

June 25, 2022

Mammoth Mountain Main Lodge Redevelopment Project



The Opportunity | Complementary Mammoth Portals

Mammoth Main Lodge March 26, 2021

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Background

- As a result of the USFS approval of the 2019 Land Exchange, the Mammoth Main Lodge Base “Parcel A” and “Parcel B” (approximately 35.7 acres of land) are now owned by Mammoth Main Lodge Redevelopment LLC (MMLR).
- Located within the municipal boundary limits of the Town of Mammoth Lakes (Town) – currently no zoning or General Plan land use designation
- Currently include commercial uses and associated infrastructure including, the Mammoth Mountain Inn, the Yodler restaurant, gondola and ski lift bases, a snowmobile and snow cat rental and tour service, wastewater treatment ponds and several parking areas.
- Purpose of the exchange was to facilitate potential future redevelopment of the parcels to “increase the intensity of use of the parcel and modernize or replace outmoded and decrepit facilities that have reached the end of their useful life. New or updated amenities may include skier facilities, visitor lodging, fractional and whole ownership condominiums, and employee housing.”

Main Lodge Vision

*A unique base village that embodies Mammoth's soul -
for adventure seekers of all levels and all seasons.*

*Take the existing Mammoth experience to
the next level of excellence...*

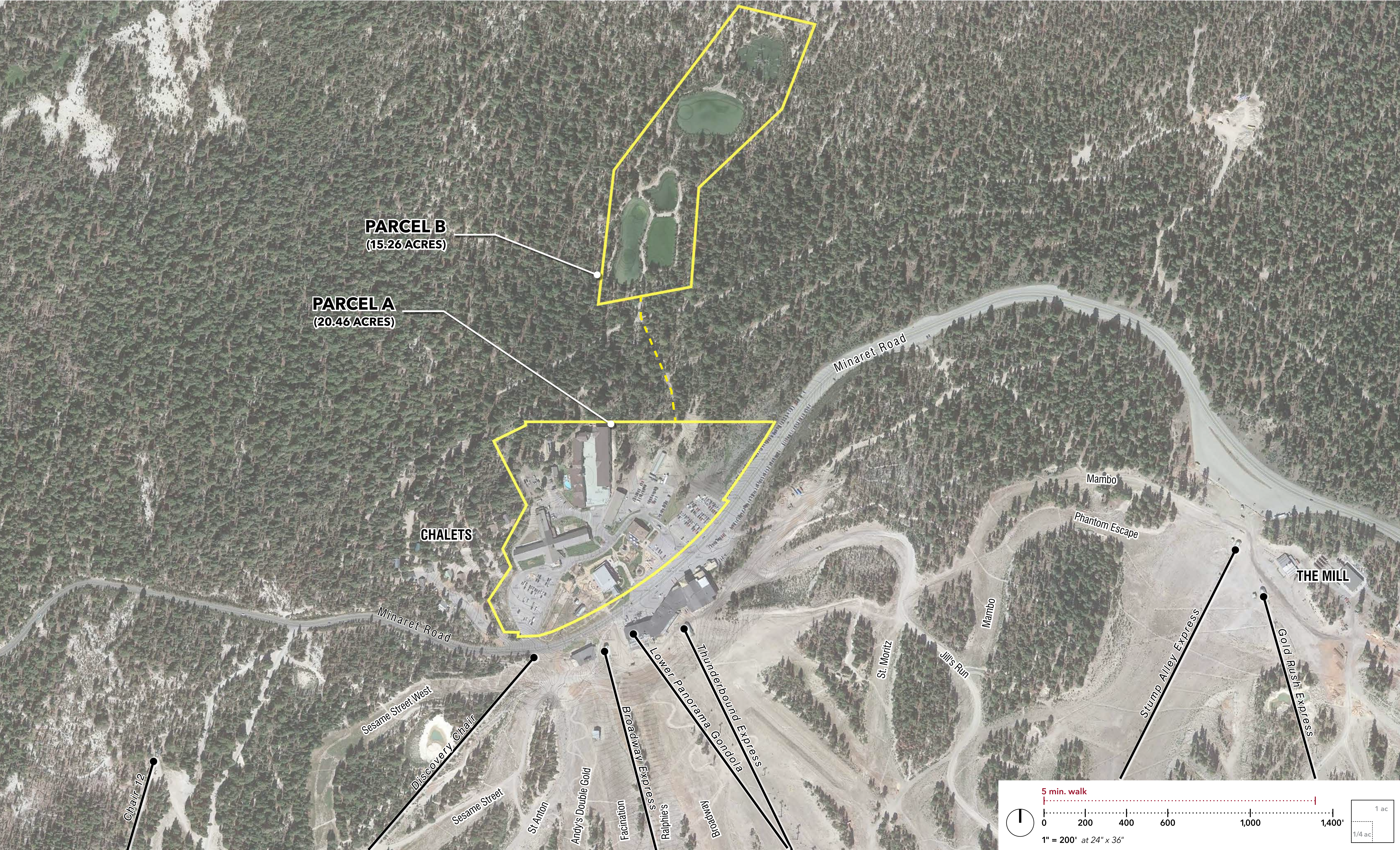
- **World class ski beach**
- **5-star luxury hotel** and branded residences at prime location
- Supporting hospitality offerings to drive "hot beds"
- **Retail, dining, entertainment, and ski services** - each in a prime location

*Introduce innovative activities and
experience not in existence today...*

- **Adventure Concierge** and training center for the full range of **year-round mountain recreational activities**
- **Private Resident's Club** with full amenity package
- Unique kids and family offerings that extend the experience and drive value to Parcel B - a "ski ranch"

PROJECT SUMMARY

- Redevelop the Mammoth Main Lodge Base including
 - Hospitality and lodging products
 - Multi-family and single-family for-sale residences
 - Commercial services including food, beverage and retail offerings
 - Skier service facilities
 - Parking and associated infrastructure and support improvements
 - Re-alignment of SR203
 - New services on Forest Service land (parking, chairlifts, ski trails)



Existing Conditions | Parcels A & B




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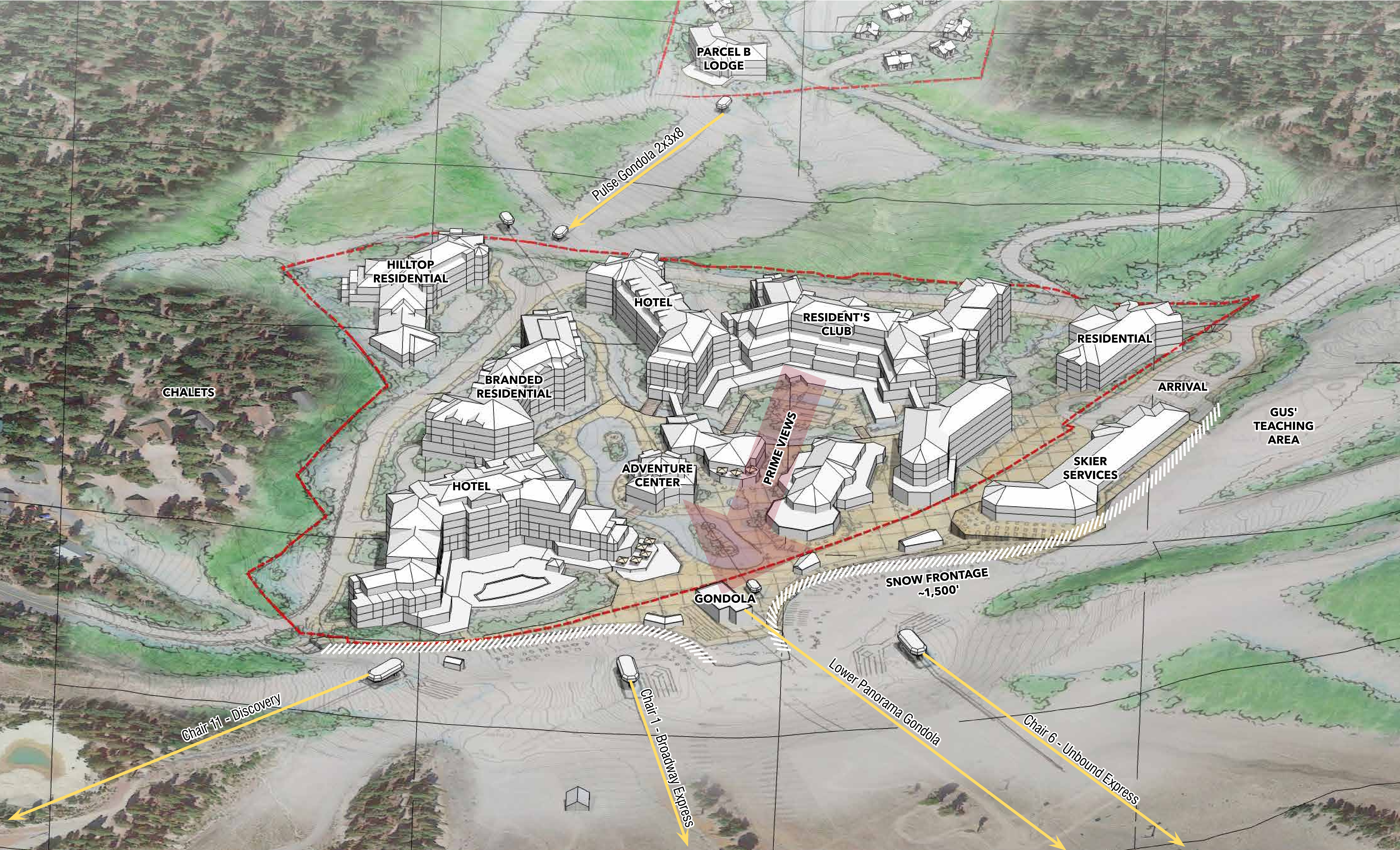


BUILDING KEY	
PARCEL A	
H1A	Hotel
H1B	Branded Residential
H2	Hotel 2
R1	Residents Club Bldg 1 / Alt. Hotel 2
R2	Residents Club Bldg 2 (Hilltop)
R3	Residents Club Bldg 3 / Alt. Hotel 2
R4	Residents Club Bldg 4
V0	Adventure Center
V1	Village Bldg 1
V2	Village Bldg 2
V3	Village Bldg 3
V4	Village Bldg 4
V5	Village Bldg 5 / Alt. Hotel 2
USFS PERMIT AREA LAND	
S1	Skier Services (F&B)
S2	Skier Services (Tickets/Rentals)
S3	Skier Services (Ski School)
G1	Gondola
OPS	Big Bend Operations Headquarters
Kiosk	Promenade Kiosks
LEGEND	
	Parcel Boundary
	Existing Lift Access
	New Lift Access



BUILDING KEY	
PARCEL B	
H3	Parcel B Lodge & Cabins
RL	Residential
LEGEND	
	Parcel Boundary
	Existing Lift Access
	New Lift Access





Proposed Site Plan | Parcel A

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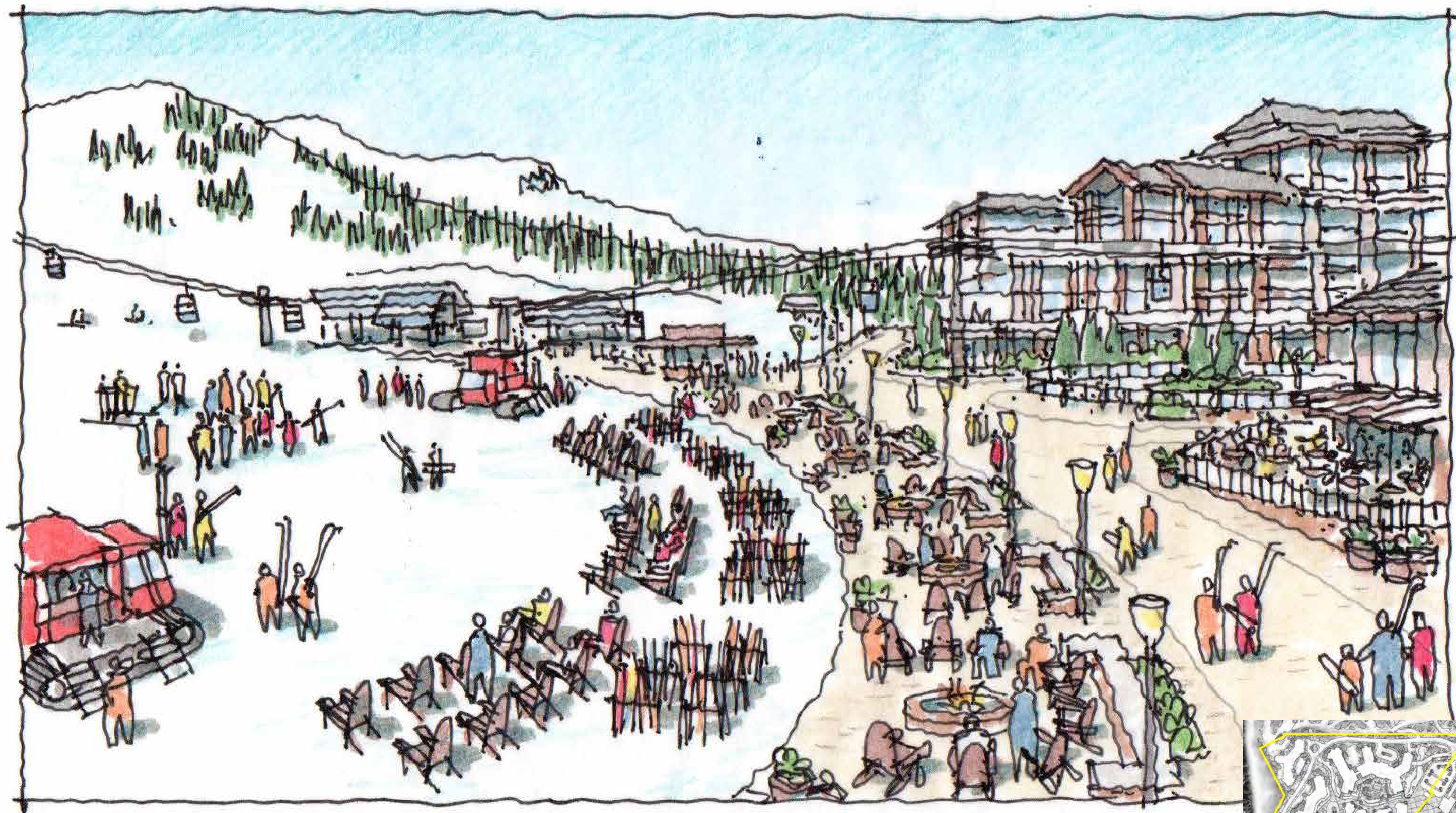


Conceptual Massing | Parcel A

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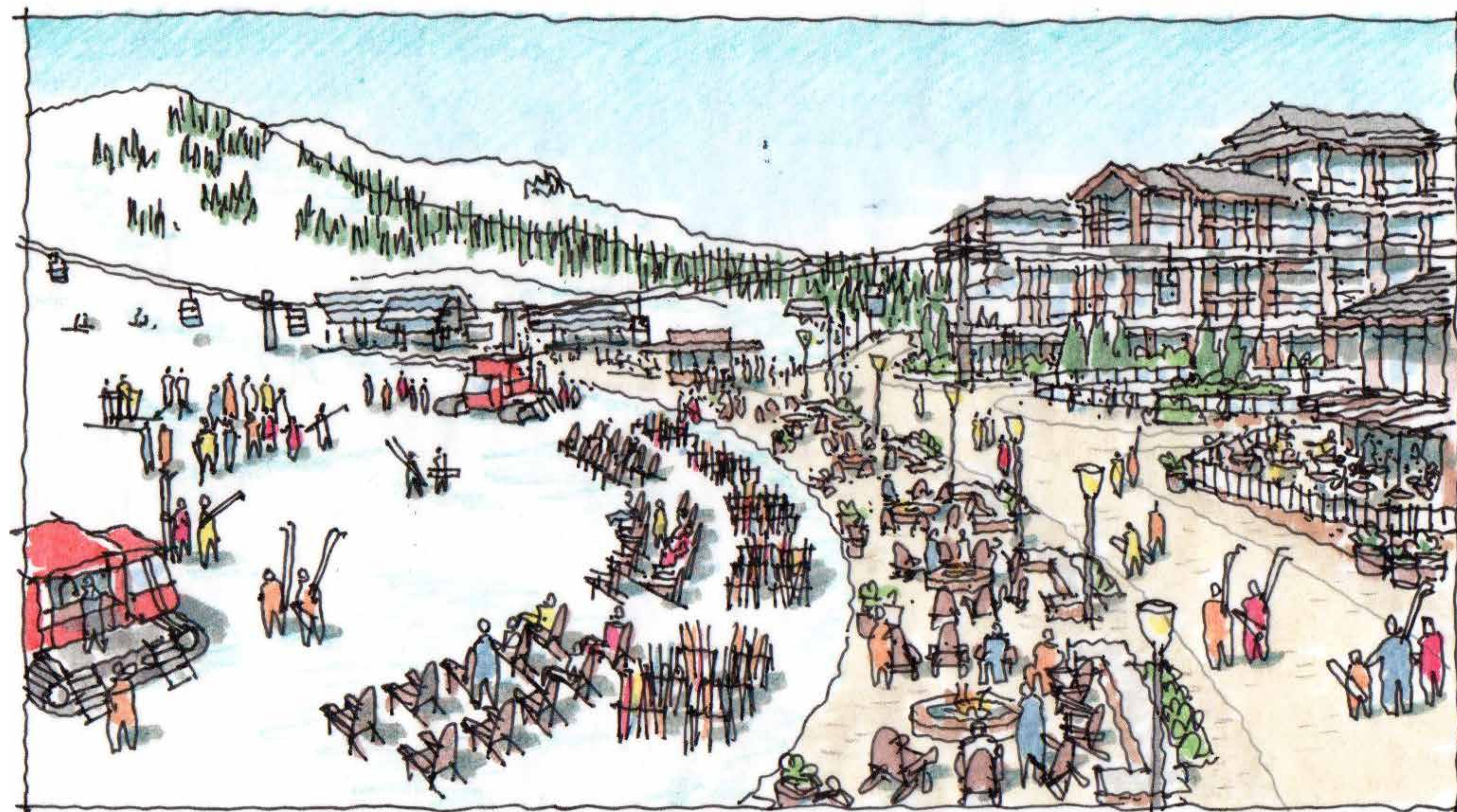
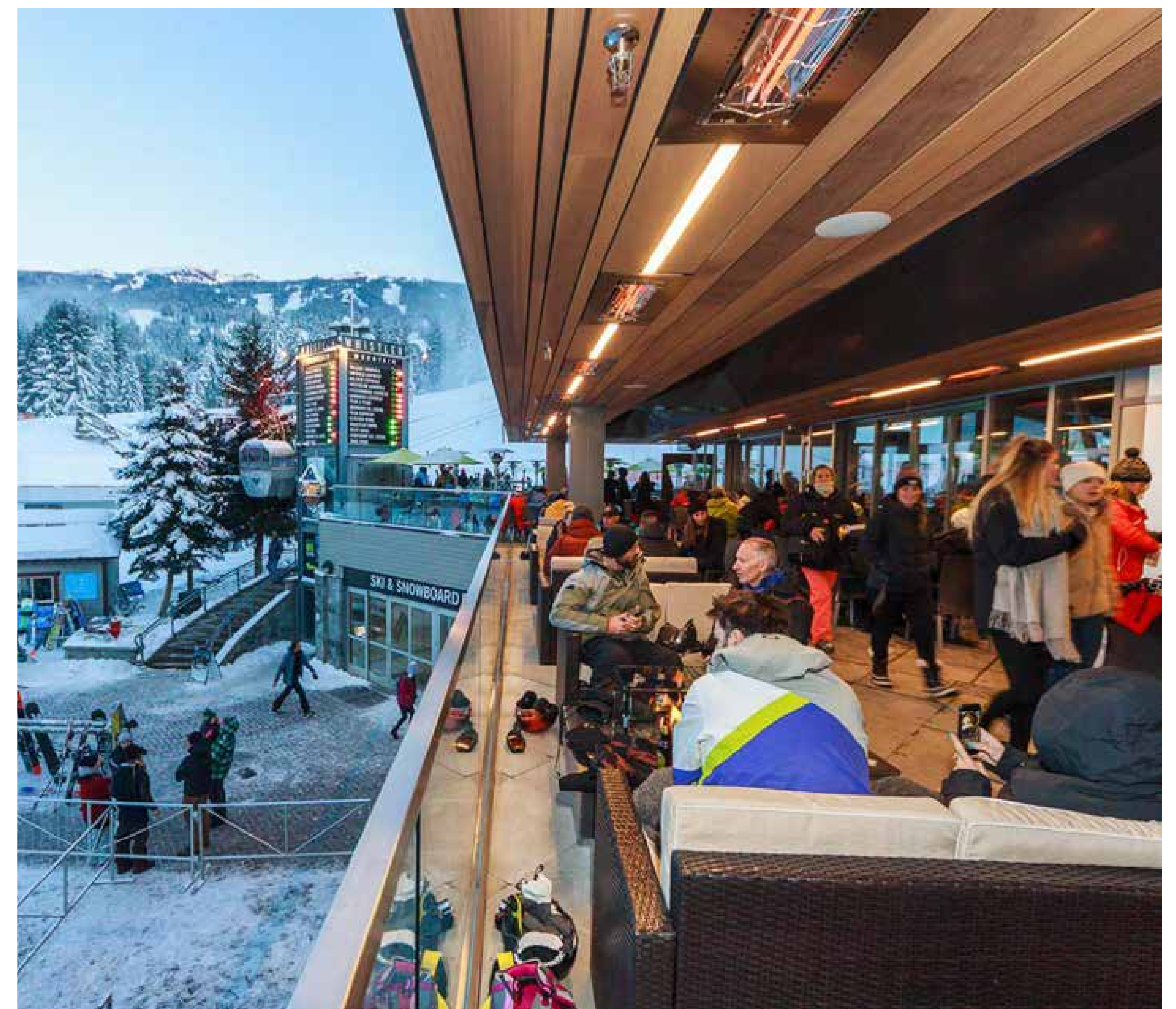
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Proposed Plan | World's Best Ski Beach

Mammoth Main Lodge December 30, 2020

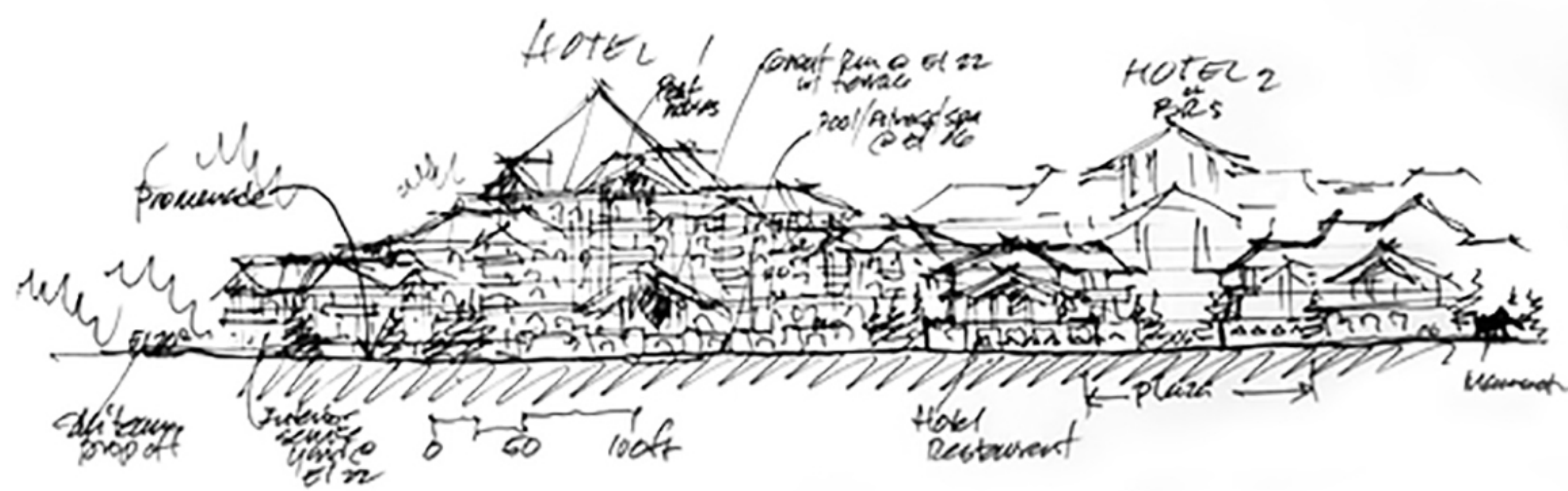
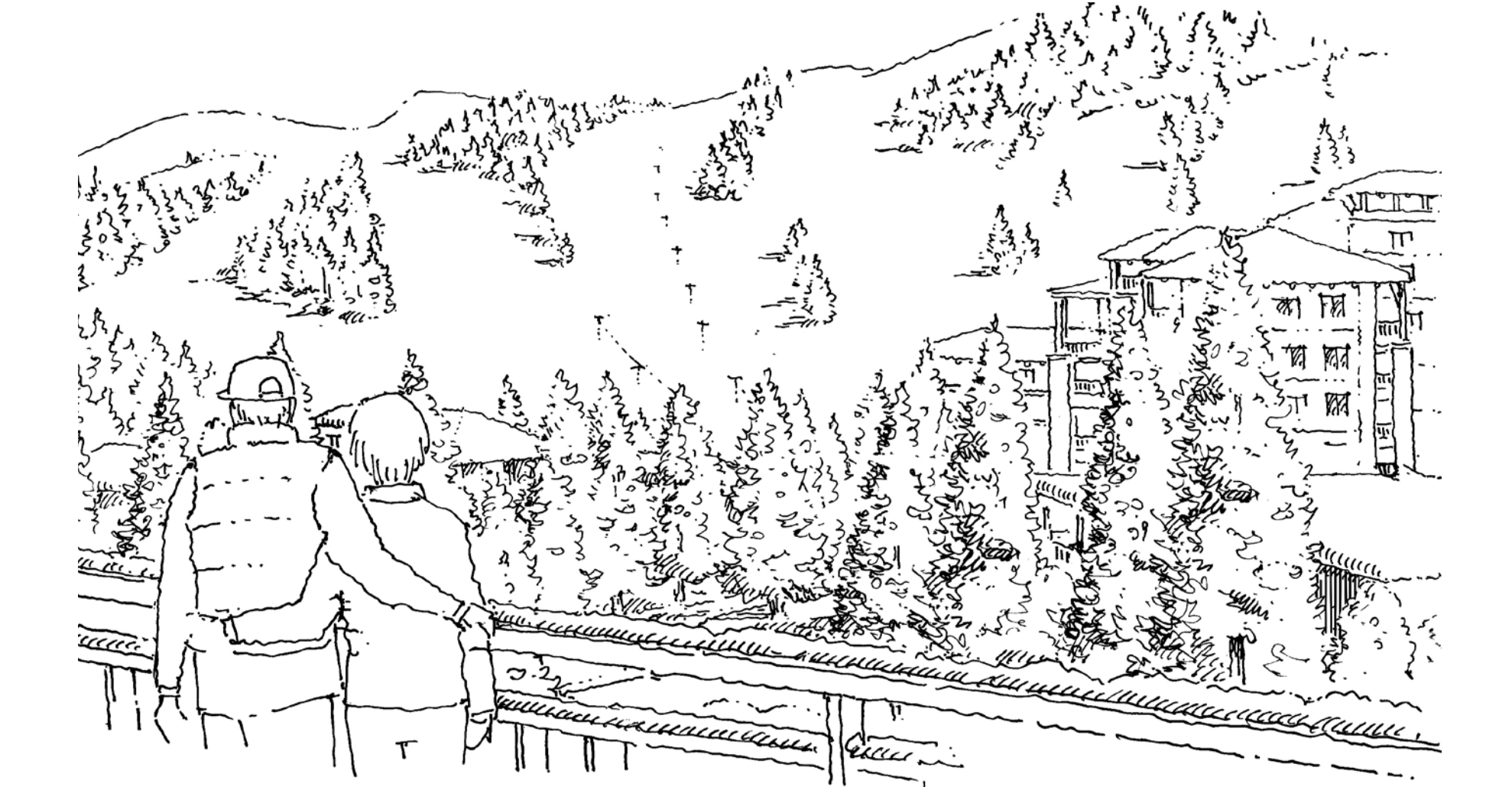
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Vision | Ski Beach

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Concept Imagery | Residential & Lodging

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Proposed Plan | Village Promenade

Mammoth Main Lodge December 30, 2020

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Considerations

- Continuous recreational access (both on-mountain and off)
- Transportation/multi-modal mobility
- Parking
- Employee housing (construction, seasonal, long term)
- Multi-agency collaboration (USFS, CalTrans, TOML, and many more)
- Connection between Main Lodge and town

Considerations

- Through access to Devils Postpile and other destinations
- Consistency with Town/USFS/NPS planning documents
- Wildfire risk
- Climate change + adaptability
- How does project affect the region?
- Tree removal/preservation

Entitlements

- One of everything!
 - General Plan, Zoning Code and Zoning Map Amendments
 - Specific Plan
 - Development Agreement
 - Tentative and Final Tract Maps
 - Design Review
 - Grading and Building Permits

Environmental Process

- Lots of work!
- CEQA/NEPA – Joint EIR/EIS with USFS
- Close coordination with USFS but respect each other's authority
- Scoping to start in the Fall

Questions?

- Sandra Moberly
- Community and Economic Development Director
- smoberly@townofmammothlakes.ca.gov