

Appendix A

Future Design Considerations

The following items were raised during the Plan The Parcel process and should be considered at future stages of design and development of The Parcel.

- Provide reasonable storage space for each unit in both interior and exterior storage closet/space (bikes, skis, snowboards, paddleboards, wheelchairs, etc.), including secured storage space. Also, consider space for mud rooms and coat closets.
- Provide space for electric bike and vehicle charging.
- Provide space for car and ride sharing.
- Incorporate shared trash/recycling facilities.
- Design entryways to minimize snow shoveling (e.g., ground level entrances with interior access to garage).
- Design individual unit entries, not entries accessed via shared internal hallways. Shared internal hallways are less desirable (e.g., tenants in Aspen Village Apartments must pay for heating and lighting in shared internal hallways).
- Provide on-site management for snow removal and maintenance.
- Consider simple roof lines and metal roofs to address issues with snow shed and ice dams (Aspen Village Apartments roof lines create snow shed and ice dam issues, and the use of heat tape on these roofs was unsuccessful).
- Orient buildings and decks to face south. Aspen Village Apartments face north, which is an issue for maintenance and safety of tenants (e.g., icing issues, snow falling off roofs, etc.).
- Design and locate buildings so snow doesn't shed onto pedestrian areas (e.g., Aspen Village Apartments shed roofs are located two feet from sidewalks, so ice dams will fall onto sidewalks).
- Preserve existing trees as feasible but prioritize solar access and orientation.
- Incorporate new deciduous trees to maximize solar access but select durable trees that can survive well and are low maintenance (e.g., don't drop sap/berries/etc.). Aspen Village Apartments has found that aspen trees don't survive heavy snow seasons well.
- Utilize a lens of Latino Urbanism for design of public spaces, internal and external unit configurations, public art, etc.

- Consider space for a Family Resource Center(s) where one or more non-profits or government entities (e.g., Mono County Social Services) could provide services to residents on-site. Services could include childcare, job search, after school programs for children, mental health, substance abuse, domestic violence services, etc.
- Provide restrooms in formal open space areas.
- Provide seating and benches around trails.
- Consider pets in the design of trails and open spaces.
- Prohibit short-term (transient or nightly) rentals.
- Obtain FHA approval for ownership units during development.
- Adhere to building code requirements for energy efficiency and accessibility features at a minimum.
- If modular construction is used, ensure the construction reflects snow conditions and is of high quality to avoid maintenance issues (e.g., Aspen Village Apartments has issues with drywall buckling, dry rot, and roof icing/snow fall issues). The quality of modular construction has improved (e.g., Manzanita Apartments and Jeffreys Apartments, also constructed with modular, are in better condition than Aspen Village Apartments).
- Ensure that the buildings are not subject to flooding.
- Ensure design addresses rain-on-snow events.