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	39,024 GSF

Leasable Area

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

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)

Total Required = 124 spaces

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Parking (With Daytime / Evening Easements)

	DAYTIME USE (8AM - 5PM)	EVENING USE (5PM - 2AM)
Parking Demand		
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
Total	144.2 Spaces	149.6 Spaces
Summer Parking Available		
OUTPOST Property	121 Spaces	121 Spaces
Mogul (Recorded Easement)	13 Spaces	0 Spaces
Total	134 Spaces	121 Spaces
	7% Reduction Request	19% Reduction Request
Winter Parking Available (Reduce Parking by 8 Spaces for		
permanent snow storage)	126 Spaces	113 Spaces
Total	13% Reduction Request	24.6% Reduction Request
		* (assumes 50% reduction

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

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Accessible Parking

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

of office / retail after 5pm)



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

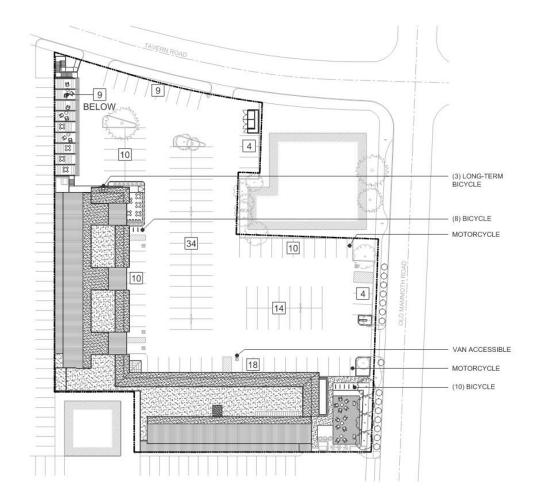
Delivery loading spaces req'd: 39,024 GSF / 25,000 GSF per loading space = 1.6 => 2 spaces

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



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