

Plan The Parcel!

Multi-Day Design Workshop Opening Presentation

August 20, 2019



Overview and Expectations

- Welcome
- Workshop Focus: The Pre-Development Planning Process:
“Plan The Parcel”
- The Parcel Team: Consultant and Town Staff Roles

Agenda

1 Welcome

2 Presentation

3 Mapping Activity

Purpose

Discuss the Plan The Parcel input and progress to date and open the Multi-Day Design Workshop

Introduction

Key Staff Team



Grady Dutton, Public Works Director



Sandra Moberly, Community and Economic Development Director



Amy Callanan, Associate Engineer



Chandler Van Schaack, Senior Planner



Haislip Hayes, Engineering Manager

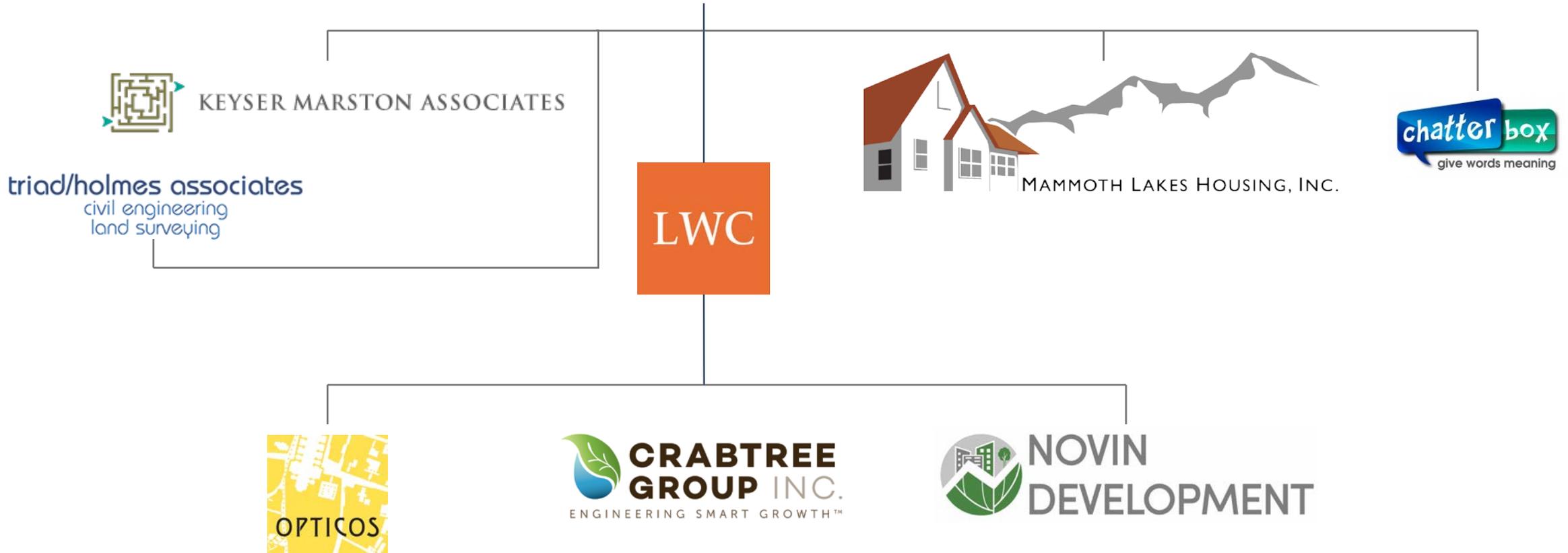


Sierra Shultz, Assistant Engineer



Patricia Robertson, MLH Executive Director

Consultant Team



Consultant Team



LWC

Lisa Wise Consulting, Inc. (LWC)



Lisa Wise, AICP



Jen Daugherty, AICP – Project Manager



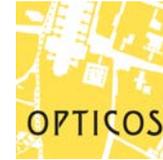
Spencer Johnson, CNU-A



Crabtree Group, Inc.



Paul Crabtree, PE, CNU-A, ASCE



Opticos Design, Inc.



Stefan Pellegrini, RA, AICP, LEED AP



Drew Finke



Beth Cichon



Novin Development Corp.



Iman Novin



Background

The Parcel



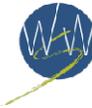
Community Housing Action Plan (CHAP)

Mammoth Lakes Community Housing Action Plan Live, Work, Thrive!

November 2017



Prepared by:



Wendy Sullivan, WSW Consulting
San Anselmo, CA
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In Partner With:

Melanie Rees, Rees Consulting, Inc.
Willa Williford, Williford, LLC
Christine Walker, Navigate, LLC
Steve Frisch, Sierra Business Council



Community Housing Action Plan (CHAP)

Mammoth Lakes Housing Community Housing Action Plan: Live, Work, Thrive - November 2017

NEAR TERM ACTION STRATEGIES – In place by the end of 2020

NEAR TERM – Action Strategies Summary – in place by 2020 (con't)

Acquisition of Shady Rest

Land – Public Private Partnerships

Acquire land through purchase.

- Increase inventory of community housing;
- Foster public/private partnerships to catalyze development and share risk.

- Await outcome of Shady Rest discussions
- Pursue master planning process of Shady Rest, if applicable

Dedicated Tax

Funding

Sales, property, lodging, real estate transfer, excise tax can be dedicated sources for community housing efforts.

- Increase local funding for housing
- Pair local funding with private investments, state and federal resources to leverage monies; build more community housing; meet range of housing price/income needs.

- Run a 2018 ballot initiative for 2% of current 13% TOT to be dedicated into a Housing Fund.
- Consider also seeking a 1% increase in TOT on the 2018 ballot measure.
- Develop staff, capacity, project plan to market with the funding request.
- Consider discretionary 2% TOT allocation in the interim.

Homebuyer Assistance

Housing Programs

Down payment assistance of grants or second mortgages for qualified buyers.

- Serve higher incomes; allow higher home purchase prices
- Local funding source to expand program: TOT/general fund likely

- Build upon existing program through MLH
- Seek local funding to serve more moderate and middle income households: up to 200% AMI
- Work with employers to assist employees

Renter Assistance

Housing Programs

Grants/loans for first month rent/deposit or rent ongoing. Loans may be low- or no-interest.

- Employer interest to develop first/deposit assistance program
- Expand utility assistance program
- Explore other options over longer term/as resources available

- Develop a model policy for employers to provide first and deposit re-paid through payroll deduction
- Work with MMSA on pilot project
- Explore rent assistance for the broader community with public funding over longer term

Community Housing Action Plan (CHAP)

Mammoth Lakes Housing Community Housing Action Plan: Live, Work, Thrive - November 2017

NEAR TERM – Action Strategies Summary – in place by 2020 (con't)		
Definition	Program Goal	Proposed Actions
Shady Rest - Design		
Community process to master plan the site.	<ul style="list-style-type: none"> Large, central parcel: Create a great neighborhood! Increase community housing choices. 	<i>Land – Public Private Partnerships</i> <ul style="list-style-type: none"> Understand circulation, housing mix, other amenities, and financial opportunities and constraints. Work closely with neighbors, future residents, and community stakeholders. Develop guiding principles; phased development.
Housing Mitigation Regulations		
TOML requires new residential and commercial development to pay fees related to their impact on employee housing needs. Adopted in 2015.	<ul style="list-style-type: none"> Desire more community housing in downtown/mixed-use development. Ensure fees collected represent net-neutral impact (development pays for impacts – no more, no less) Use fees to build units – leverage other funding/state/federal. 	<i>Development Requirements</i> <ul style="list-style-type: none"> Adopt a fee increase schedule that will raise fees over time to address actual impacts. Scale fees based on size and intensity of use (e.g. 5,000 sq. ft. home should pay more than 1,000 sq. ft. home) Incentivize development of community housing by investing collected fees in new development. Require development of community housing if fee increases/incentives do not increase housing production.
Inclusionary Zoning (IZ)		
Requires that new residential subdivisions and PUD's include/build homes that are deed restricted for community housing.	<ul style="list-style-type: none"> If reinstated, est. 150 to 250 unit potential under current zoning (10% IZ) IZ helps get missing middle housing developed Avoid missing opportunities as development picks up – monitor markets 	<i>Development Requirements</i> <ul style="list-style-type: none"> Consider re-adopting inclusionary zoning within two years Design the ordinance to have carrots along with the stick Make Inclusionary zoning a priority for the next election.

WSW Consulting, Inc.; Rees Consulting, Inc.; Williford, LLC; Navigate, LLC; Sierra Business Council

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Mammoth

NEAR TERM ACTION



NEAR TERM – Action

Acquisition of Shady Rest

- Acquire land through purchase.
- Increase inventory of housing;
- Foster public/private to catalyze development to share risk.

Dedicated Tax

- Sales, property, lodging, real estate transfer, excise tax can be dedicated sources for community housing efforts.
- Increase local funding; Pair local funding with investments, state and resources to leverage build more community meet range of housing price/income needs.

Homebuyer Assistance

- Down payment assistance of grants or second mortgages for qualified buyers.
- Serve higher income; higher home purchases
- Local funding source program: TOT/genera

Renter Assistance

- Grants/loans for first month rent/deposit or rent ongoing. Loans may be low- or no-interest.
- Employer interest to first/deposit assistance
- Expand utility assistance
- Explore other options term/as resources a

Short
Rental
Program

Incentive



Income Levels

Income Category		Annual Income							
		Number of People in Household							
		1	2	3	4	5	6	7	8
<=50% AMI	Very low income	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600
51-80% AMI	Low income	\$44,750	\$51,150	\$57,550	\$63,900	\$69,050	\$74,150	\$79,250	\$84,350
81-120% AMI	Moderate income	\$68,200	\$77,950	\$87,700	\$97,450	\$105,250	\$113,050	\$120,850	\$128,650

- AMI = Area Median Income
- Determined annually by the State for each County
- Mono County's AMI is \$81,200

Community Housing Action Plan (CHAP)

Needs Assessment

Distribution of Needed Community Ownership Housing by AMI

Income Level	MAXIMUM Affordable Purchase Price	Ownership Distribution	Units
<=60% AMI	Under \$162,000	12%	— 33
60-80% AMI	\$213,000	7%	— 19
80-120% AMI	\$325,000	25%	— 69
120-150% AMI	\$406,000	20%	— 55
150-200% AMI	\$541,000	21%	— 58
>200% AMI	Over \$541,000	16%	— 44
TOTAL	-	275	Approx. 275

NOTE: Shading indicates where there is a shortage of housing supply for residents and the workforce. Units provided in the lighter shade price point should be move-up housing for families, preferably offering three-bedrooms and garages.

Distribution of Needed Community Rental Housing by AMI

Income Level	Maximum Affordable Housing Payment	Rental Distribution	Units
<=60% AMI	\$1,035	35%	— 112
60-80% AMI	\$1,360	16%	— 51
80-100% AMI	\$1,725	12%	— 38
100-120% AMI	\$2,070	9%	— 29
>120% AMI	Over \$2,070	28%	— 90
TOTAL	-	320	320

NOTE: Shading indicates where there is a shortage of housing supply for residents and the workforce.

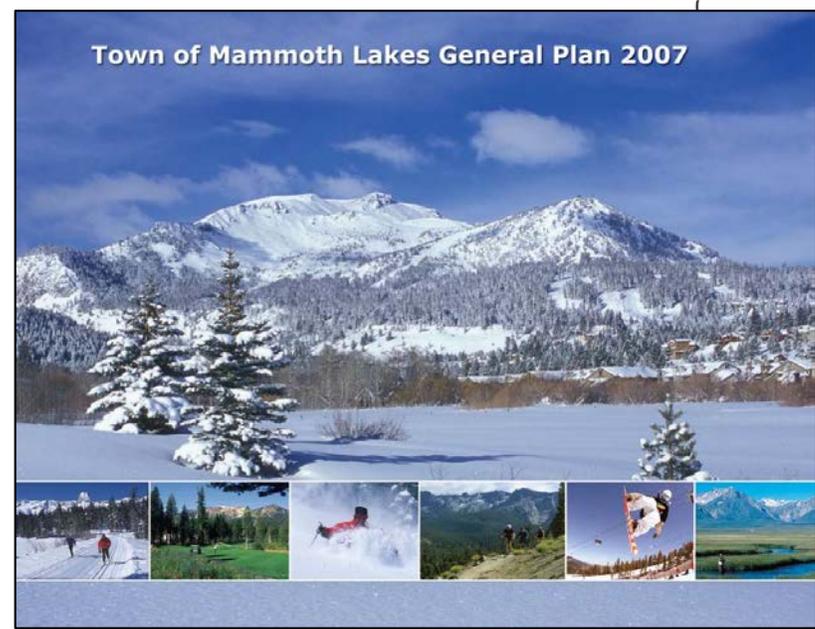
595 units needed through 2022

- All income levels
- 275 ownership
- 320 rental



The Parcel Planning Background

- Master Plan
 - 1991
 - Moderate income and below ($\leq 120\%$ AMI)
- Affordable Housing Overlay
- General Plan
 - A livable in-town neighborhood for the workforce
- Other Concept Plans



Other Considerations

Walk, Bike, Ride

- Shift from car-dominated system

Downtown Revitalization

- Flexible workforce housing solutions

Resilient Mammoth Lakes

- Housing Element Update

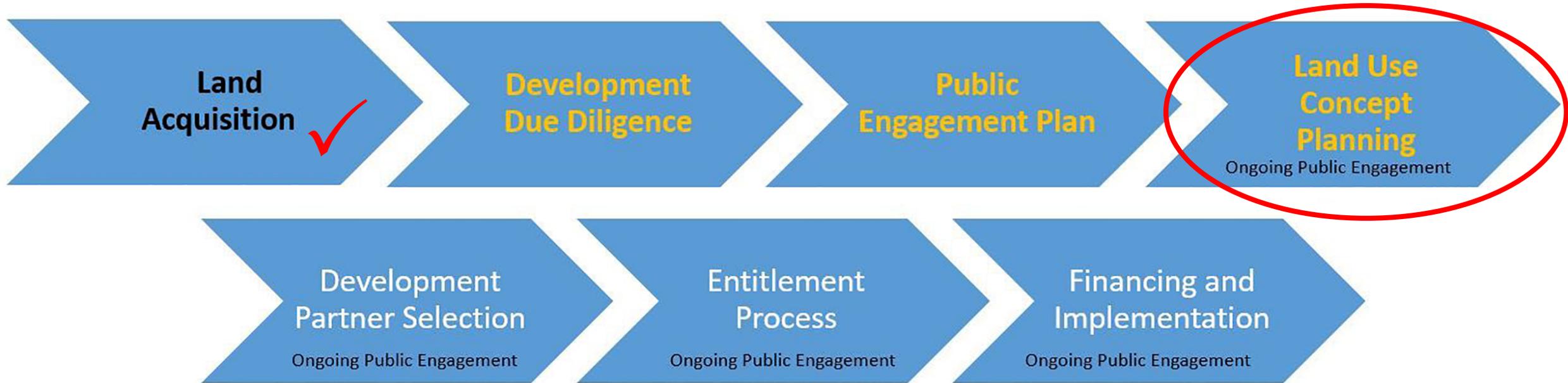
Housing Laws & Programs

- State laws incentivize affordable housing
- Funding criteria

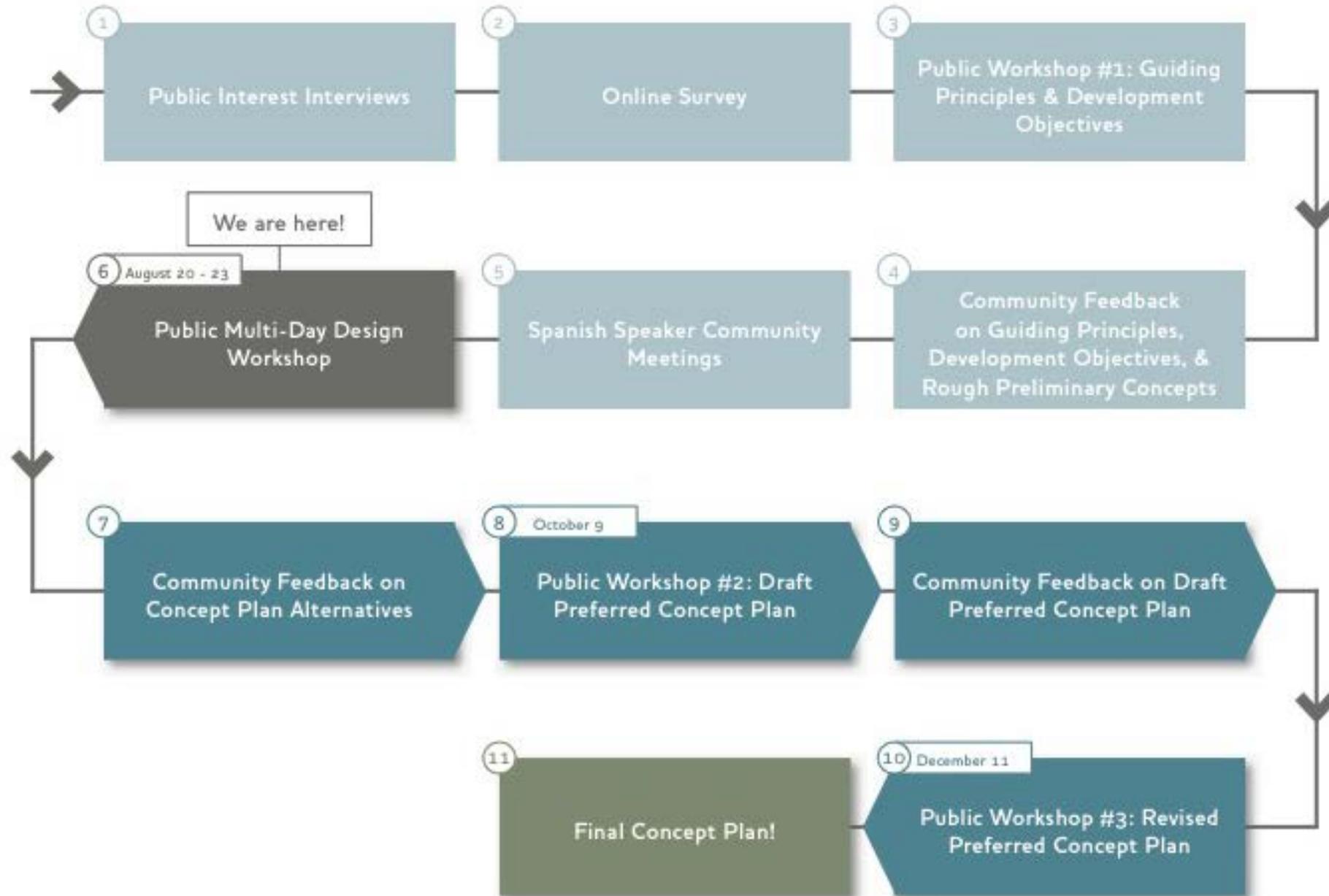


Plan The Parcel Process

Process



Process



Initial Public Engagement

Public Interest Interviews

45 individuals

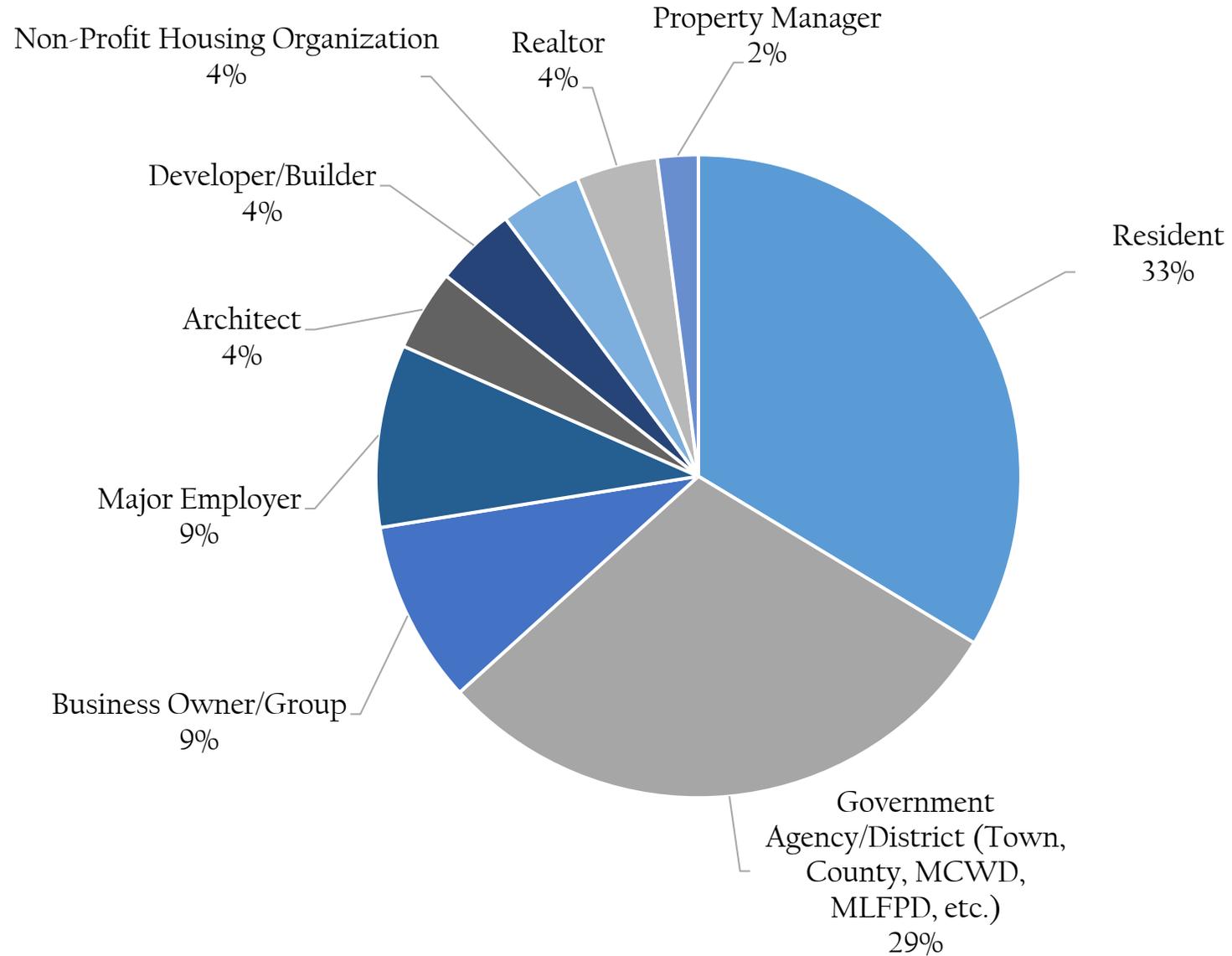
14 small group interviews

Conducted over 2 days

- Small group setting – effective way to gather insight that may be difficult in larger setting
- Confidentiality builds trust and assures more accurate responses
- Open-ended questions

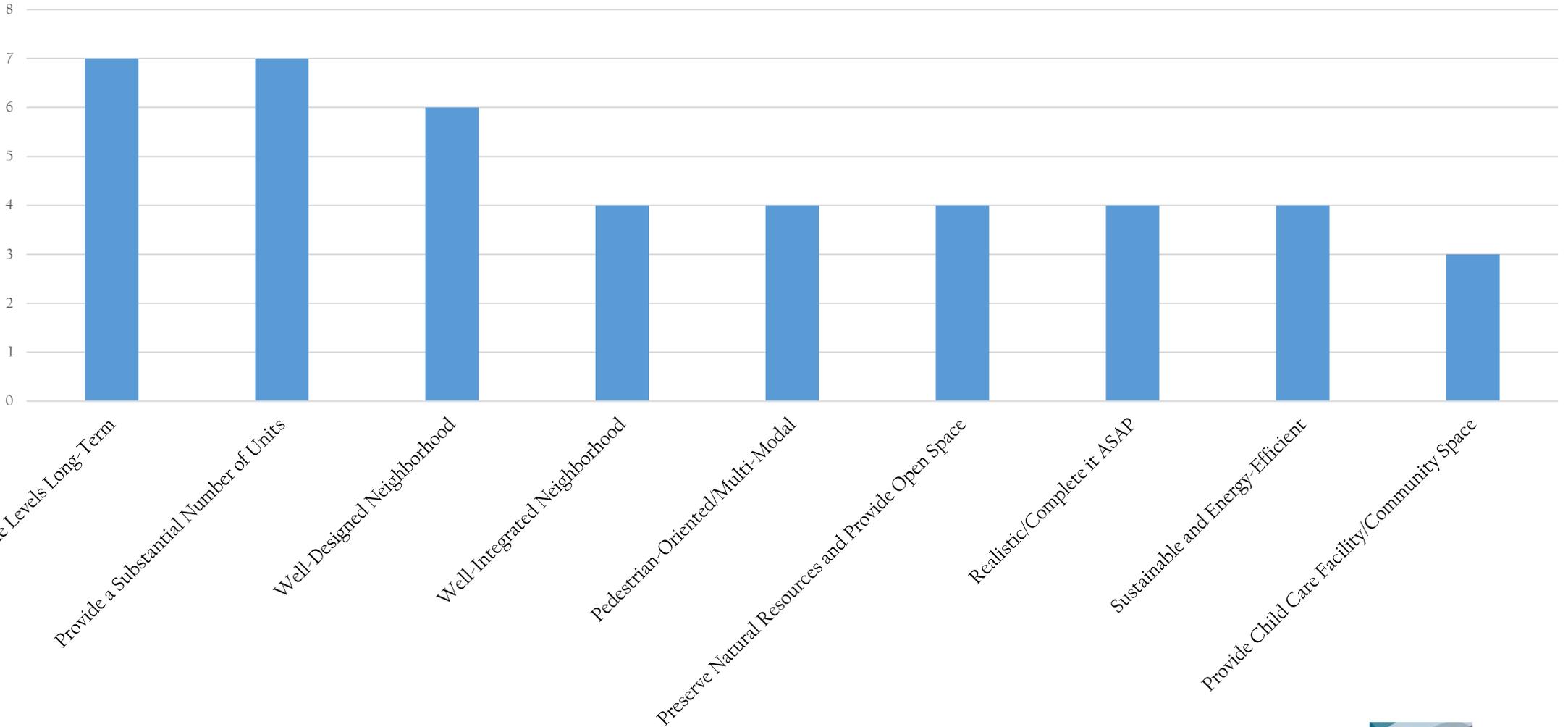
Public Interest Interviews

Interview Participants



Public Interest Interviews

What are your three objectives for The Parcel?



Online Survey

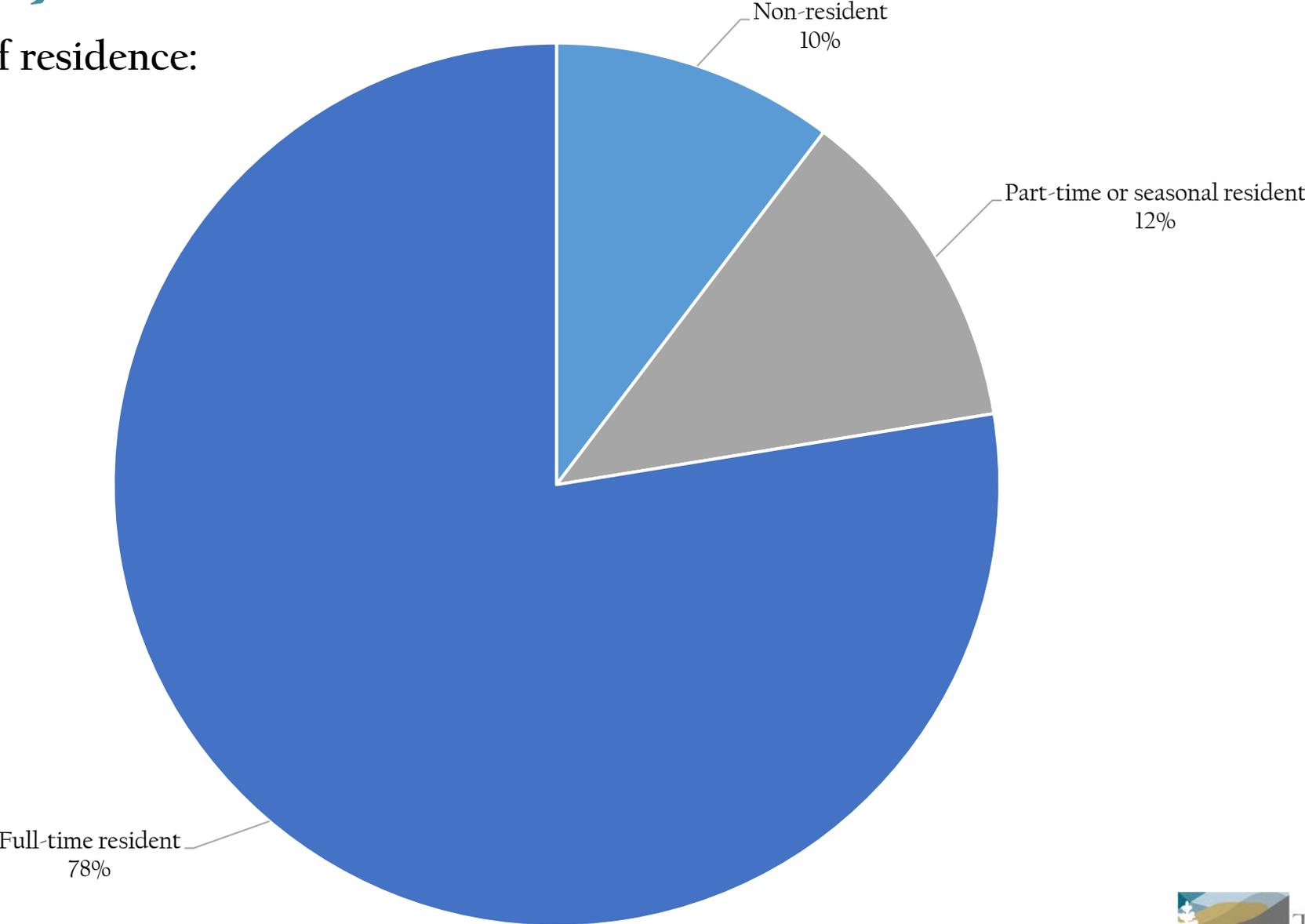
276 Responses

Open for 2.5 weeks

- Multiple choice questions based on responses to Public Interest Interview questions
- Advertised/promoted via email blasts, social media, flyers, newspaper ads, door-knocking, and mailed post cards
- Accessible online via Engage Mammoth Lakes and available in hard copy at the Town offices and Mammoth Lakes Housing, Inc.

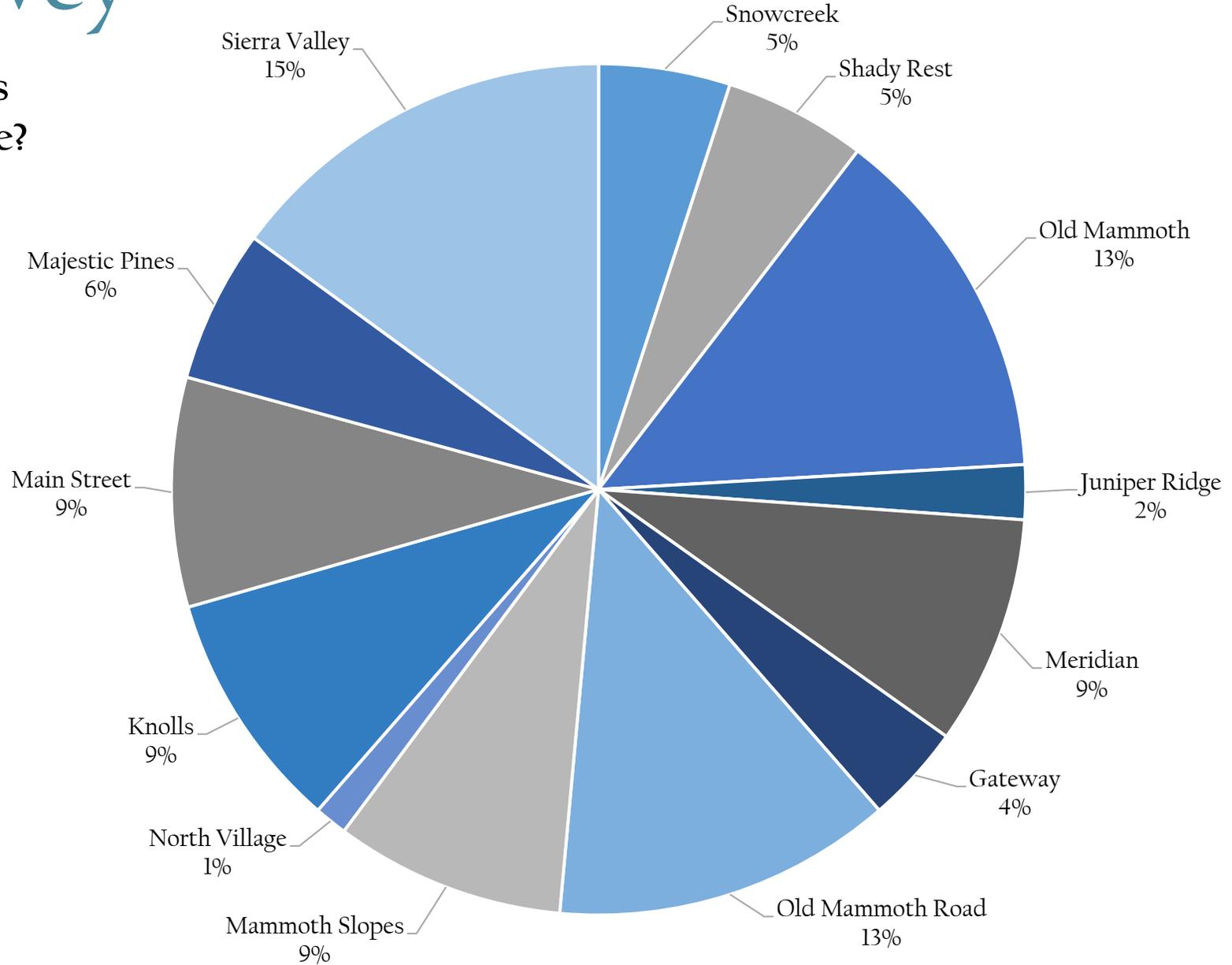
Online Survey

Please describe your place of residence:

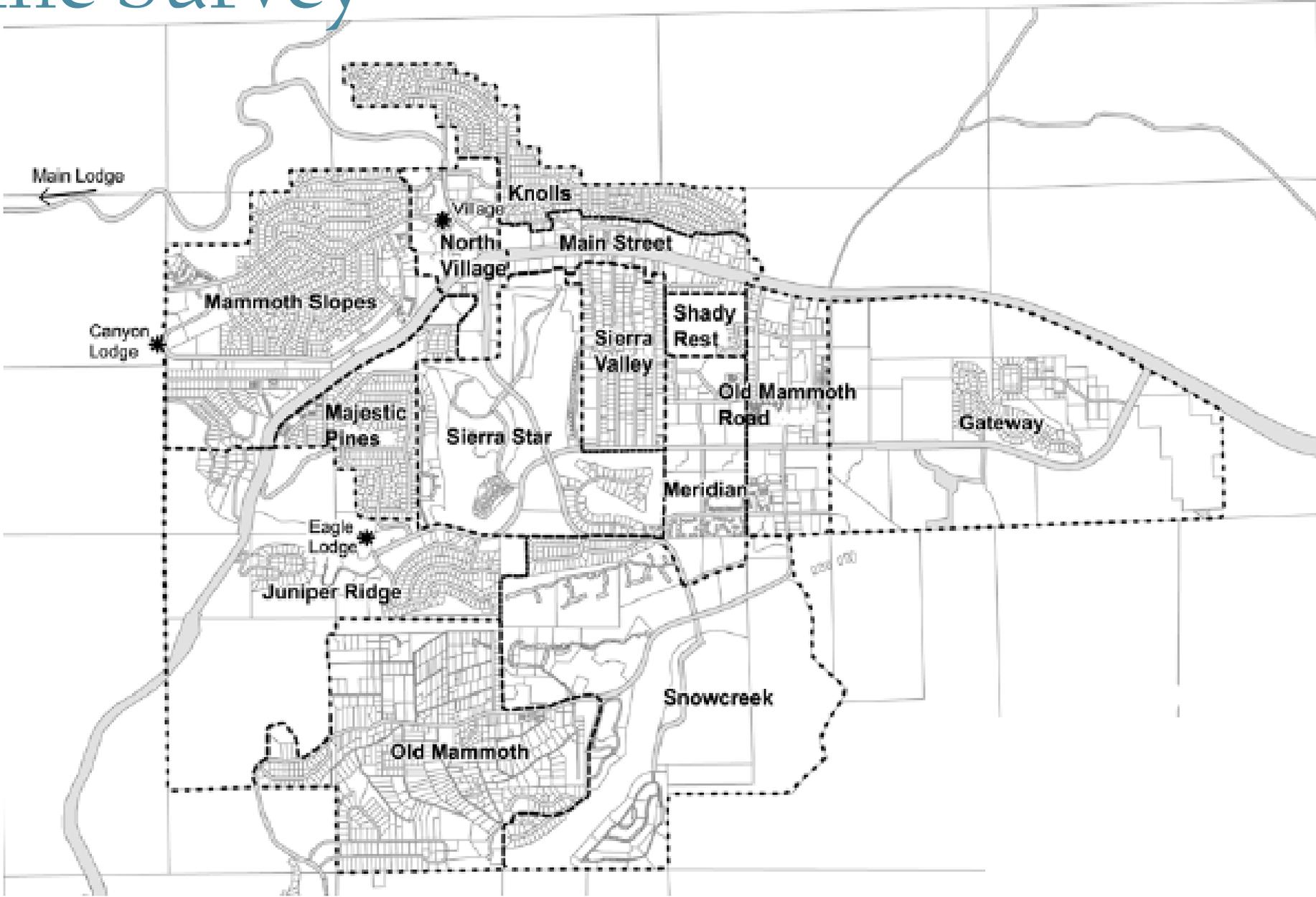


Online Survey

In what Mammoth Lakes neighborhood do you live?

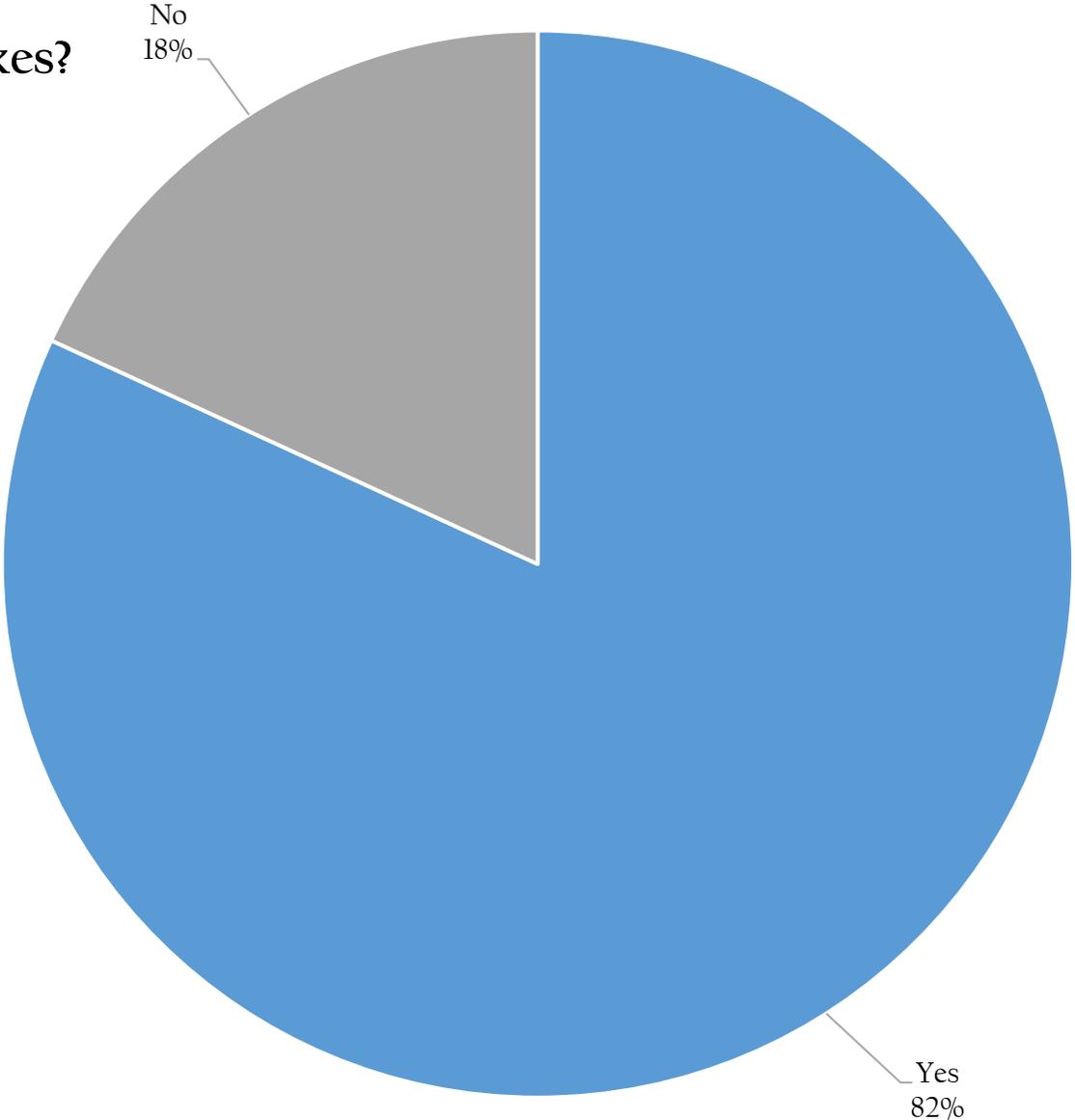


Online Survey



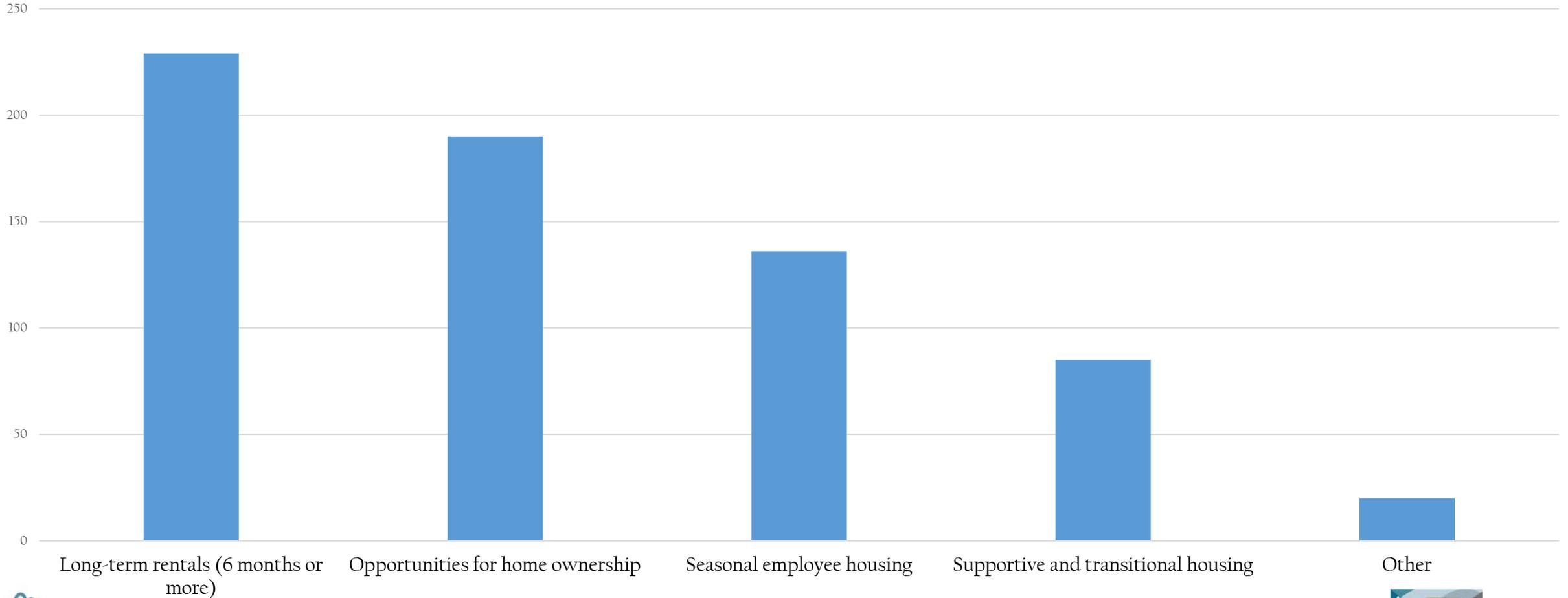
Online Survey

Do you work in Mammoth Lakes?



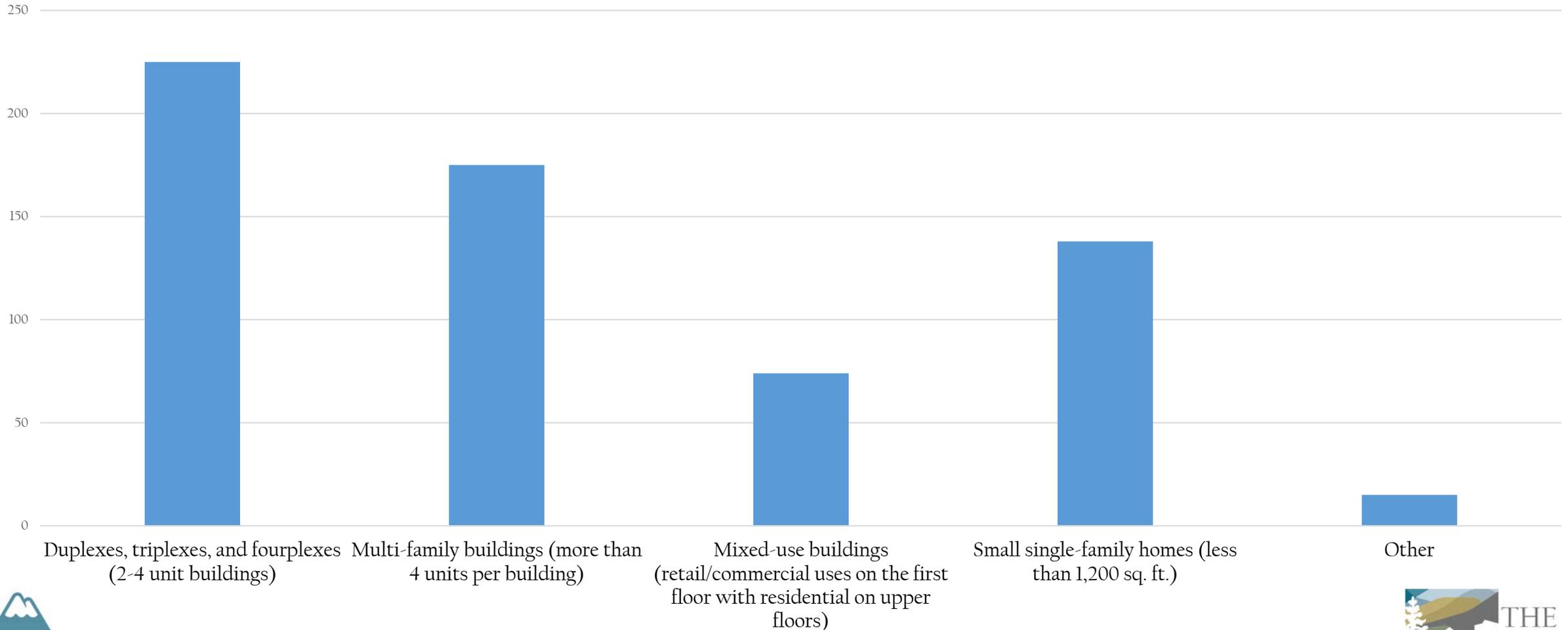
Online Survey

In accordance with the Community Housing Action Plan, The Parcel is to be developed with housing that is affordable for residents and workers employed in Mammoth Lakes. Which of the following do you think is appropriate for The Parcel?



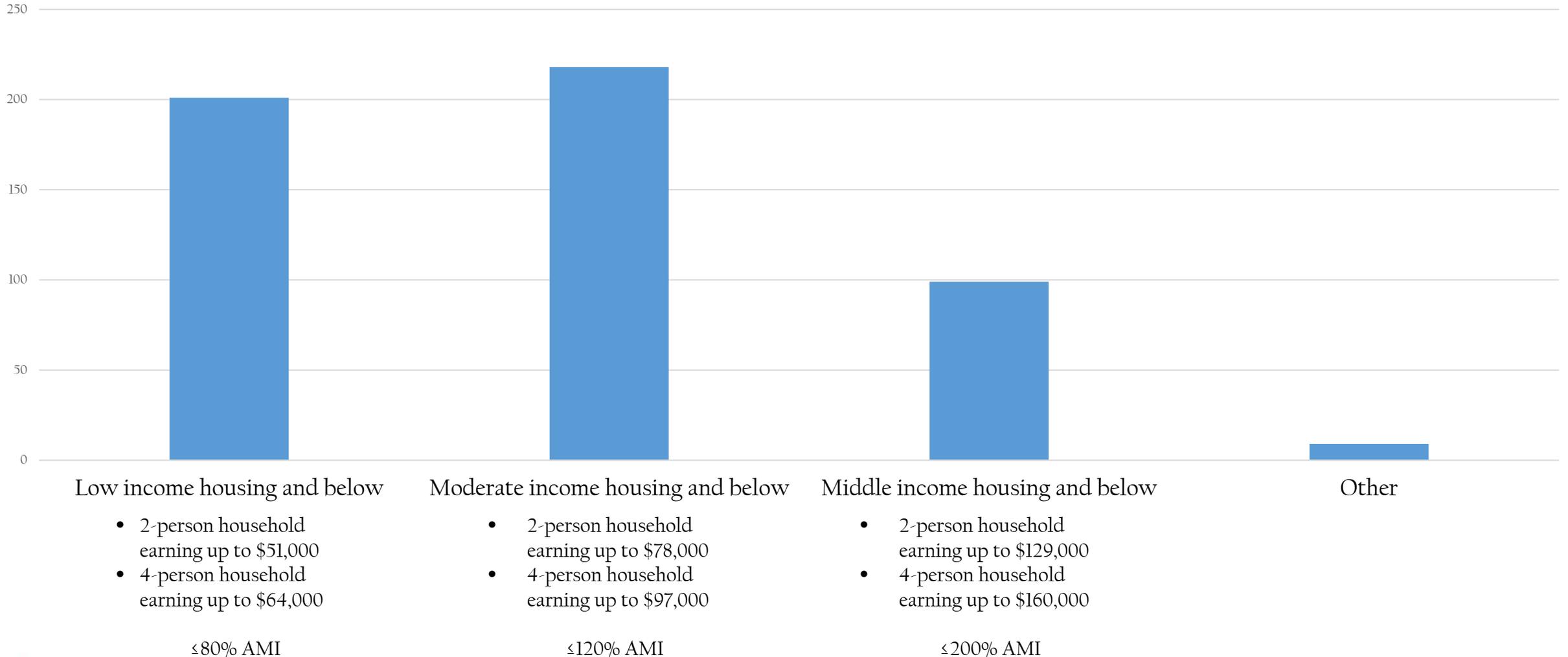
Online Survey

In accordance with the Community Housing Action Plan, The Parcel is to be developed with housing that is affordable for residents and workers employed in Mammoth Lakes. Which of the following building types do you think is appropriate for The Parcel?



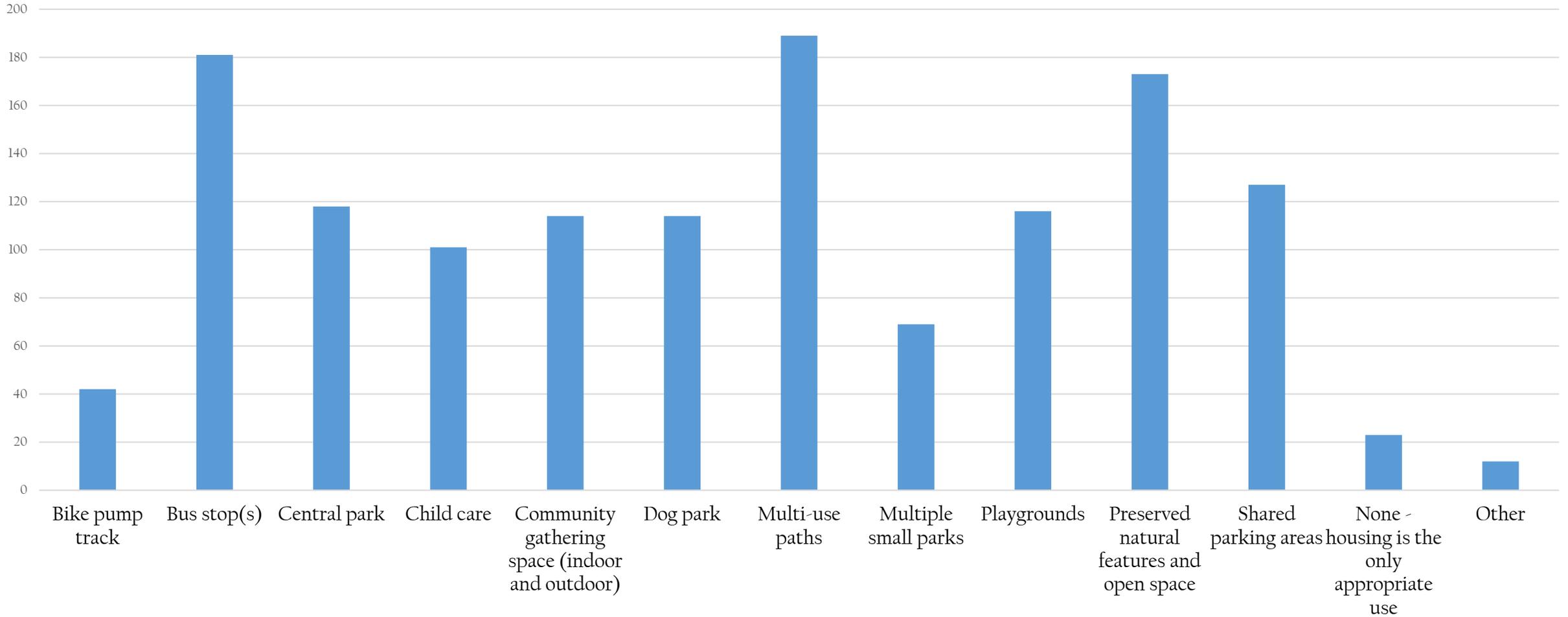
Online Survey

Which of the following do you think are appropriate income levels for households on The Parcel to serve?



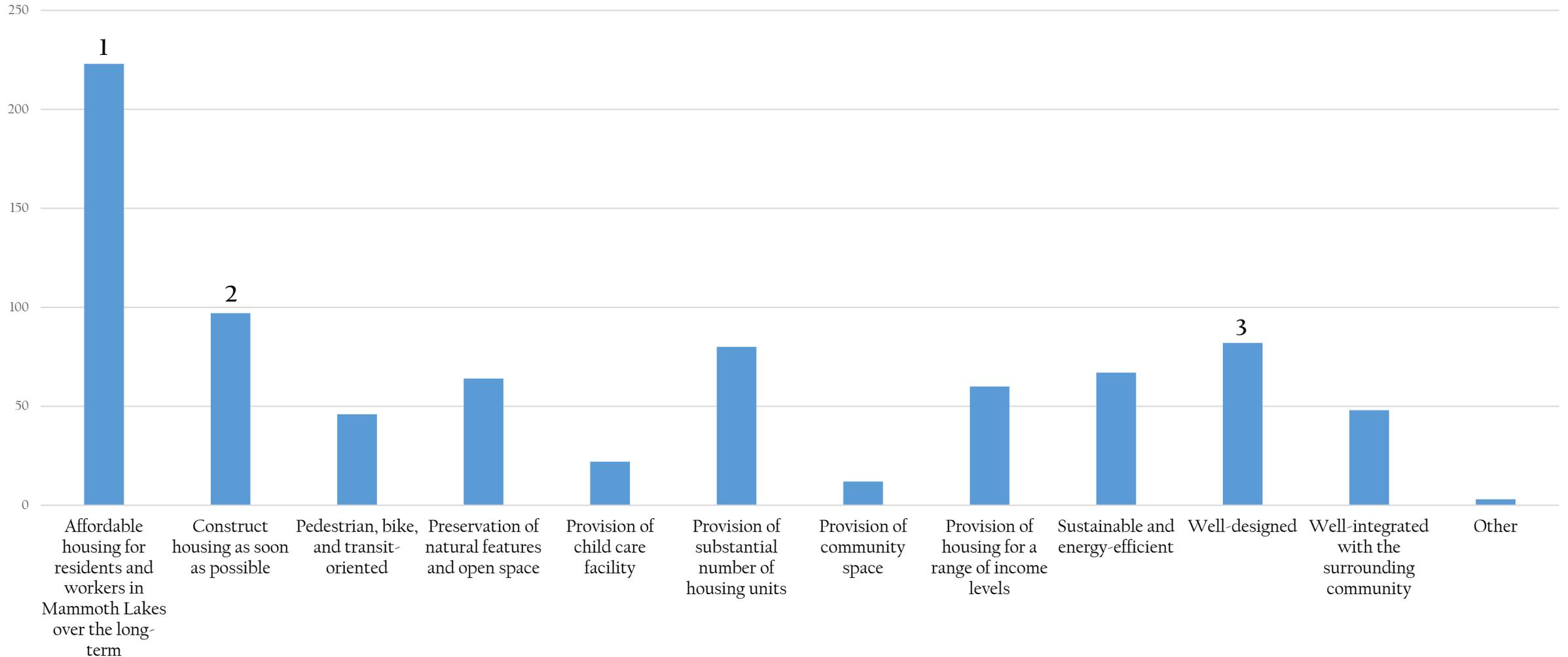
Online Survey

Which of the following do you think are appropriate other uses that should be included on The Parcel?



Online Survey

What should be three broad objectives for development of The Parcel?



Guiding Principles and Development Objectives

Purpose

- Based on what we've heard so far, including 6/26 Workshop #1
- Guide concept plan development
 - Guiding principles - overarching community priorities and shared values for The Parcel
 - Development objectives - specific design drivers or identify measurable outcomes desired for The Parcel

Guiding Principles

- A** Provide long-term community housing by addressing a substantial portion of Mammoth Lakes' current housing need.
- B** Provide a range of mobility options and multi-modal (walk, bike, transit, etc.) connections from The Parcel to community destinations.
- C** Provide amenities and open spaces while focusing on community housing and striving to make the best use of every square foot of land.
- D** Focus on environmentally sustainable design concepts.
- E** Establish a livable, integrated, and well-designed community housing neighborhood that stands the test of time.
- 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.

Development Objectives

- 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.

Development Objectives

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 transit stops, possible shelters, and connectivity to the larger Mammoth Lakes community.
- iv. Include traffic calming measures to create a safe, family-oriented neighborhood that minimizes vehicular speeding.
- v. Explore parking and traffic management strategies to further encourage alternative travel modes, considering that some future residents will rely on individual vehicles.

Development Objectives

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

 - i. Incorporate supportive uses (such as a child care facility) into the design.
 - ii. Provide amenities (such as community gathering spaces and/or parks and playgrounds) necessary for the successful functioning of a livable neighborhood.
 - iii. Design amenity spaces to be multi-purpose (such as park space with snow storage, when compatible).
 - iv. Consider pets in the design of the neighborhood.
 - v. Provide parking for residents and guests, but limit the land required for parking, thereby reserving available land for other uses.

Development Objectives

D Focus on environmentally sustainable design concepts.

- i. Integrate natural features (wetlands, trees, and open space) into the neighborhood design.
- ii. Incorporate sustainable infrastructure and energy-efficient designs.
- iii. Integrate well-planned snow storage areas and accommodate efficient snow management operations.
- iv. Minimize the amount of impervious paving to allow water absorption into soil on site and minimize runoff.
- v. Design for high durability and low maintenance.

Development Objectives

- E** Establish a livable, integrated, and well-designed community housing neighborhood that stands the test of time.
- i. Create a neighborhood that connects seamlessly to the street network and reflects a design character appropriate to the Eastern Sierra Nevada mountain setting.
 - ii. Design the site to provide a transition in building scale and type from adjacent higher intensity commercial areas to neighboring residential areas.
 - iii. Ensure the site is designed to be pedestrian-oriented and comfortable to walk in and through.
 - iv. Build upon the recent efforts of Walk, Bike, Ride and Downtown Revitalization to ensure the new neighborhood becomes an integral part of the greater community.

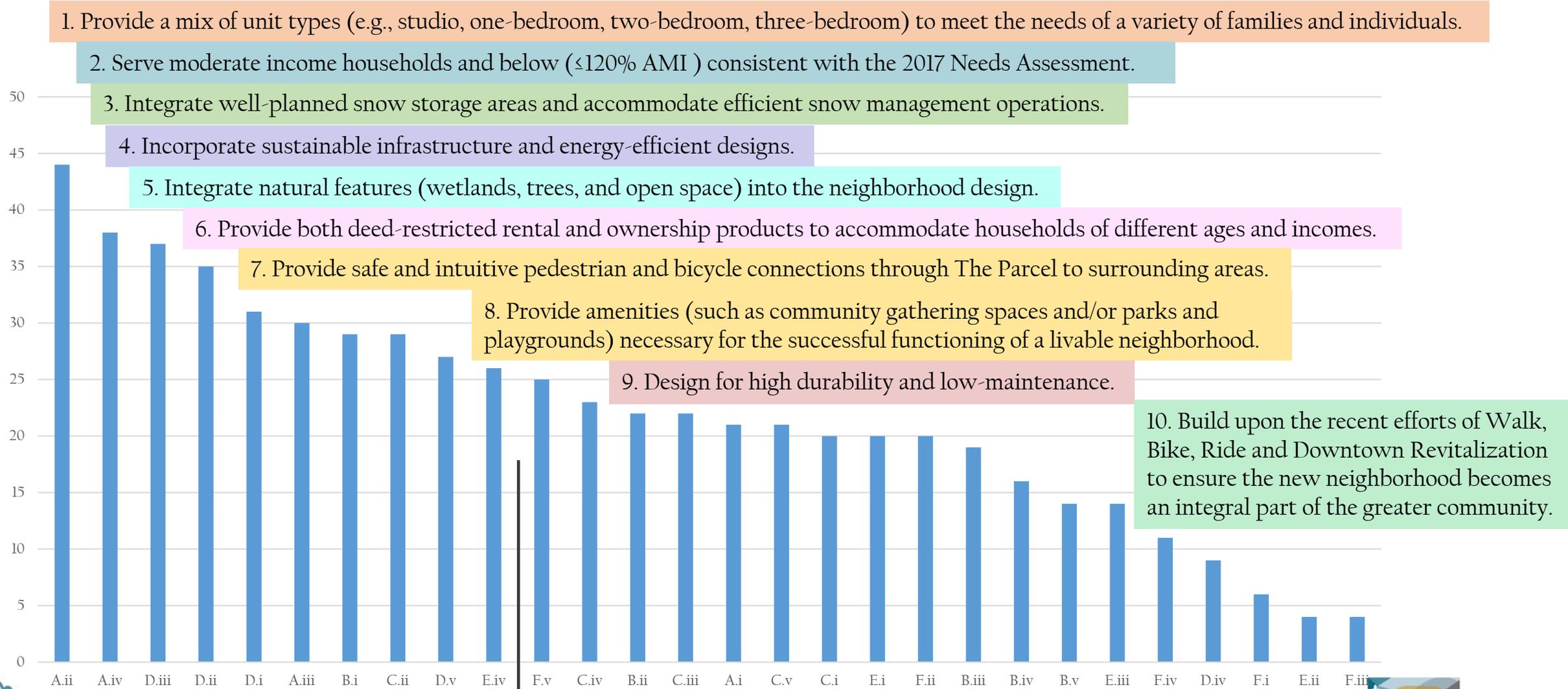
Development Objectives

- 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.
- i. Prepare an overall program for development and management that implements guiding principles, to the extent feasible, while achieving long-term viability.
 - ii. Accommodate densities and design features necessary to qualify for essential funding.
 - iii. Consider specific and relevant regulatory actions that would be necessary to implement the development program.
 - iv. Consider economic factors, including those related to potential investors, affordable housing developers, and future residents.
 - v. Develop a phasing plan that reflects market conditions and encourages construction to begin as early as practical.

Recent Public Engagement

Top 10 Development Objectives

(Engage Mammoth Lakes – 71 responses)

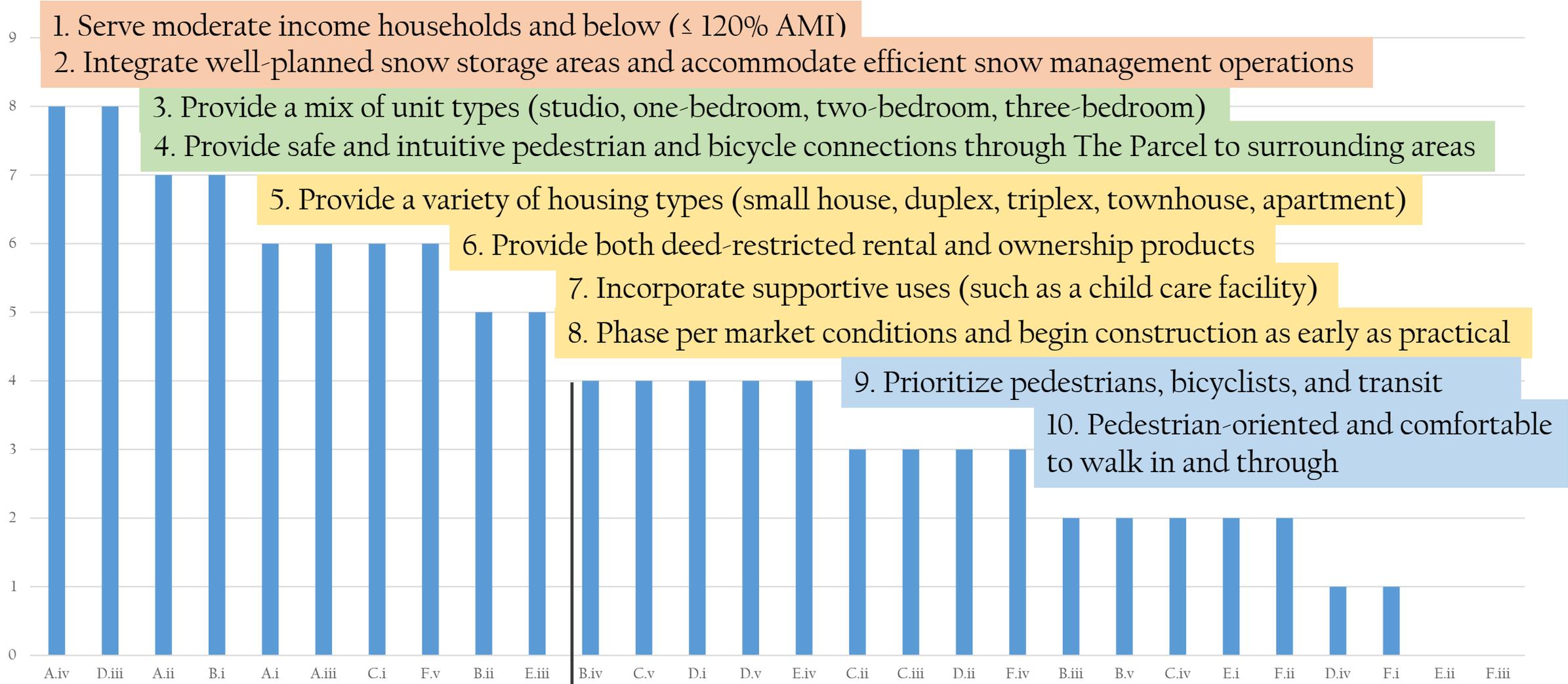


← Top 10



Top 10 Development Objectives

(Spanish Community Meetings – 15 participants)



← Top 10

Top 10 Development Objectives

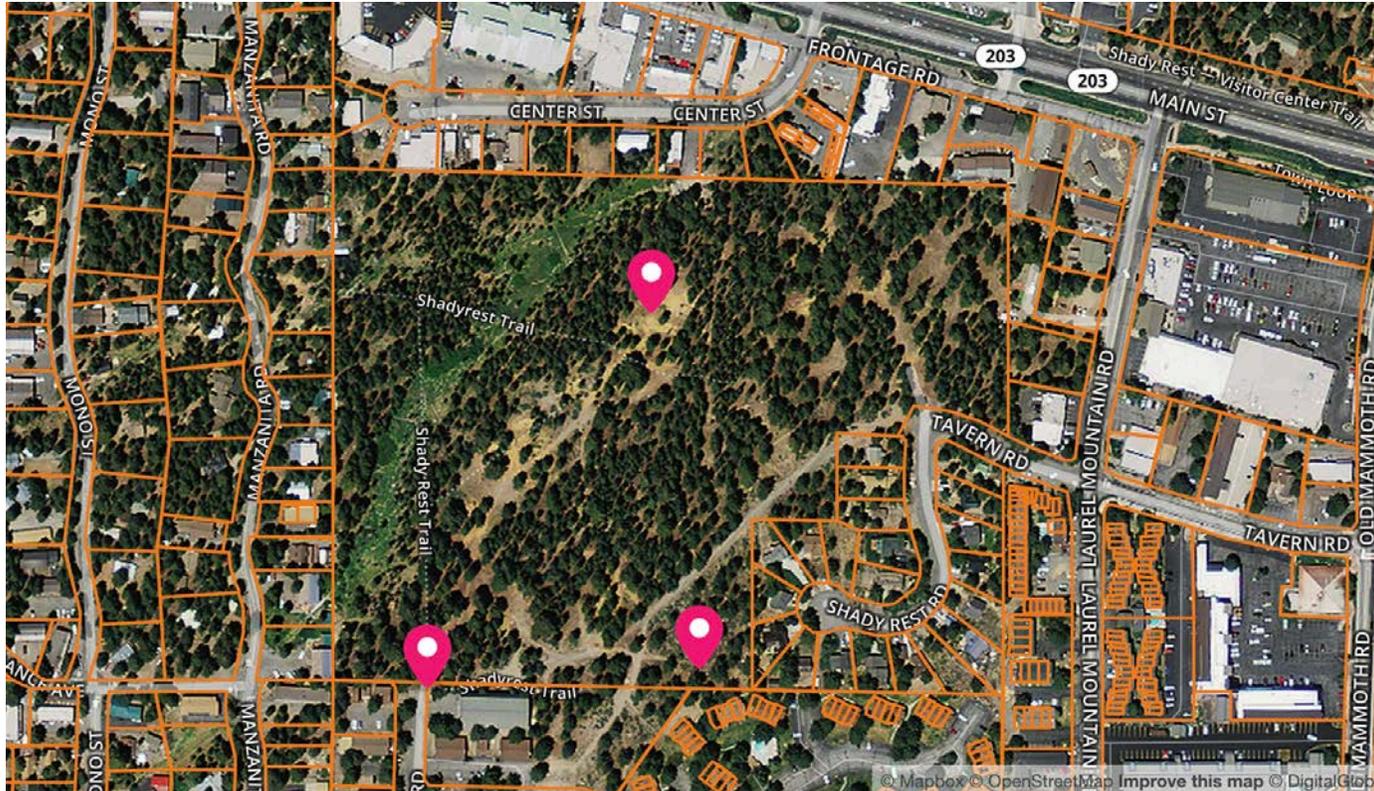
(In both Engage Mammoth Lakes & Spanish Community Meetings Top 10)

- 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.
- Serve moderate income households and below ($\leq 120\%$ AMI) consistent with the 2017 Needs Assessment.
- Integrate well-planned snow storage areas and accommodate efficient snow management operations.
- Provide both deed-restricted rental and ownership products to accommodate households of different ages and incomes.

Map Your Comments

(Engage Mammoth Lakes)

3 pins



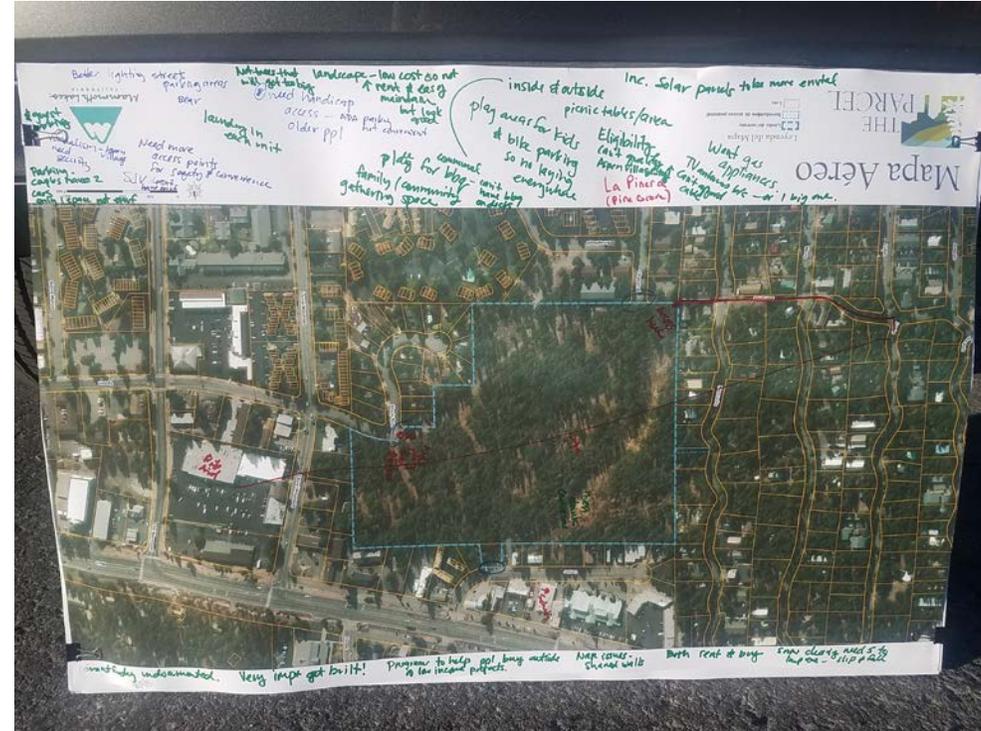
Comments:

- As a resident of Wildflower, I would like there to be a sizable buffer of existing trees between our complex and the new development. This open land will be MISSED as we take our dog on walks through there daily. Please keep this in mind when planning. It makes sense to push buildings to the Main St side of the plot where more commercial things are happening. Thank you.
- Connectivity to surrounding residential neighborhoods.
- Community facility (such as day care, children's museum or other indoor play space accessible to the public).

Map Your Comments

(Spanish Community Meetings)

- Pine Grove (“La Pinera”)
- Walk through to get to Vons, Rite Aid, and Schat’s
- Need better street lighting and safe streets
- Pave and clear pedestrian connections (ADA, safety)
- Need more parking
- Snow reduces surface parking
- Include both ESTA and MUSD transit stops in The Parcel



Visual Preference

(Spanish Community Meetings)

Ideas de Diseño para Vivienda Accesible en el Terreno The Parcel

Ideas de Diseño para Vivienda Accesible en el Terreno The Parcel

Ideas de Diseño para Vivienda Accesible en el Terreno The Parcel

Ideas de Diseño para Vivienda Accesible en el Terreno The Parcel

The Parcel logo

Ideas de Diseño para Vivienda Accesible en el Terreno The Parcel

¿Cuáles elementos de diseño, vistos a continuación en estas imágenes de vivienda accesible en comunidades montañosas, ayudarían a crear un maravilloso vecindario en The Parcel?

The Parcel logo

Site Analysis

Existing Conditions

Pedestrian Network

Sidewalks and trails in The Parcel could connect to safe routes to schools and other destinations.

- sidewalk/path
- proposed sidewalk/path
- multi-use path

Transit Network

Convenient access to transit should be provided for future residents of The Parcel.

- bus stop
- school bus stop
- transit routes

Parcel Access

Multi-modal access from Center, Tavern, and Chaparral is complemented by pedestrian access from Manzanita.

- access to The Parcel

Destinations

Pedestrian and bike connections to destinations for residents of The Parcel could help reduce vehicular traffic.

- destination

Project Area

The Parcel is an approx. 25 acre site owned by The Town.

- Parcel boundary

5-Minute Walk

Shows destinations within a 5-minute or 1/4 mile walk from The Parcel.

- 1/4 mile

Main Street Crosswalks

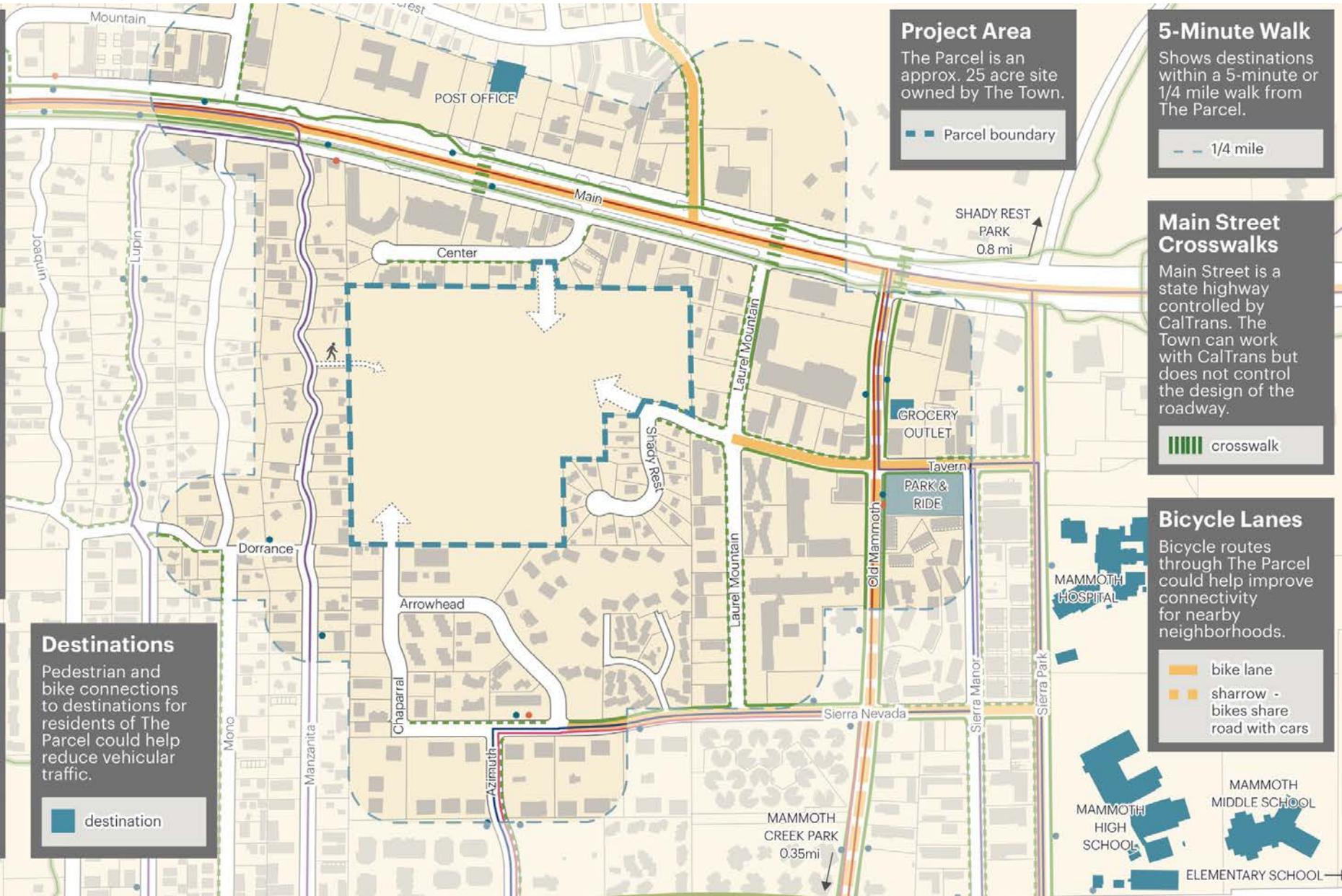
Main Street is a state highway controlled by CalTrans. The Town can work with CalTrans but does not control the design of the roadway.

- crosswalk

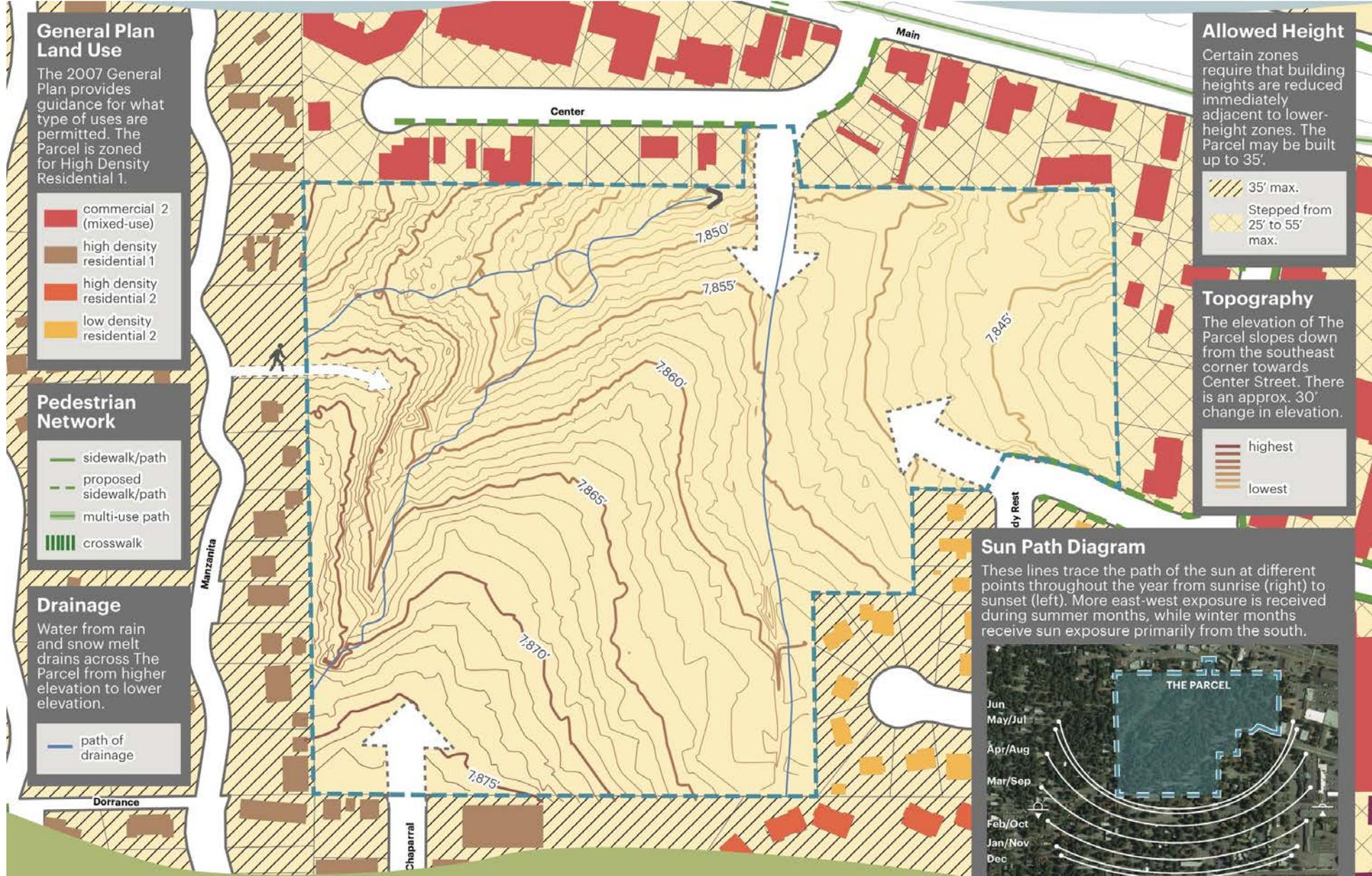
Bicycle Lanes

Bicycle routes through The Parcel could help improve connectivity for nearby neighborhoods.

- bike lane
- sharrow - bikes share road with cars



Existing Conditions



Multi-Day Design Workshop

Sequence of Events

What is a Design Workshop?

An interactive public event with multiple opportunities to collaborate with The Parcel team.



Goal: to explore three possible development scenarios for affordable housing on The Parcel, expanding on the priority action strategies of the 2017 Community Housing Action Plan.

TUESDAY, AUG 20

Opening Presentation
6:00 PM - 8:00 PM

WEDNESDAY, AUG 21

Open Studio
9:30 AM - 1:00 PM

Open Studio
2:00 PM - 4:00 PM

Studio Pin-Up
4:30 PM - 5:30 PM

THURSDAY, AUG 22

Open Studio
9:30 AM - 12:00 PM

Brown Bag Lunch
Panel Discussion
12:00 PM - 1:00 PM

Open Studio
1:00 PM - 5:30 PM

Studio Pin-Up
7:00 PM - 8:00 PM

FRIDAY, AUG 23

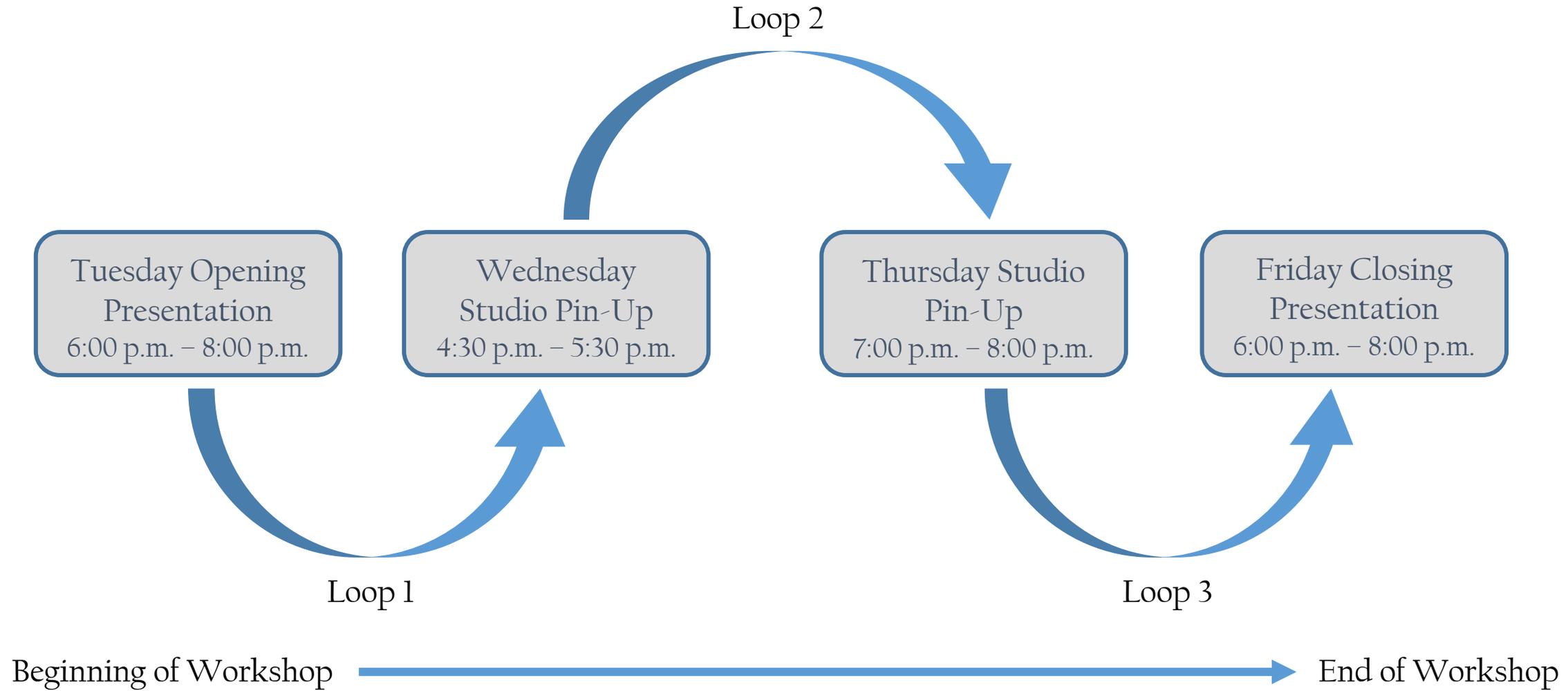
Open Studio
9:30 AM - 12:00 PM

Brown Bag Lunch
Affordable Housing 101
12:00 PM - 1:00 PM

Closing Presentation
6:00 PM - 8:00 PM

Design Workshop Feedback Loops

How the design evolves



Opening Presentation

Hands-On Mapping + Initial Concept Development



Closing Presentation

6:00 – 8:00 p.m. on Friday, 8/23
Presentation with audience discussion



Studio Pin-Ups

4:30 – 5:30 p.m. on Wednesday, 8/21

7:00 – 8:00 p.m. on Thursday, 8/22

- All work completed during the day is pinned up to studio walls
- Designers explain design ideas and seek feedback from community stakeholders
- Shows how feedback from previous day has been incorporated into latest design ideas



Brown Bag Lunch Presentations

12:00 – 1:00 p.m. on Thursday, 8/22

12:00 – 1:00 p.m. on Friday, 8/23

- Bring your lunch for a targeted conversation about specific issues affecting the design of The Parcel
- Brief presentation about the topic
- Audience discussion with presenter



Open Studio

9:30 a.m. – 1:00 p.m. and 2:00 p.m. – 4:00 p.m. on Wednesday, 8/21

9:30 a.m. – 12:00 p.m. and 1:00 p.m. – 5:30 p.m. on Thursday, 8/22

9:30 a.m. – 12:00 p.m. on Friday, 8/23

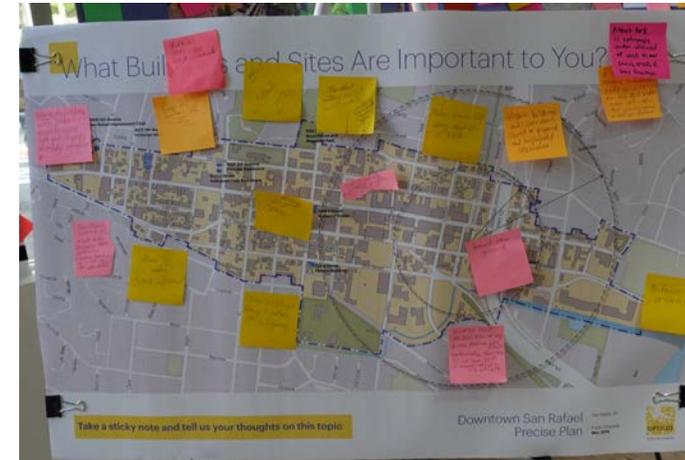
- Community invited to see/discuss design ideas as they evolve
- Designers continue work in studio
- Draw and/or describe your ideas!



Share Your Ideas

Lots of ways to share your thoughts during the Workshop

- Talk with a member of the design team
- Leave a Post-It note on a drawing
- Sketch out your idea
- Vote with a sticker dot
- Leave a comment on Facebook



What Will Get Designed During the Workshop

Street Network
(3 alternatives)



Pedestrian/Bike/Transit
Network

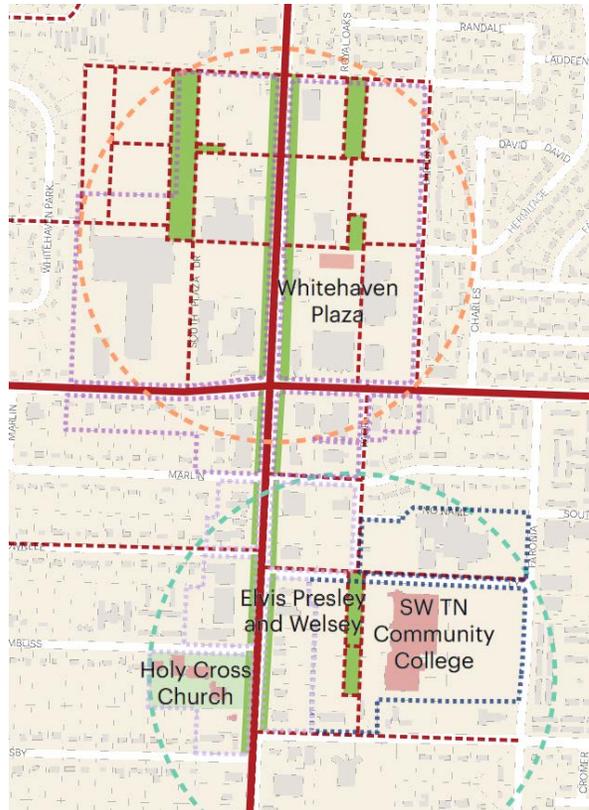


Street Cross
Section Design

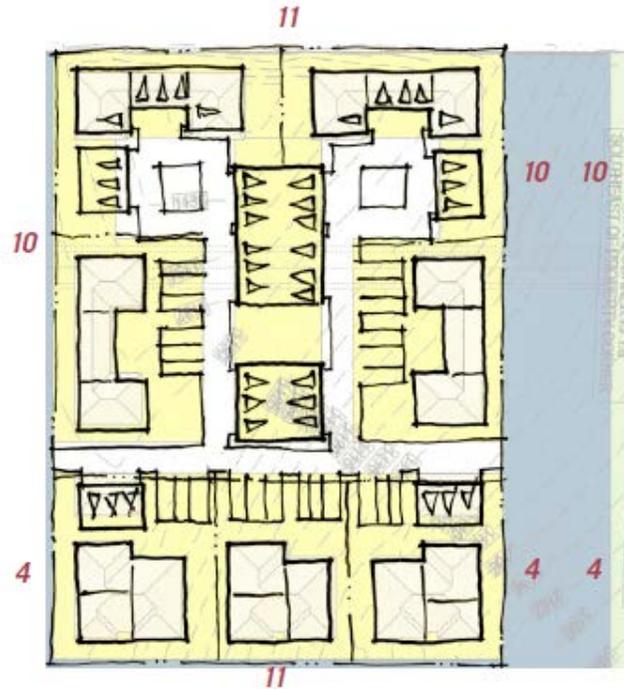


What Will Get Designed During the Workshop

Open Space Location and Types



Parking Strategy



Block D

- 52 units
- 64 On-Site Parking Spaces (1.23 per unit)
- 64 On-Street Parking Spaces (1.23 per unit)

Snow Management Strategy

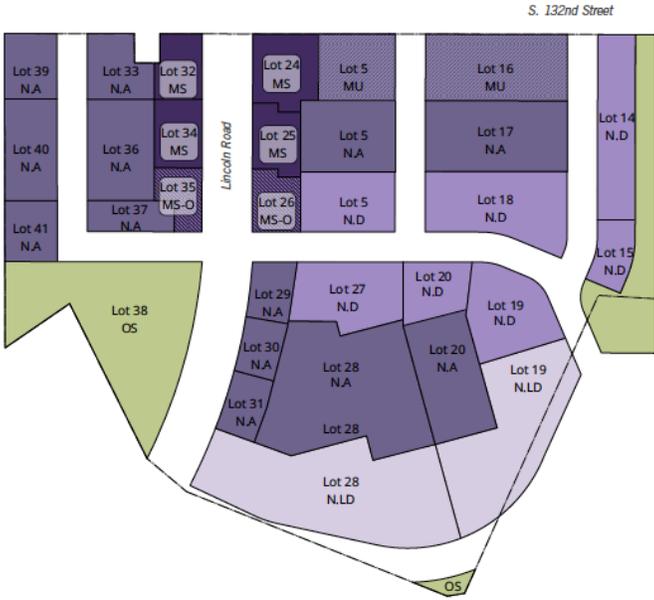


What Will Get Designed During the Workshop

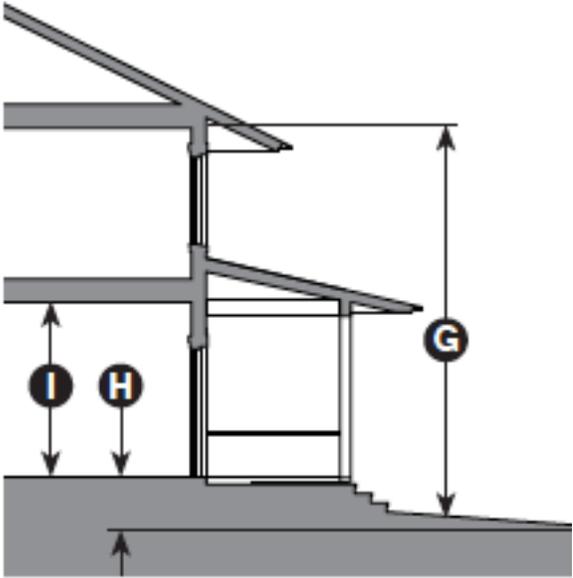
Infrastructure and Drainage



Land Use

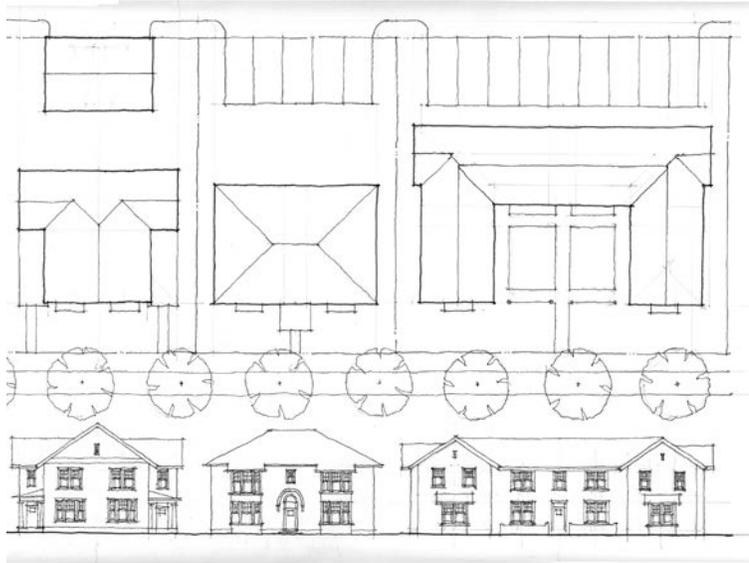


Building Heights



What Will Get Designed During the Workshop

Building Types and Development Intensity



Phasing Strategy (for all 3 alternatives)



Illustrative phasing scenario map for Raleigh.

Implementation Strategy

Table 4.2.A Implementation Strategy Summary Matrix

Implementation Strategy	Funding	Maintenance	Timing ¹	Cost	Reprogrammed Project	Potential Funding Sources ²							
						Children	Strategic Growth Council	U.S. Department of Agriculture	California Rural Resource Bureau	California Department of Parks and Recreation	Proposition 68/68.5	Private Investment District (PID)	Community Development Corporations (CDCs)
Specific Design Proposals (continued)													
Vacant land between tracks and Santa Fe Drive													
Santa Fe Gateway Park (community gathering space like a skate or bike park)	County	County	Long-Term	\$\$		x	x	x		x	x		
Rails-with-trails path to Merced (along tracks)	County	County	Long-Term	\$\$\$	x	x	x	x					
Implementation Tools and Strategies													
Streets													
Back-in angled parking	County	County	Short-Term	\$	x	x							
Curb extensions	County	County	Short-Term	\$\$	x	x							
Road diets	County	County	Short-Term	\$\$\$	x	x							
Trees and shade	County	County, BID	Short-Term	\$	x	x	x					x	
Sidewalks and Crosswalks													
Lighting	County	County, BID	Short-Term	\$	x	x							
Bulbouts	County	County	Short-Term	\$\$	x	x							
Curb ramps	County	County	Short-Term	\$	x	x							
Crosswalks	County	County	Short-Term	\$	x	x							
Railroad Crossings	County	County	Medium-Term	\$\$	x	x							
Trails (especially rails-with-trails)	County	County	Long-Term	\$\$\$	x	x	x	x					

What Will Get Designed During the Workshop

Illustration of Intended
Built Character



Illustrative Site Plan
(3 alternatives)



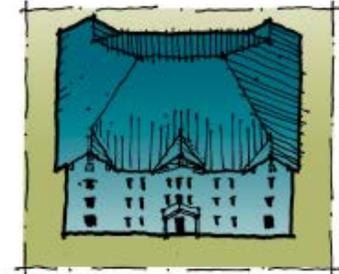
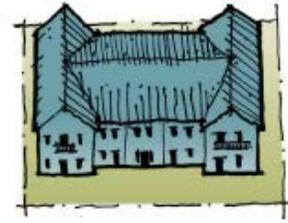
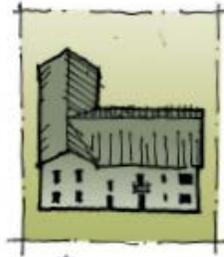
Illustrative Aerial
Sketches



Mapping Activity

Mapping Tables

What Building Types Go Where on The Parcel?



Fourplex



Description

This type is a medium-sized detached structure that consists of 4 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front.

Why Use This Type?

- Appearance of a single-family home
- Small community
- Fits on smaller lots

Sixplex



Description

This type is a medium-sized detached structure that consists of 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front.

Why Use This Type?

- Appearance of a single-family home
- Small community
- Good for corner lots
- Supports a mix of unit types

Townhouses



Description

This type is a small-to-medium-sized typically attached structure that consists of 2 to 8 Townhouses placed side-by-side.

Why Use This Type?

- Supports larger unit sizes
- Individual entries to units
- Opportunity for private yard space

Apartment Building



Description

This type is a medium-to large-sized detached structure with multiple dwelling units on each floor accessed directly from a central corridor or lobby.

Why Use This Type?

- Larger community
- Fits more units on less land
- Opportunity for shared building amenities

Stay Involved!

What is a Design Workshop?

An interactive public event with multiple opportunities to collaborate with The Parcel team.



Goal: to explore three possible development scenarios for affordable housing on The Parcel, expanding on the priority action strategies of the 2017 Community Housing Action Plan.

TUESDAY, AUG 20

Opening Presentation
6:00 PM - 8:00 PM

WEDNESDAY, AUG 21

Open Studio
9:30 AM - 1:00 PM

Open Studio
2:00 PM - 4:00 PM

Studio Pin-Up
4:30 PM - 5:30 PM

THURSDAY, AUG 22

Open Studio
9:30 AM - 12:00 PM

Brown Bag Lunch
Panel Discussion
12:00 PM - 1:00 PM

Open Studio
1:00 PM - 5:30 PM

Studio Pin-Up
7:00 PM - 8:00 PM

FRIDAY, AUG 23

Open Studio
9:30 AM - 12:00 PM

Brown Bag Lunch
Affordable Housing 101
12:00 PM - 1:00 PM

Closing Presentation
6:00 PM - 8:00 PM

Stay Informed!

Find out more: www.theparcelmammothlakes.com.

“Like” The Parcel Facebook page

“Follow” The Parcel on Twitter and Instagram

Sign up to participate online: EngageMammothLakes.com

Grady Dutton, Public Works Director, theparcel@TownofMammothLakes.ca.gov or (760) 965-3659
(please leave a message).

