

## The Parcel Progress Report

**Date:** September 8, 2020  
**To:** Grady Dutton, Project Manager  
**From:** Shellan M. Rodriguez, Project Manager *S.M.R.*  
**Subject:** The Parcel - Affordable Housing Development

Below please find an Update for you to share with the Town Council. The Pacific West Communities team will be prepared to present the draft Master Plan and discuss our intentions for Phase 1 development.

### Summary:

The development team, including Town staff members have regularly scheduled meetings and continues to work diligently to create a Master Plan that adheres to the guiding principles of The Parcel's Preferred Plan accepted by the Town Council in December 2019.

Highlights to date:

- ✓ **Architecture and Engineering Team Hired - May**
  - Created a Master Street Layout
  - Created a Master Site Plan utilizing modular construction compatible design
  - Created a Phasing Plan
  - Drafting Master Plan documents and initial architectural design
- ✓ **Agreed Upon Term Sheet - August**
  - Drafting Disposition and Development Agreement
- ✓ **Michael Baker International regarding CEQA Approach – On-going**
  - Updated survey– Tree Survey, Wetlands Delineation, floodplain
  - CEQA Project Description, Project Timeline
- ✓ **Applied for and Received \$20.6 Million in Infill Infrastructure Grant - June**
- ✓ **Mono County - No Place Like Home Funds- On-going**

### The Design Team:

Pacific West Communities (PWC) brought on JK Architecture and Engineering (JK), a highly qualified team of visionary A/E design disciplines specializing in civil engineering, structural engineering, architecture, planning, and design-build services. With offices in Tahoe City and Reno (as well as San Jose and Auburn) the firm is an award-winning Sierra design team delivering sensitive, eloquent & sustainable solutions through a collaborative process. JK brings over 35 years of expertise-driven High Sierra design in public and private sectors. JK will serve as both the architect and the civil engineer for The Parcel and will work closely with Pacific West Builders and the modular factory Autovol to create innovative and unique design for The Parcel.

**Financing:**

Infill Infrastructure Grant– PWC and team member Kevin Rodin of Community Development-Resource Group, worked diligently in early 2020 with the Town to apply for HCD’s Infill Infrastructure Grant. In late June, the Town of Mammoth was awarded over \$20.6 million for infill infrastructure related to PWCs affordable units proposed at The Parcel. This is an unprecedented achievement for a rural community. PWC will work with the Town to meet the requirements of the IIG Grant and to leverage the funds to develop affordable units on The Parcel.

Mono County No Place Like Home Funds- PWC and staff has met virtually with Mono County to discuss their No Place Like Home Funds, which they intend on applying for later this year. These funds are for the development of supportive services units for difficult to house populations. PWC has been successful utilizing these funds in other rural and mountain communities. We look forward to continuing our discussions with the County in hopes we can utilize the funds and develop these apartments seamlessly throughout The Parcel.

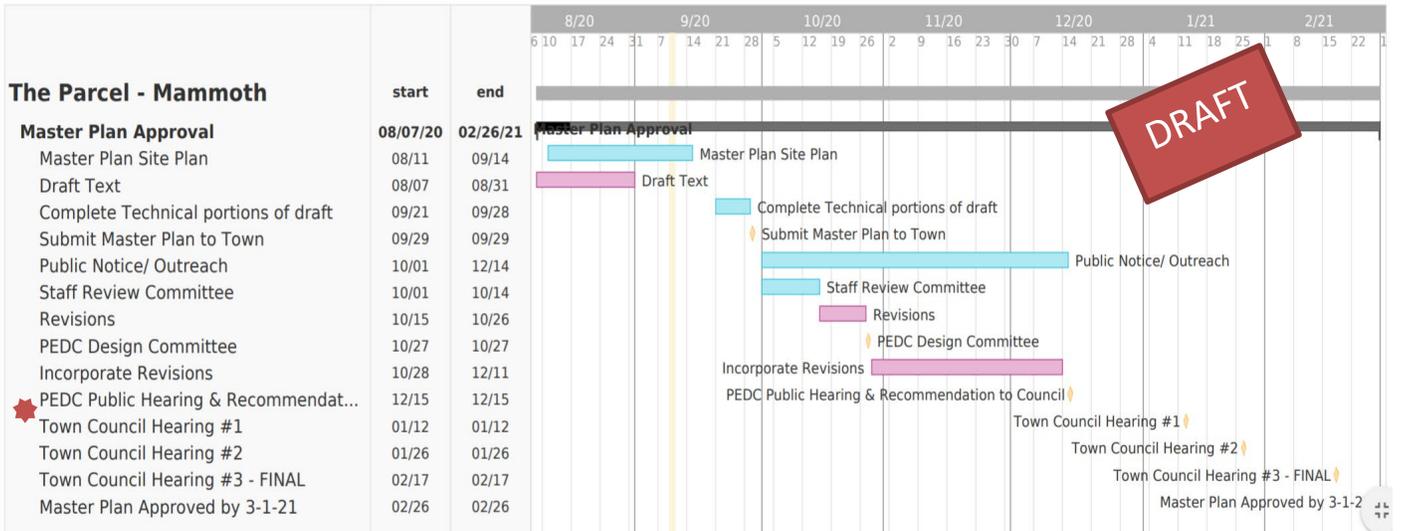
**Term Sheet and Next Steps – DDA:**

In June, PWC drafted a term sheet outlining expectations for both PWC and the Town. Although not binding, the document provides an outline of how the parties intend to work together to provide nearly 450+ units of affordable housing in a phased approach at The Parcel. This document was reviewed by the Town Council in August and provides the framework of the Disposition and Development Agreement (DDA), which is currently being drafted. The goal is to finalize the DDA prior to, or in conjunction with, the Master Plan approval.

**Project Timeline & Master Planning Efforts:**

Project Timeline

<i>Mid-October:</i>	PEDC Design Committee - Master Plan/Phase 1
<i>November 2020:</i>	DDA Approval
<i>December 2020:</i>	PEDC Hearings - Master Plan/CEQA
<i>Jan. – Feb. 2021:</i>	Town Council Hearings - Master Plan/CEQA Mono County Financing Application Due
<i>Early March 2021:</i>	Submit Financing Applications for Phase 1
<i>May/June 2021:</i>	Construction - Phase I



The Parcel's Preferred Plan creates the baseline and overall context for the Master Plan. Over the last few months, the Design Team has drafted versions of a Master Site Plan and vetted both internally and with the entire team. Each version becomes more real, and better addresses project goals and the efficiencies required to leverage public funds. Though not final, it will serve as the basis for the Master Plan documents which are scheduled to go to PEDC Design Committee this fall for review and feedback, with final review in December 2020.

The entire development team is working cooperatively to draft The Master Plan. In addition to serving as the land use plan for the development of The Parcel, the Master Plan will provide a documented process for the development of future phases, and how any amendments or changes to the Master Plan shall be achieved. The goal is to capture the essence of The Preferred Plan while also considering financial strategies and viability. The team looks forward to working collaboratively to create a thoughtful development plan that will withstand the test of time and create affordable housing on The Parcel for Mammoth's working families and individuals.

In summary, the draft Plan maintains the basic circulation and street framework as the Preferred Plan. The overall unit count and phasing approach remains similar. The design continues to rely on primary access to existing streets at Center Street, Tavern Road, and Chaparral Road. Arrowhead Drive on the southern side of the property is not being utilized, though it was contemplated and discussed by the team and Mammoth Mountain.

Pedestrian trails connect The Parcel and its amenities to Manzanita Road via the Town's existing easement. Additional pedestrian and recreational pathways are planned along the Mill Ditch and within the streetscapes to create a walkable neighborhood for residents and the community as a whole. Compared to the Preferred Plan the centrally located park has grown and includes adjacent community/commercial space. The development team adjusted the location of the park to provide an opportunity for at least some of the homes to access it without having to cross a street providing a more village

feeling with less vehicular traffic surrounding it. The goal is to create a lively park that serves the community.

Similar to the Preferred Plan parking is provided primarily using tuck under, garages and podium design. This adds substantial construction cost but also assists with snow storage and provides a more walkable neighborhood design. The has team discussed the amount of surface parking at length and PWC and JK understand the desire to limit it as much as possible while remaining sensitive to the cost and overall financial viability of each phase.

The overall unit counts are generally in line with the Preferred Plan with approximately 469 units shown. Given that over time the Town's need for housing may increase, the existing design was created to be flexible to add density if desired. The project's density could increase up to 580 units by ether additional height or replacing tuck under parking with podium designed buildings.

**Environmental:**

The team is working with Michael Baker International on the CEQA analysis and documents for The Parcel. In addition, the team has been consulting with two outside attorneys as well as Town Attorney Andy Morris, to make sure we have a sound approach. Given the 2016 General Plan Update and EIR, and the Housing Element Update in 2019, much of the required and desired analysis has been completed or needs updating as opposed to entirely new analysis.