

## Site Location

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## Project Goal

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*To establish an active, sustainable, mixed-use neighborhood, with unique character, designed to serve the local community and to meet a variety of housing needs within the Town of Mammoth Lakes.*

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## AFFORDABLE HOUSING

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## Affordable Housing Needs

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- TOML currently has affordable housing shortage
- Recent and anticipated future growth has increased need
- Hidden Creek parcel is last one available in TOML for comprehensive, inclusive project

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## Defining Affordable

- CA Definitions
  - Affordable-Low = earning 50- 80% AMI
  - Affordable-median = earning 81- 120% AMI
- High real estate prices in Mammoth have outpaced salaries
- Lack of affordable housing options for much of the Mammoth workforce (teacher, police officer, etc.)
- Addition of “Workforce” housing

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## Proposed Housing Types

Affordable: Up to 120% AMI

Workforce: 121% - 200% AMI

Resident Market Rate (RMR)

Full-time residents & employees of TOML  
First 45 days of marketing each sale

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## Financing Affordable Housing

Typical ratio for private developer:



Proposed Hidden Creek ratios



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## Financing Affordable Housing

- Typically city or town provides assistance (land, subsidy, grants, etc.) to help balance costs
- For Hidden Creek, no financial contribution from TOML (no grants or subsidies) and no contributions of land
- Need to finance internally

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## SITE DESIGN

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## Existing Conditions



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## Project Goal

*To establish an active, sustainable, mixed-use neighborhood, with unique character, designed to serve the local community and to meet a variety of housing needs over time, while providing additional amenities within the Town of Mammoth Lakes.*

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## Design Principles

- Mixed Use Neighborhood
  - Local-oriented commercial
  - Range of Housing Options
  - Family-oriented
  - Sense of Place



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## Design Principles

- Active Streetscapes
  - Pedestrian Scale
  - Human, friendly
  - Sunlight
  - Gathering Places



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## Design Principles

- Circulation and Connections
  - Walkable Distances
  - Proximity to Public Transit
  - Range of Transit Options
  - Connections to Trails



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## Design Principles

- Provide Parks and Open Space
  - Preserve Wetlands
  - Access to Open Space/Park
  - Smaller "Pocket" Parks



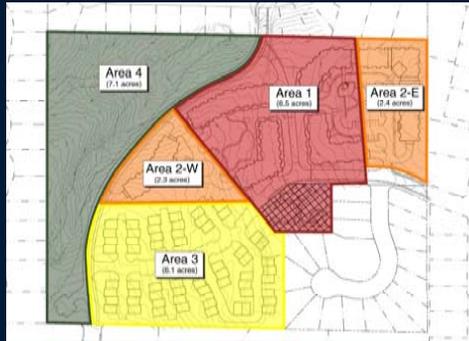
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## Land Use Areas



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## Proposed Site Plan



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## Efficient Site Design

- Solar Orientation
- Green Spaces
- Snow Management
- Subsurface Parking
- On-Site Childcare
- Circulation

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## Affordability Designations



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## Development Summary

Affordable (Rental)	100 units
Workforce	100 units
Resident Market Rate (RMR)	<u>260 units</u>
Total	460 units

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## Circulation



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## Site Sketches



Entry from Center Street

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## Site Sketches



Mixed Use Plaza Area

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## Site Sketches



Entry from Chaparral



Entry from Tavern

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## Architecture and Materials

- Unique Style
- Mountain Context
- Range of Types and Housing Opportunities



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## Phasing

- Balanced Approach
- For each percentage of RMR units developed, an equal percentage of Affordable and/or Workforce will be developed within one year.

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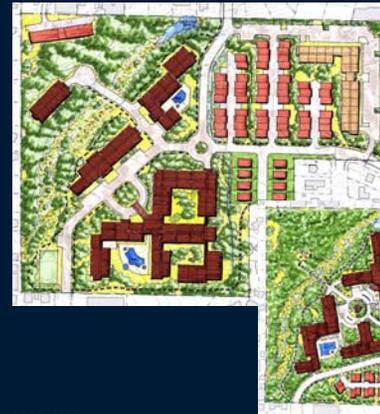
## Feedback

- **Feedback** from TOML staff
- **Responses** from client and designers
- EIR will address issues and impacts in greater depth

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## Feedback:



- Preserve wetlands
- Allow public access
- Allow public views of park from roads

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## Response:



- Move roadway to allow views to Open Space/Park
- Allow access to Wetlands Open Space/Park

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## Feedback:



- Too much surface parking

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**Response:**



90 % of parking spaces are under structure and/or underground

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**Feedback:**



- Too grid-like
- Need to increase setbacks

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**Response:**



- Minimum 20' Setbacks
- Less grid-like

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**Feedback:**

Shortage of Parking Spaces

**Response:** Current Plan

- AFFORDABLE (RENTAL): Average 1.4/unit, plus .2 guest/unit
- WORKFORCE: Average 1.5/unit, plus .2 guest/unit
- RESIDENT MARKET RATE (RMR): Average 2/unit, plus .2 guest/unit
- Transit, Use of commercial for guest

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### Feedback:

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Combine all green space into one central space

### Response:

- *Design approach is to provide small green spaces ("pocket parks") adjacent to units and to maximize Open Space park in wetlands area*

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### Feedback:

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Stacked Town Homes are not part of same neighborhood as Condominiums in core area

### Response:

- *Unit type does not define connections. As shown in circulation diagram, shows connection to be a 3-5 min walk to neighborhood core*

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### Feedback:

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Decrease Density

### Response:

- Initial plans were for 650 units
- Currently 460 units
- Density is appropriate for the site and helps meet the housing needs of the TOML

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### Summary

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- Unique local, mixed-use focus
- Meeting variety of housing needs
- Opportunity to build comprehensive neighborhood
- Park/Open Space benefits for TOML community

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# Hidden Creek Crossing



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