

The Parcel Affordable Housing Project

1699 Tavern Road & 33 Center Street

TOWN OF MAMMOTH LAKES

JOINT TOWN COUNCIL AND PLANNING AND ECONOMIC DEVELOPMENT COMMISSION MEETING

MAY 25, 2022



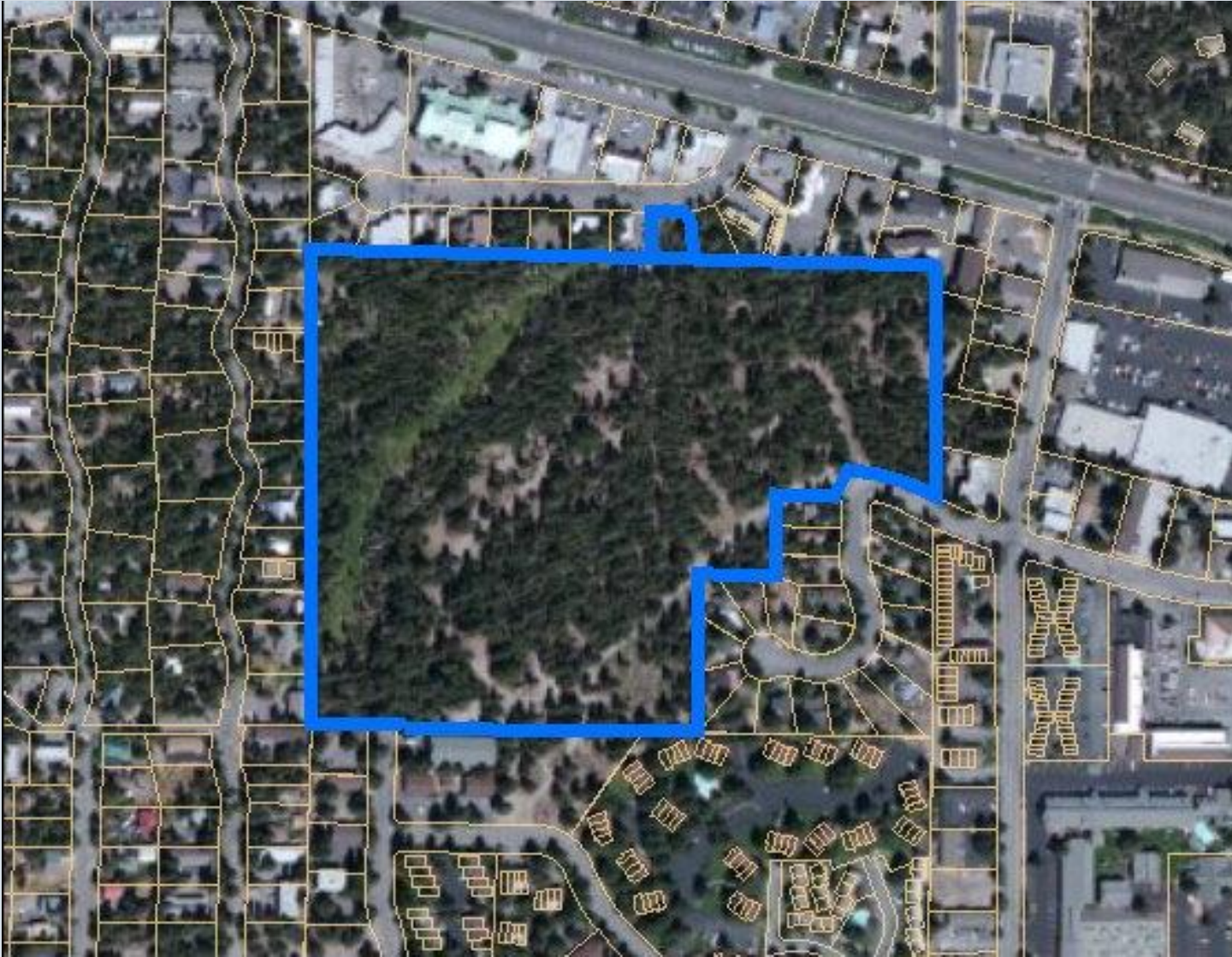
Mammoth Lakes
CALIFORNIA



OBJECTIVES OF THE JOINT MEETING

1. Update on Phase I “The Sawyer”
2. Present Phase 2 “The Kingfisher” building and schematic plans and receive feedback from PEDC and Town Council for future (June) approval.
(PEDC and Town Council)

This is an informational agenda item and no action will be taken.



PROJECT SITE

- Parcel Master Plan zoning
- Approximately 22.69 acres
- CEQA has been previously prepared

THE PARCEL GUIDING PRINCIPLES AND DEVELOPMENT OBJECTIVES



Long-term Community Housing

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



Mobility Options

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



Amenities & Open Space

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



Sustainable Design

Focus on environmentally sustainable design concepts.



Livable Neighborhood

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

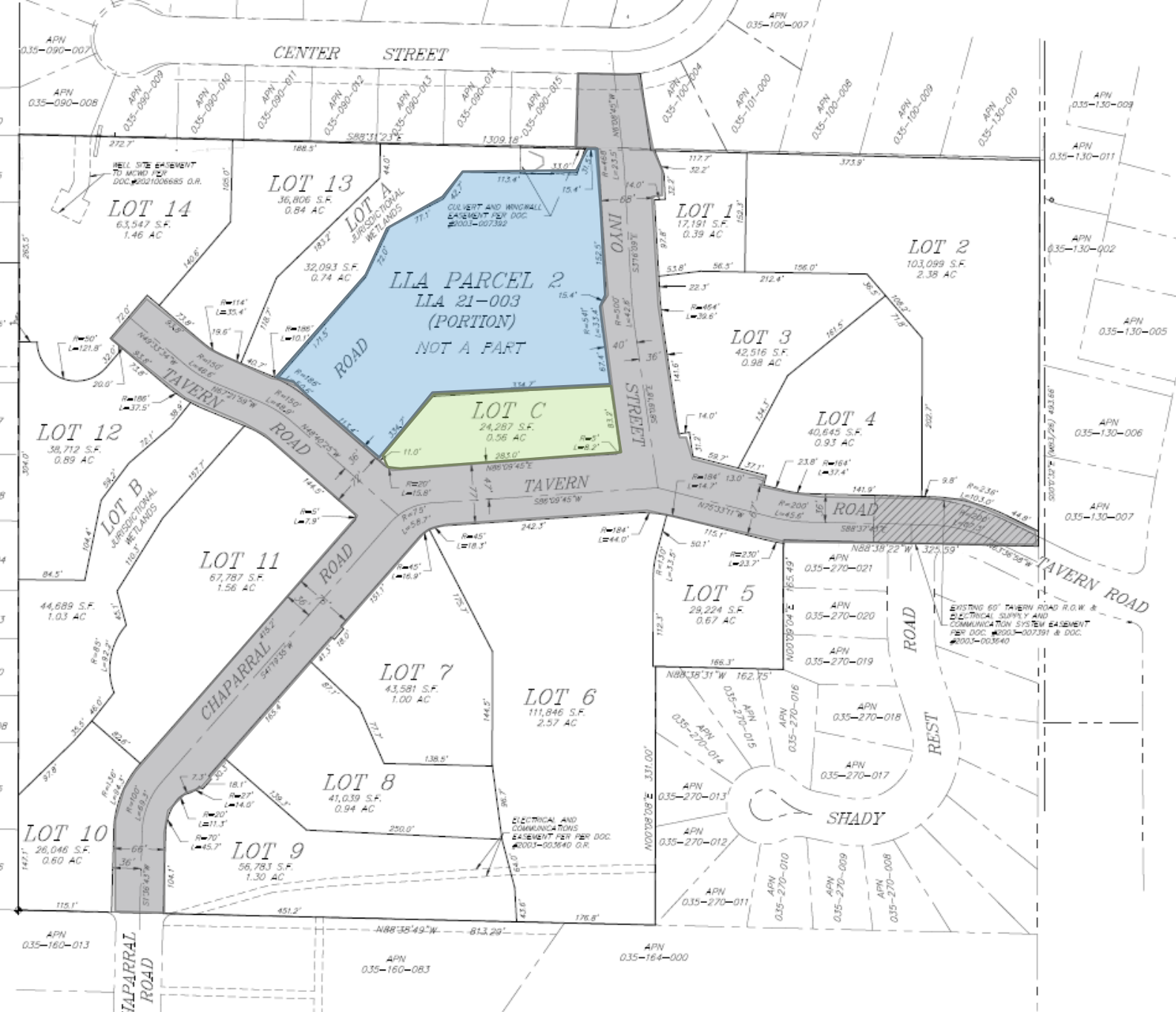


Economic Viability

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.

PROJECT BACKGROUND





TRACT MAP LAYOUT

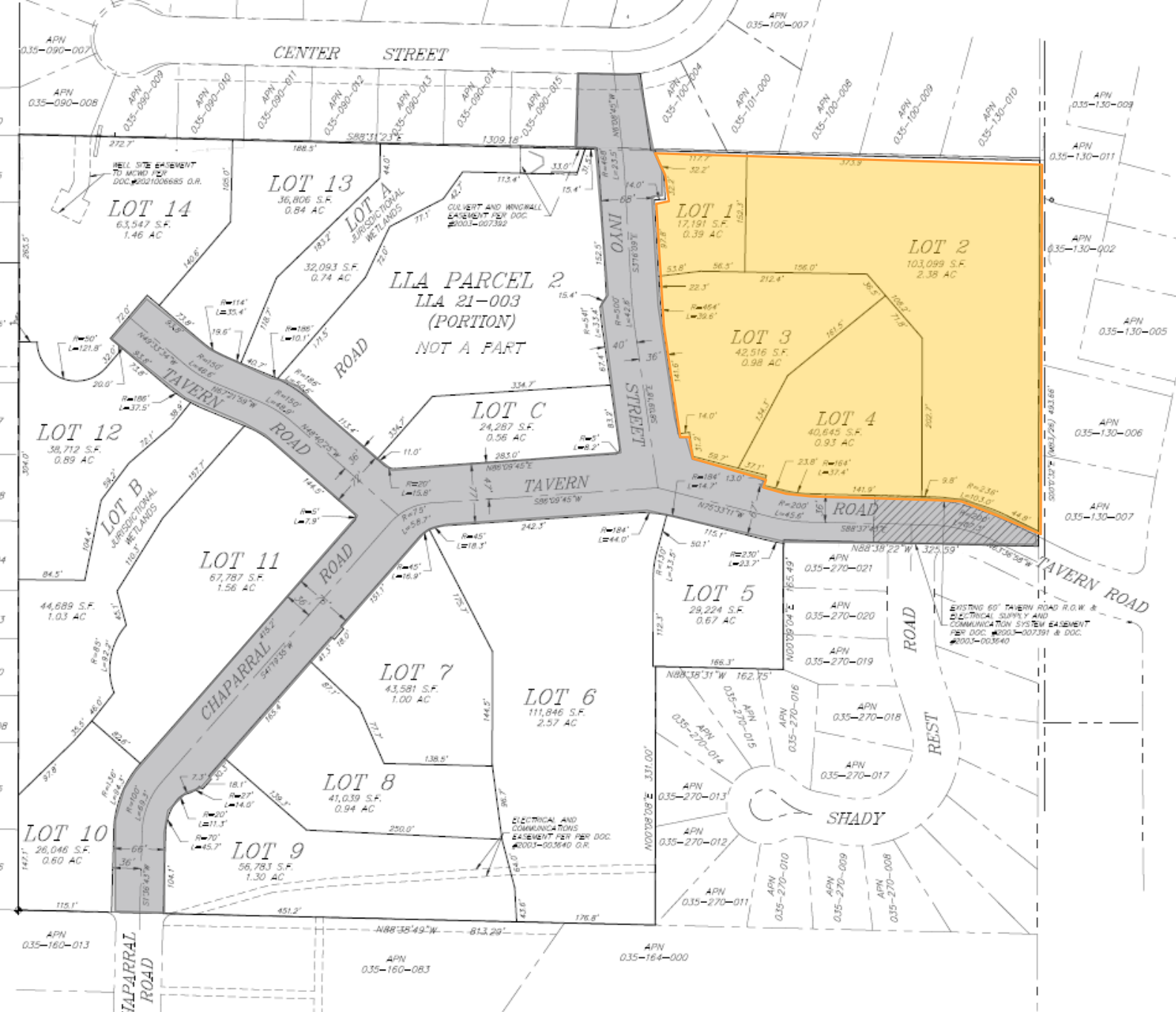
“The Sawyer” Phase 1

- 2.7-acre site
- 80 affordable multi-family housing units and 1 resident manager unit
- 2 residential buildings
- At least 8 units for Homeless
- Daycare facility, community center, and public park



The Sawyer - Phase 1

- Building Permits approved
- Site preparation, grading and foundations are under construction



TRACT MAP LAYOUT

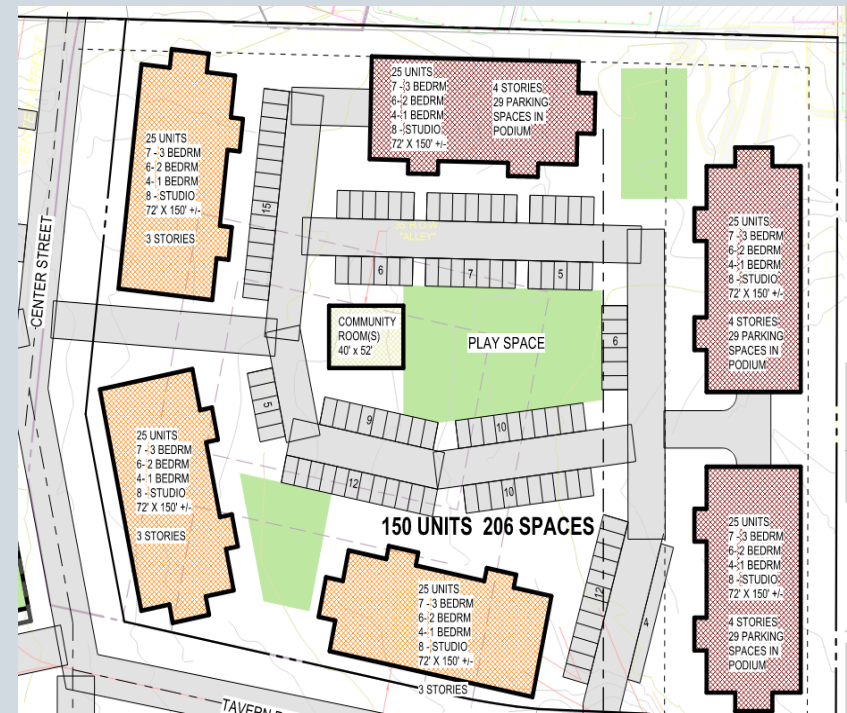
“The Kingfisher” Phase 2

- 4.8-acre site
- 148 deed restricted affordable housing units
 - Likely in 2 phases, 72 units (Lot 2) and 76 Units (Lots 1,3,4)
- Four 3-story and one 4-story residential buildings

Phase 2: Timeline

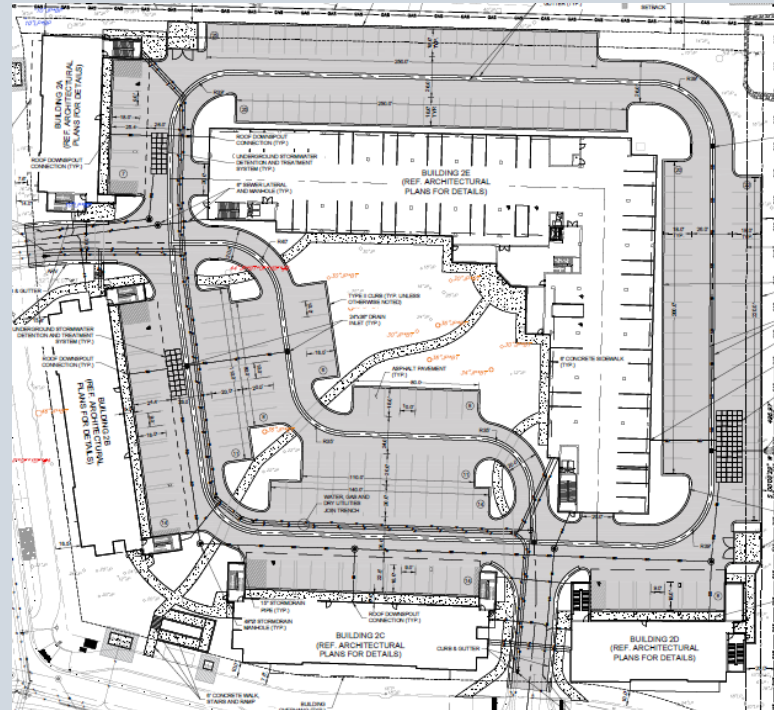
- Complete Entitlements with PEDC (**May 25th** Informational, **June 8th** Action)
- Local Funding Commitments (**May 2022**)
- Leverage (apply) Local funds with State Funds (**July 2022**)
 - Phased approach is likely
- State Fund anticipated Awards (**October/ November 2022**)
 - Apply and failing is better than not applying
 - Shows good faith to meet IIG milestones
 - Lose a month; lose a year.
- Construction Start late **Spring 2023** (Modular Design)
- Construction Complete **Late 2024**

Evolution of the Phase 2 Design



1- The Parcel Master Plan

Illustrative, not designed to entitlement level



2- Option 2

Meets Municipal Code Requirements

- Issues with Setbacks, Snow Storage, Lot Coverage, ADA pathways, Landscaping Goals (would require substantial tree removal).



3 Preferred Option

Based on Staff's recommendation; Exceeds Master Plan parking requirements; meets lot coverage requirements; provides open space for residents

Phase 2: Development Summary

- Phased Approach
- 148 units total,
 - Studios, 1-bedrooms, 2-bedrooms, 3-bedrooms
- 219 parking spaces:
 - 72 podium garage
 - 44 tuck-under carport stalls
 - 103 surface spaces
- Central green, passive open space, includes “natural” features that preserves existing trees

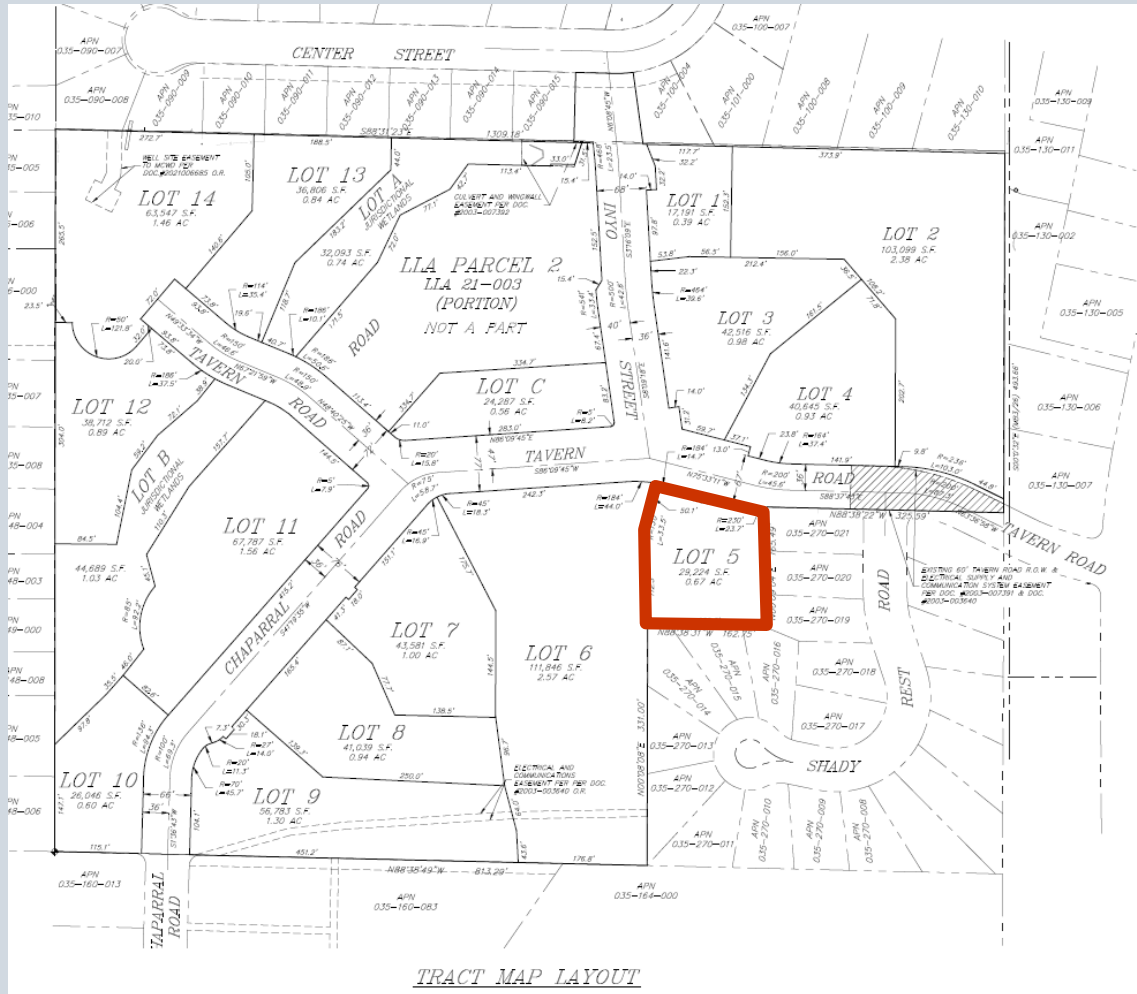


Parking For Phase 2- “The Kingfisher”

Unit Type	Unit Count	Required Spaces per Master Plan	Zoning Code Requirements	Proposed Spaces
Studio	27	13.5	27	
1-BR	30	30	30	
2-BR	53	79.5	106	
3-BR	38	57	76	
Guest	-	0	33	
Total Spaces		180	272	219

- Exceeds Master Plan requirements by 39 spaces

TOML Parking Strategy



“Kingfisher” Site and Building Design

- Four 3-story buildings line Inyo Street and Tavern road to create a townhome atmosphere, providing a more intimate building scale along the sidewalks
- One 4-story building is “L” shaped and forms the backdrop to the site





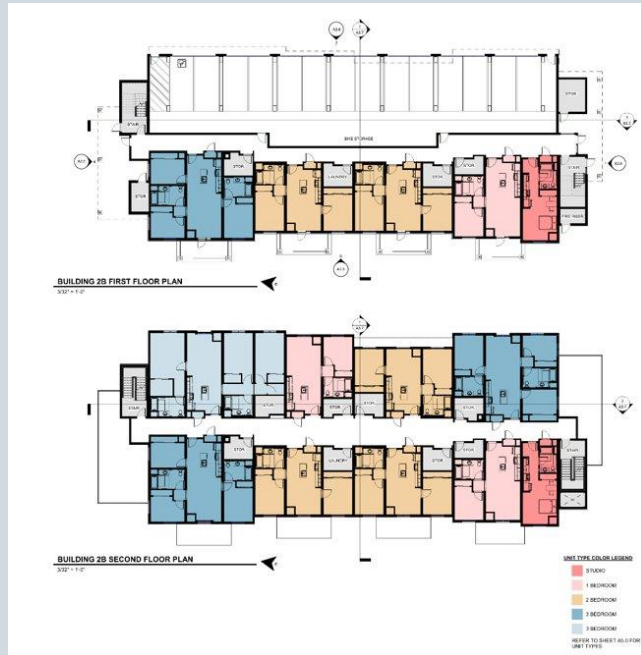
Building 2A & 2D

2A & 2D Floor Plans



Building 2B & 2C





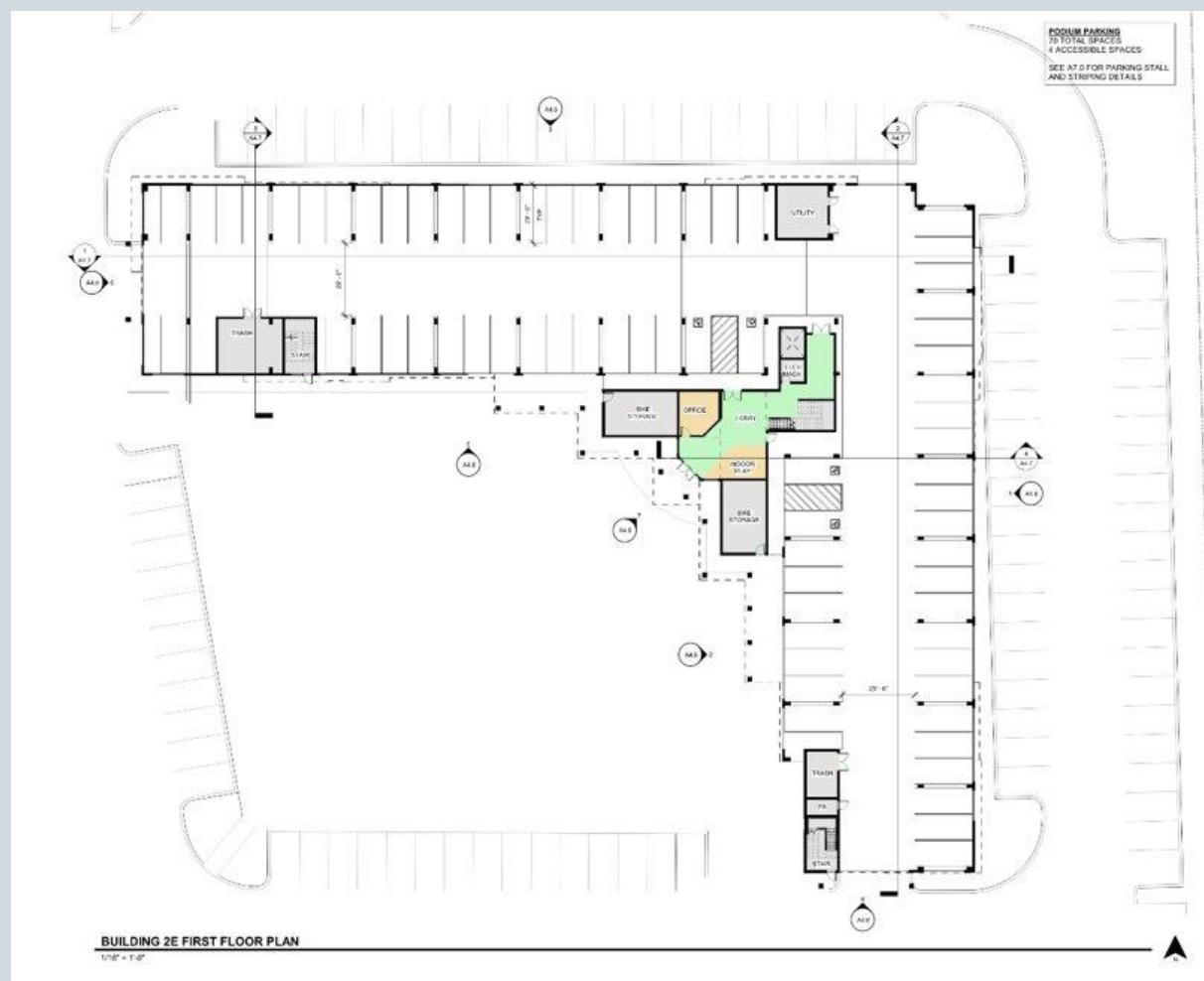
2B & 2C Floor Plans



Building 2E

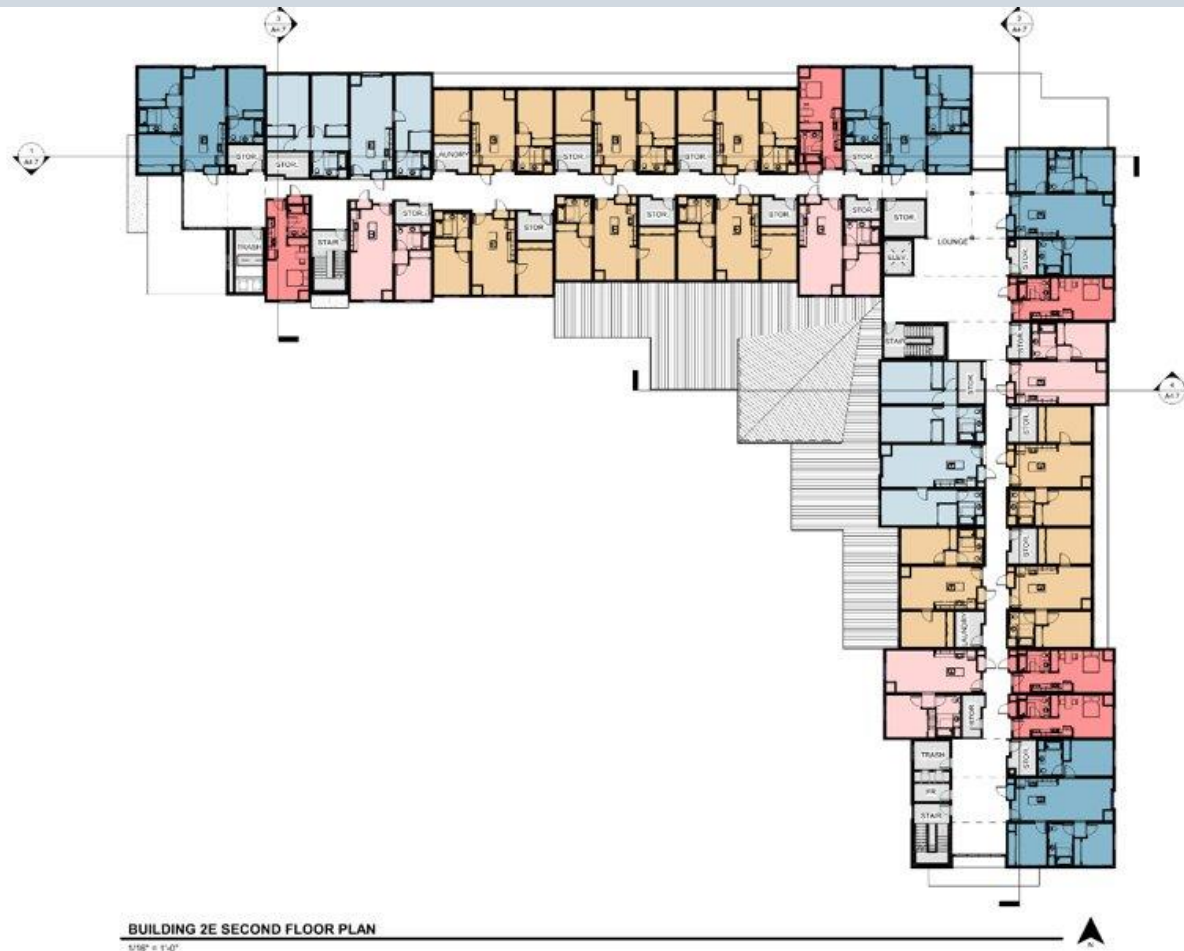


Building 2E



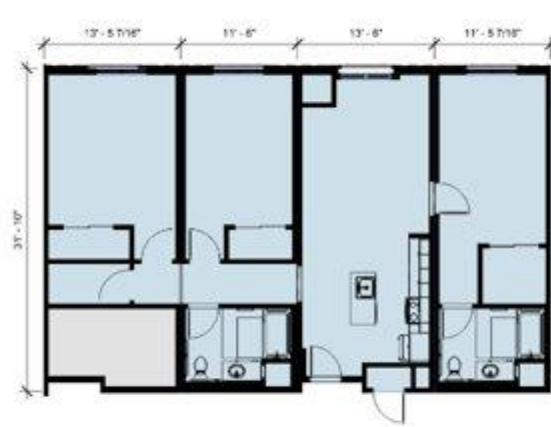
2E Floor Plans & Elevation





2E Floor Plans & Elevation

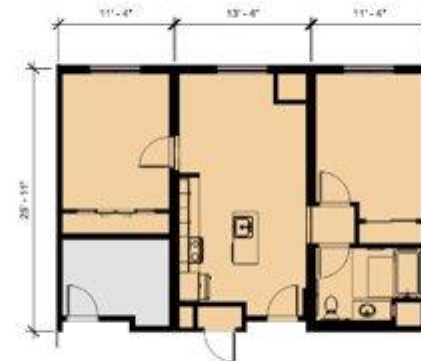




3BD - 1470 SF



3BD - 1130 SF



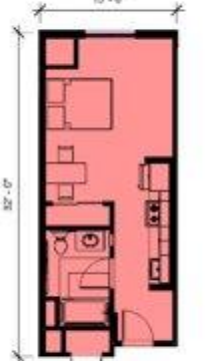
2BD - 830 SF



1BD - 710 SF



1BD - 665 SF



STUDIO - 420 SF

UNIT PLANS

1/8" = 1'-0"

Unit Plans

Next Steps

June 8, 2022 - Design Review permit for Phase 2; completion of land use entitlements to apply for additional funding

July 2022 - TPC to apply for state funding for Phase 2 residential

Questions/Discussion