

28 February 2024



Mammoth Lakes  
Community and Economic Development Department  
PO Box 1609  
Mammoth Lakes, CA 93546

**RE: OUTPOST (126 Old Mammoth Road) Request for Parking Reduction**

Dear Planning Examiner,

Outpost, the former Old Mammoth Mall, at 126 Old Mammoth Road is a 2 story, approximately 39,024 SF retail center originally constructed in 1980. The new owners are planning to breathe new life into the existing building through a remodeled exterior, new elevator & stair core, preparations for a new 2-story brewery and enhanced exterior common space. No new interior square footage is being added.

The property contains 121 on-site parking spaces and an additional 13 site adjacent parking spaces at Mogul between 8am & 5pm, please refer to attached recorded easement. The remodeled development requires 124 parking spaces. Bleu has rights to 21 spaces both day and evening & Mogul has rights to 35 parking spaces between 5pm & 2am, please refer to attached recorded easement.

The project is requesting a Parking Space Reduction of 7% between 8am & 5pm and a Parking Space Reduction of 19% between 5pm & 2am. Please note that the calculation considers a 50% parking demand of Office / Retail between 5pm & 2am.

Additional information for consideration:

1. **Parking uses are distributed throughout the day.** The owner of the project is strategically selecting tenants with alternating parking depend. Morning: breakfast café, fitness. Daytime: lunch café, retail businesses & office use. Evening / Night: dinner café, brewery.
2. **Alcohol uses promote shared rides + bikes.** Because of the nature of alcohol service, the brewery encourages shared rides with designated drivers and community to and from the brewery via a bicycle, both of which decrease parking demand.
3. **Bicycles Parking.** OUTPOST requires a total of 14 on-site bicycle parking spaces. The use of bicycles is promoted by offering 18 on-site bicycle parking spaces.
4. **Location & Walkability.** The project is located within the Downtown District which promotes walkability as community members and visitors walk to various business within the area. The site is also close to a bus stop and public parking lot.



### Building Area

2nd Floor	19,953 GSF
1st Floor	19,071 GSF
Total	<b>39,024 GSF</b>

### Leasable Area

2nd Floor	Restaurant	3,718 GLA	
	Office		11,165 GLA
1st Floor	Restaurant	5,812 GLA	
	Retail		9,279 GLA
Sub-Total		9,530 GLA	20,444 GLA
Total			<b>29,974 GLA</b>

### Parking (Project Specific)

Restaurant Spaces: 9,530 GLA / 1000 sf x 6.6 min. = 62.9 spaces  
(6.6 min. - 9.0 max. / 1000 sf GLA)

Office/Retail Spaces: 20,444 GLA / 1000 sf x 3.0 min. = 61.3 spaces  
(3.0 min. - 7.0 max. / 1000 sf GLA)

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Total Required = 124 spaces



### Parking (With Daytime / Evening Easements)

	DAYTIME USE (8AM - 5PM)	EVENING USE (5PM - 2AM)
<b>Parking Demand</b>		
OUTPOST Restaurant	62.9 Spaces	62.9 Spaces
OUTPOST Office / Retail	61.3 Spaces	30.7 Spaces*
Bleu (Recorded Easement)	21 Spaces	21 Spaces
Mogul (Recorded Easement)	0 Spaces	35 Spaces
<b>Total</b>	<b>144.2 Spaces</b>	<b>149.6 Spaces</b>
 <b>Summer Parking Available</b>		
OUTPOST Property	121 Spaces	121 Spaces
Mogul (Recorded Easement)	13 Spaces	0 Spaces
<b>Total</b>	<b>134 Spaces</b>	<b>121 Spaces</b>
	<i>7% Reduction Request</i>	<i>19% Reduction Request</i>
 <b>Winter Parking Available</b>		
(Reduce Parking by 8 Spaces for permanent snow storage)	<b>126 Spaces</b>	<b>113 Spaces</b>
<b>Total</b>	<i>13% Reduction Request</i>	<i>24.6% Reduction Request</i>
		* (assumes 50% reduction of office / retail after 5pm)

### Accessible Parking

101-150 parking spaces provided, min. accessible spaces req'd = 5 spaces  
**Total provided = 6 spaces**

Van Parking: 1 space req'd / 6 accessible spaces provided = 0.83 => 1 space  
**Total provided = 1 space**

### Motorcycle Parking

Motorcycle parking spaces req'd: 107 provided spaces / 50 spaces per 1 motorcycle space = 2.1 => 2 spaces  
**Total provided = 2 spaces**



### Bicycle Parking

Bicycle parking spaces req'd: 2 min. + 0.4 (29,870 GLA / 1000 sf) = 13.9 => 14 spaces  
Short term parking req'd: 0.85 x 14 spaces = 11.9 => 12 spaces  
Long term parking req'd: 0.15 x 14 spaces = 2.1 => 2 spaces  
**Total short term parking provided = 18 spaces**  
**Total long term parking provided = 3 spaces**

### Delivery Loading Space

Delivery loading spaces req'd: 39,024 GSF / 25,000 GSF per loading space = 1.6 => 2 spaces

*The existing property contains no specific loading spaces, the existing parking lot is to remain as-is. No new loading spaces provided.*

Please don't hesitate to reach out with any further questions.

Sincerely,

Rick McLain, AIA

