

TOWN COUNCIL STAFF REPORT

Title: The Parcel Development Update

Meeting Date: January 19, 2022

Prepared by: Sandra Moberly, Community and Economic Development Director

RECOMMENDATION:

Staff recommends that the Town Council receive the update from staff and provide questions as needed.

PARCEL YEAR END SUMMARY:

Project Milestones

January 6, 2021 Town Council Actions:

- Approved the Parcel Master Plan to establish zoning standards for the site and allow a 100% density bonus on the site for a maximum of 580 units.

February 3, 2021 Town Council Actions:

- In accordance with the Surplus Land Act, the Town Council approved the awarded the contract for the sale of the Parcel to Pacific West Communities Inc.
- Approved the use permit and design review for Phase 1 of the Parcel to allow 81 units (80 affordable, 1 manager) of housing to be built at the Parcel.

April 28, 2021 Town Council Actions:

- Approved the Disposition and Development Agreement (DDA) between the Town and The Pacific Companies (TPC) to memorialize the terms and conditions for conveyance of land within the Parcel site to TPC for development of The Parcel project. The Council action included a reduction in the maximum potential unit count to 450.

May 5, 2021 Town Council Actions:

- Approved quitclaim deeds to Center Street and Main Street property owners to resolve a small overlap between the north property line of The Parcel and the south property lines of the adjoining lots to the north.

September/October, 2021

- Contractor began tree removal for areas of Phase 1 infrastructure and building footprints.
- Contractor began rough grading of the Phase 1 site.

October 20, 2021 Town Council Actions:

- The Town Council allocated \$1.2M in local funding for public infrastructure associated with The Parcel. Town staff will work with TPC to determine funding

gaps and will seek out grant funding for Parcel infrastructure prior to allocating the \$1.2M for this purpose.

November 3, 2021

- The Town Council conducted a Groundbreaking Ceremony at the project site, with many members of the public in attendance.

Awards

The project received two awards this year:

- American Planning Association (APA) California Chapter – [Award of Merit](#) – Opportunity and Empowerment Award.
- American Planning Association, California Chapter Central Section – Excellence and Achievement in Planning - [Opportunity and Empowerment Category](#)

The APA California website notes that “*Awards of Excellence and Awards of Merit were selected by a jury of our peers representing different fields of planning and different locations throughout the state. Submittals for state awards were first evaluated by the local Sections for their respective awards, making them quite exceptional!*”

Parcel News Coverage

This project is a large affordable housing project for such a small jurisdiction which has generated a lot of interest and lot of interest in our project and some news coverage. Some examples of the coverage we received include:

- The Institute for Local Government (ILG) hosted a webinar regarding public engagement in a hybrid environment where I spoke about the project and our public engagement. The webinar had over 300 registrants from across the country and Canada, so we got a lot of coverage through that event. The webinar is available to view at: <https://www.ca-ilg.org/webinar/achieving-meaningful-and-equitable-community-engagement-outcomes-hybrid-environment> (if you would like to watch the Parcel piece fast forward to 14:30).
- The Parcel was discussed in the Sierra Wave <https://sierrawave.net/mammoth-town-council-approves-historic-parcel-project-first-81-units/>
- The Institute for Local Government (ILG) wrote a piece on our project: <https://www.ca-ilg.org/case-story/town-mammoth-lake-engages-their-community-plan-parcel>

Phase 1 Update

The project has been put on winter suspension as of December 17, 2021. Tree removal has been completed and the contractor has graded the majority of the foundation pads for both Phase 1 buildings. Construction will resume next spring with snow removal and construction of the building foundations and parking podiums. Vertical construction is anticipated to begin in September 2022.

Funding

Phase 1 cost (excluding infrastructure) is approximately \$47M and funding for Phase 1 will come from a variety of sources including California Housing Accelerator funding, Infill Infrastructure Grant funding, No Place Like Home funding, MHSA funding from the Mono County, and Town DIF deferrals and below market rate land loan. The Infill Infrastructure Grant contract was executed by the California Department of Housing and Community Development (HCD) on October 19, 2021. The California Housing Accelerator funding is pending approval by HCD and staff anticipates that the award will be announced by mid-January.

Phase 1 Parking Management Program

The Design Review approval for Phase 1 included the following condition of approval:

85. Prior to the issuance of the first Certificate of Occupancy for a housing unit, the developer shall provide a parking management plan for final approval by the Town Council that demonstrates how alternative modes of transportation will reduce the parking needs for the project with consideration for the entire master planned area. Identified solutions shall be primarily derived from the Town's mobility planning efforts, including both accepted and adopted documents and should be in place prior to the issuance of the first Certificate of Occupancy. The parking management plan, that will be developed in coordination with the Town, should include clear metrics and triggers that allow additional parking to be provided for the project, with consideration for the master planned area, if the management plan does not achieve its goal.

TPC has engaged Fehr & Peers, a traffic/transportation consultant and is working to develop a parking management plan in accordance with this condition of approval. Staff has received a draft parking management plan and will review the document and bring it to the Town Council for consideration when it is finalized.

Schedule

<u>Description</u>	<u>Start Dates</u>
Construction	
Infrastructure	May-November 2022
Building foundations	June-Aug 2022
Vertical construction	September 2022
Occupancy*	
Begin accepting names for interest list	Late 2022/ Early 2023
Begin lease/rental application process	Summer 2023
First Move In	Fall 2023

**May be revised due to financing, weather, etc.*