



# *Mammoth Mountain* ***EVOLVING MAIN***

The Mammoth Main Lodge Plan



September 21, 2022 - Town Council Meeting

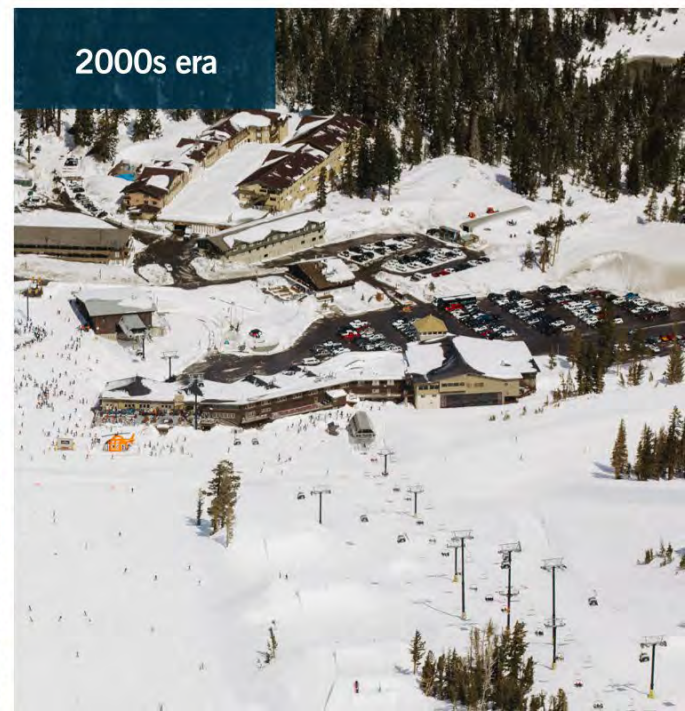




# ***EVOLUTION OF MAIN***

## **Reinventing a Mammoth original.**

Established in 1953, Mammoth Mountain has become one of the most visited ski resorts in the country and is a major destination for tourists and recreational visitors throughout California and North America.







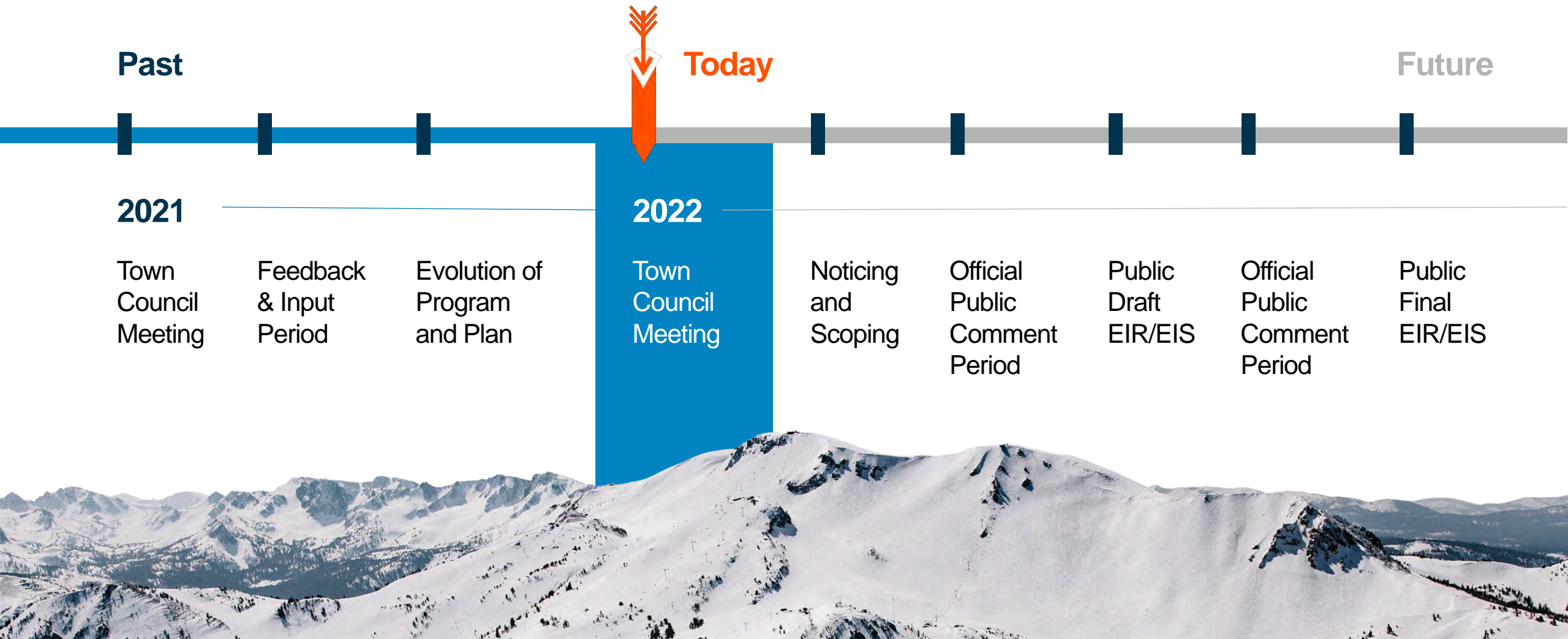
# ***FROM A HUT TO A BASE AREA***

From an eighty-five dollar loan and a tow rope to a world-class alpine destination, Mammoth has made its mark.

- When the area opened in 1953, the lodge was less than 300 square feet.
- Through the decades, it has grown and adapted, piece by piece, to serve skiers and riders.
- On the cusp of turning 70 years old, it is time to plan for the future of Main Base.



# MAIN PROCESS / Engaging the community





Parcel B



Parcel A



# Existing Site

216 lodging units on Parcel A

Wastewater retention ponds  
on Parcel B





# Previous Plan

450 lodging units all on  
Parcel A & B

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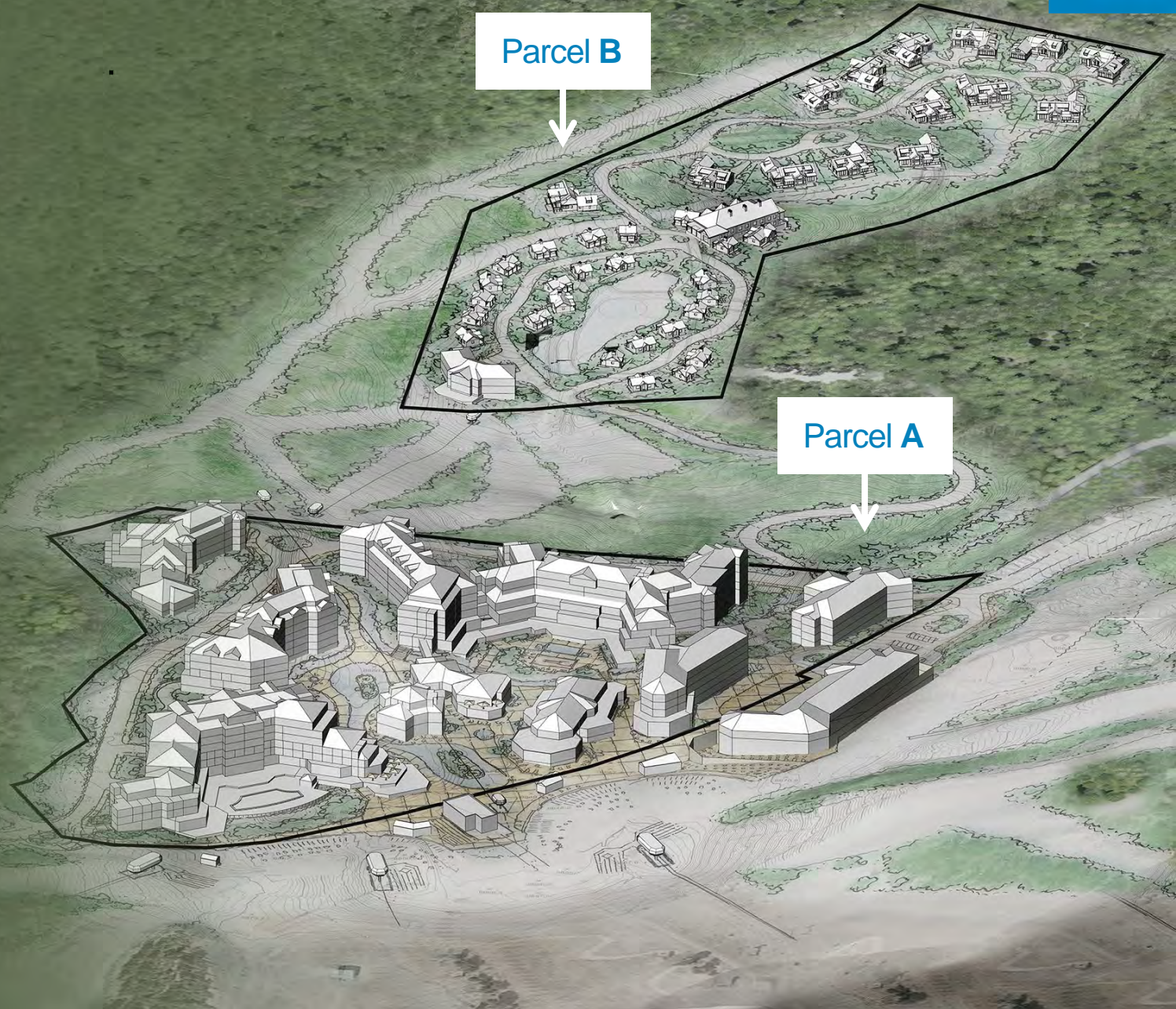
412 resort residential units  
on Parcel A & B

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High density massing

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Hotel, resort residential, and  
ski terrain on Parcel B





# Current Plan

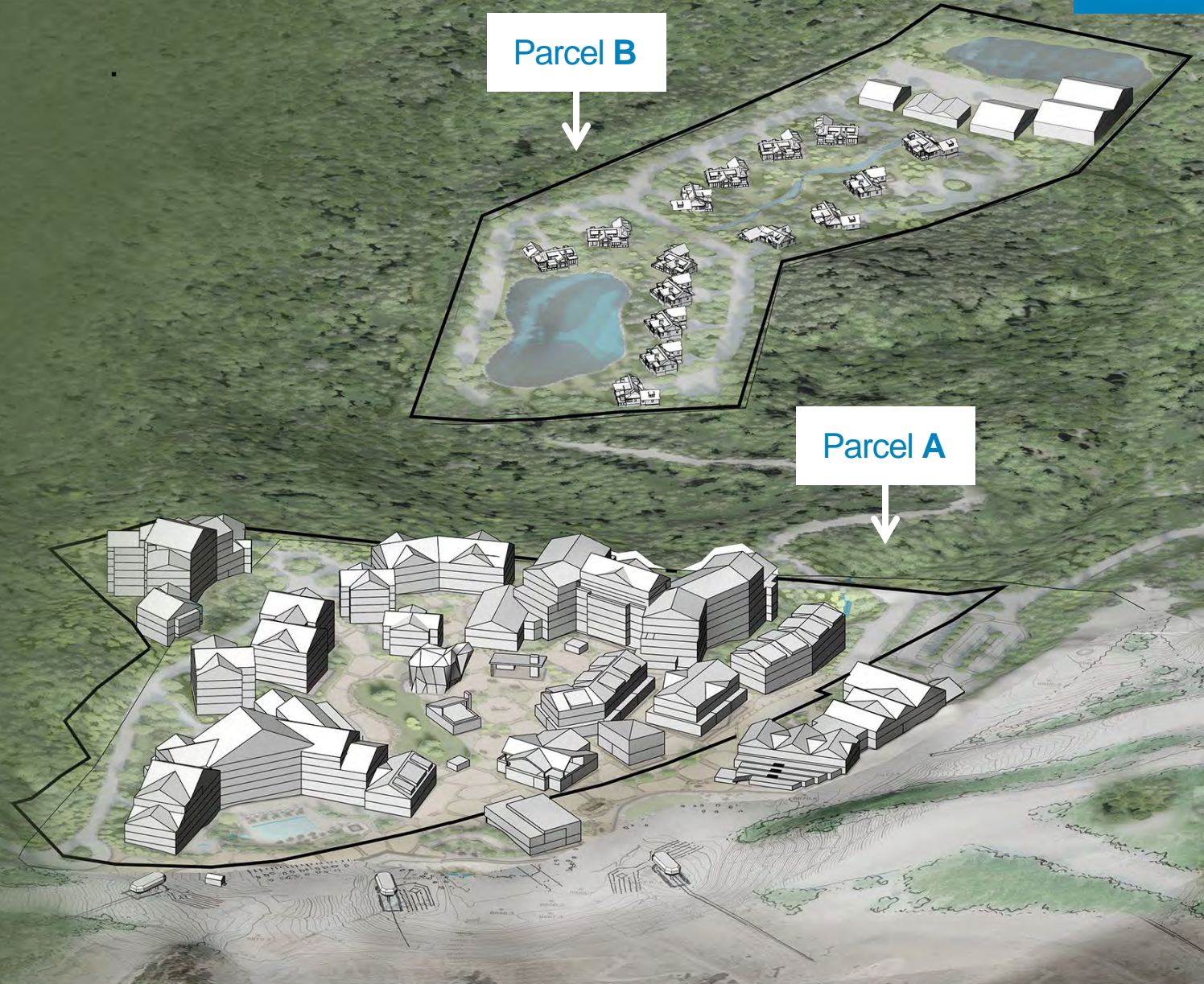
250 lodging units all on Parcel A

164 resort residential on Parcel A

45 resort residential on Parcel B

Reduced massing and pedestrian scale village core

Reclaimed water retention ponds on Parcel B







# ***PROGRAM AND PLAN REFINEMENTS***

Reduce density

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Streamline transit, skier and ski-school drop-off

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Consolidate skier operations

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Provide new and diverse lodging options

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Remediate wastewater ponds

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Provide reclaimed water storage ponds

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Enhance trail connections

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Minimize construction impact on existing operations

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Provide adequate parking for day visitors, overnight guests, residents, and employees



**TODAY**  
summer

**PARCEL B**

**PARCEL A**



**ILLUSTRATIVE**  
summer



**PARCEL B**

**PARCEL A**





# OUR VISION

Enhance the guest experience with new facilities that capture Mammoth's adventurous spirit

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Improve snow and summer operations

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Provide new and diverse lodging options

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Expand year-round activities

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Create a vibrant amenity core

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Replace dated and inefficient facilities and infrastructure

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Utilize green building practices and sustainable design





Arrival &  
transit hub

Skier services

Connection to nature







- New purpose-built transit hub prioritizing public transit
- Shuttle service
- Separate bus, skier and ski school drop off
- Enhanced view of mountain
- Increased parking onsite
- Continued roadside parking along Minaret Road









Skier services

Connection  
to nature

Overnight lodging

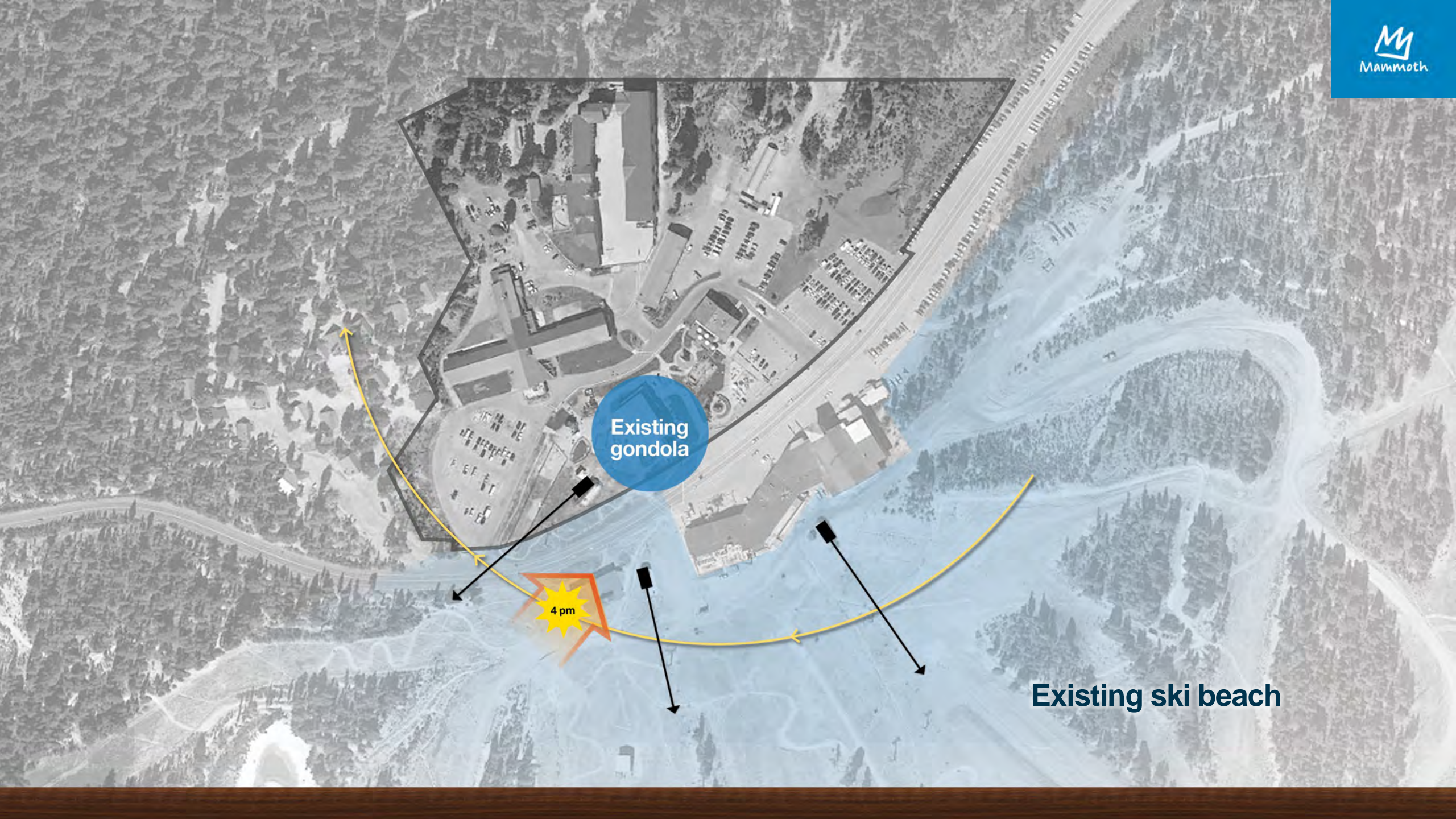






- Enhanced state-of-the-art skier service operations
- New dining options
- World-class ski beach
- Enhanced summertime mountain activities





Existing gondola

4 pm

Existing ski beach





1,450 feet ski frontage

Realigned gondola

4 pm

Proposed Woolly's beach













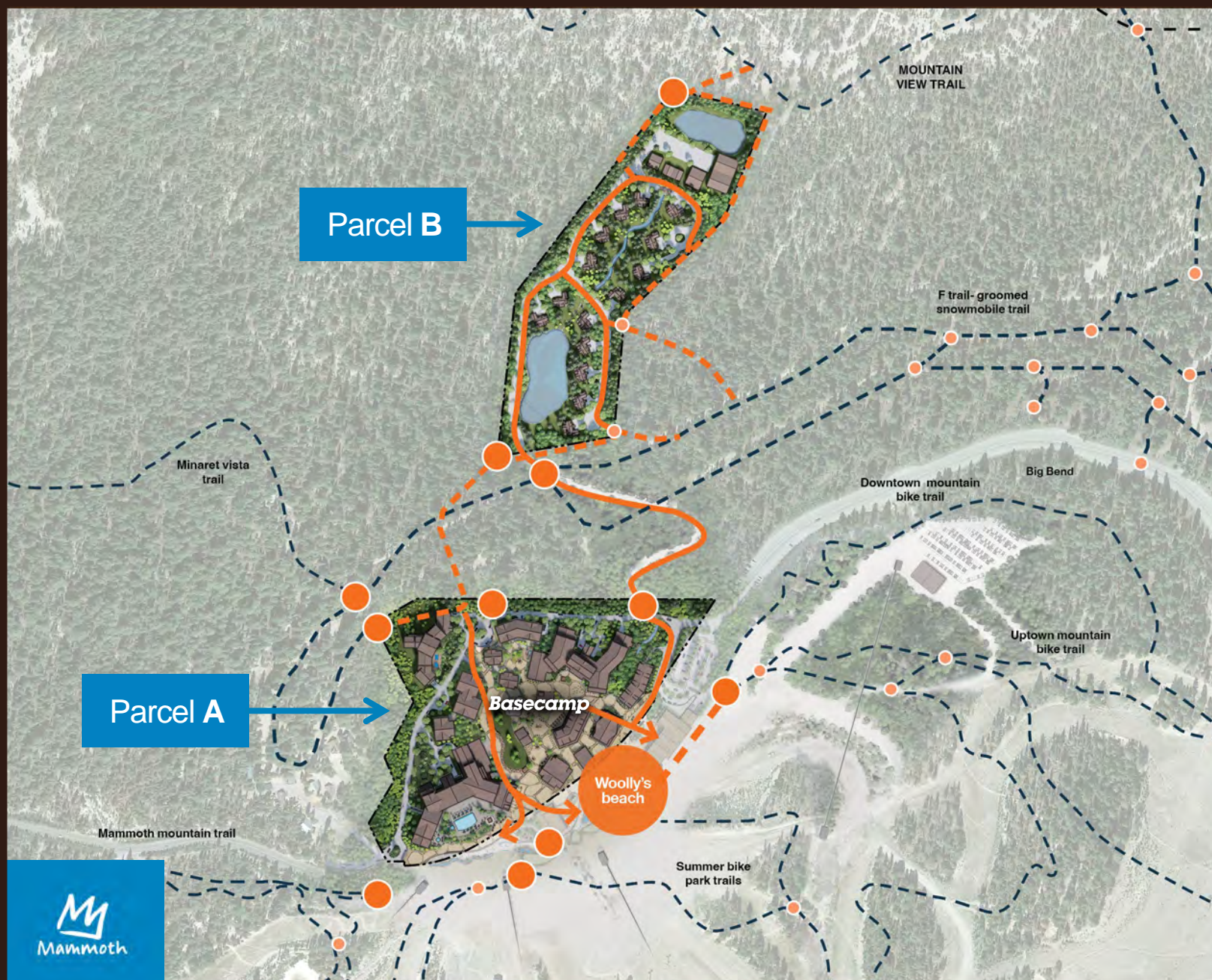
Connection  
to nature

Overnight lodging

Basecamp







- 8 acres of new ski trails
- New trails, ponds and bike paths, creating year-round activities for all ages and abilities
- Remediation of ponds and enhancement of trail connections
- Improved trail access to the mountain and beyond







Overnight  
lodging

Basecamp





Resort residential

Resort residential hotel (H2)

Mixed-use resort residential

Resort hotel (H1)

- Variety of new lodging types to better serve our guests
- Ski-in and ski-out lodging
- New guest amenities
- Serve as central check-in for overnight lodging





Parcel B

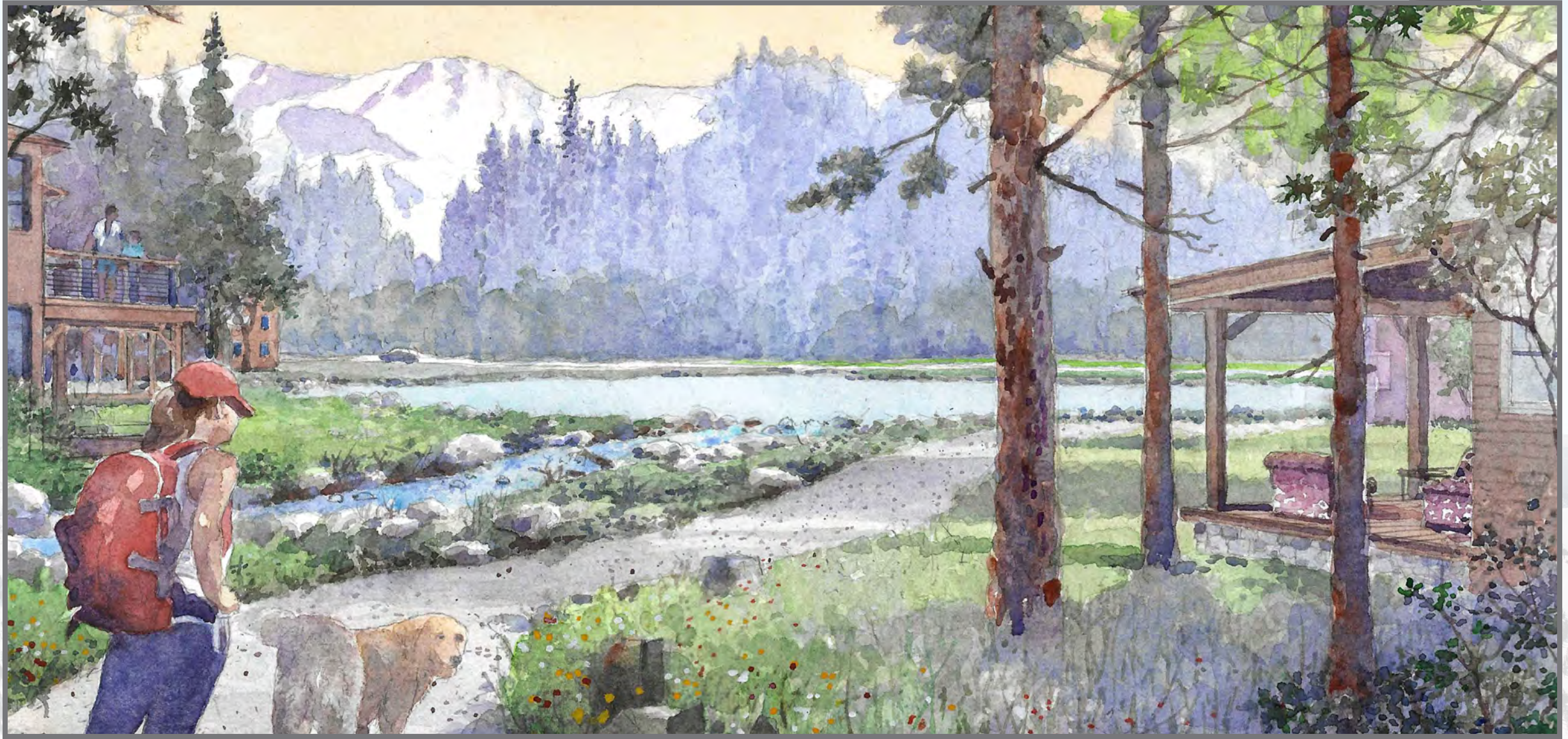
To Parcel A

- Provide a variety of resort residential types
- Includes multifamily, single-family resort residences
- Includes for-sale resort residences
- Water treatment and reclamation facility and storage ponds for snowmaking, summer irrigation, and fire suppression













## Basecamp

- Arrival hub
- Woolly's beach
- Basecamp
- Gondola square





- Integrate existing uses with new facilities
- New gathering spaces and mix of restaurants and cafes
- Expanded recreation for year-round outdoor experiences







## EXISTING VS PROPOSED PROGRAM

### Parcel A and B

Use	Existing	Proposed
Lodging units	216	250 keys
Resort residential	—	209 units
Commercial		
Retail & entertainment	1,200 sf	37,000 sf
F&B	15,523 sf	53,000 sf
Club	—	10,000 sf
Amenity		
Skier services	10,324 sf	20,000 sf
Hotel amenity		
Lobby, retail	3,815 sf	20,000 sf
Spa, aquathermal, and fitness	4,685 sf	30,000 sf
Conference/meeting	2,514 sf	20,000 sf
F&B	8,383 sf	15,000 sf
Utility	—	45,000 sf

### USFS land (not a part)

Use	Existing	Proposed
Commercial		
Retail	6,640 sf	4,700 sf
F&B	34,787 sf	25,200 sf
Mountain operations	24,244 sf	24,000 sf
Amenity		
Skier services	74,160 sf	72,330 sf
Conference/meeting	6,800 sf	(On Parcel A)





## **BENEFITS SUMMARY**

Improved ski services

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New lodging & amenities

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New resort residential

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New public open space

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Transit oriented

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New year-round activities

Sustainable operations

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Improved access to regional recreation

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Additional tax revenue for the Town

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Growth of annual spending in the local community and greater Mono County region





# ***EIR/EIS STUDY AREAS***

Aesthetics

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Air quality

---

Biological resources

---

Cultural resources

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Energy

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Geology, soils, and mineral resources

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Greenhouse gases and climate change

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Hazards and hazardous materials

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Hydrology and water quality

---

Land use and forestry resources

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Noise

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Population, employment, and housing

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Public services and utilities

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Recreation

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Socioeconomics and environmental justice

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Transportation

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Tribal cultural resources

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Wildfire

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***THANK YOU***

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