

# INTRO TO THE TEAM

PROJECT LEAD



THE  
**PACIFIC**  
COMPANIES



**CALEB ROOPE**  
PRESIDENT AND CEO



**L. ANDREA CLARK**  
VP SPECIAL PROJECTS

PROJECT LEAD



**SMR**  
DEVELOPMENT

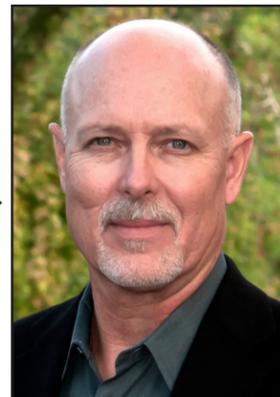


**SHELLAN M. RODRIGUEZ**  
PROJECT MANAGER, CEO

DESIGN



**JK** ARCHITECTURE  
ENGINEERING



**JORDAN KNIGHTON**  
PARTNER



**DAVID BOURKE**  
ASSOCIATE PRINCIPAL



**CARLA SAMMIS**  
ASSOCIATE PRINCIPAL  
SENIOR CIVIL ENGINEER

# WHERE WE'VE BEEN & WHERE WE ARE GOING

**MARCH 2020**

IIG RESOLUTION APPROVED AND PWC WAS CHOSEN AS THE DEVELOPER

**MAY 2020**

JKAE ON BOARD AS THE DESIGN LEAD  
MBI ON BOARD AS THE ENVIRONMENTAL LEAD

**JUNE 2020**

INITIAL IIG AWARD - \$20.6 MILLION

**AUGUST 2020**

TERM SHEET AGREED UPON  
DISCUSSIONS WITH MONO COUNTY FOR ADDITIONAL FUNDING

**SEPTEMBER 2020**

OBTAIN INPUT AND MOVE FORWARD TO MEET MASTER PLAN TIMELINE TO APPLY FOR PHASE 1 FUNDS IN SPRING OF 2021

**FUTURE...**

**OCTOBER 2020**

FINALIZE IIG, CONTINUE UPDATES AND INITIAL STAFF AND PEDC REVIEW AND REVISIONS

**NOVEMBER 2020**

COUNCIL/ PEDC WORKSHOP, MASTER PLAN APPROVED, PHASE 1 APPROVED

**DECEMBER 2020**

PEDC HEARING & RECOMMENDATION

**JANUARY - FEBRUARY 2021**

TOWN COUNCIL 3 HEARINGS

**MARCH 2021**

MASTER PLAN APPROVED, FUNDING APPLICATION SUBMITTED - PHASE 1

**SPRING 2021**

INFILL AND HOUSING CONSTRUCTION - PHASE 1



# BUILDING ON THE GUIDING PRINCIPLES OF THE PREFERRED CONCEPTUAL LAND USE PLAN

## Guiding Principles

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COMMUNITY HOUSING

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

MOBILITY & CONNECTION

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

AMENITIES & OPEN SPACE

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

SUSTAINABLE

**D** Focus on environmentally sustainable design concepts.

COMMUNITY NEIGHBORHOOD

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

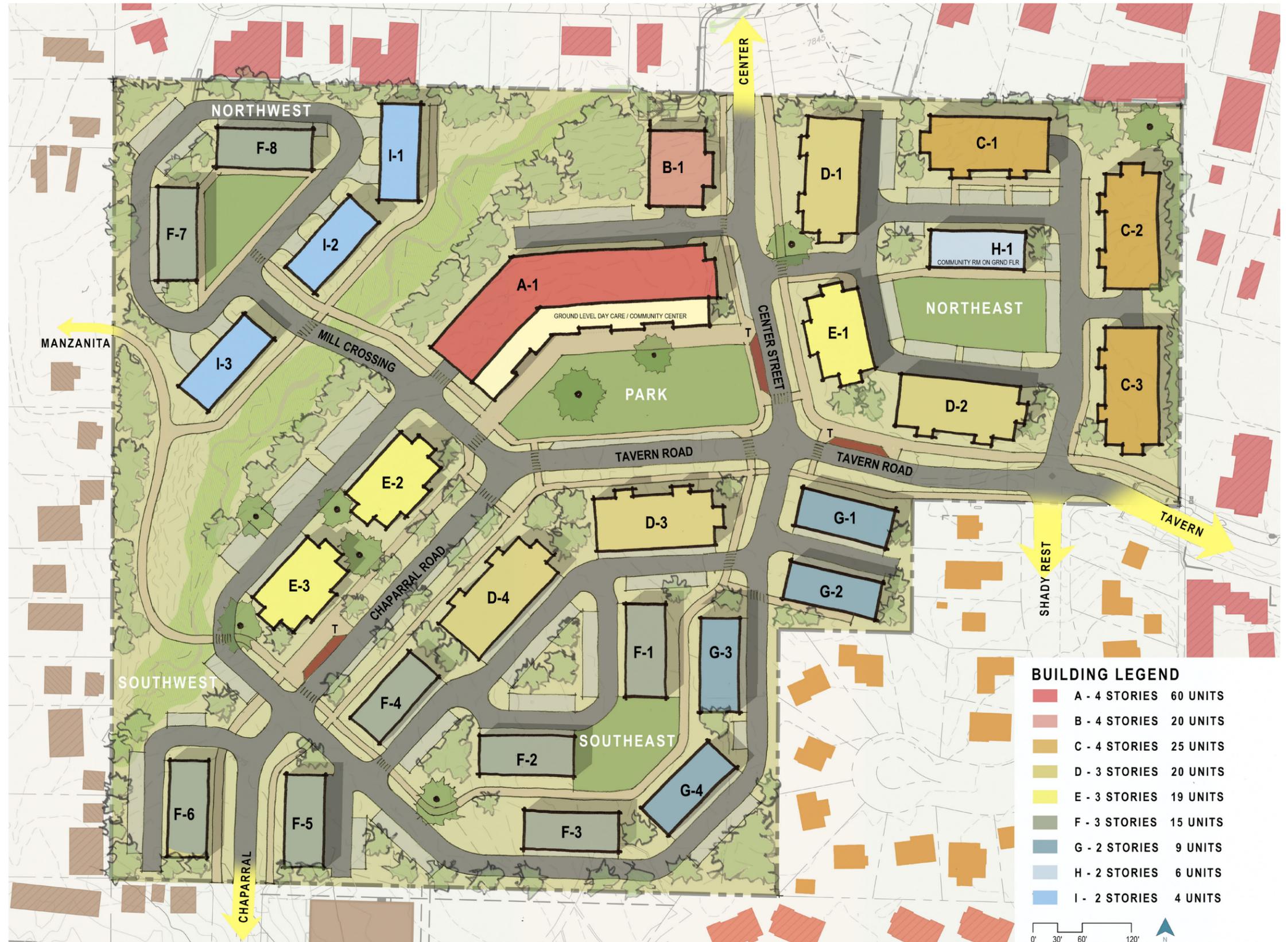
DEVELOPMENT PROGRAM

**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.



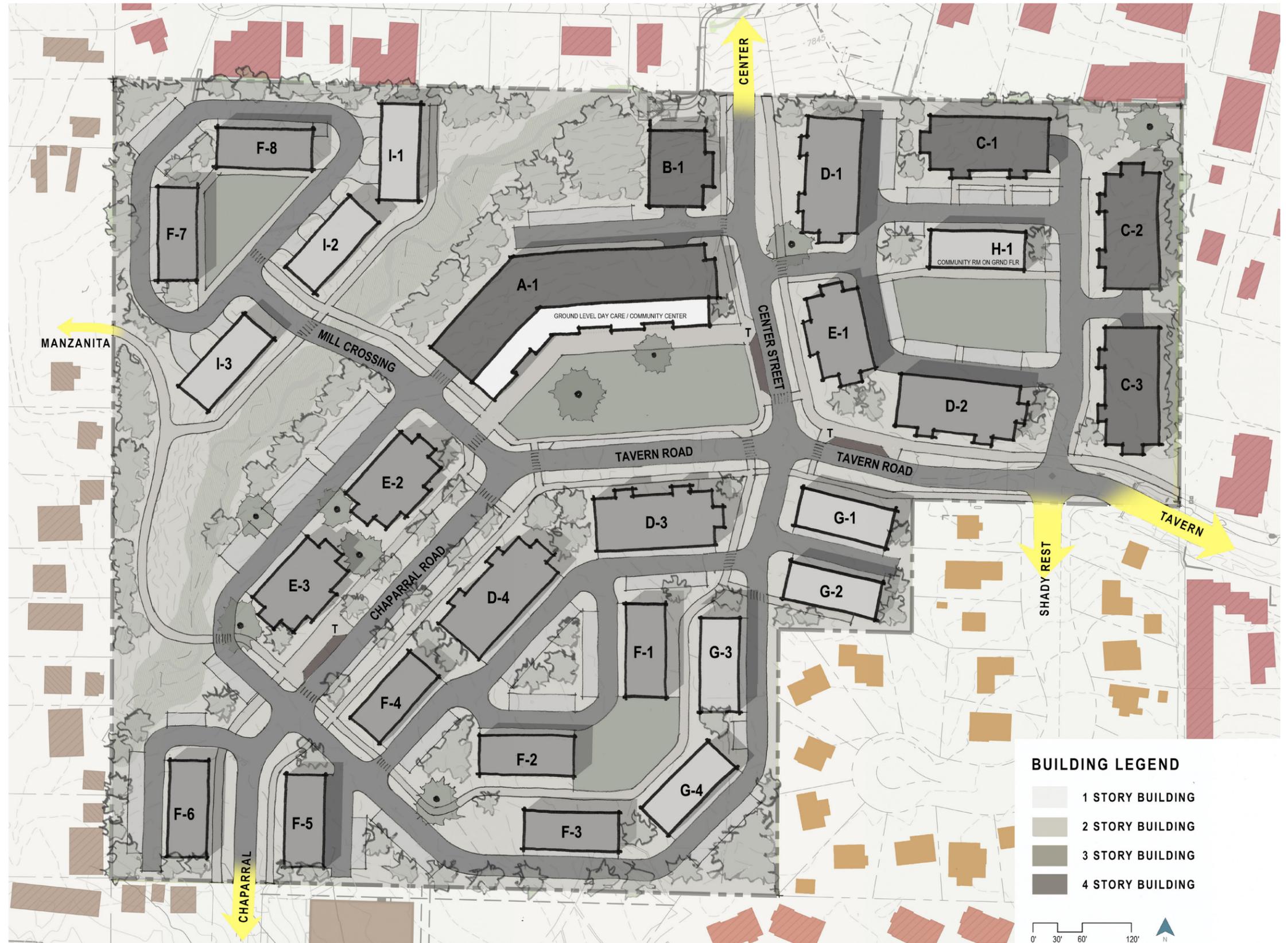
# COMMUNITY HOUSING

- PROVIDE A VARIETY OF HOUSING TYPES
- PROVIDE A MIX OF UNIT TYPES
- PROVIDE RENTAL AND OWNERSHIP PRODUCTS
- SERVE MODERATE INCOME HOUSEHOLDS AND BELOW



# MOBILITY & CONNECTION

- CONNECTIVITY TO SURROUNDING TOWN
- COMPLETE STREET SYSTEM
- TRANSIT CONNECTIONS
- TRAFFIC CALMING STRATEGIES
- PARKING AND TRAFFIC MANAGEMENT STRATEGIES



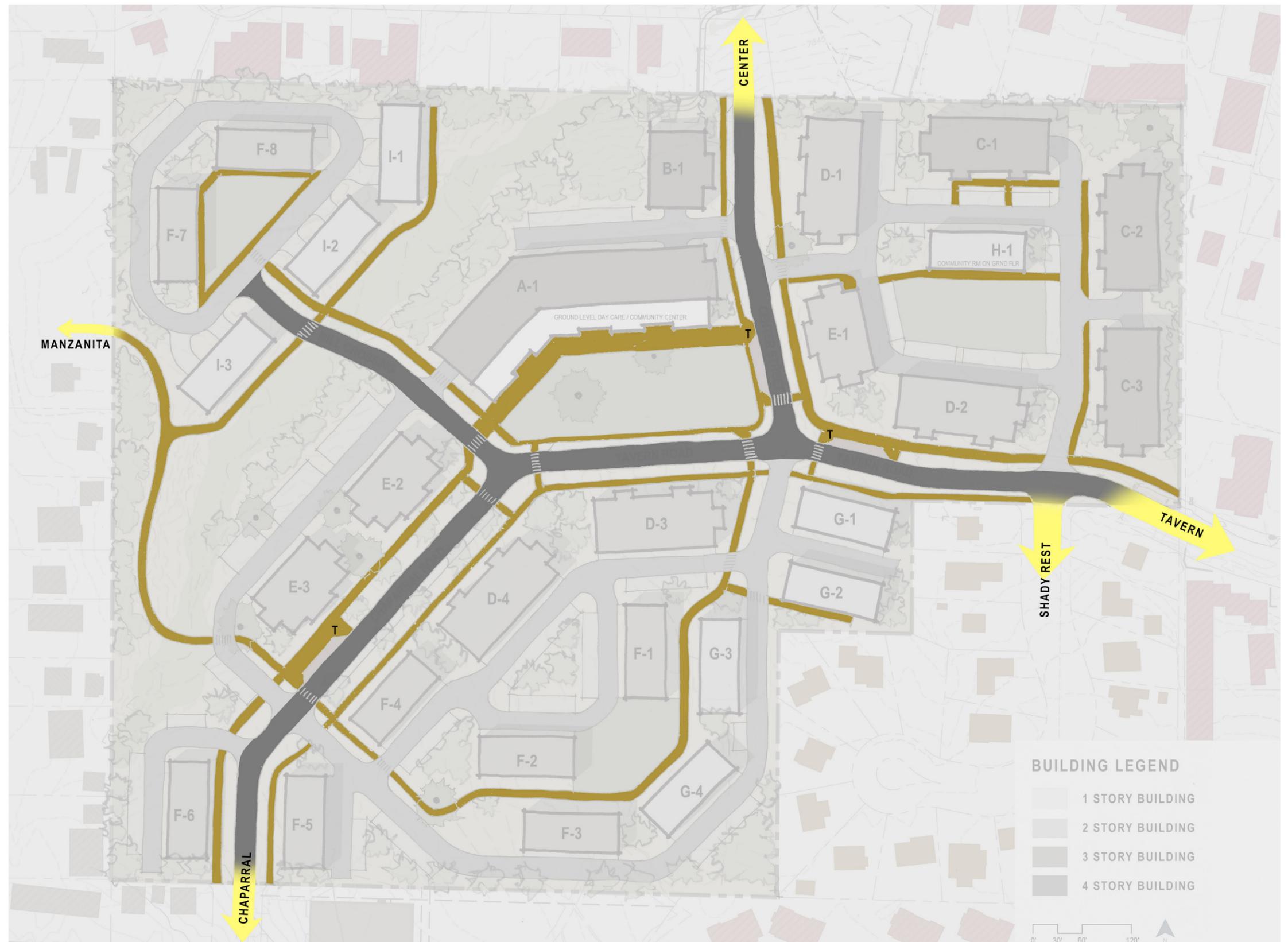
# MOBILITY & CONNECTION

- CONNECTIVITY TO SURROUNDING TOWN
- COMPLETE STREET SYSTEM
  - PRIMARY STREET NETWORK
  - MULTI-USE PATHS
  - SIDEWALKS
  - PARKING ACCESS
- TRANSIT CONNECTIONS
- TRAFFIC CALMING STRATEGIES
- PARKING AND TRAFFIC MANAGEMENT STRATEGIES



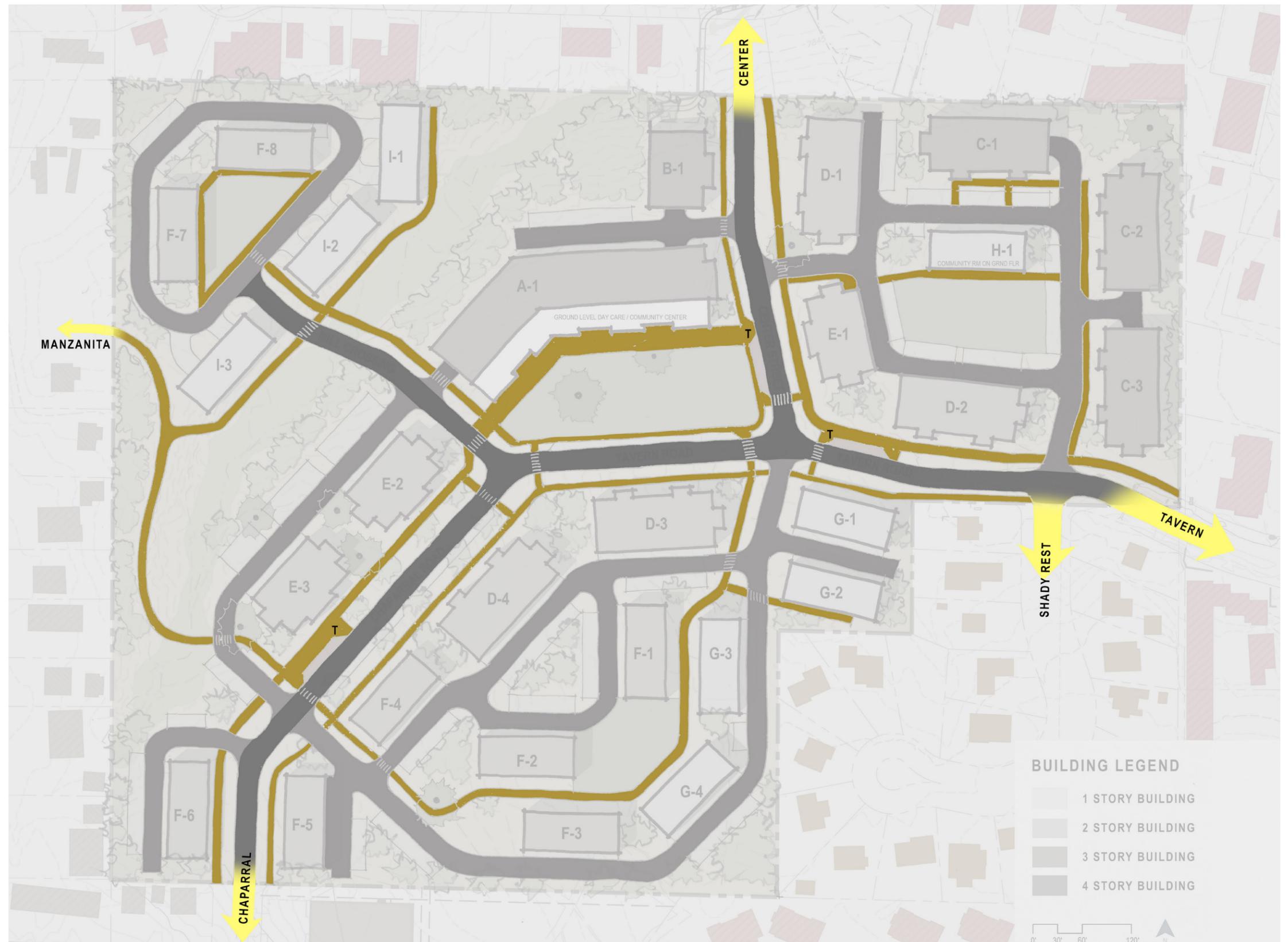
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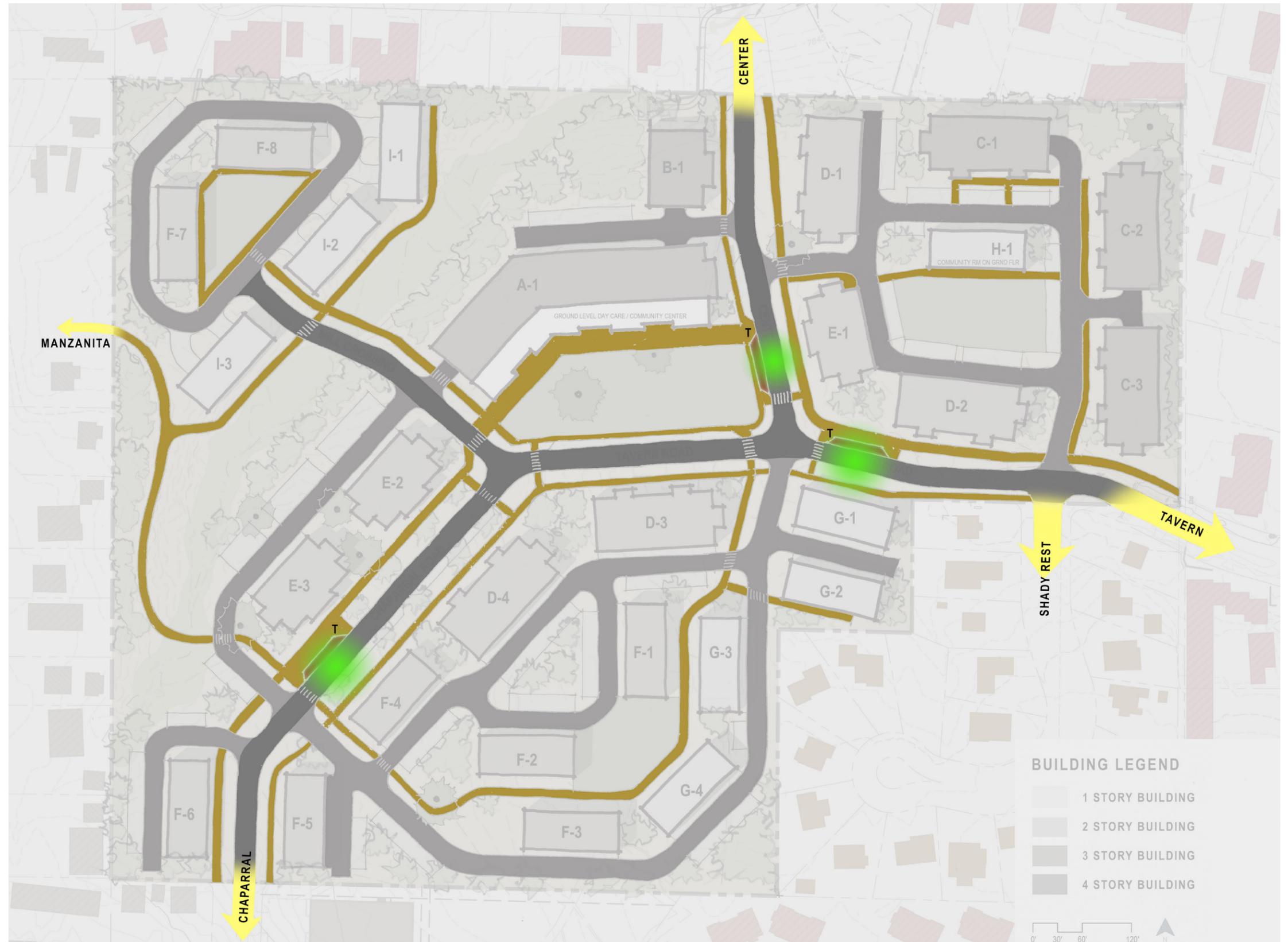
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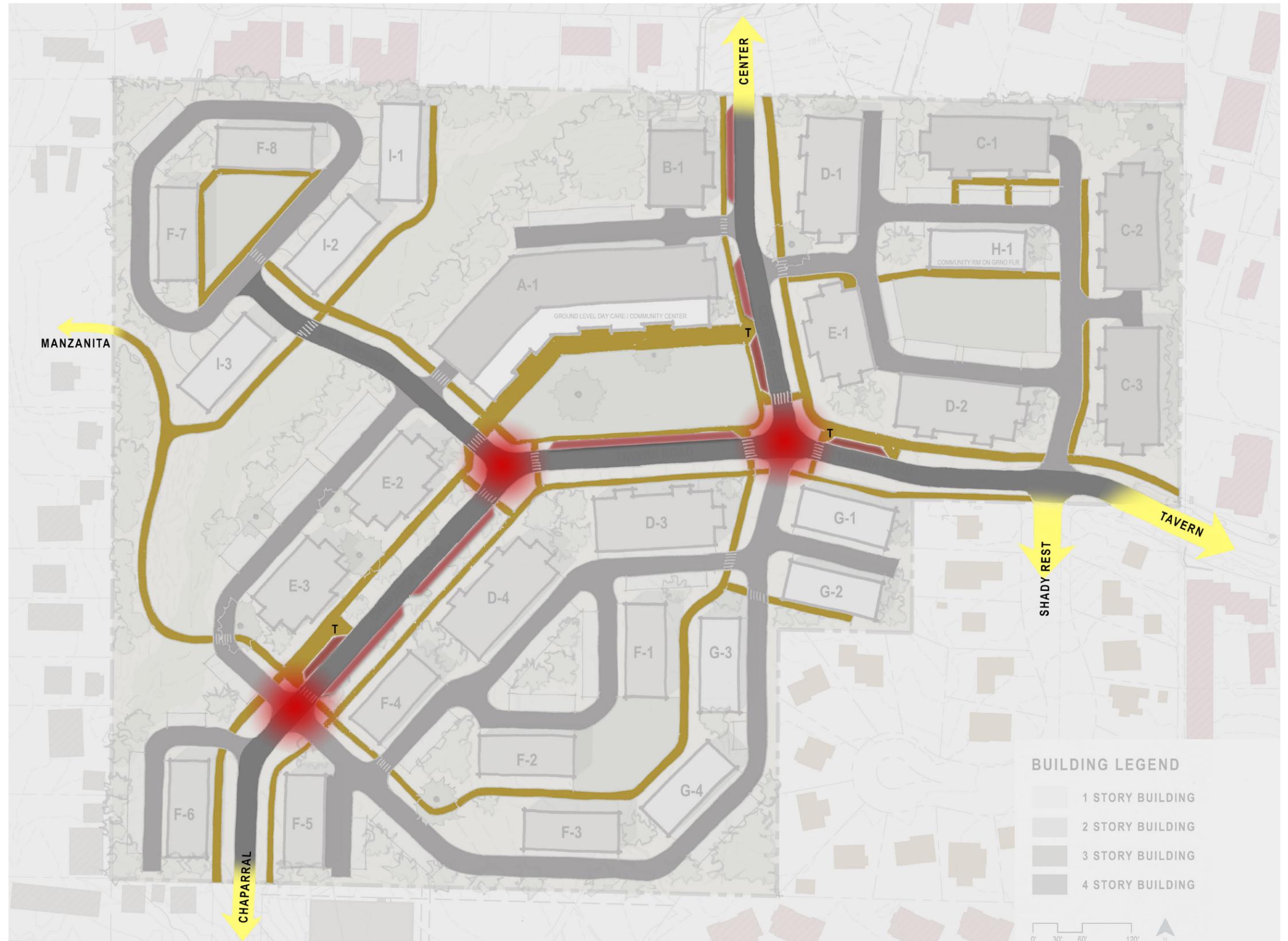
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# MOBILITY & CONNECTION

- CONNECTIVITY TO SURROUNDING TOWN
- COMPLETE STREET SYSTEM
- TRANSIT CONNECTIONS
- TRAFFIC CALMING STRATEGIES TO REDUCE VEHICULAR SPEEDING
  - MARKED AND SIGNED PEDESTRIAN/VEHICLE CROSSINGS
  - NARROW ROAD WIDTHS
  - SIDEWALK BULB-OUTS
  - ON STREET PARKING
- PARKING AND TRAFFIC MANAGEMENT STRATEGIES



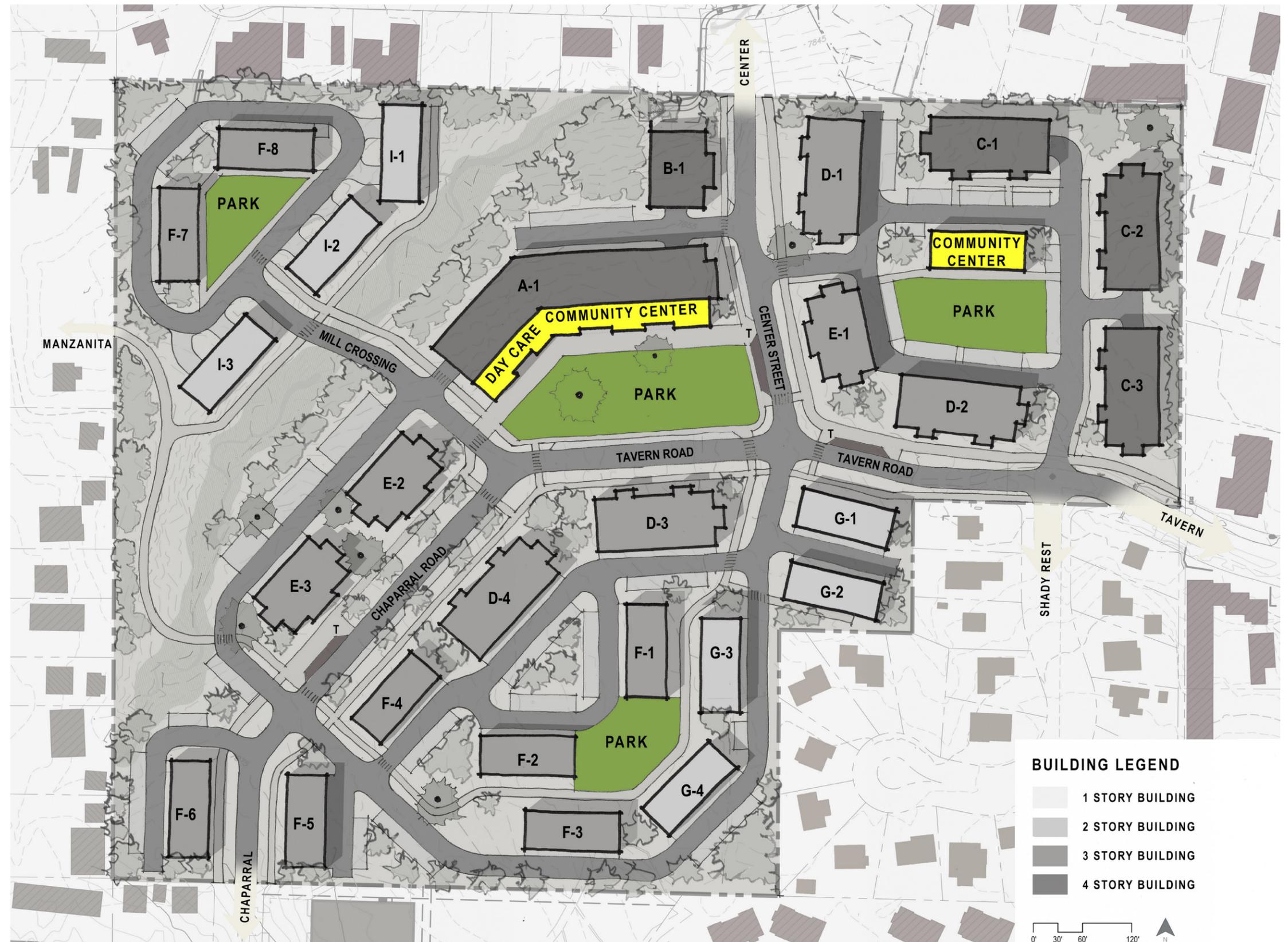
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- TRAFFIC CALMING STRATEGIES
- PARKING AND TRAFFIC MANAGEMENT STRATEGIES TO FURTHER ENCOURAGE ALTERNATIVE TRAVEL MODES
- RANGE OF 1.15-1.4 SPACES /UNIT
- PARKING RATIO BASED ON UNIT TYPES
- MIX OF COVERED AND SURFACE PARKING
- ANTICIPATE SNOW REMOVAL



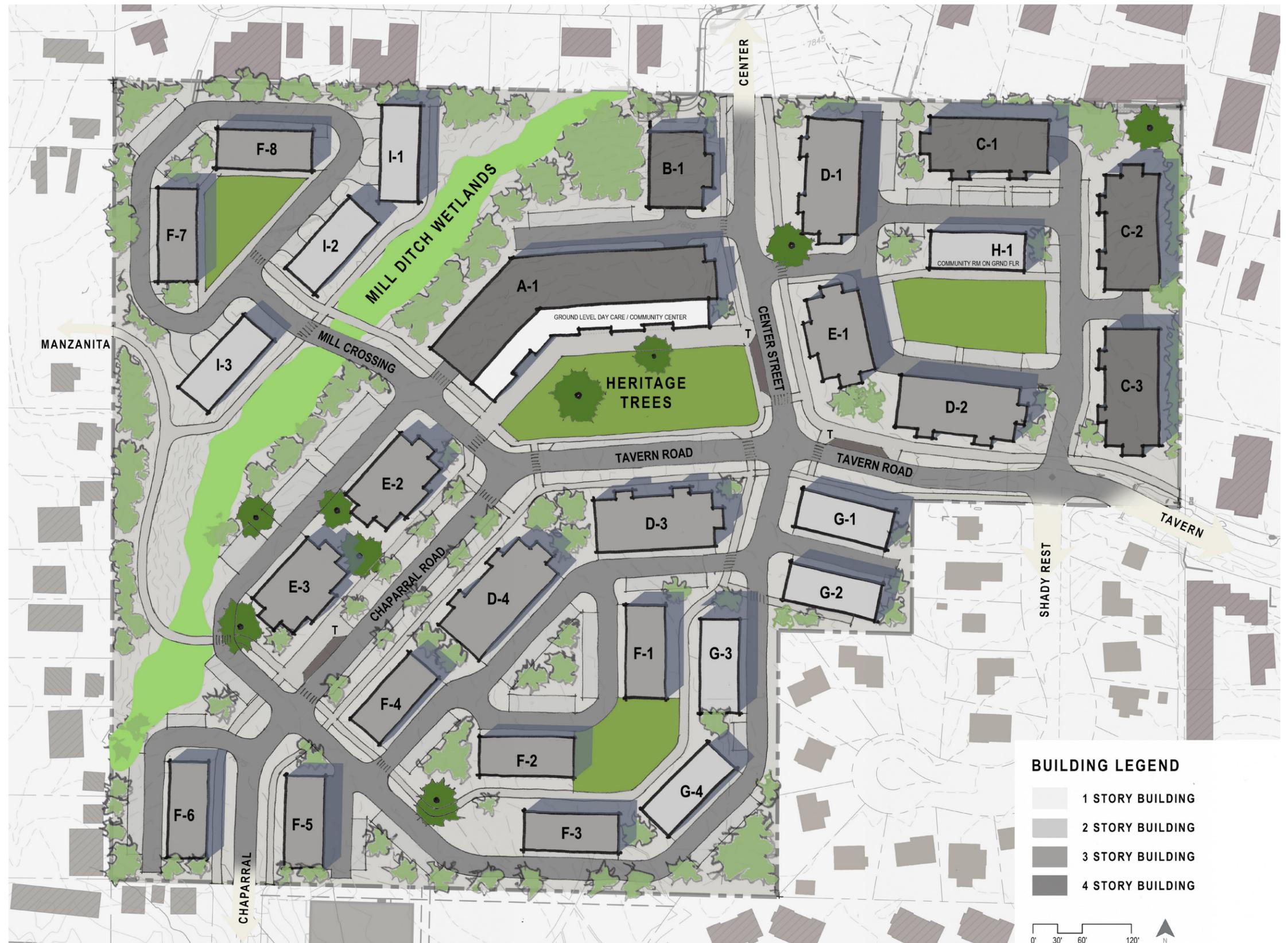
# AMENITIES & OPEN SPACE

- CHILD CARE AND COMMUNITY SPACES
- CENTRAL PARK AND NEIGHBORHOOD GREEN SPACES THAT CAN FUNCTION AS MULTI-PURPOSE OUTDOOR SPACES
- GREEN SPACES CAN FUNCTION AS SNOW STORAGE AREAS IN WINTER
- BALANCE OF BUILT SPACE AND OPEN SPACE TO DEVELOP DESIRED DENSITY WHILE MAINTAINING NEIGHBORHOOD CHARACTER



# SUSTAINABLE

- INTEGRATE WITH BUILT SPACE WITH THE NATURAL FEATURES OF THE SITE
- MAINTAINING THE MILL DITCH WETLANDS
- SAVING THE HERITAGE TREES ON SITE AND OTHER EXISTING TREES WHERE POSSIBLE
- STREET ALIGNMENT AND BUILDING PLACEMENT THAT CONSIDERS SUN EXPOSURE
- WELL PLANNED SNOW STORAGE AREAS
- MINIMIZE RUN OFF WITH STREET DESIGN



# COMMUNITY NEIGHBORHOOD

- DESIGNED FOR LOCAL RESIDENTS' NEEDS
- SEAMLESS CONNECTIONS TO COMMUNITY
- TRANSITION IN SCALE TO REFLECT SURROUNDING USES
- STAND THE TEST OF TIME
- SITE PLAN THAT RESPONDS TO CONTEXT OF EXISTING DEVELOPMENT, NATURAL FEATURES, AND SNOW AND SUN
- BUILDINGS THAT WILL BE SIMPLE, DURABLE, AND ATTRACTIVE



# DEVELOPMENT PROGRAM

- PHASING AND FUNDING PLAN



# NEXT STEPS

**SEPTEMBER 2020**

TOWN COUNCIL INPUT

FINALIZE ENVIRONMENTAL DISCLOSURE PROCESS, OBTAIN FINAL PROPOSAL FROM MBI FOR ENVIRONMENTAL WORK AND CONTINUE WITH SITE PLANNING, REVIEW STANDARD HCD / INFILL INFRASTRUCTURE GRANT AGREEMENT

**OCTOBER 2020**

EXECUTE IIG AGREEMENT  
CONTINUED UPDATES  
PEDC REVIEW

**NOVEMBER 2020**

JOINT TOWN COUNCIL / PEDC WORKSHOP  
MASTER PLAN REVIEW AND DISCUSSION  
DEVELOPMENT & DISPOSITION AGREEMENT TO TOWN COUNCIL

**DECEMBER 2020**

PEDC HEARING & RECOMMENDATION

**JANUARY - FEBRUARY 2021**

TOWN COUNCIL - 3 HEARINGS  
MASTER PLAN APPROVAL

**MARCH 2021**

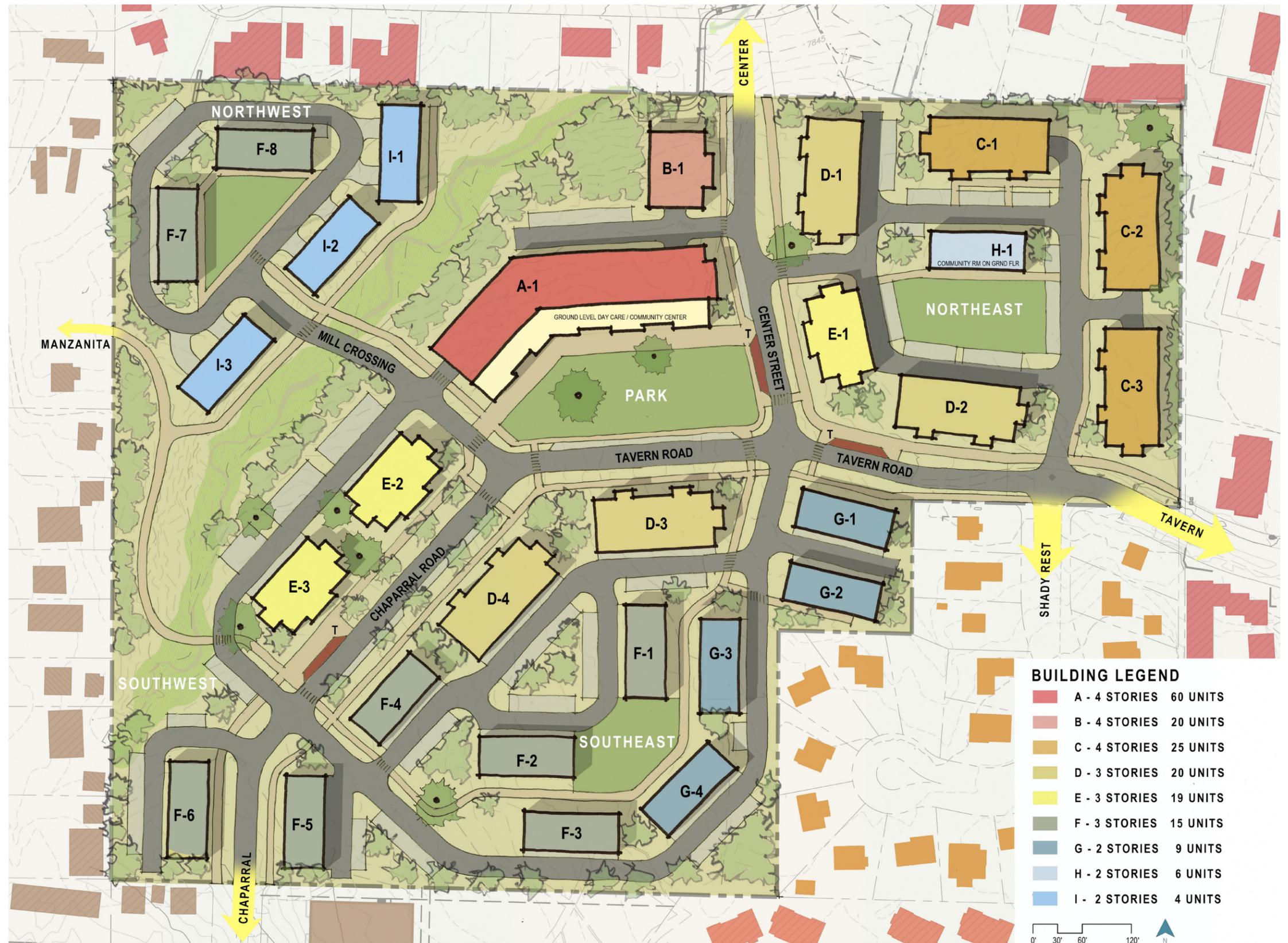
FUNDING APPLICATION - PHASE 1

**MAY - JUNE 2021**

PHASE 1 CONSTRUCTION (*CONTINGENT ON FUNDING*)



# QUESTION & ANSWER



THANK YOU!