



# The Parcel

## Town Council Presentation

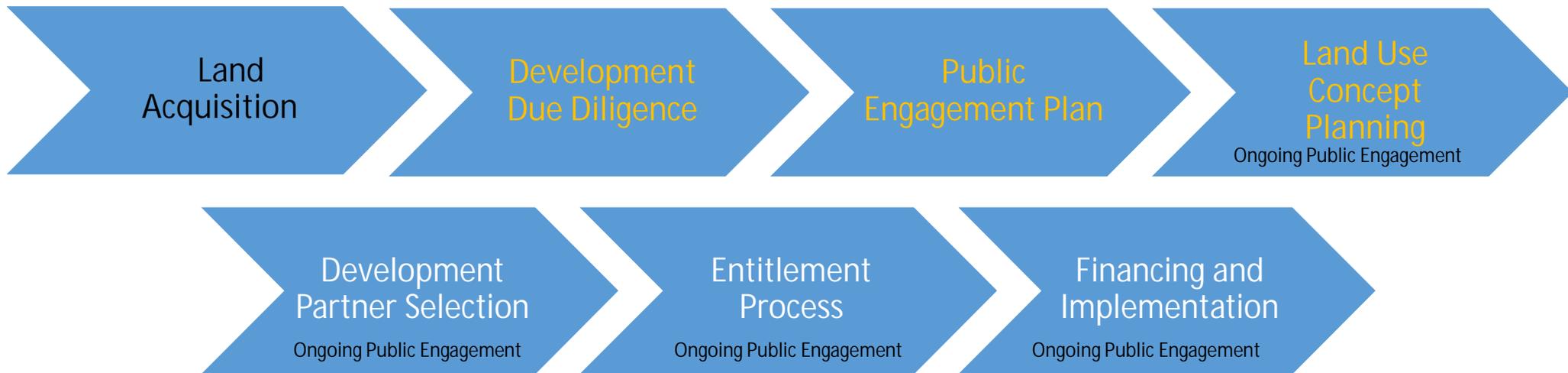
### April 3, 2019

Update  
And

Authorize Agreement with Lisa Wise Consulting



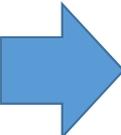
# Pre-Development Planning Process



## The Parcel Development

### Timeline of Priority Tools

HOUSING STRATEGIES	Strategy Type	2018				2019				2020				MID TERM					Long Term
		2021	2022	2023	2024	2025	2026-2030												
STRATEGIES	Quarter	1	2	3	4	1	2	3	4	1	2	3	4						
<b>Policy Actions</b>																			
Promote ADUs (outreach/education)	Incentives																		
Zoning for Affordability	Incentive																		
STR Amnesty	STR																		
Housing Mitigation Ordinance	Requirement																		
Inclusionary Zoning	Requirement																		
EIFD	Funding																		
Linkage license fee for STR	STR																		
Amnesty for unpermitted units	Requirement																		
Inspection/Licensing for LTR	Requirement																		
Fee waivers/substitutions	Incentive																		
Fast Track Processing	Incentive																		
<b>Development Actions</b>																			
Shady Rest - Acquisition	PPP																		
Shady Rest - Design	PPP																		
Shady Rest - Entitlement, Finance	PPP																		
Shady Rest - Construction	PPP																		
Land Acquisition - MMSA Lodestar	PPP																		
Public Land for Development - Tier 1 Sites	PPP																		
Land Acquisition - USFS Within Town	PPP																		
ADU pre-approved units	Incentives																		
Public Land for Development - Tier 2 Sites	PPP																		
Public Land for Development - Tier 3 Sites	PPP																		





# Community Housing Action Plan Timeline of Priority Tools

## Development Actions related to The Parcel

<u>Description</u>	<u>Schedule</u>	<u>Status</u>
✓ Shady Rest – Acquisition	2018	<i>Complete 3/18</i>
❑ Shady Rest – Design	2019 – 3 <sup>rd</sup> Qtr 2020	<i>2019</i>
❑ Shady Rest – Entitlement, Finance	2020 - 2023	<i>2020 - 2021</i>
❑ Shady Rest – Construction	2022 – 2025	<i>2021 - TBD</i>

# Town Council Strategic Priorities and Key Objectives

## 18 Month Strategic Priorities and Key Objectives

(Adopted December 5, 2018)

- Strategic Priority: Expand availability and affordability of Community Housing
  - Initial Planning for 'The Parcel' is complete and ready to proceed to development and funding through the development of a community based master plan
  - Partner with Chamber, MLH and others to implement short-term housing opportunities (Goal is to house 50 employees)
  - Identify and pursue sustainable funding source(s) for housing (such as, increased in-lieu fee, inclusionary housing policy, or dedicated tax measure)
  
- Strategic Priority: Enhance our recreational based economy through amenity investment
  - Fund construction of Multi-Use Recreational Facility (Year Round Recreational Center) Define site, plans and phasing
  - Enhanced public experience with improved access points to the natural environment (Define at least 3 access points for improvements and improve at least 1)
  - Through partnerships with Mammoth Lakes Recreation, Mono County and the Forest Service, the Eastern Sierra Sustainable Recreation Partnership will have defined grant funded projects and programs
  - Finalize Agreement with MLF for MACC operational funding to be provided through Measure U
  
- Strategic Priority: Capital Infrastructure new investment, improvements and maintenance
  - Invest in pavement rehabilitation, replacement, and expansion (Roads, MUPs, Sidewalks, and Parks). (Complete minimum MUP rehabilitation and Prepare for next road rehabilitation project)
  - Implement the Airport Capital Improvement Program (ACIP) with near term projects under construction (Airport Ramp, Safety Elements, and pavement improvements)
  - Focused implementation of CIP that supports facilities to advance approved accepted Town Plans with projects to define "all-in" costs with complete projects.
  
- Strategic Priority: Implementation of enhanced and required municipal services
  - Development and approval of integrated Solid Waste Program and Services to be implemented
  - Plan for new Public Safety Communications system is refined and funding options presented
  - Increased level and diversity of police services with focus on achieving 24/7 coverage
  - Enhanced long-term financial stability (reserves, revenue and expenditure management) with focus on State and Federal mandates and revenue opportunities



## 18 Month – Adopted December 5, 2018 The Parcel

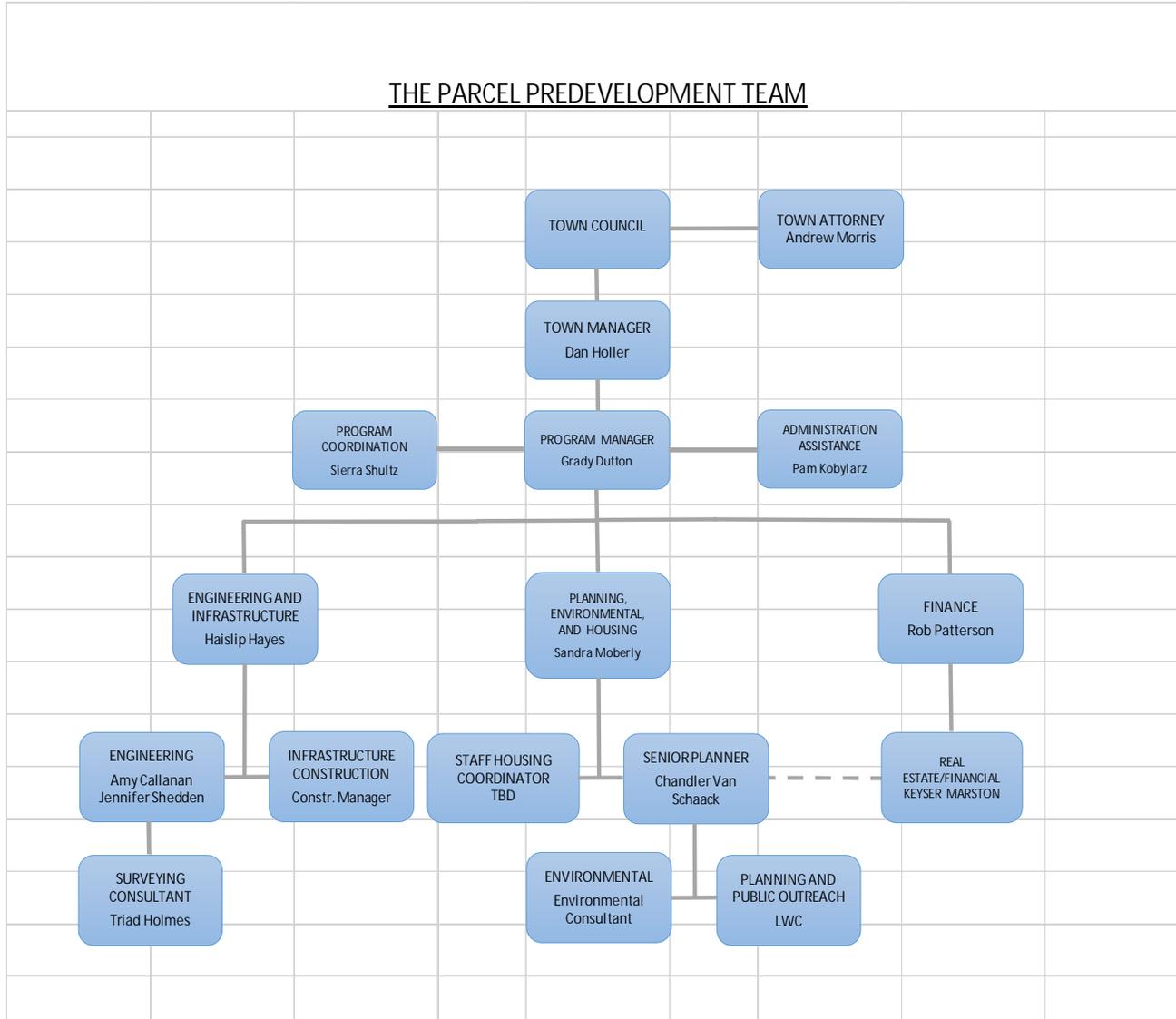
Strategic Priority: Expand availability and affordability of Community Housing

Key Objective: Initial Planning for ‘The Parcel’ is complete and ready to proceed to development and funding through the development of a community based master plan.

- ✓ *Current schedule anticipates Final Conceptual Land Use Plan will be available by the end of 2019 within the 18 month timeline*



## THE PARCEL PREDEVELOPMENT TEAM





# Various Items Underway/Complete

## Pre-Acquisition Due Diligence Complete

- ✓ Initial offer and negotiations
- ✓ Purchase and Sale Agreement
- ✓ Phase I Environmental Study
- ✓ Preliminary Title Report
- ✓ Close of Escrow

Land Acquisition Complete  
March 30, 2018

## Additional Due Diligence

- ✓ Aerial Photography
- ✓ Preliminary Boundary/Survey Information
- ✓ Topographic Mapping
- ✓ Land Use Mapping
- ✓ Wetlands Delineation
- ✓ Existing Infrastructure/Utilities
- ✓ Existing Land Uses
- ✓ Street Layout for Cost Estimating Purposes Only



# Various Items Underway/Complete

## Public Engagement

- ✓ Draft Outline Public Engagement Plan
- ✓ Walk the Parcel Public Event
- ✓ Draft Plan Provided to LWC
- ✓ Town Website Updated
- ✓ Bang the Table Initiated

## Keyser Marston Associates

- ✓ Contract with KMA
- ✓ Existing conditions analysis
- ✓ Scope of work for real estate market analysis in progress
- ✓ Future: Financial analysis associated with Land Use Concept Planning



# Various Items Underway/Complete Resources

## Town Resources

- ✓ Town staff roles and responsibilities
- ✓ Associate Engineer started in March
- ✓ Senior Planner hired, will start early May
- ✓ Filling of Housing Coordinator position being pursued as a high priority
- ✓ Dedicated space for The Parcel/Community Housing Acquired



# Planning Consulting Services for The Parcel Selection Process

- Five teams responded to Request for Qualifications (RFQ).
- A panel of five people reviewed and ranked submittals
- Criteria included in RFQ guides ranking process
- Lisa Wise Consulting (LWC) top ranked firm - Team includes:
  - LWC; Project Mgmt, Community Engagement, Conceptual Land Use Package
  - Opticos Design, Inc.; Urban Design
  - Crabtree Group, Inc.; Civil Engineering
  - Novin Development Corp.; Affordable Housing



# Planning Consulting Services for The Parcel Scope of Services

## Project Initiation

- Kick off the conceptual land use planning
- Establish communication strategies
- Prepare public outreach plan

## Stakeholder Engagement

- Interviews to discuss opportunities and constraints
- Discuss objectives of development
- Discuss potential public amenities



# Planning Consulting Services for The Parcel Scope of Services

## Stakeholder Engagement – TC/PEDC Joint Workshop

- Summarize stakeholder interviews
- Present draft development objectives
- Present information on amenity preferences
- Feedback from Town Council, Planning and Economic Development Commission, and public



# Planning Consulting Services for The Parcel Scope of Services

## Public Charrette

- Engage public in visioning process
- Create detailed design solutions
- Inform future planning efforts
- In person and online opportunities to participate
- Inform land use plan concepts

## Land Use Concept Alternatives

- Charrette process to inform
- Alternative concepts for development



# Planning Consulting Services for The Parcel Scope of Services

## Final Conceptual Land Use Plan

- Informed by Town Council, PEDC, Community
- Circulation and multi-modal infrastructure
- Housing products
- Densities
- Public Amenities
- Relationship to other planning efforts (Walk Bike Ride, Downtown Revitalization)
- Relationship and integration with adjacent properties



# Planning Consulting Services for The Parcel

## Selection Process and Outline Scope of Services

April/May 2019	<ul style="list-style-type: none"> <li>• Project kickoff</li> <li>• Prepare Public Outreach Plan</li> <li>• Prepare detailed schedule of meetings/events</li> <li>• Schedule stakeholder interviews</li> </ul>
May/June 2019	<ul style="list-style-type: none"> <li>• Stakeholder interviews</li> <li>• Prepare stakeholder interview summary</li> </ul>
June/July 2019	<ul style="list-style-type: none"> <li>• Council/PEDC Workshop #1</li> <li>• Internal Team charrette</li> <li>• Prepare rough preliminary land use plan concepts</li> </ul>
July/August 2019	<ul style="list-style-type: none"> <li>• Rough preliminary concepts available to public</li> <li>• Charrette</li> <li>• Prepare preferred conceptual land use plan and narrative</li> </ul>
September/October 2019	<ul style="list-style-type: none"> <li>• Council/PEDC Workshop #2</li> </ul>
October/November 2019	<ul style="list-style-type: none"> <li>• Prepare final conceptual land use plan and narrative</li> </ul>
November/December 2019	<ul style="list-style-type: none"> <li>• Council/PEDC Workshop #3</li> </ul>



# Questions?

## The Parcel Town Council Presentation April 3, 2019

Update

And

Authorize Agreement with Lisa Wise Consulting