

2020 PARCEL MASTER PLAN

Virtual Community Update

October 13, 2020



AGENDA

1 Introduction

2 Where We Are in the Process

3 Development Team

4 Preferred Plan Recap

5 Current Planning Efforts

6 Next Steps

7 Questions & Answers

PURPOSE

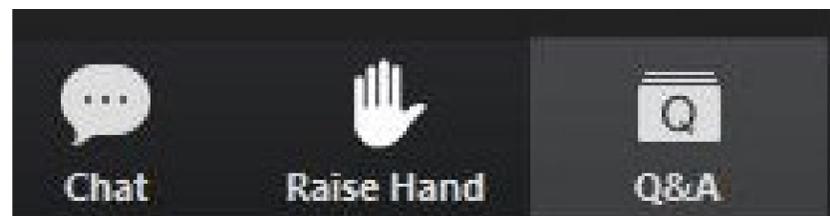
Provide an update on The Parcel and ongoing development efforts

Receive community feedback

MEETING FORMAT and Q & As

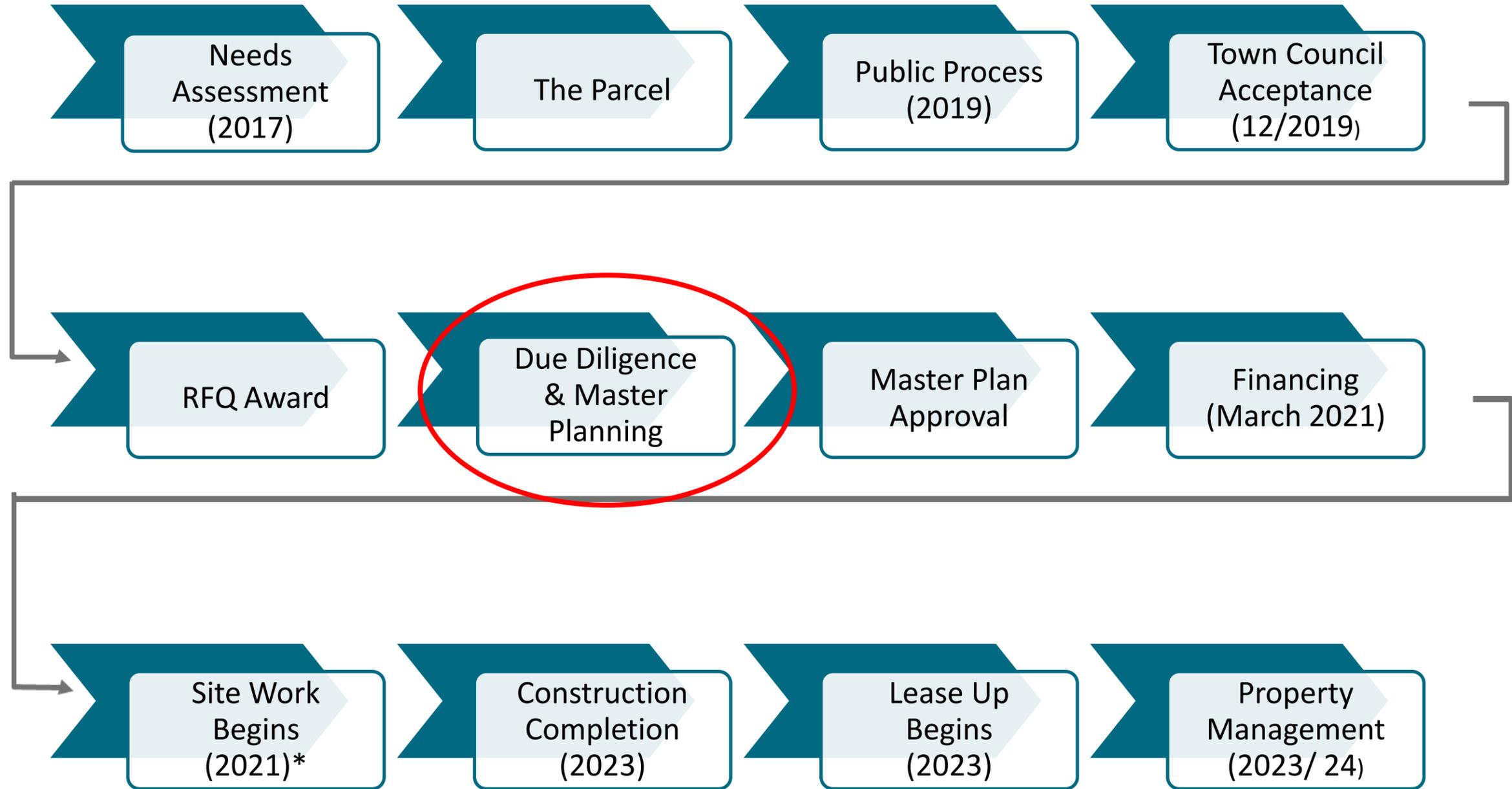
This meeting is in English with a Spanish translation option

- Format: Staff presentation (30 minutes), Q&A (30 minutes)
- Meeting is being recorded, Facebook Live
- To ask questions at the end of the presentation, click Raise Hand or Q&A as seen in the graphic below:



- Facebook – Post questions in Comment section
- Phone – press *9 to Raise Your Hand
- We will try to answer all questions but if we run out of time you can email your questions to TheParcel@townofmammothlakes.ca.gov and/or refer to our FAQ page at <http://theparcelmammothlakes.com>

WHERE WE ARE...



**based on funding*

SUMMARY OF PUBLIC OUTREACH

Table 1: Plan The Parcel Public Engagement Opportunities

Joint Town Council and Planning and Economic Development Commission Workshops	<ul style="list-style-type: none"> • Workshop 1: June 26, 2019 • Workshop 2: October 9, 2019 • Workshop 3: December 11, 2019
Multi-Day Design Workshop	<ul style="list-style-type: none"> • August 20 – 23, 2019 • Presentations on Facebook live
Community Meetings	<ul style="list-style-type: none"> • Spanish Community Meeting 1: August 11, 2019, August 17, 2019
Monthly Updates at Public Meetings	<ul style="list-style-type: none"> • Town Council, MLH Board, Planning and Economic Development Commission
Local Organization Meetings	<ul style="list-style-type: none"> • Rotary: July 25, 2019 • Mammoth Voices: August 1, 2019 • Contractors Association: September 12, 2019
Information Tables at Local Events	<ul style="list-style-type: none"> • Mammoth Creek Park: July 4, 2019 • Men’s Softball League: July 22, 2019 • VillageFest: July 26, 2019 • Firefighter’s Foundation Picnic: July 28, 2019
Public Interest Interviews	<ul style="list-style-type: none"> • Interviews Day 1: May 7, 2019 • Interviews Day 2: May 8, 2019
Engage Mammoth Lakes (online)	<ul style="list-style-type: none"> • Survey 1 (Conceptual Land Use Planning): June 2019 • Survey 2 (Development Objectives): August 2019 • Map Your Comments: August 2019 • Survey 3 (Design Ideas for Housing at The Parcel): August 2019 • Survey 4 (Design Alternatives): September 2019 • Survey 5 (Preferred Plan): November/December 2019
Social Media	<ul style="list-style-type: none"> • Facebook, Twitter, Instagram

INTRO TO THE TEAM

PROJECT LEAD



CALEB ROOPE
PRESIDENT AND CEO



L. ANDREA CLARK
VP SPECIAL PROJECTS



SHELLAN M. RODRIGUEZ
PROJECT MANAGER, CEO

DESIGN



JORDAN KNIGHTON
PARTNER



DAVID BOURKE
ASSOCIATE PRINCIPAL



CARLA SAMMIS
ASSOCIATE PRINCIPAL
SENIOR CIVIL ENGINEER

BUILDING ON THE GUIDING PRINCIPLES OF THE PREFERRED CONCEPTUAL LAND USE PLAN

Guiding Principles

COMMUNITY HOUSING

A Provide long-term community housing by addressing a substantial portion of Mammoth Lakes' current housing need.

MOBILITY & CONNECTION

B Provide a range of mobility options and multi-modal (walk, bike, transit, etc.) connections from The Parcel to community destinations.

AMENITIES & OPEN SPACE

C Provide amenities and open spaces while focusing on community housing and striving to make the best use of every square foot of land.

SUSTAINABLE

D Focus on environmentally sustainable design concepts.

COMMUNITY NEIGHBORHOOD

E Establish a livable, integrated, and well-designed community housing neighborhood that stands the test of time.

DEVELOPMENT PROGRAM

F Balance guiding principles and development objectives with a viable development program that is sustainable over the long-term and can be constructed in an orderly and timely fashion.



THE PREFERRED PLAN

Community's Top Development Objectives

- MIX OF UNIT TYPES
- SERVE HOUSEHOLDS BELOW 120% AMI
- WELL PLANNED SNOW STORAGE
- PROVIDE RENTAL & HOMEOWNERSHIP
- SAFE & INTUITIVE PEDESTRIAN/ BICYCLE CONNECTIONS

The Preferred Plan is online:
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/10090/LWC_TheParcel_FinalPlan_122719_compiled?bidId=

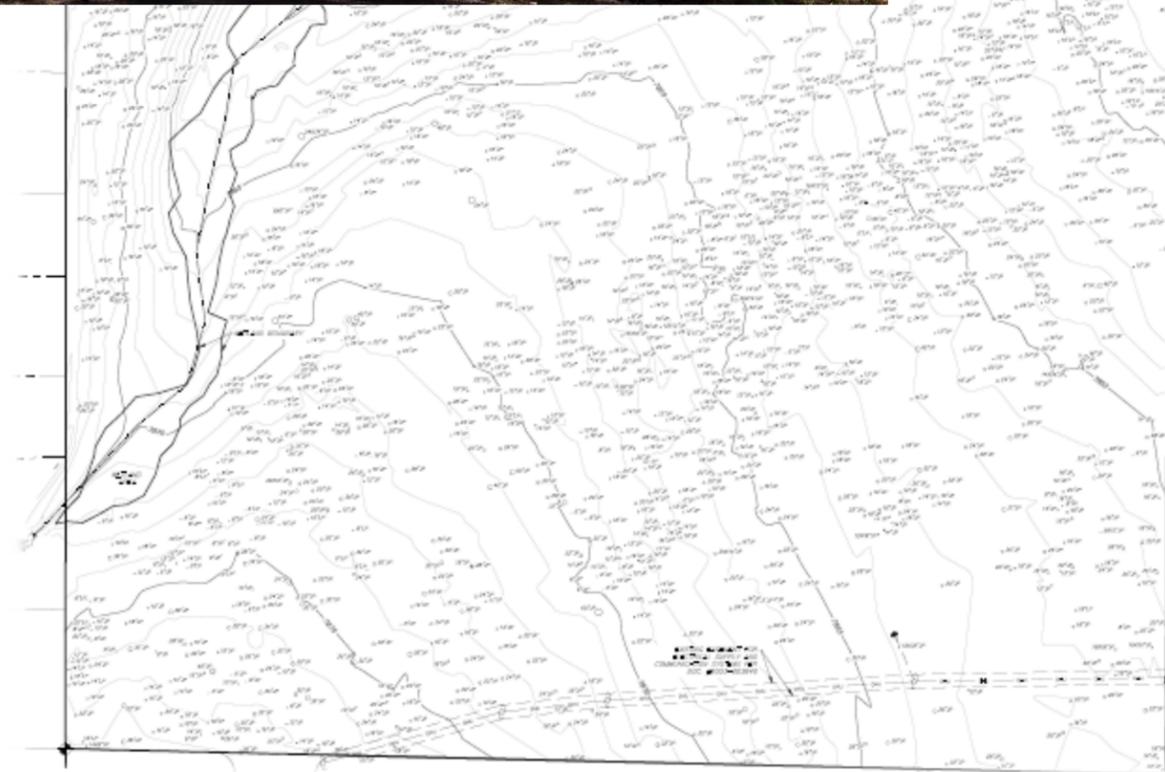
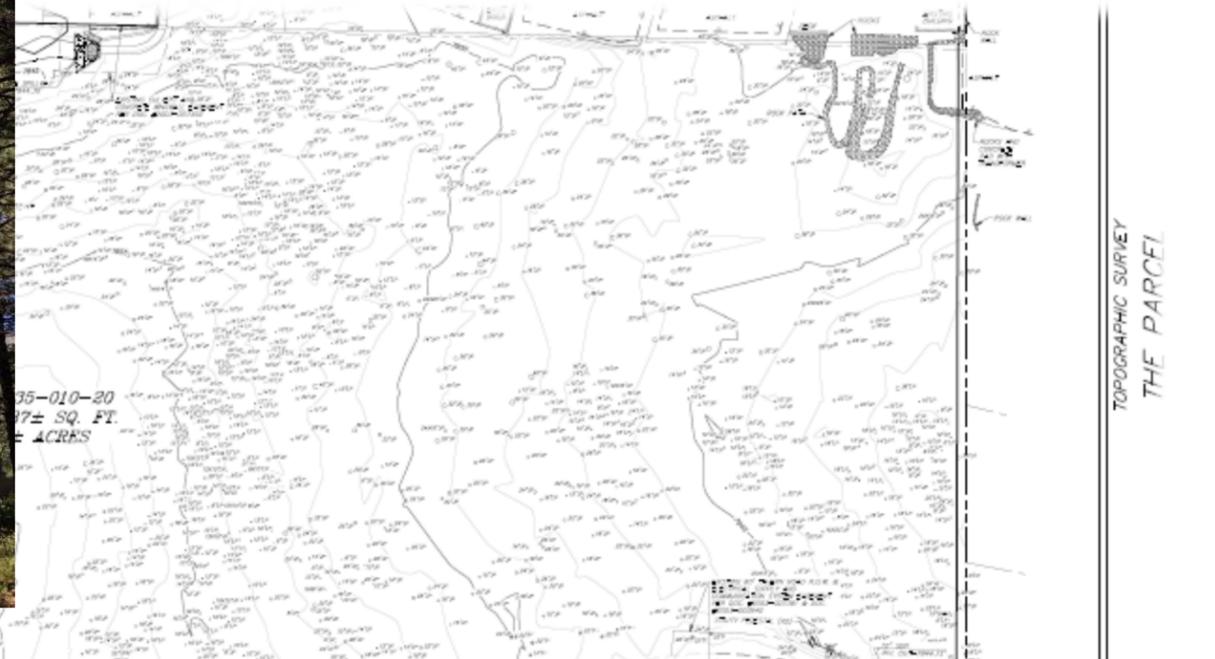
- A** Provide long-term community housing by addressing a substantial portion of Mammoth Lakes' current housing need.
- i Provide a variety of housing types (e.g., small house, duplex, triplex, townhouse, apartment).
- ii Provide a mix of unit types (e.g., studio, one-bedroom, two-bedroom, three-bedroom) to meet the needs of a variety of families and individuals.
- iii Provide both deed-restricted rental and ownership products to accommodate households of different ages and incomes.
- iv Serve moderate income households and below ($\leq 120\%$ AMI) consistent with the 2017 Needs Assessment.
- B** Provide a range of mobility options and multi-modal (walk, bike, transit, etc.) connections from The Parcel to community destinations.
- i Provide safe and intuitive pedestrian and bicycle connections through The Parcel to surrounding areas.
- ii Design a circulation network that prioritizes pedestrians, bicyclists, and transit.
- iii Explore transit potential to determine how best to provide to the larger Mammoth Lakes community.
- iv Include traffic calming measures to create a safe, family-or speeding.
- v Explore parking and traffic management strategies to focus that some future residents will rely on individual vehicle.
- C** Provide amenities and open spaces while focus the best use of every square foot of land.
- i Incorporate supportive uses (such as childcare facility).
- ii Provide amenities (such as community gathering space) successful functioning of a livable neighborhood.
- iii Design amenity spaces to be multi-purpose (such as).
- iv Consider pets in the design of the neighborhood.
- v Provide parking for residents and guests, but limit land for other uses.
- D** Focus on environmentally sustainable design.
- i Integrate natural features (wetlands, trees, and).
- ii Incorporate sustainable infrastructure and energy.
- iii Integrate well-planned snow storage areas.
- iv Minimize the amount of impervious paving.
- v Design for high durability and low-maintenance.
- E** Establish a livable, integrated, and stands the test of time.
- i Create a neighborhood that connects to appropriate to the Eastern Sierra Nevada.
- ii Design the site to provide a transition areas to neighboring residential areas.
- iii Ensure the site is designed to be pedestrian.
- iv Build upon the recent efforts of Walnut neighborhood becomes an integral.
- F** Balance guiding principles and that is sustainable over the long term.
- i Prepare an overall program for development that is extent feasible, while achieving necessary.
- ii Accommodate densities and design features necessary.
- iii Consider specific and relevant regulatory actions that would be necessary program.
- iv Consider economic factors, including those related to potential investors, affordable housing developers, and program.
- v Develop a phasing plan that reflects market conditions and encourages construction to begin as early as practical.
- Legend:
 Yellow Highlight = Top three Development Objectives, as identified by English and Spanish community feedback
 Blue Highlight = Development Objectives identified in top 10 list by English and Spanish community feedback, but not in the top three



IMPLEMENTING THE PREFERRED PLAN

EXISTING CONDITIONS

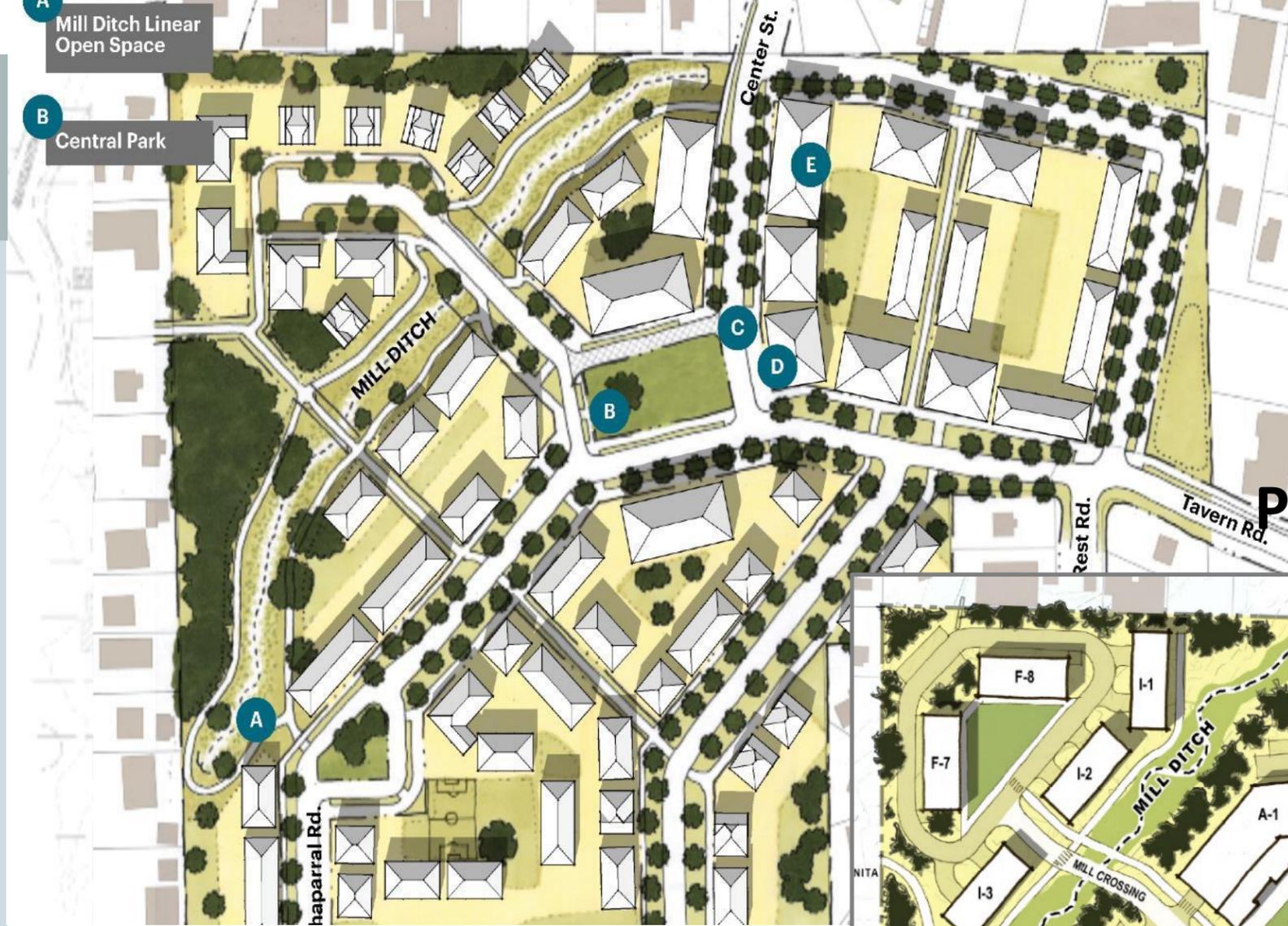
- TOPOGRAPHY
- TREES
- PARKING & DRIVE AISLES
- SETBACKS
- FLOODPLAIN
- INFRASTRUCTURE
- COST
- FUNDING



PREFERRED PLAN'S FUTURE DESIGN CONSIDERATIONS

PRINCIPALS & OBJECTIVES

- COMMUNITY HOUSING
- MOBILITY & CONNECTION
- AMENITIES & OPEN SPACE
- SUSTAINABLE
- COMMUNITY NEIGHBORHOOD
- DEVELOPMENT PROGRAM



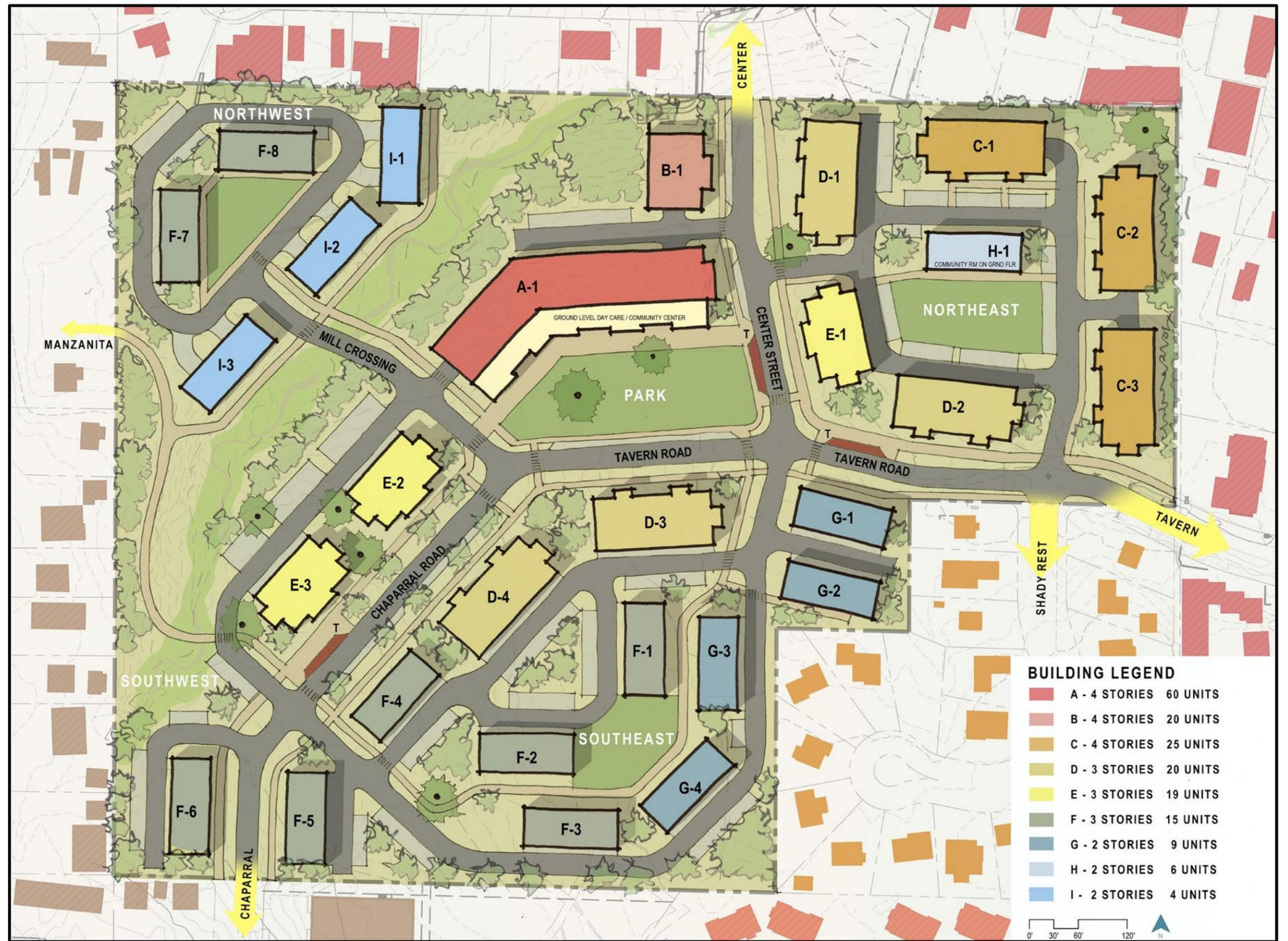
Proposed Master Plan

Preferred Plan



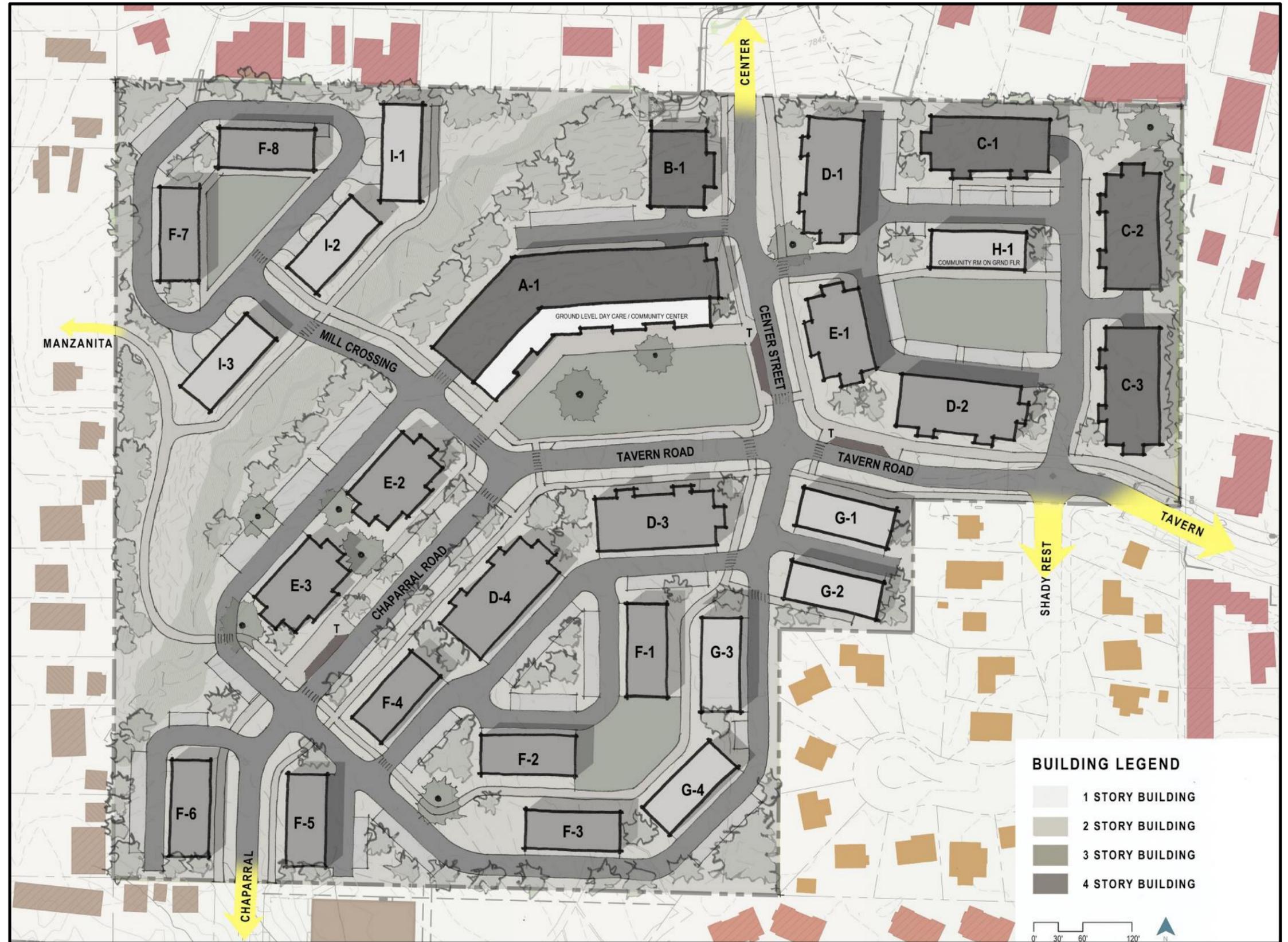
COMMUNITY HOUSING

- A VARIETY OF HOUSING TYPES
- A MIX OF UNIT TYPES AND SIZES
- RENTAL AND OWNERSHIP HOUSING
- MODERATE INCOME HOUSEHOLDS AND BELOW



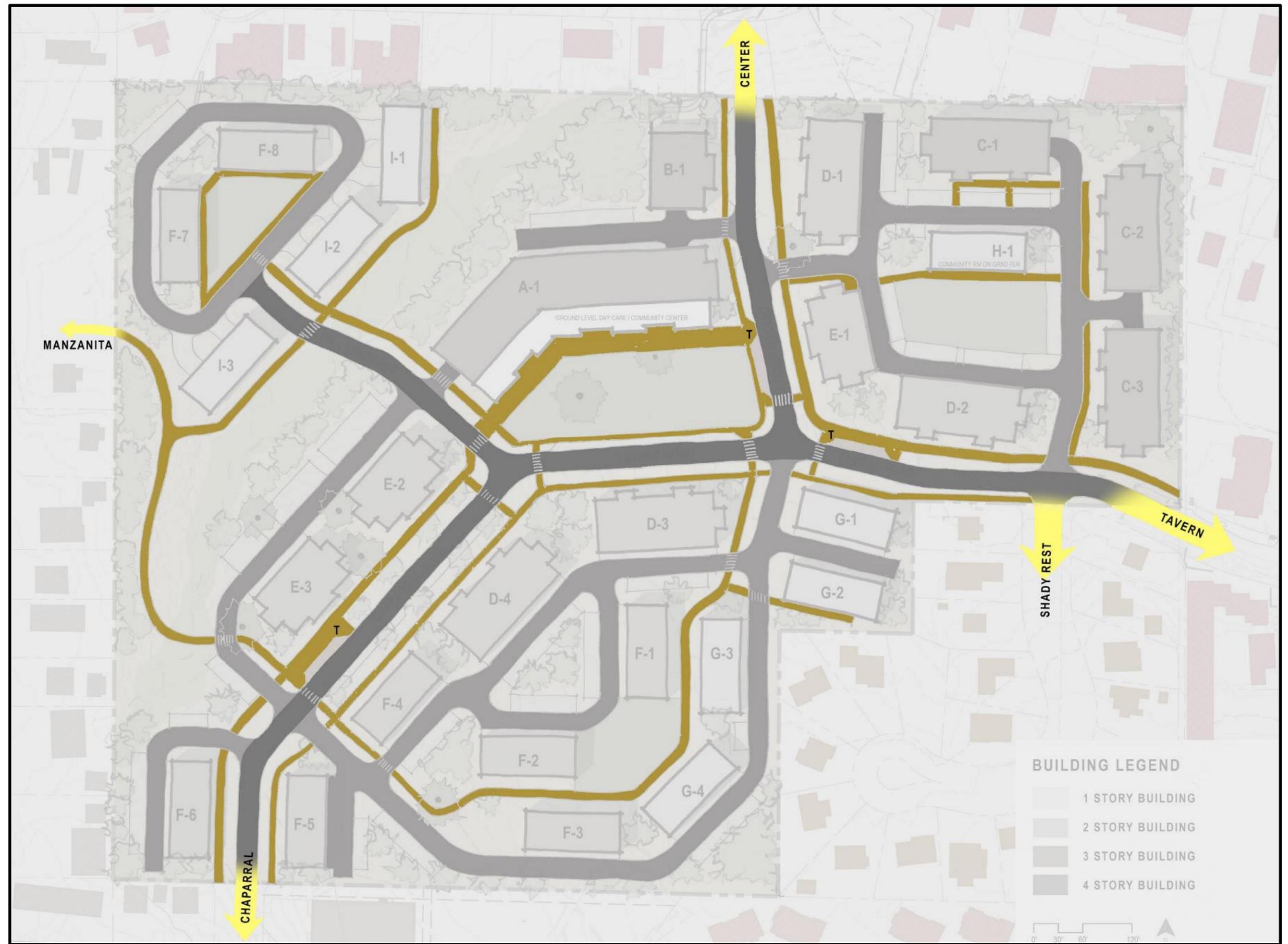
MOBILITY & CONNECTION

- CONNECTIVITY TO SURROUNDING NEIGHBORHOODS
- ARROWHEAD DRIVE REVISED
- COMPLETE STREET SYSTEM
- TRANSIT CONNECTIONS
- TRAFFIC CALMING STRATEGIES
- PARKING



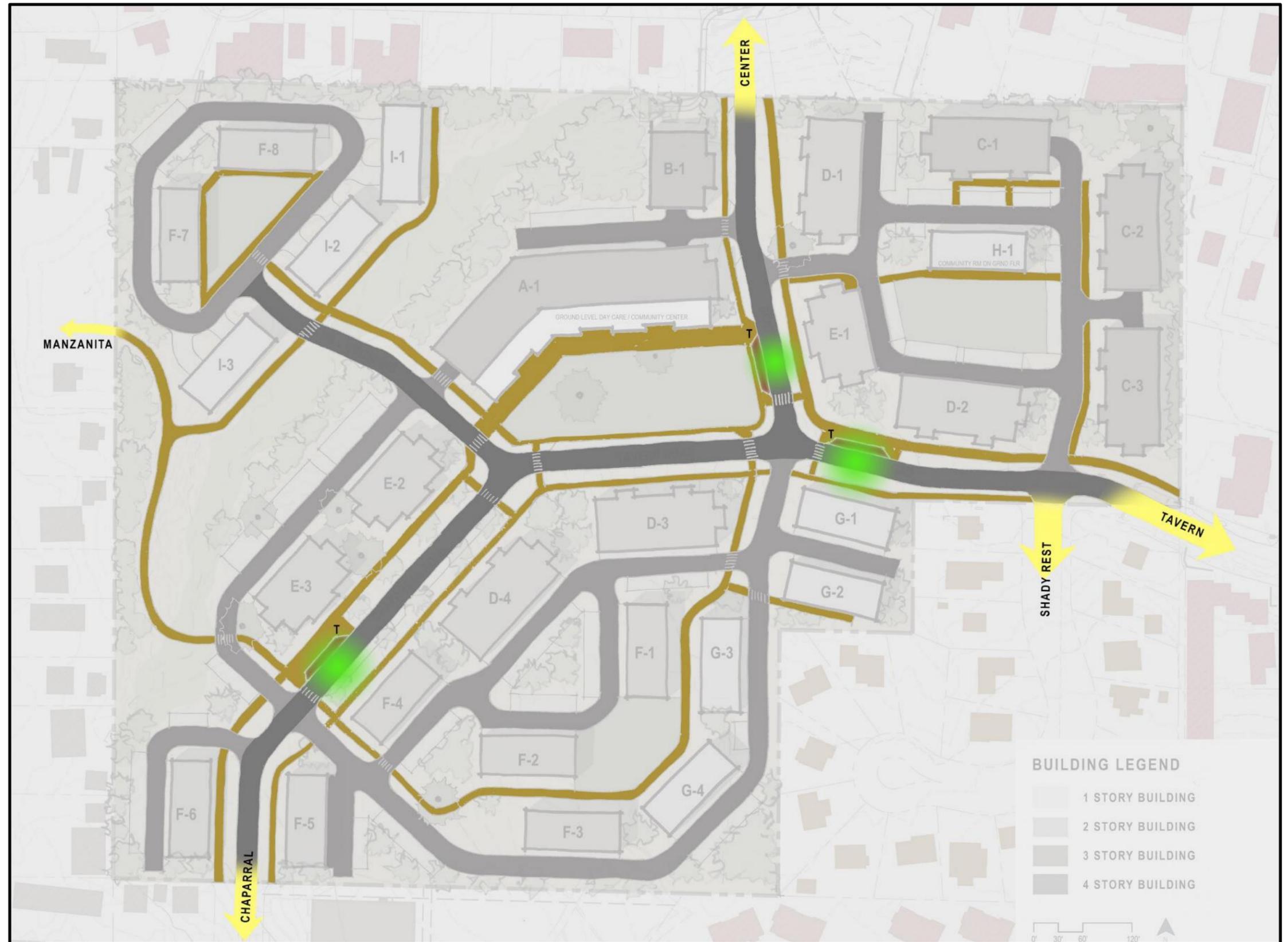
MOBILITY & CONNECTION

- CONNECTIVITY TO SURROUNDING TOWN
- ARROWHEAD DRIVE REVISED
- COMPLETE STREET SYSTEM
- PRIMARY STREET NETWORK
- MULTI-USE PATHS
- SIDEWALKS



MOBILITY & CONNECTION

- CONNECTIVITY TO SURROUNDING NEIGHBORHOOD
- COMPLETE STREET SYSTEM
- TRANSIT CONNECTIONS
- TRAFFIC CALMING STRATEGIES
- PARKING



MOBILITY & CONNECTION

PARKING

- PARKING EXCEEDS RATIO IN PREFERRED PLAN
- PARKING RATIO BASED ON UNIT TYPES
- COVERED & SURFACE PARKING
- EV CHARGING STATION
- BIKE PARKING EXCEEDS TOWN CODE, CARGO BIKES
- ANTICIPATES SNOW MANAGEMENT



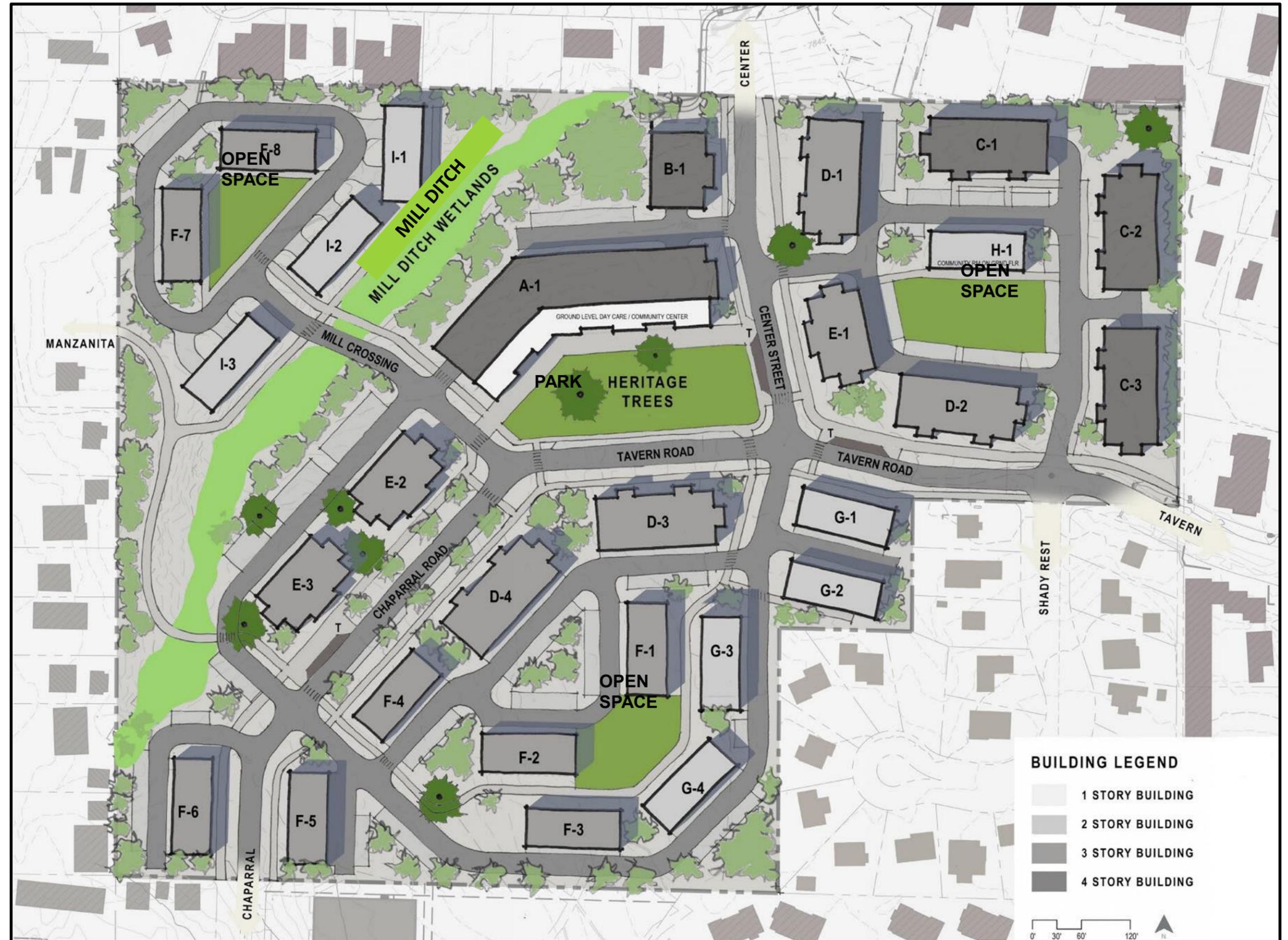
Parking Rates as Per Preferred Plan

Studios: 0.5 space
1-bdrm 1 space
2-bdrm: 1.5 spaces
3-bdrm: 1.5 spaces
4+ bdrm: 2 spaces

Higher sitewide ratio than Preferred Plan

AMENITIES & OPEN SPACE

- CHILD CARE AND COMMUNITY SPACES
- CENTRAL PARK AND NEIGHBORHOOD GREEN SPACES
- LINEAR MILL DITCH
- GREEN SPACES MAY FUNCTION AS SNOW STORAGE
- BALANCE OF BUILT SPACE AND OPEN SPACE



OPPORTUNITY FOR COMMUNITY CHILD CARE

- TOWN / DEVELOPER ARE INTERESTED
- EARLY DISCUSSIONS WITH PROVIDERS ARE PROMISING
- UNKNOWNNS-
 - RATES
 - ENROLLMENT PREFERENCES
 - CAPACITY
 - OWNER/ OPERATOR



SUSTAINABLE

- INTEGRATE WITH NATURAL FEATURES
- MAINTAINING THE MILL DITCH & WETLAND
- PRESERVING THE 8 HERITAGE TREES
- PRESERVING THE NOTED UNIQUE TREES
- PRESERVING CANOPY AS MUCH AS POSSIBLE
- DURABLE AND SUSTAINABLE CONSTRUCTION TECHNIQUES



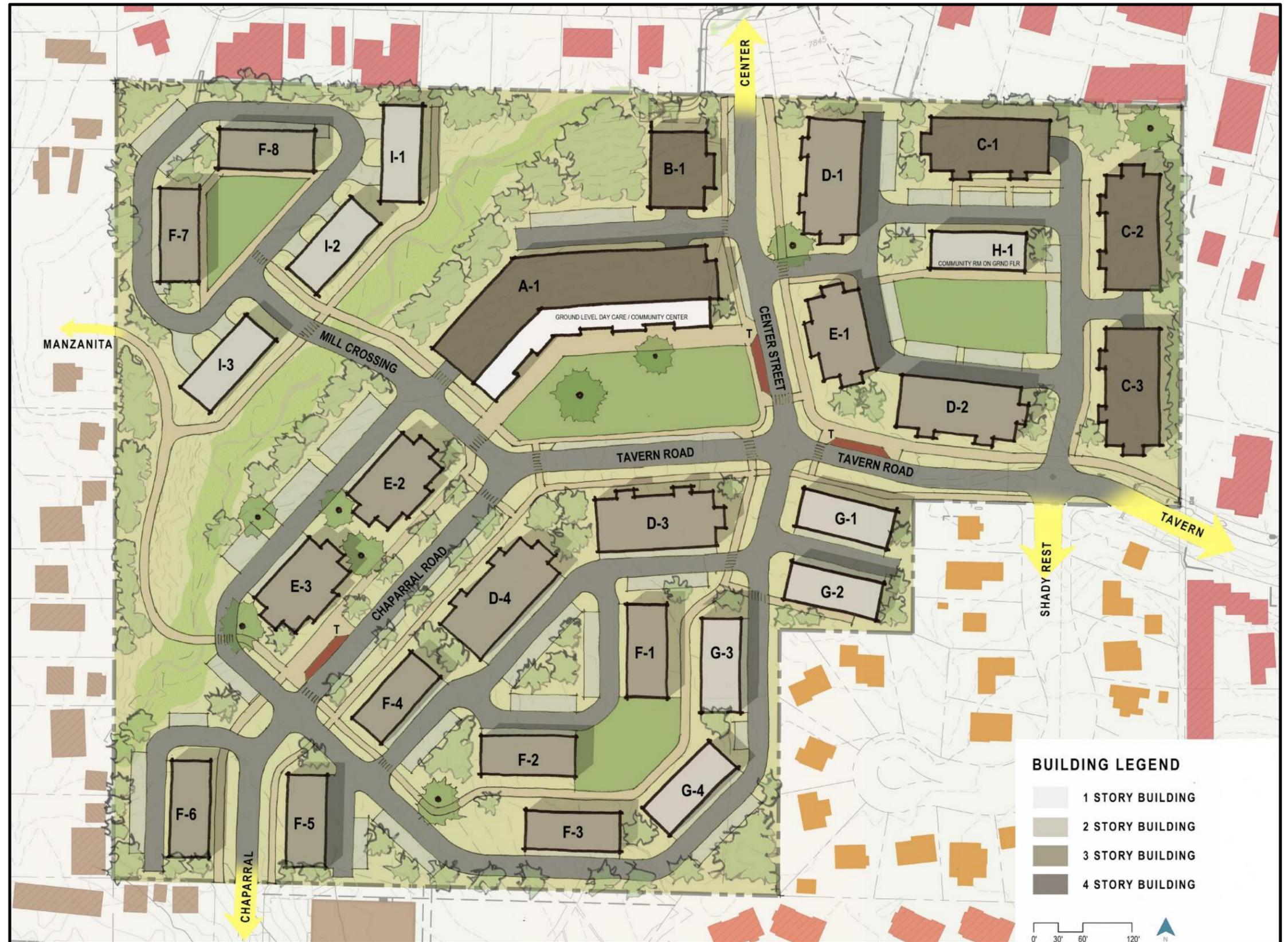
SUSTAINABLE

- STREET ALIGNMENT AND BUILDING PLACEMENT THAT CONSIDERS SUN EXPOSURE
- WELL PLANNED SNOW STORAGE AREAS
- MINIMIZE RUN OFF
- DURABLE & SUSTAINABLE MATERIALS



COMMUNITY NEIGHBORHOOD

- DESIGNED FOR LOCAL RESIDENTS' NEEDS
- SEAMLESS CONNECTIONS TO NEIGHBORHOOD
- TRANSITION IN SCALE TO REFLECT SURROUNDING USES
- SITE PLAN THAT RESPONDS TO CONTEXT OF EXISTING DEVELOPMENT, NATURAL
 - FEATURES, AND SNOW AND SUN
- BUILDINGS THAT WILL BE SIMPLE, DURABLE, AND ATTRACTIVE



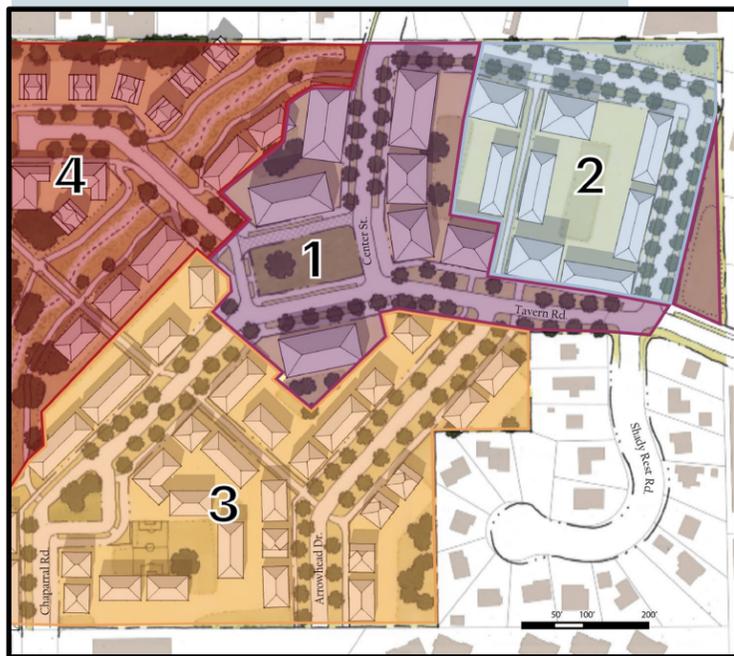
SIMILAR PHASING TO PREFERRED PLAN

MASTER PLAN: 469

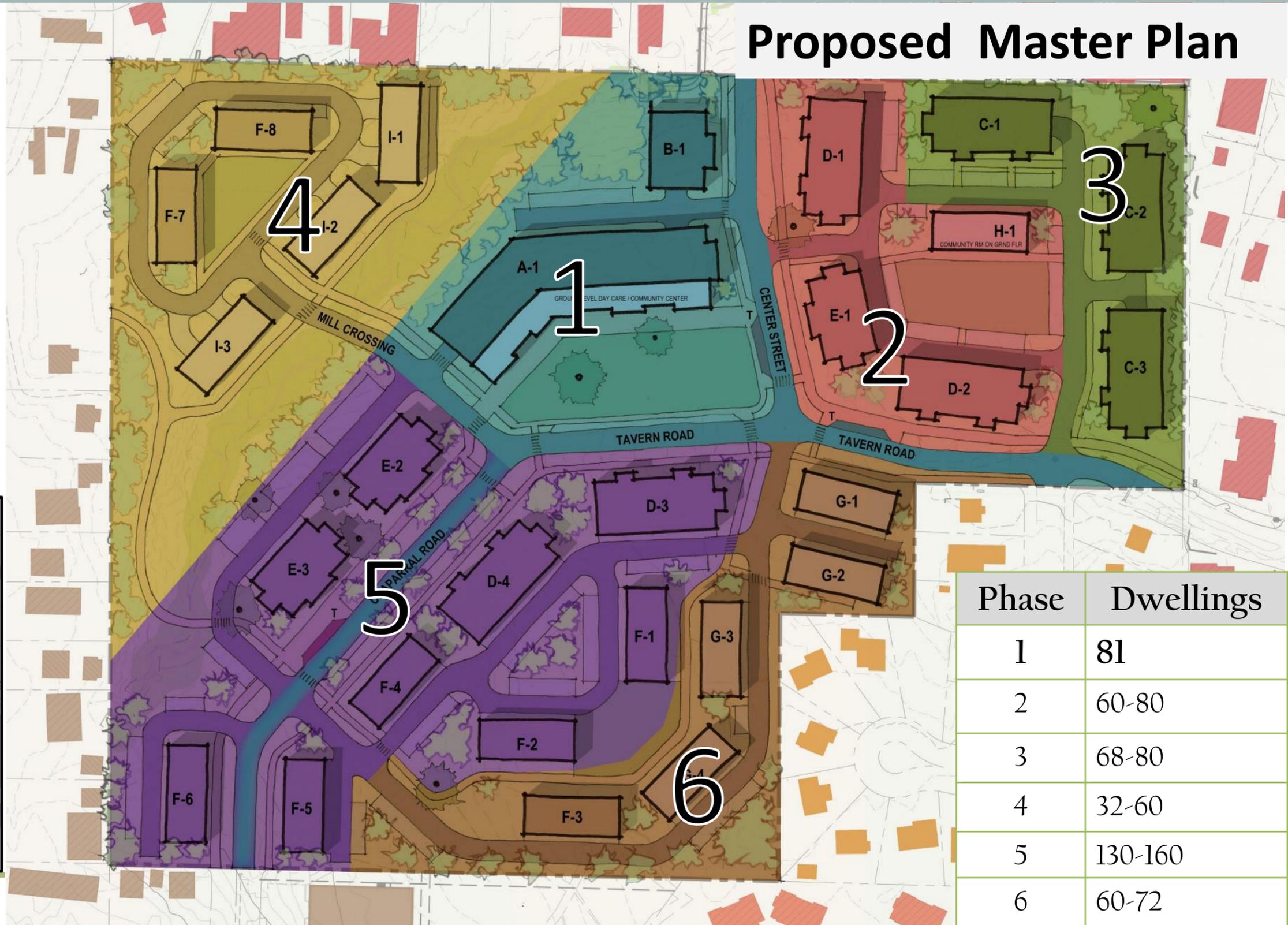
TOTAL ALLOWED
IN MASTER PLAN:

400 – 580 Units

Preferred Plan



Proposed Master Plan



Phase	Dwellings
1	81
2	60-80
3	68-80
4	32-60
5	130-160
6	60-72

WHO WILL LIVE HERE?

In all Phases developed over time:

- RENTERS –
 - INDIVIDUALS AND HOUSEHOLDS
 - 1-6 family members
 - ANNUAL HOUSEHOLD INCOME
 - Depends of household size
 - Up to 120% Area Median Income (AMI)
 - Range \$17,000 – \$112,000/year
 - Rents \$425 - \$2,100 /month
 - LIVING/WORKING IN REGION
 - STUDIO, ONE-, TWO-, & THREE BEDROOM UNITS
- HOMEOWNERS – TBD (If Feasible and Desirable)
 - INDIVIDUALS AND HOUSEHOLDS
 - Potentially 1-6 family members
 - Researching Feasibility for Incomes \$115,000/yr. and higher



WHO WILL LIVE HERE?

PHASE I - Rental Apartments

- INDIVIDUALS AND HOUSEHOLDS
 - (1-6 family members)
- ANNUAL HOUSEHOLD INCOME
 - Depends of household size
 - Up to 80% Area Median Income
 - Income range from \$17,000 – \$75,000/year
 - Rent Range - \$425 - \$1262 / month
- LIVING/WORKING IN REGION
- STUDIO, ONE-, TWO-, & THREE BEDROOM UNITS



NEXT STEPS – MASTER PLAN ADOPTION

- **Pacific to prepare draft Master Plan (with Town input)**
 - A master plan is a set of specific development criteria tailored to an individual property or group of properties that constitutes site specific zoning for the subject properties (Municipal Code Section 17.120.010)
 - Will update and replace the 1991 Shady Rest Master Plan
 - Based on the Preferred Plan's Guiding Principles and Development Objectives established by the Mammoth Lakes community
 - Provide flexibility to accommodate unique development phasing needs and changes to the affordable housing development landscape.

Draft Master Plan to be posted online for public review from 10/26/20 to 11/10/20 at:

<http://theparcelmammothlakes.com/>

ENVIRONMENTAL REVIEW (CEQA)

State CEQA Guidelines, § 15183.3

- Allows for streamlining environmental review for qualifying infill projects
- The Parcel CEQA analysis utilizes the environmental analysis completed for the 2016 General Plan to evaluate potential impacts of development of The Parcel
- 2016 General Plan EIR will inform The Parcel mitigation measures; and planning and design considerations include the environmental impacts and mitigation measures described in the 2016 EIR

DEPENDING ON THE PROJECT IMPACTS COMPARED TO THE 2016 EIR:

- The Town may determine that no further CEQA review is required (**no new impacts**); or
- The Town may prepare a negative declaration (**less than significant impacts**); or
- The Town may prepare a mitigated negative declaration (**significant mitigable impacts**); or
- The Town would prepare an infill EIR (**potentially significant impacts that are not covered by the 2016 EIR**).

NEXT STEPS: MILESTONES

- **OCTOBER 2020**
COMMUNITY MEETING (10/13)
EXECUTE IIG AGREEMENT
TOWN COUNCIL & PEDC UPDATES (10/7, 10/14)
- **NOVEMBER 2020**
JOINT TOWN COUNCIL / PEDC WORKSHOP (11/10)
MASTER PLAN REVIEW
DEVELOPMENT & DISPOSITION AGREEMENT TO TOWN COUNCIL
- **DECEMBER 2020**
PEDC HEARING & RECOMMENDATION (12/9)
- **JAN - FEB 2021**
TOWN COUNCIL - 3 HEARINGS; MASTER PLAN APPROVAL
- **MARCH 2021**
FUNDING APPLICATION - PHASE 1
- **MAY 2021**
PHASE 1 SITE WORK BEGINS (*CONTINGENT ON FUNDING*)

QUESTION & ANSWER

CONTACT US!

Theparcel@townofmammothlakes.ca.gov

STAY UPDATED!

TheParcelMammothLakes.com

Facebook.com/theparcelmammothlakes/

THANK YOU!



END

SITE PHOTOS & TREES

