

TOWN OF MAMMOTH LAKES DEVELOPMENT HIGHLIGHTS

January 2022- January 2023



The Town of Mammoth Lakes is a four-season resort community located in the Eastern Sierra near the base of the Mammoth Mountain Ski Area. Over the past few years, numerous residential and commercial projects have been approved by the Planning and Economic Development Commission (PEDC) and the Town Council (TC). The following is a summary of projects that have recently been submitted, approved, or completed.

COMMERCIAL PROJECTS

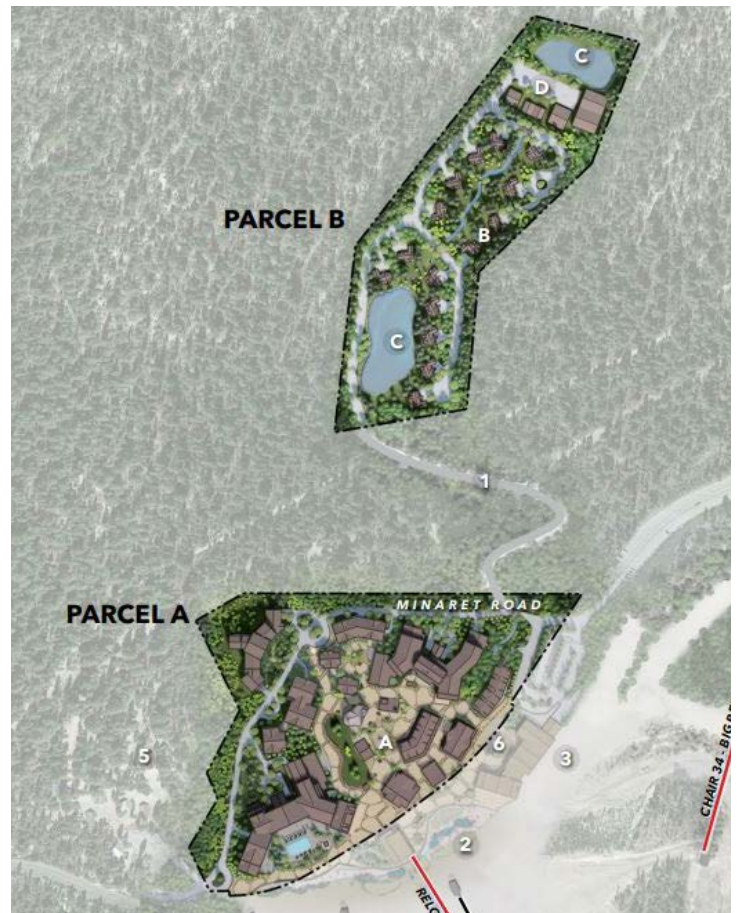
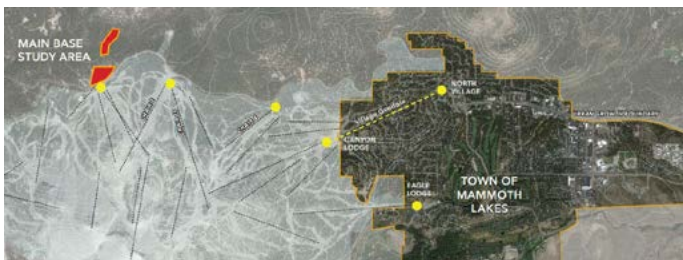
Mammoth Main Base (10001 Minaret Road)

Approved: N/A

Status: Notice of Preparation for an Environmental Impact Report was released in December 2022

Entitlement Extension: N/A

Summary: The proposed plan combines diverse overnight accommodations, resort residences, retail, entertainment, food and beverage options and facilities for skiers and summer visitors. Parcel A includes 2 hotels, a range of resort residences and resort residential amenities. Parcel B includes a range of low to medium density resort residential with a small amount of community-serving commercial uses. In total, new and existing development on Parcels A and B, will include up to 209 resort residential units (up to 560,000 square feet of sellable space), up to 250 lodging keys distributed between several locations, up to 100,000 square feet of commercial space, and up to 105,000 square feet of skier services and support areas.



Limelight Hotel (15 Canyon Boulevard)

Approved: July 2022

Status: Construction began Summer 2022

Summary: The Limelight Hotel is a new condominium hotel project that consists of 6 levels of hotel guest rooms and managed residences located above one level of subterranean/understructure parking. The project includes 149 hotel rooms and 15 residential units and amenities oriented to guests of the hotel including hotel lounge and meeting rooms, a fitness center, "grab-n-go" food options, Ski Club, child care, equipment rental, and an outdoor pool and jacuzzi terrace.



Residence Inn (94 and 150 Berner Street in the North Village Specific Plan area)

Approved: April 2022

Status: Entitled through April 2024

Summary: The Residence Inn boutique hotel by Marriott project is a new four-story, 101 guestroom, condominium hotel with two levels of understructure parking, a bar/lounge area, outdoor patio seating area, as well as an indoor pool and fitness center.



Sierra Nevada Resort Expansion and Renovation (164, 202 and 248 Old Mammoth Road)

Approved: April 2022

Status: Construction began September 2022

Summary: The project includes interior and exterior improvements to the existing 149-unit hotel and Rafters restaurant, the construction of 30 new resort cabin units, an expanded event/meeting space and added amenities for both guests and the community. Additionally, the project includes a Parking Management Plan, Affordable Housing Mitigation Plan, and Events Management Plan as part of the Use Permit and proposes the merging of three lots, 64, 202 and 248 Old Mammoth Place, as part of the Lot Line Adjustment. Construction is anticipated to be completed in Fall 2023.



Mammoth Hotel (452 Old Mammoth Road)

Approved: November 2019

Status: Building permits for demolition and core/shell work were submitted in 2021

Entitlement Extension: Entitlement is valid through November 2026

Summary: The Mammoth Hotel project is a complete renovation and remodel of the existing 3-story Sierra Center Mall building to create a new 4-story, 164-room boutique luxury hotel. The project will demolish the current three-story building to the foundation and construct a four-story hotel with accessory office and restaurant uses as well as a partially open fourth story featuring an open-air roof top deck and pool. The total floor area of the project with the proposed revisions would be 125,240 square feet, which equates to an FAR of approximately 1.48. Construction to tentatively begin Summer 2023.



Five-Forty (540 Old Mammoth Road)

Approved: June 2019

Status: 13 residential units completed; 2 commercial units in building review

Summary: The Five-Forty project includes a two-story vertical mixed-use commercial and residential building fronting Old Mammoth Road with six residential buildings behind, for a total of 13 residential units. The residential buildings are three stories and consist of two single unit buildings, two duplexes, and two triplexes. The project is located adjacent to the Sierra Center Mall on a 0.67-acre infill site in the Old Mammoth Road (OMR) zoning district.



Other Commercial Projects w/ Valid Entitlements

Project	Location	Approved Date	Summary	Status
Mammoth View	At Main St., Mountain Blvd. & Viewpoint Rd.	August 2011	105 -unit condo-hotel project	Entitled through August 2023
Old Mammoth Place	164, 202, and 248 Old Mammoth Road	June 2016	343 residential-condo hotel units	Entitled through September 2024

RESIDENTIAL PROJECTS

Villas III (100 Callahan Way)

Approved: May 2022

Status: Building permits were submitted in July 2022; Grading began Fall 2022

Summary: The Villas III project, located on 4.07 acres within Development Area 2 of the Lodestar at Mammoth Master Plan area, includes three single-family residential structures and 15 duplex residential structures, for a total of 33 units. Additional components of the project include the relocation of the existing multi-use path to parallel the eastern property line and the installation of storm-drain infrastructure to capture seasonal run-off that flows across the golf course and has historically caused flooding issues in the Sierra Valley sites.

Figure 3: Front Rendering of Lot 1



Figure 4: Rear Rendering of Lot 1



Figure 5: Front Rendering of Lot 2



Figure 6: Rear Rendering of Lot 2



TerraBlanca (3789 Main Street)

Approved: November 2022

Status: Entitled through November 2024

Summary: The proposed twelve-unit multi-family residential townhome development features four 3-story tri-plex structures ranging in size from 10,571 square feet to 10,765 square feet. Each tri-plex structure provides three separate 2-car garages on the first floor, and includes three levels of living space with an overall building height of forty-feet. Additionally, an ADA accessible walkway that leads from the residential units to a Town-proposed multi-use path along the Main Street public right of way has been added in coordination with the Public Works Department.



Innsbruck Lodge (913 Forest Trail)

Approved: February 2023 (SB-35 Project)

Status: Construction began in December 2022

Summary: The Innsbruck Lodge project is an adaptive reuse project that will convert the existing Innsbruck Lodge hotel into a 16-unit rental residential project of which 15 units will be affordable to households earning up to 80% of the area median income (AMI). The project is a partnership project between the Town and Mammoth Lakes Housing, Inc (MLH) with funding coming from the State Homekey program, the Town, and Mono County. Construction began in winter 2022 with an anticipated occupancy date of fall/winter 2023.



Lakeview Townhomes (125 Lakeview Boulevard)

Approved: July 2020

Status: Construction completed in December 2022

Summary: The Lakeview Townhomes project is a six-unit multi-family planned unit development (PUD) located in the Specialty Lodging (SL) zone of the North Village Specific Plan area. The six units are arranged in three duplex structures that are located along the north side of the property. The duplex structures are three stories in height, and each unit features 3 bedrooms and a two car garage.



Snowcreek VII (1254 and 1474 Old Mammoth Road)

Approved: May 2006

Status: Phase I has been completed (41 units within 12 multi-unit buildings); Phases II and III are partially completed (54 of 77 units within 19 of 27 multi-unit buildings);

Summary: The Snowcreek VII project consists of 118 condominium units with four approved building designs. There will be a total of 39 buildings consisting of (4) duplexes, (26) triplexes, and (5) four-plexes. The project was developed in three phases beginning in 2006. Two additional floor plan designs were approved by the Town in January 2019 along with some other minor amendments to the project design to allow an additional three buildings. The project is anticipated to be completed in 2023.



Obsidian (525 Obsidian Place)

Approved: February 2016

Status: As of November 2022, 20 of 24 units have been completed.

Summary: A subdivision of the remaining project area within the Tallus project to allow for 24 townhome lots (12 duplexes). There are two approved building designs and each unit is three-stories tall with approximately 2,300 square feet of habitable area. The final four units will be completed in 2023.



Gray Bear I, II, & III (Sierra Star Golf Course, East of Minaret)

Approved: July 2014 - January 2017

Status: Construction completed in 2022

Summary: The Gray Bear residential subdivision includes 45 single-family residential lots located adjacent to the Sierra Star Golf Course. The homes are located in the Resort zoning district meaning they can be used as nightly vacation rentals.

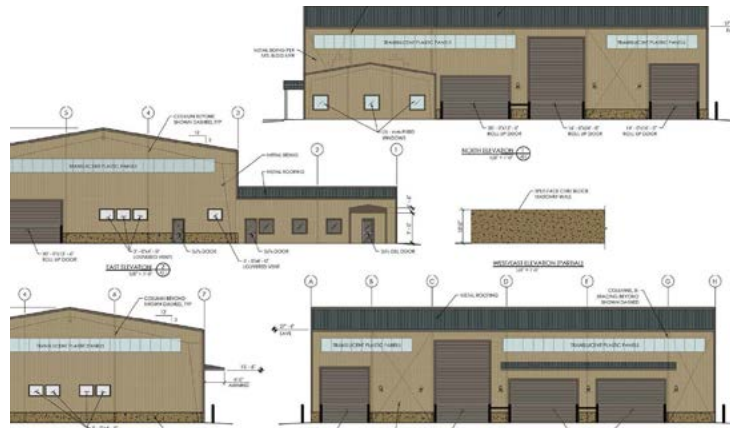


OTHER COMMUNITY ORIENTED PROJECTS

Mammoth Disposal Transfer Station (59 and 264 Commerce Drive)

Status: Anticipated to be completed in Spring 2023

Summary: The project site comprises two separate sites at 59 Commerce Drive (1.87 acres) and 264 Commerce Drive (0.55 acres). The project expands the existing transfer station at the 59 Commerce Drive Site, relocates the buy-back/recycling center (currently at the 59 Commerce Drive Site) to the 264 Commerce Drive Site, and 3) and relocates the fleet maintenance operations (currently at the 264 Commerce Drive Site) to the 59 Commerce Drive Site.



The Parcel (1699 Tavern Road and 33 Center Street)

The Parcel is a 24.5-acre vacant property located adjacent to the Downtown zoning district and several residential zoning districts. The Parcel is envisioned to be developed with up to 450 permanently affordable housing units, to be constructed over multiple phases. The Town Council approved the Parcel Master Plan in January 2021.

Parcel Phase I

Status: Anticipated to be completed in Fall 2023

Summary: Phase 1 of the Parcel Master Plan was approved in February 2021 and includes 80 affordable housing units and one manager's unit. Phase I is located on 2.7 acres in the north central portion of the site. Also included within Phase 1 is a childcare facility for 34 children, community center and a 0.8 acre public park.

Parcel Phase II

Status: Entitlements approved in July 2022

Summary: Phase 2 of The Parcel includes infrastructure improvements and the construction of one 4-story building and four 3-story buildings for a total of 148 rental units (146-147 deed restricted affordable housing units and 1-2 manager's units). Parking for the development is provided within an understructure parking garage that accommodates 72 vehicles, as well as 44 tuck-under carport stalls and 105 surface parking spaces. The project is located on a 4.8-acre site in the northeast portion of the Parcel site.



Community Recreation Center (686 Old Mammoth Road)

Status: Construction began in Fall 2021.

Summary: The approved Multi-Use Facility project includes a roughly 40,000 square foot, prefabricated tensile structure housing a new recreational facility at the Mammoth Creek Park site. Construction is anticipated to be completed in 2023.



Aircraft Rescue and Firefighting (ARFF)/Snow Removal Equipment (SRE) Facility (Mammoth Yosemite Airport)

Approved: N/A

Status: Entitlements approved January 2023

Summary: The project includes the construction of a new 14,580 square foot, 7-bay ARFF/SRE facility including new pavement areas for a parking lot, access apron, and access roads. The proposed structure is two stories and features a 10,350 square foot building footprint with 9,740 square feet of usable area on the first floor and 4,840 square feet on the second floor. The facility is designed to house the Airport's existing snow removal equipment, ARFF vehicle, and ARFF support rooms.



PROJECT SUMMARY

Commercial Projects		
Project	Status	Location
Mammoth Main Base Redevelopment	Under Review	10001 Minaret Road
Limelight Hotel	Under Construction	15 Canyon Boulevard
Residence Inn	Approved	94 and 150 Berner Street
Sierra Nevada Resort Redevelopment	Under Construction	164, 202, and 248 Old Mammoth Road
Mammoth Hotel	Approved	452 Old Mammoth Road
Five-Forty	Under Construction	540 Old Mammoth Road
Residential Projects		
Project	Status	Location
The Villas III	Approved	100 Callahan Way
TerraBlanca	Approved	3789 Main Street
Innsbruck Lodge	Under Construction	913 Forest Trail
Lakeview Townhomes	Completed	125 Lakeview Boulevard
Snowcreek VII	Under Construction	1254 Timber Creek Road
Obsidian	Under Construction	525 Obsidian Pl.
Gray Bear I, II, & III	Completed	Sierra Star Golf Course, East of Minaret Road
Other Community Oriented Projects		
Project	Status	Location
Mammoth Disposal Transfer Station	Under Construction	59 Commerce Drive
The Parcel Phase I	Under Construction	1699 Tavern Road and 33 Center Street
The Parcel Phase II	Approved	1699 Tavern Road and 33 Center Street
Multi-Use Facility	Under Construction	Mammoth Yosemite Airport
ARFF/SRE Facility	Approved	686 Old Mammoth Road