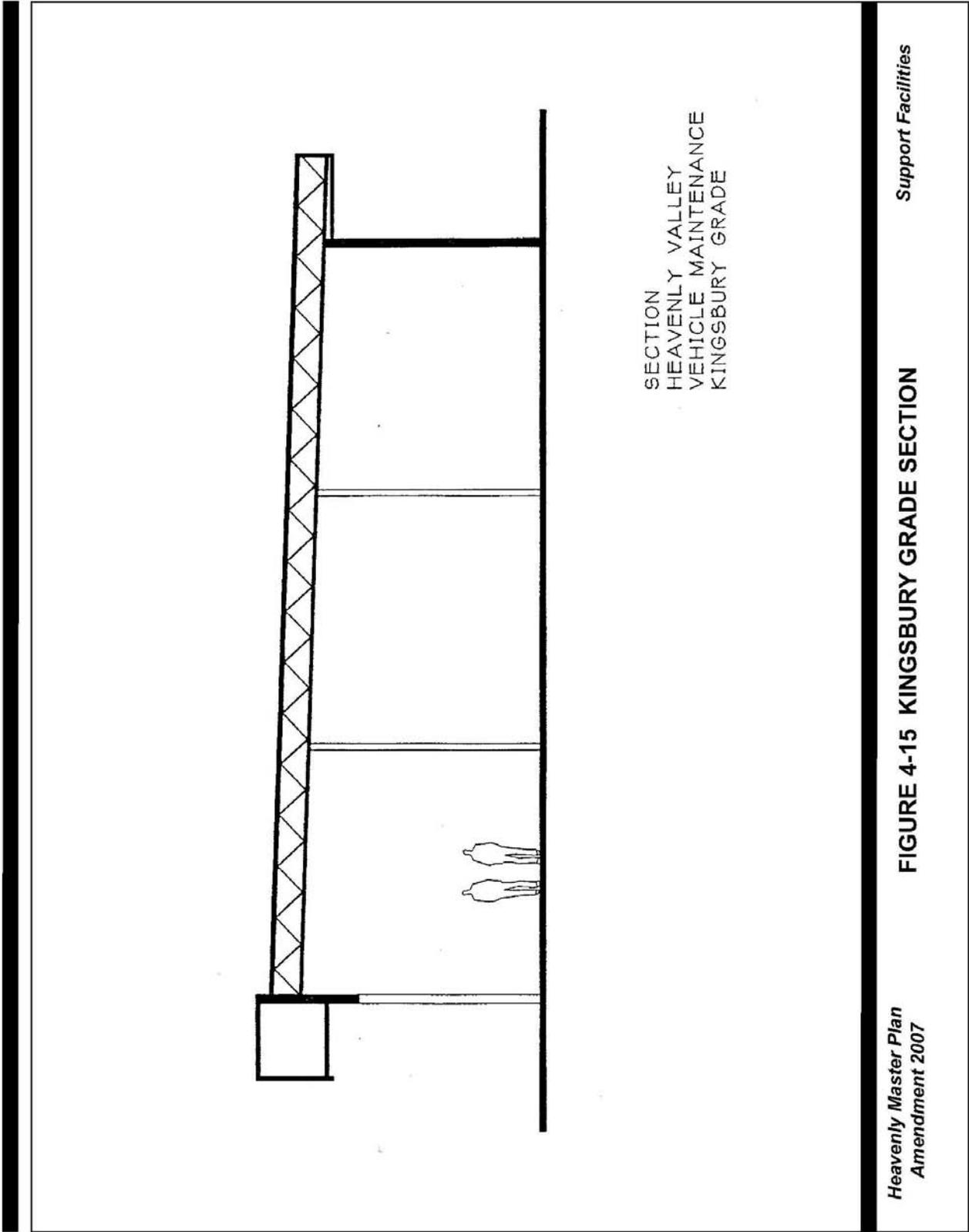
Heavenly Master Plan  
Amendment 2007



Support Facilities

FIGURE 4-14 KINGSBURY GRADE ELEVATION

Heavenly Master Plan  
Amendment 2007



Support Facilities

FIGURE 4-15 KINGSBURY GRADE SECTION

Heavenly Master Plan  
Amendment 2007

## 4.10 GONDOLA BASE STATION

### Master Plan 1996 Concept

The MP (96) concept for the Gondola Base Station included a high capacity gondola surrounded by a public plaza. The gondola area will be an activity hub for passengers loading and unloading throughout the year. The gondola, situated within the setting created by existing trees, is the focus of the newly created public space. The focus of the space is the gondola building displaying alpine elegance in a rustic style. The clock tower is the focal point of the building while the sheltering of the roof provides enclosure for ticketing. The glass incorporated into the structure displays the mechanical operations of the gondola. Constant pedestrian activity associated with the gondola and will activate the park. Both the gondola and gondola base area will serve as the gateway to the Park Avenue Redevelopment project (now Heavenly Village) and the mountain.

### Program Summary

- Gondola Building
 

|                                    |              |
|------------------------------------|--------------|
| a. Loading Area and Lift Equipment | 3,955 sf     |
| b. Ticketing                       | 995 sf       |
| c. Retail Sales                    | 700 sf       |
| <br>Total                          | <br>5,650 sf |

### Characteristics

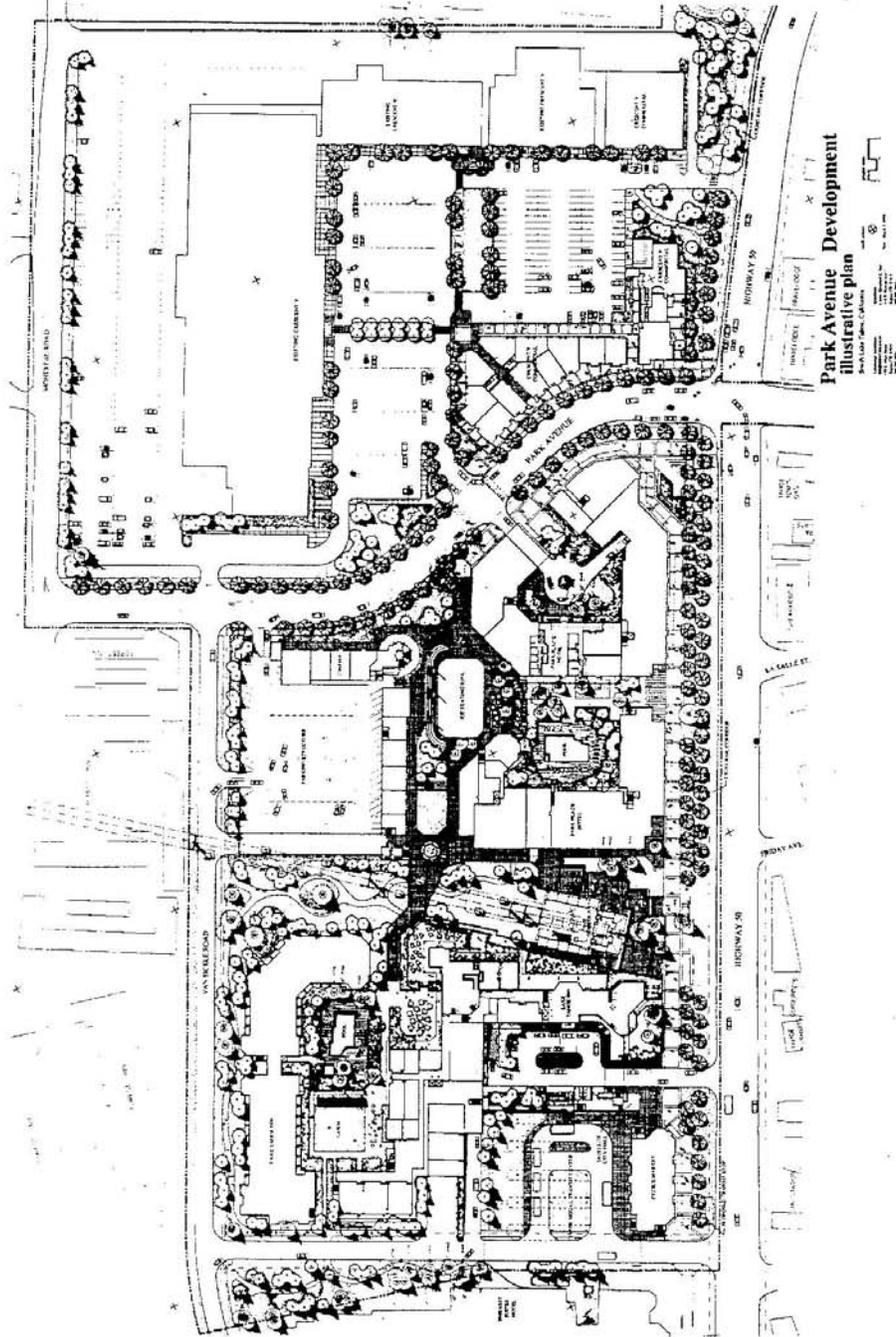
The arrival sequence of the gondola begins with ticketing protected by the building overhangs. The southern side of the gondola, which is located in the sun, is programmed for queuing. The gondola building will serve as a landmark structure for the area with a clock tower. The wood, stone and heavy timber building materials will relate to the common theme of the redevelopment project. The entrance to the gondola building will be at grade with the plaza to allow for easy access. The large Jeffrey Pines in front and to the side of the gondola will be preserved to provide a natural canopy and enclosure for the space.

### Implementation Status

In 2000, the Gondola Base Station was constructed as planned as a part of the gondola project and the Park Avenue Redevelopment Project. The building ended up slightly smaller than originally planned due to cost constraints.

### Master Plan Amendment 2007 Concept

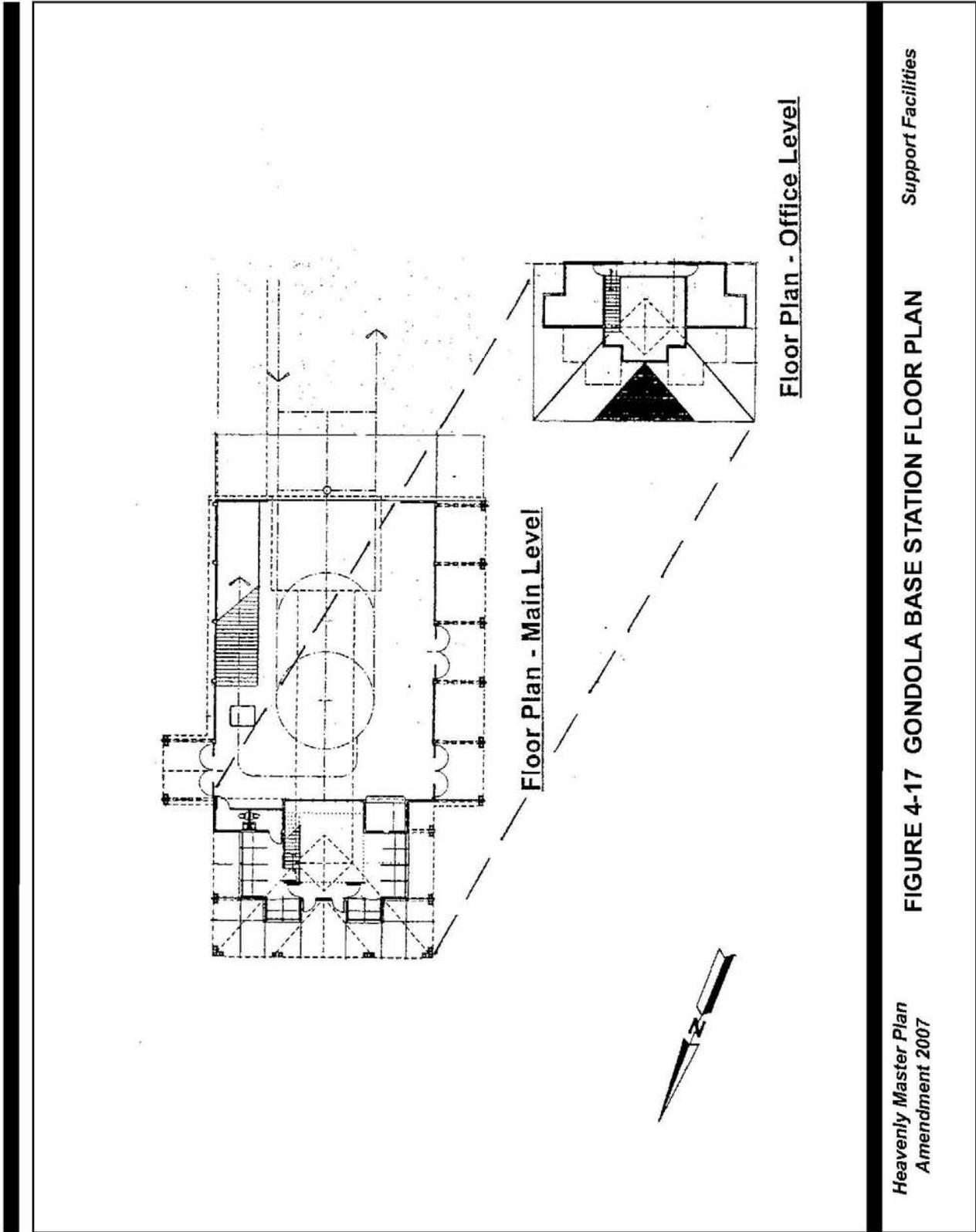
The Gondola and surrounding plaza have become the focal point of the downtown area. Nearly every component of the Heavenly Village program is complete. The physical and visual connection between Heavenly Village and the mountain has further reinforced Heavenly’s position as the premier multi-season resort at Lake Tahoe. Special events and activities in the Gondola plaza are planned to grow and provide the community with a true center.



Support Facilities

FIGURE 4-16 GONDOLA BASE STATION SITE PLAN

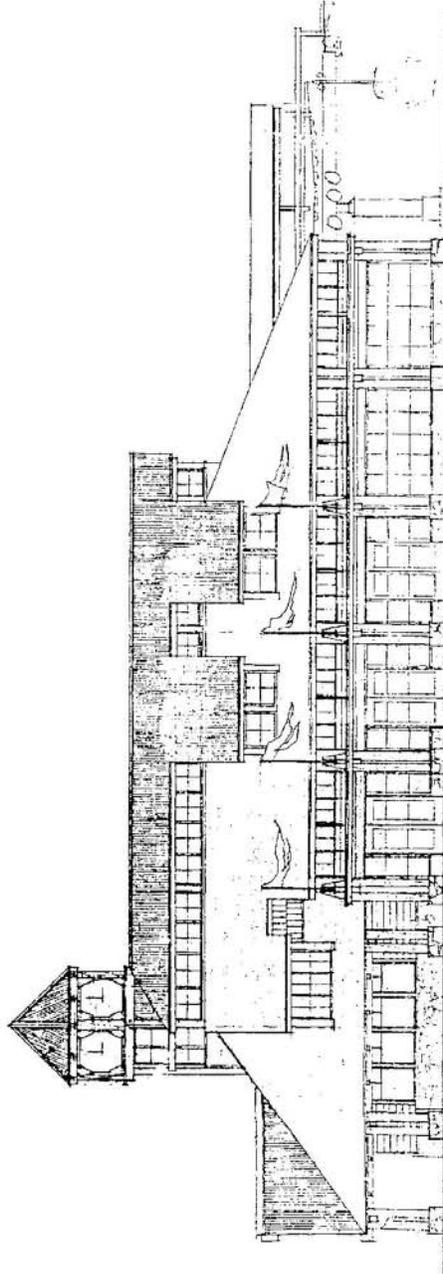
Heavenly Master Plan  
Amendment 2007



Support Facilities

FIGURE 4-17 GONDOLA BASE STATION FLOOR PLAN

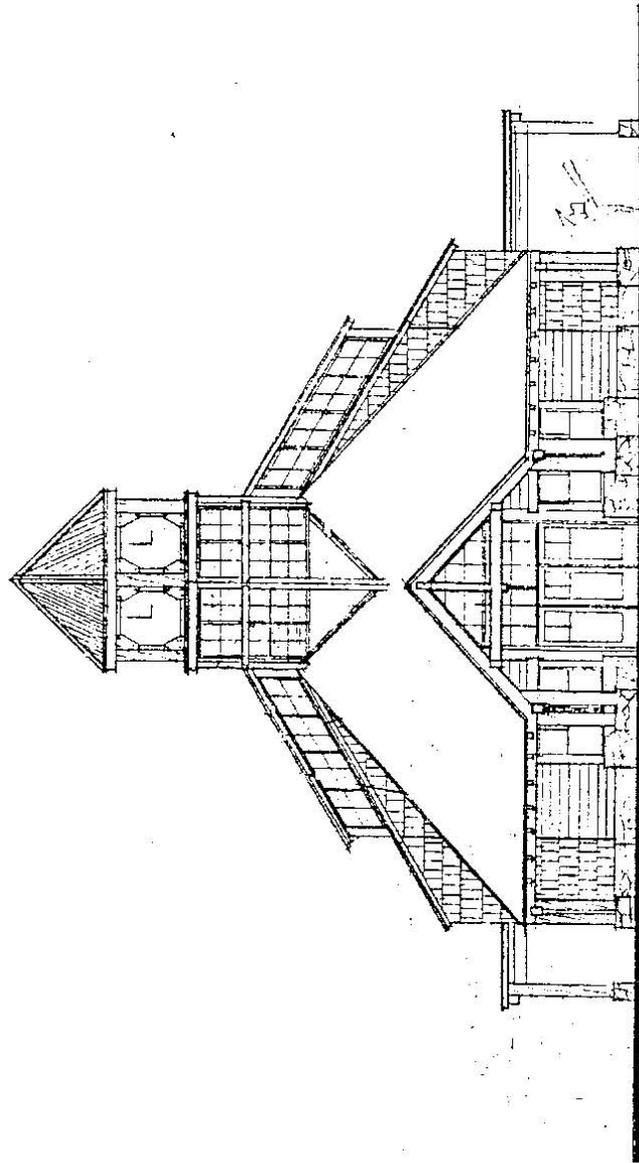
Heavenly Master Plan  
Amendment 2007



*Support Facilities*

**FIGURE 4-18 GONDOLA BASE STATION WEST ELEVATION**

*Heavenly Master Plan  
Amendment 2007*



Support Facilities

FIGURE 4-19 GONDOLA BASE STATION NORTH ELEVATION

Heavenly Master Plan  
Amendment 2007

**4.11 TOP OF TRAM UPPER VEHICLE MAINTENANCE FACILITY**

**Master Plan 1996 Concept**

The 1996 Master Plan concept for the Upper Vehicle Maintenance facility was to relocate the existing facility located near the Top of the Tram to a new site near the top of the gondola in Von Schmidt’s Flats. The new facility was planned to be a shared facility with the Building Maintenance and Lift Maintenance departments, which require an on-mountain facility in order to be responsive. It was planned to be approximately 20,600 square feet in area. The new facility was to include fuel storage and snow grooming vehicle parking. It was planned to be designed using similar building forms and as the top station and lodge in order to not appear like a maintenance facility. The existing facility was to be torn down, and the site restored.

**Implementation Status**

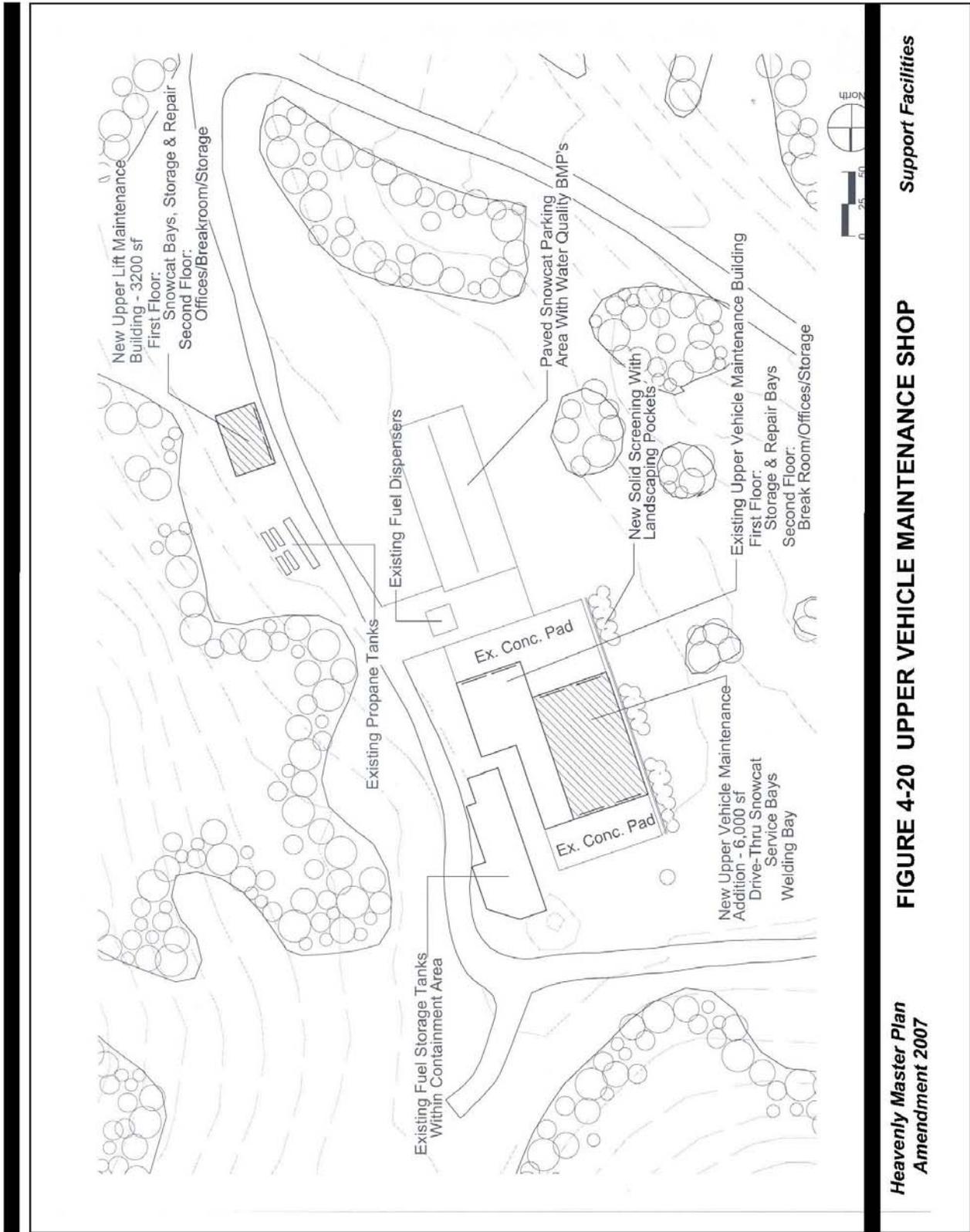
Following implementation of the gondola project, and several years of use, it is clear that the area near the top of the gondola should not be used for a maintenance facility because of its close proximity to recreation activities, both organized and dispersed. The area around the top of the gondola should be used exclusively for winter sports and summer visitors to the national forest lands.

**Master Plan Amendment 2007 Concept**

Maintain and expand the existing vehicle maintenance facility at the top of the tram. Its current location offers convenience and accessibility to and from the California Base and the upper mountain. The original section of the building will be rebuilt. A new 6,000 square foot addition will be located over the existing concrete pad. Landscape screening and a 6-foot high solid fence will be added to further screen the facility from public view. The existing parking area for snow grooming vehicles will be paved and will incorporate water quality BMPs. A new Lift Maintenance facility will be constructed adjacent to the existing summer maintenance road in order to meet the identified need. The Lift Maintenance building will include roll-up doors that are useable by light-duty trucks and snow cats. A second floor will contain parts and storage area. Both the Vehicle Shop addition and the Lift Maintenance building will incorporate architectural design features that are intended to make them fit better into the surrounding setting.

**Program Summary**

- Vehicle Maintenance (existing) 5,420 sf
- Vehicle Maintenance Addition 6,000 sf
  
- Total 11,420 sf
  
- Lift Maintenance Building 3,200 sf
  
- Concrete Work Area (following addition) 6,340 sf
- Fuel Storage Area (existing) 4,085 sf
- Snowcat Parking Area (pave existing parking area) 4,800 sf



Support Facilities

FIGURE 4-20 UPPER VEHICLE MAINTENANCE SHOP

Heavenly Master Plan  
Amendment 2007

## 4.12 SAND DUNES LODGE

### Master Plan Amendment 2007 Concept

The Sand Dunes Lodge site offers a spectacular setting at 9,600 feet elevation with unparalleled views of the alpine Lake Tahoe Basin and the western edge of the Great Basin and Carson River Valley. The site is located along the Sand Dunes ski run below the top station of the Tamarack Express lift in Alpine County just outside of the Tahoe Region. It is easily accessible from the Comet, Dipper and Tamarack Express lifts. It provides a setting for skiers of all ability levels to meet and enjoy Heavenly’s finest cuisine. 600 indoor seats and 400 outdoor seats are planned.

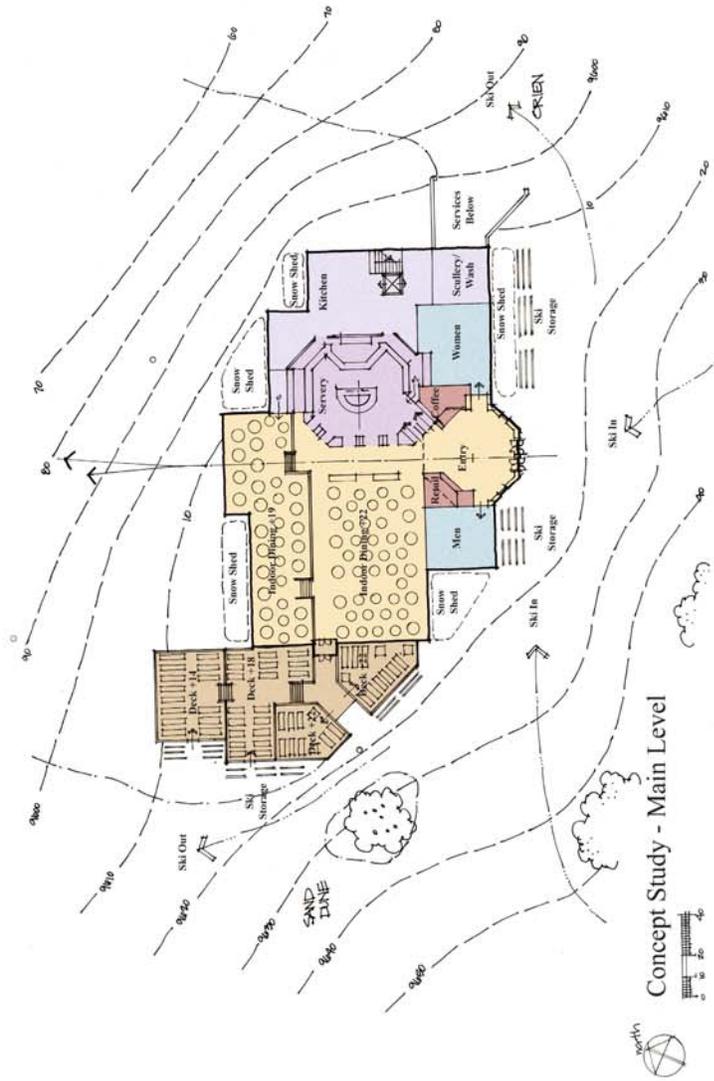
The concept for the building is to provide a landmark mountain lodge that provides a unique setting to enjoy the views while taking in lunch, a snack or a break from skiing. The building will be designed using the prospect and refuge theory of landscape architecture and site design. The building is planned to be Heavenly’s signature lodge and will be sited and constructed to offer views out from the site while being sensitively tucked into a topographic shelf with mature trees and the peaks behind it to provide screening from key viewpoints below such as Lake Tahoe. Building forms and materials will blend with the natural setting and feature deep roof overhangs and outdoor decks. The Forest Service Built Environment Image Guide will be used as a design tool. LEED-certification of the building is planned.

The lodge will be open in the summer. It will be connected to the Top of the Gondola area and the Zipline Adventure Ridge top station by the hiking trails.

A conceptual site plan is shown below.

### Program Summary

|                             |               |
|-----------------------------|---------------|
| • Kitchen & Serverly        | 8,000 sf      |
| • Seating (including decks) | 19,000 sf     |
| • Retail                    | 1,000 sf      |
| • Restrooms                 | 2,500 sf      |
| • Ski School                | 500 sf        |
| • Employee Areas            | 1,500 sf      |
| • Access & Circulation      | 3,500 sf      |
| <br>Total                   | <br>36,000 sf |



Concept Study - Main Level

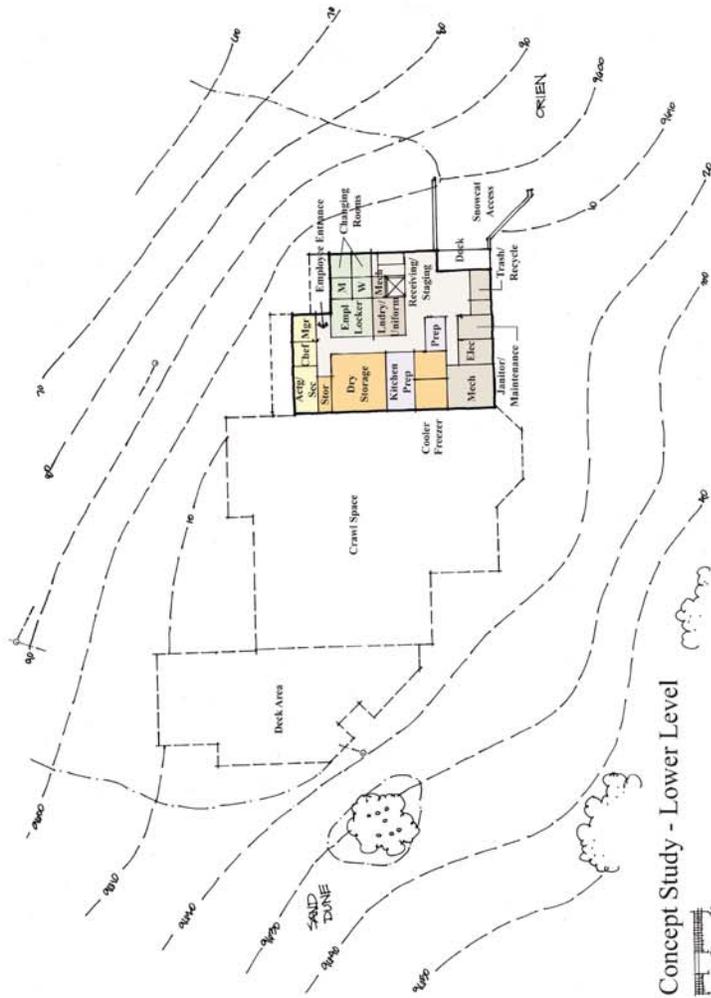
Heavenly Mountain Restaurant - Sand Dune Site  
January 25, 2005



Support Facilities

FIGURE 4-21 SAND DUNES LODGE BUILDING SITE PLAN

Heavenly Master Plan  
Amendment 2007

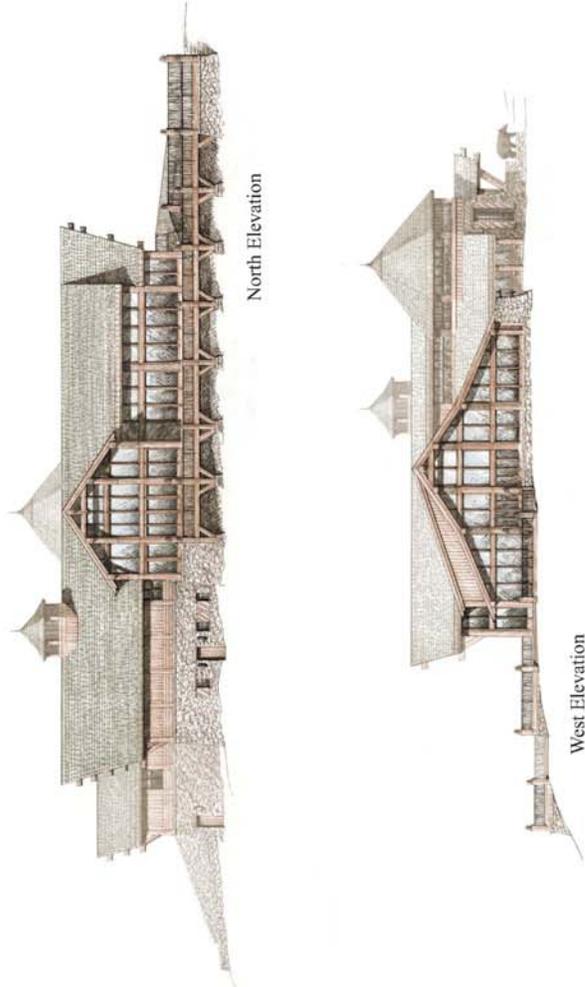


Concept Study - Lower Level

Heavenly Mountain Restaurant - Sand Dune Site

January 25, 2005





Heavenly Mountain Restaurant - Sand Dune Site

January 25, 2005

Page 5

Heavenly Master Plan  
Amendment 2007

FIGURE 4-23 SAND DUNES LODGE BUILDING ELEVATIONS

Support Facilities

### 4.13 SNOW BEACH

#### Master Plan 1996

Due to its small size and limited function, Snow Beach was not included in the 1996 Master Plan. The structure has been in existence since 1984 when it was first used as a snowmaking pumphouse. It was converted to its present use in 1992.

#### Implementation Status

Snow Beach, located along Patsy’s Run near the Top of the Tram, has existed since 1992 as a convenient walk-up snack bar and public restrooms. Prior to that, the building was used as a snowmaking pump house building. It is approximately 1,200 square feet in area. Snow is groomed around the building and picnic tables are placed to allows on-snow seating for up to 80 people at one time. The restrooms and snack bar are conveniently located along Patsy’s run and the creek area between the Top of the Tram and Sky Meadows restrooms for persons who are using Patsy’s run, the Groove terrain park or returning from the upper California trails.

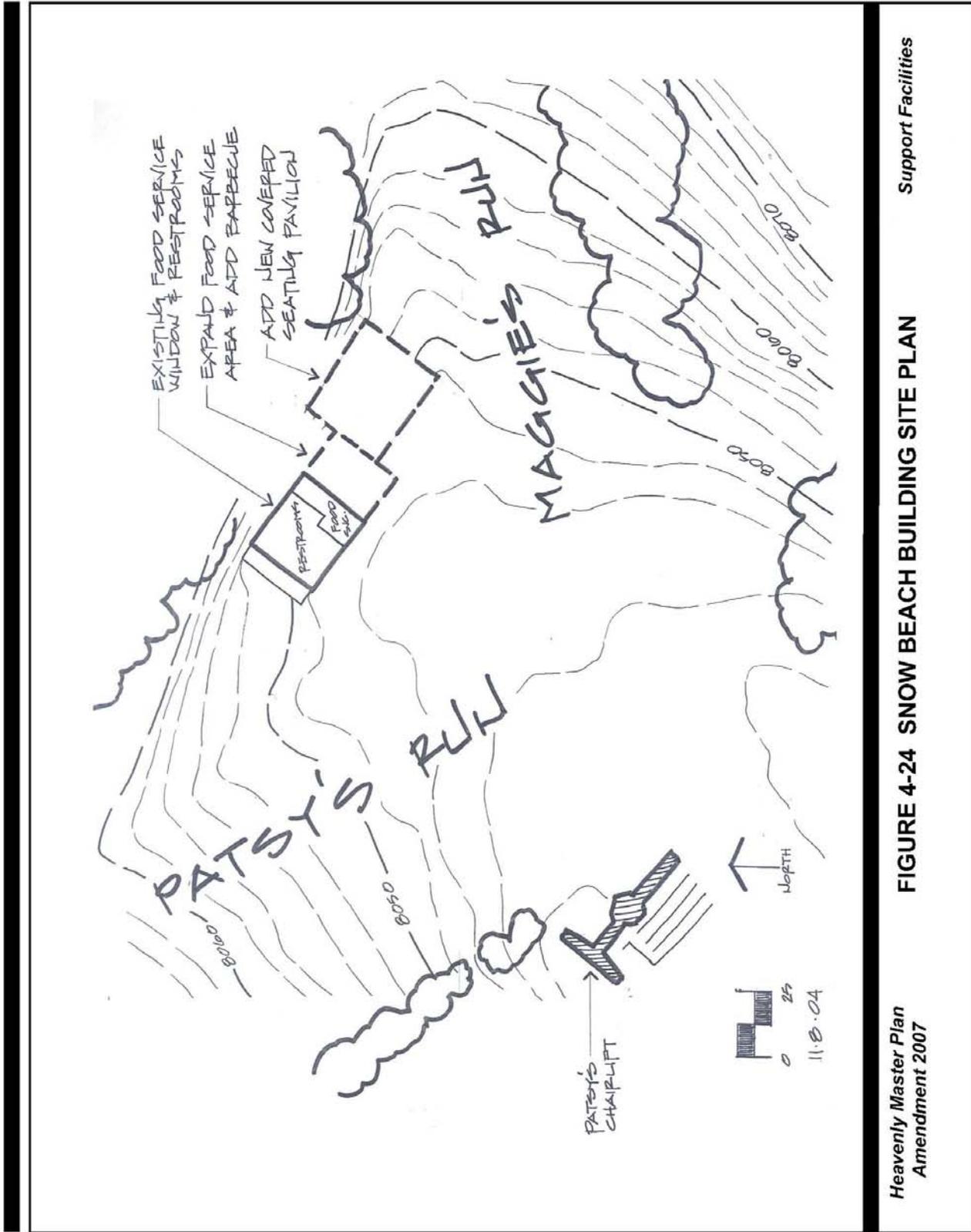
#### Master Plan Amendment 2007 Concept

Maintain the Snow Beach snack bar and restrooms. Change the design and menu to a more memorable concept of an outdoor-oriented barbecue and lunch concept that incorporates the fun and excitement of California snowboarding and surfing (Snow Beach). The name, menu and exterior design elements would reflect the new theme, which is closely related to snowboarding. A seasonal open air, tent shelter would cover a portion of the outdoor seating area. Overall seating would be expanded from 80 to 200 seats on the snow. Minor expansion of a roof cover/shelter is needed in order to accommodate additional food service and barbecue equipment.

A conceptual site plan is shown below.

#### Program Summary

|                                   |              |
|-----------------------------------|--------------|
| • Food & Beverage Service Counter | 500 sf       |
| • Restrooms                       | 500 sf       |
| • Convenience Retail              | 100 sf       |
| <br>Total                         | <br>1,100 sf |



Support Facilities

FIGURE 4-24 SNOW BEACH BUILDING SITE PLAN

Heavenly Master Plan  
Amendment 2007

## 4.14 ANGEL'S ROOST COMMUNICATIONS SITE

### Master Plan 1996 Concept

Angel's Roost is a small communications site located close to the Top of the Tram near the former top station of the old West Bowl chairlift (removed in 1998). It has been in existence as a communications and electronics site since it was first authorized in 1959 by the El Dorado National Forest, Lake Valley Ranger District under a Special Use Permit. Angel's Roost was not included in the MP (96) because the Forest Service Special Use Permit was granted to the Tahoe Armature Radio Association, which managed the site.

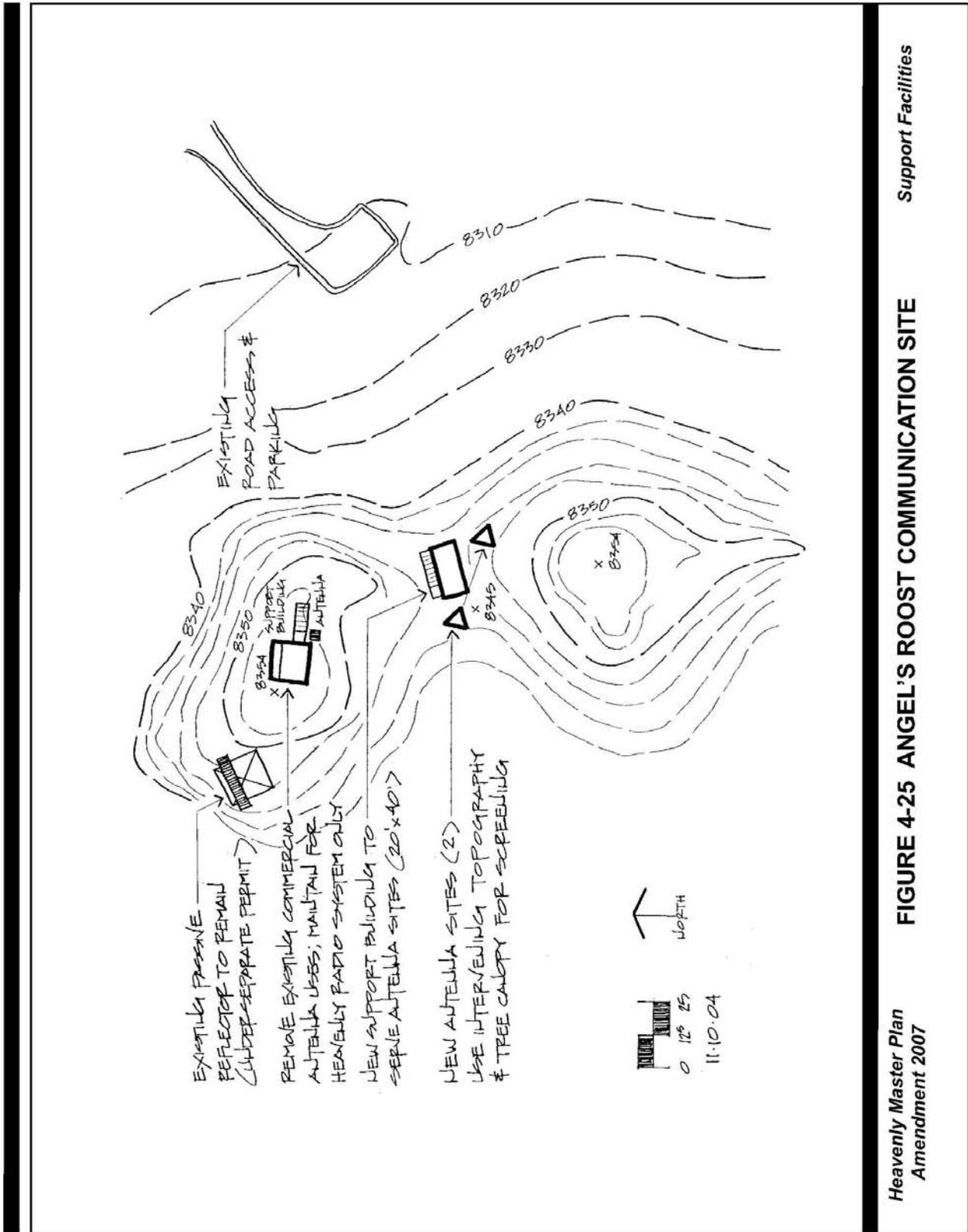
### Implementation Status

In 1998, the Forest Service turned over control of the existing Angel's Roost Electronics site to Heavenly under a Communications Use Site Lease. The site presently contains one radio tower with individual antennas, a small building containing back-up batteries and a passive television reflector. Because of its location and elevation (approximately 8,731 feet above sea level), it has an unusual clarity of signal and can "see" into the Meyers and Upper Lake valley area. As a result, several personal communications systems (pcs) companies and similar service providers desire to locate antenna at Angel's Roost. The existing tower and building are very old and cannot be expanded due to structural issues.

### Master Plan Amendment 2007 Concept

An Electronics Site Master Plan for Angel's Roost has been developed in order to allow for orderly development of the site. Because it is located within a developed winter sports recreation site, it offers many advantages rather than locating a new facility in a previously undeveloped area. The Angel's Roost Electronics Site Master Plan generally proposes for an ultimate build-out of two towers approximately 80 feet in height with up to nine antenna positions on each tower. The towers will be hidden from view and designed as pine trees or snags in order to blend into the surrounding landscape.

At ground level, a small, one-level support building will be built in phases as expansion of the antennas occurs. It will be approximately 20' x 40' in footprint area. It will not exceed 16-18 feet in height and be slightly elevated in order to be accessible in winter. There will not be a permanent road to the site. Maintenance and other operational activities can occur over the snow and on foot in the summer time. Presently, a summer maintenance road ends at the nearby lift maintenance facility, making a new spur road unnecessary.



**4.15 EAST PEAK LIFT MAINTENANCE**

**Master Plan 1996**

The East Peak Lift Maintenance facility is located in on the lower level a small two-story building near the top of the Olympic Lift. It shares the building with the East Peak Ski Patrol Duty Station, which is located on the upper level of the building. The facility has existed since the mid 1970s. A Lift Maintenance records office is maintained on the upper level, along with ski patrol communications and equipment storage. Electrical switch gear is located on the lower level. Each floor has a gross square footage of approximately 1,000 square feet in area, including access and stairways. The facility is centrally located to the lift network on the Nevada side. Spare parts, light duty repair and testing equipment are kept there.

**Implementation Status**

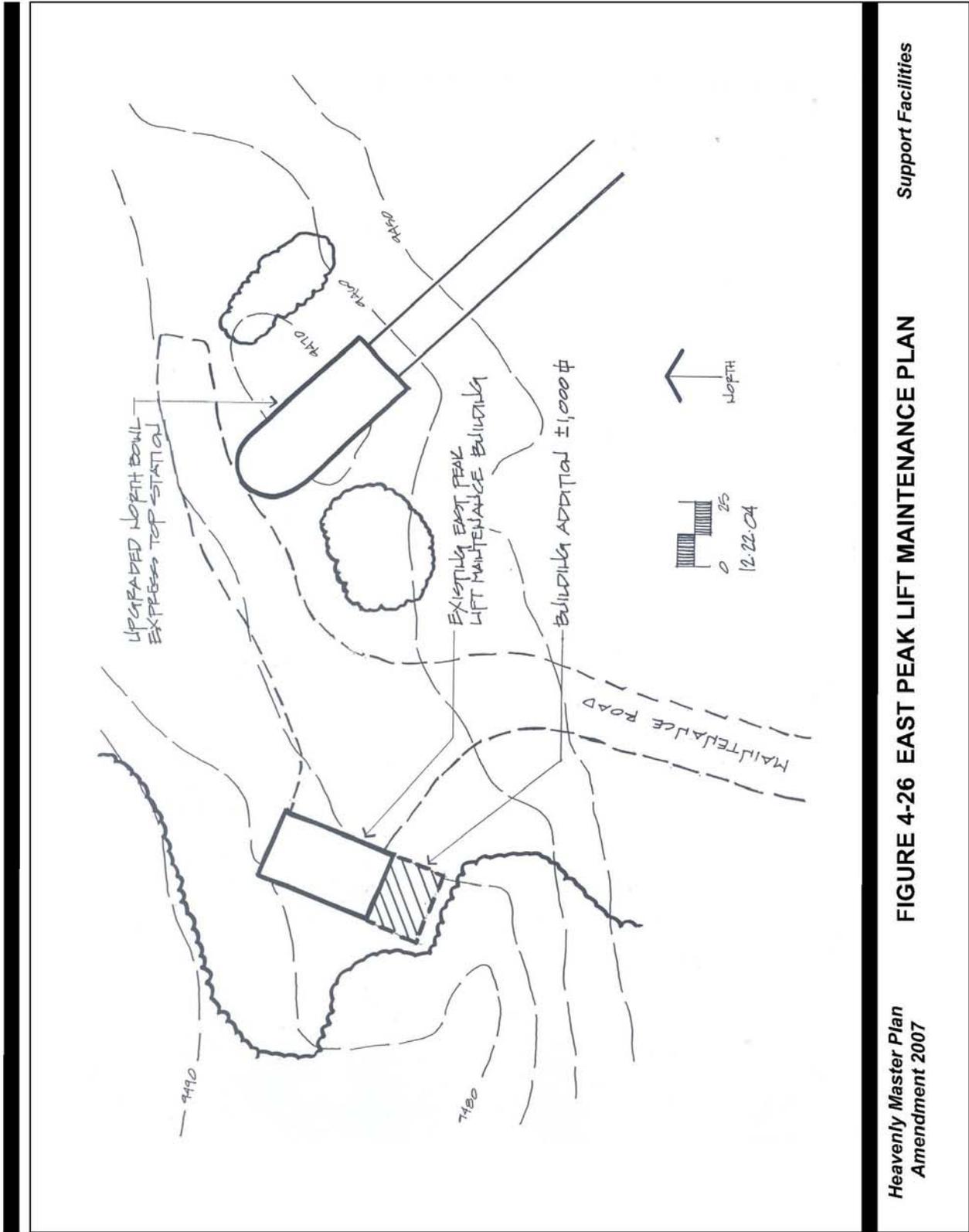
No changes to the facility have occurred since the 1996 Master Plan. The addition of newer, high-speed lifts which are more complex to operate and maintain, combined with the addition of more lifts in the Von Schmidt’s Flats area have placed greater demands on the existing facility. As a result, the Lift Maintenance facility needs have outgrown the available floor area.

**Master Plan 2007 Concept**

It is critical that a maintenance facility exists on the mountain in relative proximity to the lifts served by it. A minor expansion of the East Peak Lift Maintenance facility is needed in order to adequately maintain the new lifts installed on the Nevada side. The additional floor area can be constructed as an addition to the building. The existing building is a simple gable-roofed building that blends rather than contrasts with the setting. With some simple ornamentation (i.e., window and door trim, accent paint colors and window boxes), the building can easily take on the appearance of an alpine chalet. The revised program is shown below.

**Program Summary**

|                                       |          |
|---------------------------------------|----------|
| • Ski Patrol Duty Station             | 850 sf   |
| • Ski Patrol Communications & Storage | 300 sf   |
| • Lift Maintenance Records Office     | 100 sf   |
| • Lift Maintenance Shop Area          | 1,400 sf |
| • Stairs and Circulation              | 250 sf   |
| • Electrical/Mechanical Room          | 100 sf   |
| <br>                                  |          |
| Total                                 | 3,000 sf |



Support Facilities

FIGURE 4-26 EAST PEAK LIFT MAINTENANCE PLAN

Heavenly Master Plan  
Amendment 2007