



Mammoth Main Base Redevelopment Project (*Evolving Main*)

Planning & Economic Development Commission Update

September 11, 2024

Project Context: Location

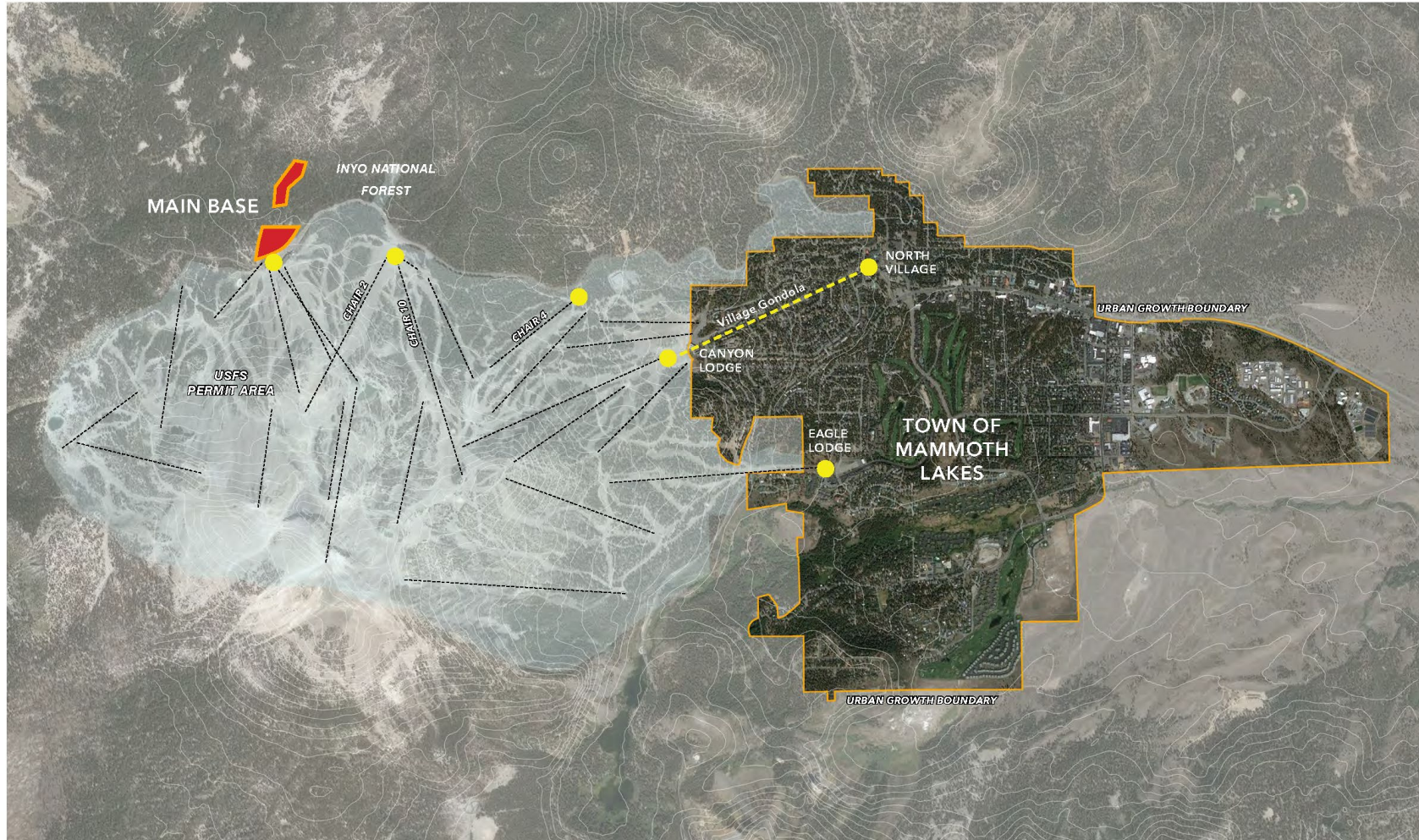


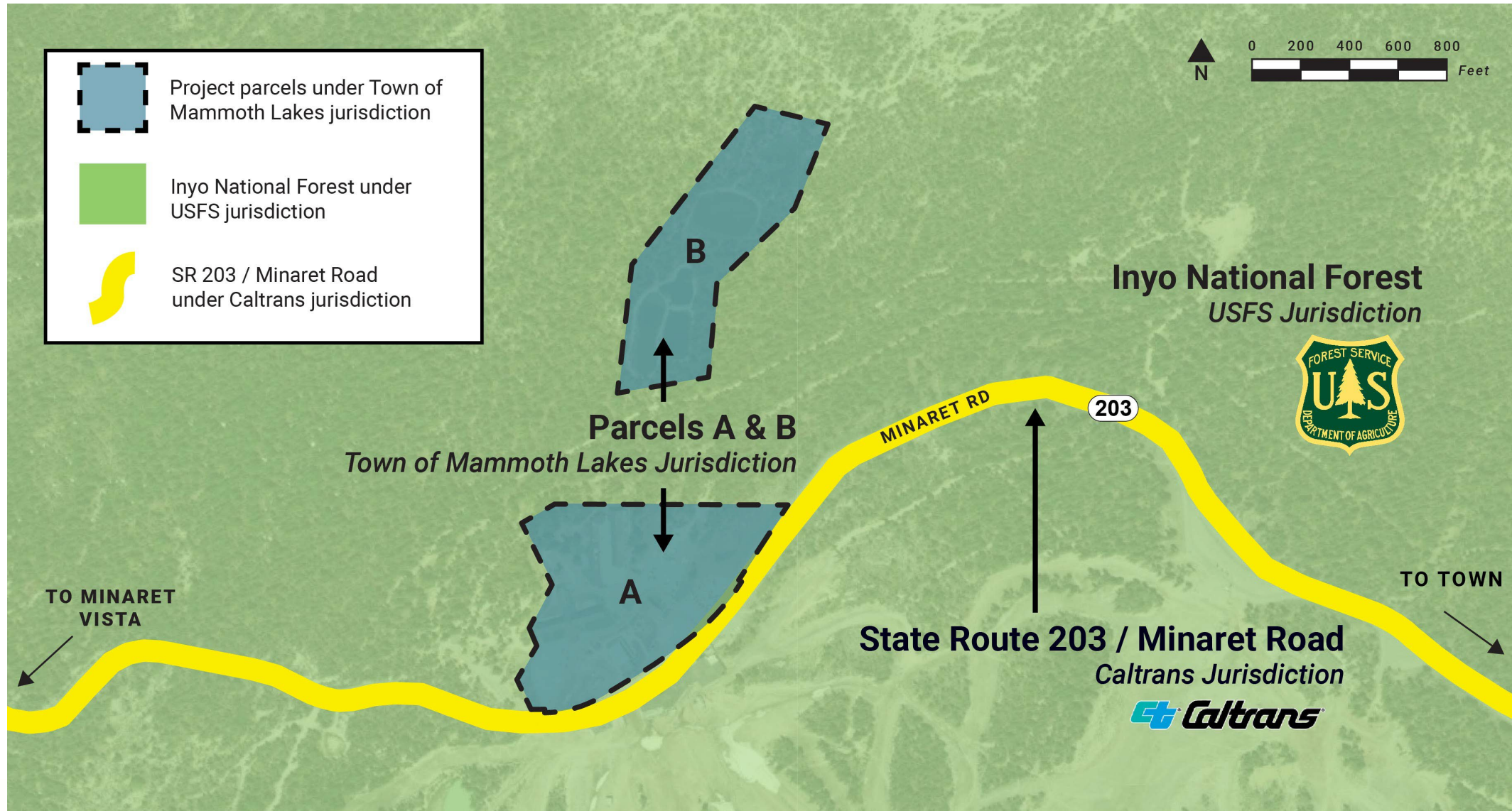
Figure 2 - Town Context

Mammoth Main Base October 17, 2022

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Project Context: Jurisdiction



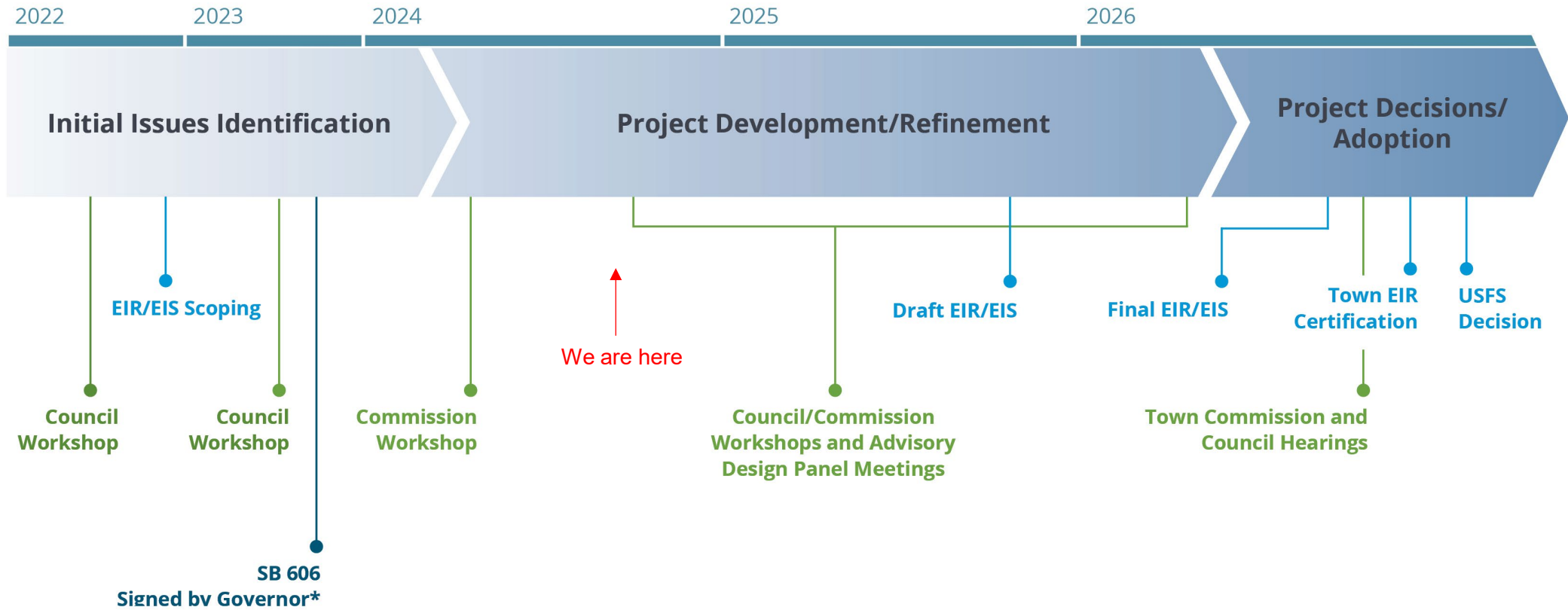
Project Context: Existing Conditions



Figure 4 - Existing Conditions

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Illustrative Timeline



** Timing related to SR 203 relinquishment request and analysis unknown and will be updated after further discussions with Caltrans.*



Outreach



Department Updates – Council & Commission (*public*)



Working Group (*not public*)



Workshops (*public, dates TBD*)



Advisory Design Panel Meetings (*public, dates TBD*)



Public Hearings (*public, dates TBD*)

*Project information
sheet available*

Illustrative Concept Plan

Legend	
-----	Main Base Parcel Boundary
A	Main Base
B	Resort Residential
C	Reclaimed Water Storage Pond
D	Wastewater Treatment & Facilities
USFS Permit Area	
1	New Road Connection
2	Ski Beach
3	Gus' Pasture Training Terrain
4	Proposed Ski Run
5	Existing Chalets
6	Transit & Arrival Plaza
7	Mountain Operations
8	Employee Parking
—	Existing Chair
—	Proposed Gondola or Chair

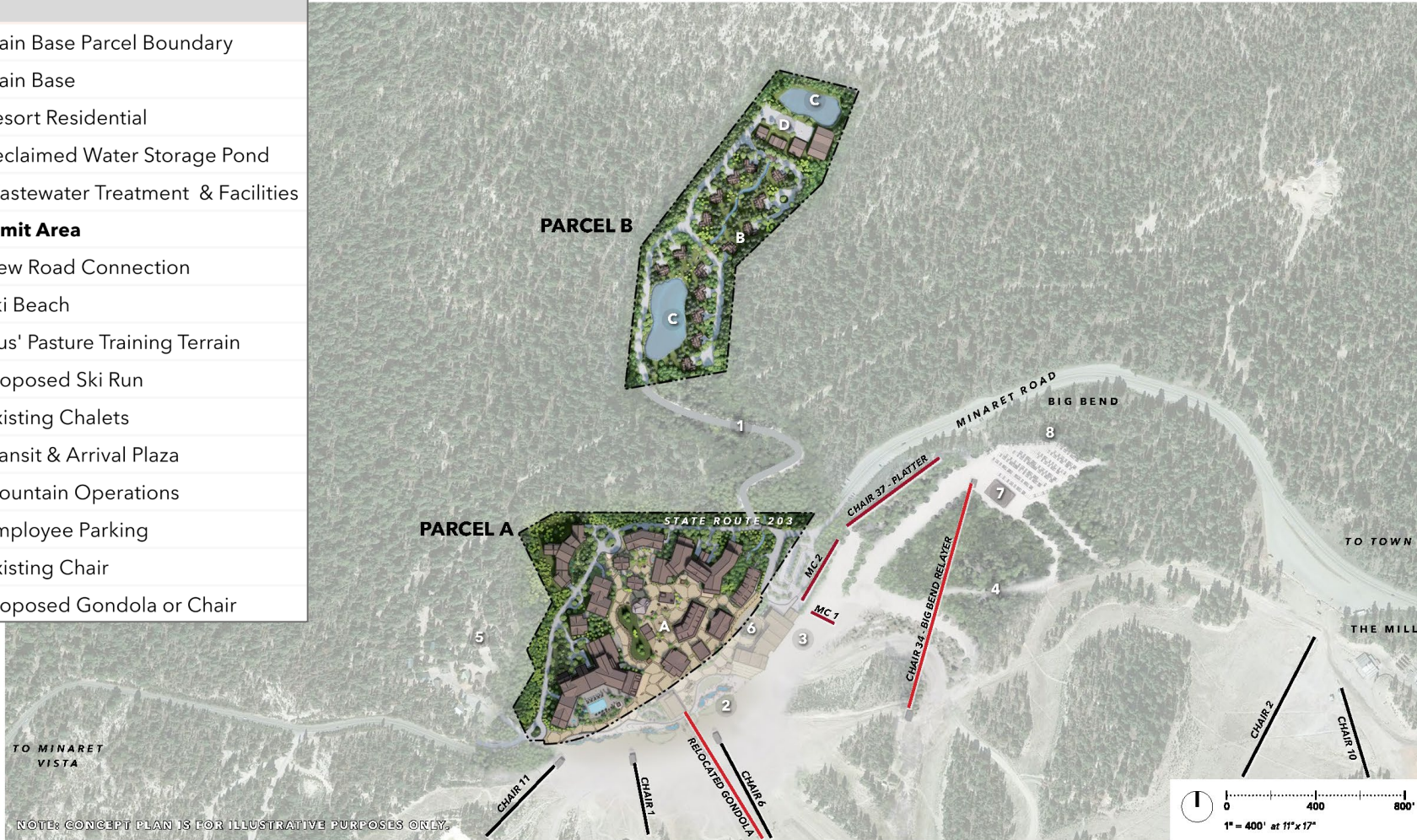


Figure 7 - Illustrative Concept Plan

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Proposed Land Use

PARCEL A						
Land Use		Area (AC) ⁽¹⁾	Max. Hotel Keys	Max. Units	Max. Commercial (SF) ⁽²⁾	Max. FAR
MB-MU	Main Base- Mixed Use	17.77	250	164	95,000	1.3
Total		17.77	250	164	95,000	
(1) Minaret Road (2.69 acres) not included in acreage. (2) Hotel and residential amenity space is an accessory to that use and is not included in maximum commercial SF. (3) Residential units allowed up to 2 lock-offs per unit.						
PARCEL B						
Land Use		Area (AC)	Max. Units	Max. SF ⁽⁴⁾	Max. FAR	Max. DU/AC
MB-RR	Main Base- Resort Residential	11.77	45	140,000	---	4.0
MB-U	Main Base- Utility	3.49	---	45,000	0.3	---
Total		15.26	45	185,000		
(4) Max. SF includes both 135,000 sf of Resort Residential and 5,000 sf of Commercial.						

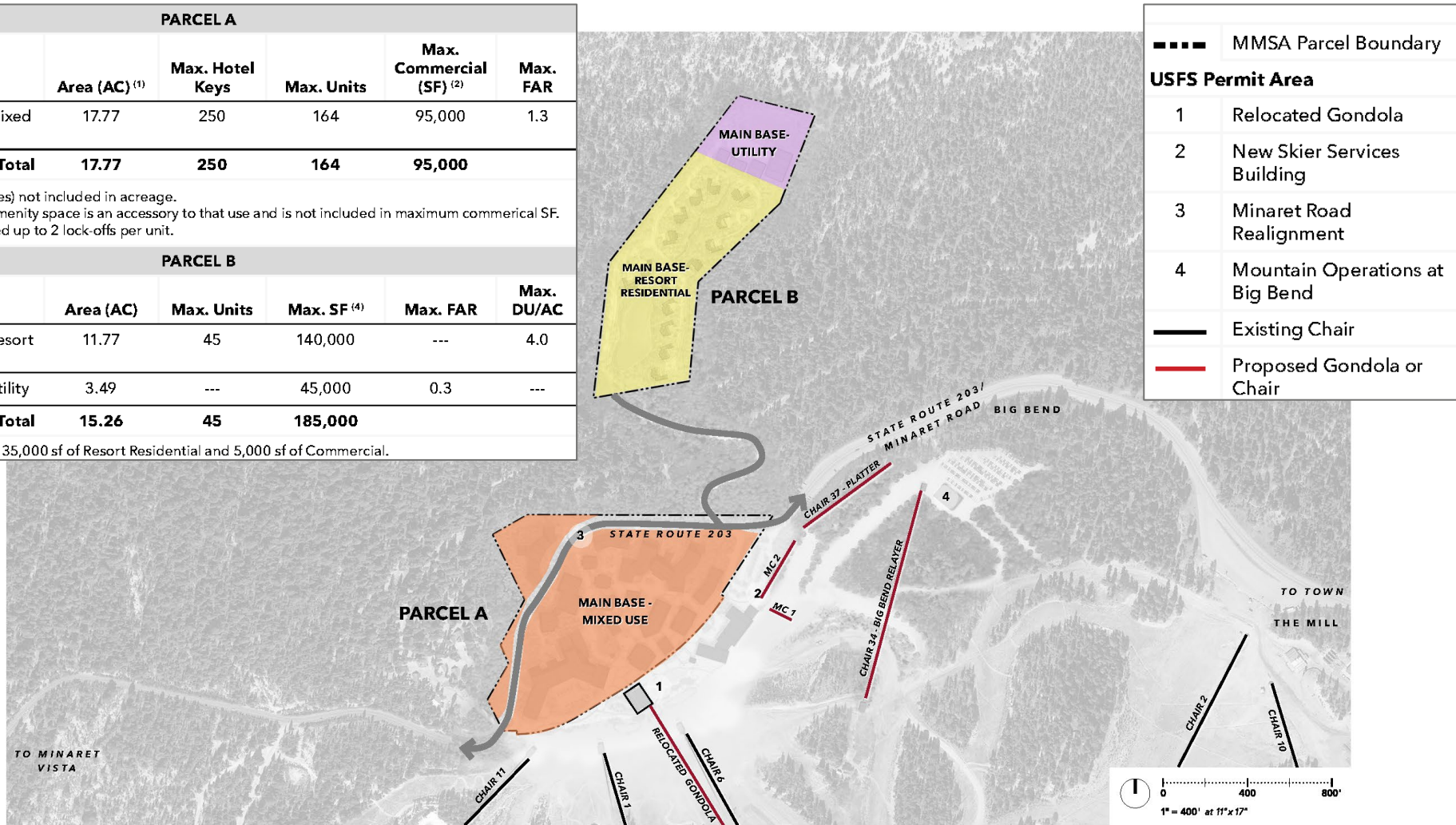


Figure 8 - Proposed Land Use

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Illustrative Concept Plan: Parcel A

Legend	
	Main Base Parcel Boundary
A	Base Camp (Retail/F&B/Amenities)
B	Ice Track/Outdoor Recreation
C	Stormwater Management
USFS Permit Area	
1	Ski Beach
2	Gondola Queue
3	Woolly Mammoth Statue
4	Transit Arrival Plaza
5	Drop-Off
6	Temporary Parking
7	Existing Shoulder Parking
8	Gus' Pasture Training Terrain
9	Bus Turnaround
10	Gondola
	Existing Chair
	Proposed Gondola or Chair



Figure 10 - Parcel A Illustrative Concept Plan

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Illustrative Concept Plan: Parcel B

Legend

-----	MMSA Parcel Boundary
A	Resort Residential
B	Wastewater Treatment & Facilities
C	Reclaimed Water Storage Ponds



Figure 15 - Parcel B Illustrative Concept Plan

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Key Topics

- **State Route 203**
- **Housing**
- **Access/Egress**
- **Trails and Public Access**
- **Parking**
- **Snow Storage**
- **Building Height/Massing**
- **Others**



Figure 14 - Parcel A Conceptual Massing Plan

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What's Happening Now?

- **Environmental Review (CEQA/NEPA)**

- EIR/EIS Study Plan
- Alternatives

- **State Route 203**

- Applicant working through design relative to Caltrans standards
- Town communicating with applicant on information needs for Town's analysis

- **Housing**

- Applicant to submit a proposed housing plan and revised housing demand analysis

- **Emergency Access/Egress**

- Meetings with MLFPD ongoing

Thank You

Town's project webpage - www.townofmammothlakes.ca.gov/1155/Mammoth-Main-Base-Redevelopment

USFS project webpage - www.fs.usda.gov/project/?project=62406 *[email sign up here]*

Applicant's project webpage - www.evolvingmain.com/