

## PROJECT NARRATIVE

The proposed YotelPad Mammoth will be prominently located on the 2.6-acre Dempsey/Nevados site at the corner of Main Street and Minaret Road, the gateway to the Village at Mammoth. The site boasts spectacular views to the south and west and lies less than a block from The Village at Mammoth gondola and commercial core.

The YotelPad signifies a new era of sustainable development for Mammoth Lakes, featuring a unique, contemporary condominium hotel with 156 “micro-units” distributed over five floors, 21 three-story townhomes, a restaurant and lounge, and a wide array of owner/guest amenities over one level of structured parking. The project features modular construction for all vertical improvements above the parking garage.



The YotelPad reinterprets the traditional grand mountain lodge program by providing ample and varied interior amenity spaces, including multiple seating areas organized around a central fireplace and bar, a gaming area, a library, a “grab and go” sundries space, a fitness room, and a kids’ zone and media center. The full-service restaurant and lounge feature an outdoor deck that animates the south elevation of the hotel, providing ample sunlight and exceptional views of the Sherwin Mountains. The expansive “backyard” in the center of the site provides lounge and meeting space for small and large groups and offers expansive views to the south. The backyard includes a large spa pool and hot tub, a bocce ball court, and several seating areas centered around fire pits.



Back Yard Looking North From The Pool Deck

An après ski/bike patio at the southwest corner of the site provides flexible seating and a fire pit amidst a kids’ snow-play area with afternoon sunshine and southerly views.

The horizontal form of the main building traces the contours of the site from north to south and is balanced by articulated vertical massing from the architectural base. The north-south orientation maximizes views and ensures ample daylight throughout the year. Main entry areas feature timber and steel detailing while contemporary flat roofs with low parapets and modest eaves minimize the massing. The rhythmic arrangement of large windows within each unit brightens the interior spaces and adds a sense of transparency to the design. Juliette balconies and doors add a subtle pop of playfulness to the façade. Units with larger balconies feature a blackened steel railing layering additional texture on the façade. Human-scaled details, a neutral color palette, and modern materials create a timeless style, featuring two tones of wood siding (natural/warm grey) and charcoal grey metal panels above a base of grey horizontal ledgestone.

The project highlights several sustainable strategies with the most significant being modular construction for all vertical construction above the parking garage.



Modular Construction

## RESIDENTIAL & COMMERCIAL COMPLIANCE SUMMARY

This project is located within the North Village Specific Plan (“NVSP”) planning area and has the specific Land Use Designation of Resort General (“RG”).

Development Design Standards:

### 1. Land Uses

- a. Hotels, Resort Condominiums and Inns
  - i. Project Consists of 177 Resort Condominiums
- b. Restaurant, Bars, Night Clubs within Hotels
  - i. Project Consists of:
    - 1. 1,000 sq.ft. Yotel Bar/Kitchen
    - 2. 3,750 sq.ft. 3<sup>rd</sup> Party Restaurant

### 2. Density

- a. Allowed Density 198.25 Rooms
- b. Proposed Density 198 Rooms:
  - i. 177 YotelPad (Studio & 1 Bedroom Units)
  - ii. 21 Townhomes (2 Bedroom Units)

### 3. Site Coverage

- a. Allowed Site Coverage 75%
- b. Proposed Site Coverage 74%

### 4. Building Area

- a. Allowed Building Area (87,000 sq.ft. x 2.6 acres) 226,200 sq.ft.
- b. Proposed Building Area 181,871 sq.ft.

### 5. Building Heights

- a. Allowed Building Heights 1 – 5 Stories, 56 Ft. (max. projected height 67 ft.)
- b. Proposed Building Heights:
  - i. YotelPad Building
    - 1. 5 Stories, 56 ft. (Top of Parapet)
  - ii. Townhomes
    - 1. 3 Stories, 36 ft. (Top of Parapet)

**6. Building Setbacks**

- a. Allowed
  - i. Minaret Rd 40 ft, South, North & East Property Lines 10 ft.
- b. Proposed
  - i. Minaret Rd 40 ft, South, North & East Property Lines 10 ft.

**7. Driveway Access & Gradients**

- a. Allowed
  - i. Max 10%
- b. Proposed
  - i. Main Entry 3.7%
  - ii. Parking Garage Access 9.5%

**8. Minimum Parcel Sizes**

- a. Min Allowed Parcel Size 20,000 sq.ft.
- b. Project Parcel Size 113,256 sq.ft.

**9. Snow Removal & Management**

- a. Combination of On-Site Snow Storage & Haul Offsite Snow Removal

**10. Art/Events**

- a. Towns Public Art Fee is Reduced to \$0.00 Through July 31<sup>st</sup>, 2019 Pursuant to Town Council Resolution (Deemed Complete and being Processed)

**11. Parking**

- a. Residential
  - YotelPad (156 Units) 156 Stalls (Parking Garage)
  - i. Townhomes (21 Units) 21 Stalls (Parking Garage)
- b. Commercial
  - i. Restaurant 14 Stalls (Surface Stalls)
- c. Hotel
  - i. Check-In 3 Stalls (Surface Stalls)  
194 Stalls
- d. Stalls Required 194 Stalls
- e. Stalls Provided 194 Stalls
- f. Parking Garage Valet Controlled

## GENERAL PLAN CONFORMANCE

Community Vision. The General Plan for Mammoth Lakes was founded upon a “Community Vision” which states that the community places a high value on seven standards, guidelines, and priorities, which include: (1) Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors; (2) protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urban area; and (3) exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “Village in the trees.” The YotelPad Mammoth conforms to these standards, guidelines, and priorities by: (1) creating an ambiance on the site that will attract visitors to Mammoth; (2) redeveloping the site as an urban in-fill project to protect the surrounding natural environment and limit the urban area; and (3) providing an exceptional design that complements Mammoth’s mountain setting entirely within the existing tree canopy on the site.

Community Design. The goals and policies of the Community Design Element of the General Plan include: (1) requiring unique, authentic, and diverse design that conveys innovation and creativity and discourages architectural monotony; (2) maximizing opportunities for public spaces that support community interaction, such as outdoor café and restaurant patios, performance and art spaces, and child activity centers; (3) requiring building height, massing, and scale to complement neighboring land uses and preserving views to the surrounding mountains. The YotelPad Mammoth conforms to these goals and policies by: (1) providing a mountain lodge with a unique contemporary design and unit mix; (2) maximizing opportunities for open space through the “backyard” plaza and recreation areas, the south-facing deck of the full-service restaurant and lounge, and the après ski/bike patio and snow-play area; and (3) ensuring that the building height, massing, and scale of the hotel complements neighboring land use and preserves and enhances view to the Sherwin Mountains.

North Village District Character. The YotelPad Mammoth will be located in the North Village District as described in the General Plan. The North Village District includes hotels, restaurants, and visitor-oriented commercial operations that create “an intensely focused entertainment district.” Among the notable characteristics of the North Village District outlined in the General Plan are: (1) a sense of exploration using pedestrian-oriented sidewalks, plazas, and courtyards with pedestrian comforts; (2) a variety of resort lodging supported by outdoor activities and restaurants; and (3) convenient structured parking and small-scale street adjacent surface parking. The YotelPad Mammoth will display these characteristics by providing: (1) sidewalks, plazas, and courtyards with pedestrian comforts and amenities; (2) the first “micro-unit” condominium hotel, with an array of unique amenities, to be constructed in Mammoth; and (3)

understructure parking to accommodate all residential and commercial uses and, for convenience, a small surface parking lot adjacent to Minaret Road.

Land Use. Among the goals contained in the “Accommodations and Community Amenities” section of the Land Use Element of the General Plan is to “provide an overall balance of uses, facilities and services to further the Town’s role as a destination resort community.” The General Plan identifies the North Village District as the location where development projects “provide a wide range of amenities and services that enhance the visitor experience.” To achieve these goals, the Land Use Element details a list of policy recommendations, which include: (1) encouraging and supporting a range of visitor accommodations that include a variety of services and amenities; (2) locating visitor lodging in appropriate areas; and (3) ensuring that there are an adequate number of units available for nightly rental. The YotelPad Mammoth conforms to these recommendation because: (1) there is no other lodging product in Mammoth that offers a unit mix and amenity package similar to that of the YotelPad; (2) the condominium hotel will be located on a site which the General Plan describes as the “Gateway” to the North Village; and (3) the reasonable expectation of the applicant is that virtually all of the units in the YotelPad will be available for nightly rentals when the owners of those units are not in residence.

## **TOWN'S PUBLIC ART REQUIREMENT**

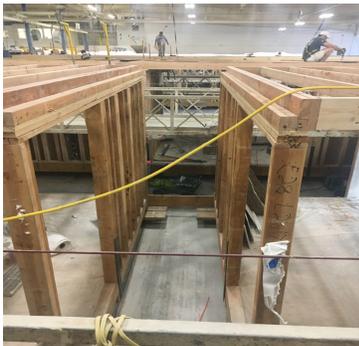
Towns Public Art Fee is Reduced to \$0.00 Through July 31<sup>st</sup>, 2019 Pursuant to Town Council Resolution (Deemed Complete and being Processed)

## ENERGY SAVINGS TECHIQUES

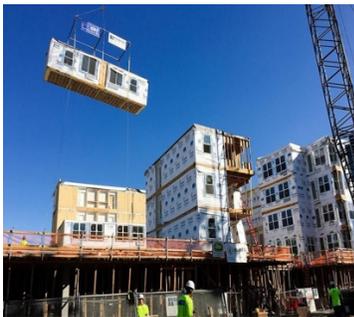
Meet and exceed the heightened California Title 24 standards. The engineering team is striving to exceed those standards through investigating;

- Use of High efficiency chillers.
- Heat pump/condensing units THAT utilize equipment with high SEER.
- Use of high efficiency domestic water heaters.
- Use of high efficiency, sealed combustion furnaces with ECM motors.
- Utilize variable speed, ECM pumps to distribute chilled and heating water throughout the project.
- Utilize ECM motors on fan coil units, furnaces, and other air moving equipment where possible.
- Utilize High efficiency boilers for snowmelt and pool heating service.

In addition to the Energy Savings the Modularized Construction methodology being proposed also has a significant green/energy component.



Factory Built



Site Set in 30 Days

## MARKETING/OPERATIONS BUSINESS PLAN

The Yotel Brand is flagging the property as a YotelPad and will be operating the property as both Property Manager for the Home Owners Association (HOA) and as the Hotel. YotelPad Mammoth is being designed as a Resort Condominium Development that extends the opportunity to the purchasers to enter into a Rental Program with Yotel (Condo Hotel).

- Yotel <https://www.yotel.com/en>
- YotelPad <https://togo.hotelbusiness.com/article/yotels-new-brand-aims-staying-power/>

### **YOTEL - REDEFINING TRADITIONAL HOSPITALITY & RESORT REAL ESTATE**

*For independent, tech-savvy travelers who value time and efficiency, YOTEL offers guests a whole new hotel experience with everything you need and nothing you don't. We use our signature, cutting-edge design to create small but perfectly-formed rooms for guests who appreciate quality but don't need the fuss of a traditional luxury hotel. By removing the unnecessary extras, we give space for our guests to enjoy their stay in city center locations without the city center prices.*

*YOTELPAD's are typically conceived for long stays. They optimize square Foot, include sleeping and living areas with comfortable bathrooms, kitchenettes, work desks and ample storage space. Technology makes it easy to connect, stay charged and manage services during an extended stay. Our first YOTELPAD developments will be launched in Park City and Miami in 2020. You will not only be able to stay at a YOTELPAD but also you will be able to purchase one if you so wish.*

## **EMPLOYEE HOUSING MITIGATION PLAN**

The Employee Housing Credits (40.41 FTEE Credits) that were transferred from the Dempsey Site will be applied to the requirements to mitigate the Employee Housing requirements for this project.

The Town is in the process of determining the Mitigation Fee and determining the amount of transferred Credits that will be applied to offset the Employee Housing requirement.