

Old Mammoth Place – Concept Review

CR 15-001

Planning & Economic Development Commission
Workshop

July 30, 2015

Concept Review & Workshop Purpose

- Preliminary plans prepared – not a formal application
- Obtain feedback from staff, public, Commission
- Easier to incorporate feedback at this preliminary stage
- Often results in more streamlined formal application processing because major issues typically addressed early



Background & Project History – Clearwater Specific Plan (CSP)

- Adopted 2009
- Regulatory document for the Old Mammoth Place project site (supersedes Zoning Code)
- Pedestrian-oriented mixed-use corridor along Old Mammoth Rd
- Mix of retail, condo-hotel, conference, on-site workforce housing, public plaza
- Extensive and lengthy public process
- North Old Mammoth Road District Special Study (NOMRDSS)
- Stepped height from 35 feet at perimeter to max 55 feet in center
- 40 room/acre base density; 80 rooms/acre allowed if community benefits provided

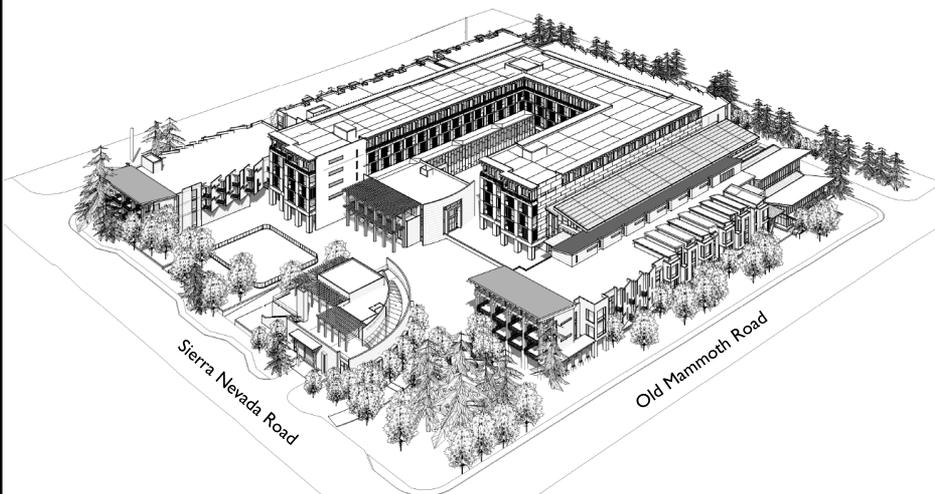


Background & Project History – Old Mammoth Place (OMP)

- Approved 2010 (current entitlements; could be built today)
- 488 condo-hotel rooms (80 rooms/acre)
- 8 units on-site workforce housing
- Outdoor public plazas
- Pool
- Ice rink
- 17,000 s.f. restaurant
- 20,000 s.f. commercial/retail
- 9,500 s.f. conference space
- 4,500 s.f. spa/wellness center
- 619 space underground parking structure
- East-west mid-block vehicular connector (Old Mammoth Place)

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Old Mammoth Place (OMP) Massing View

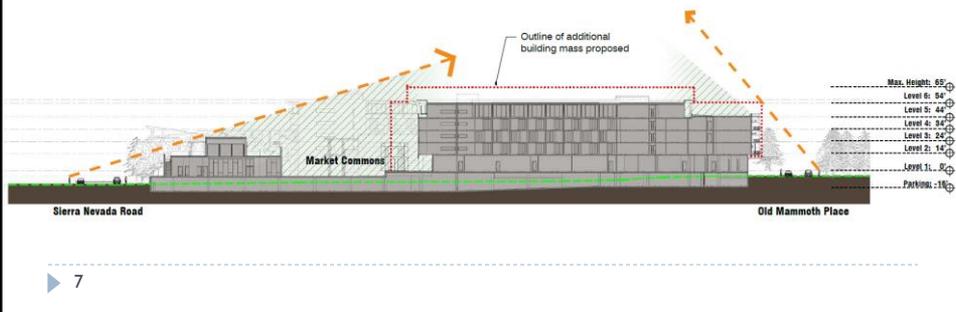


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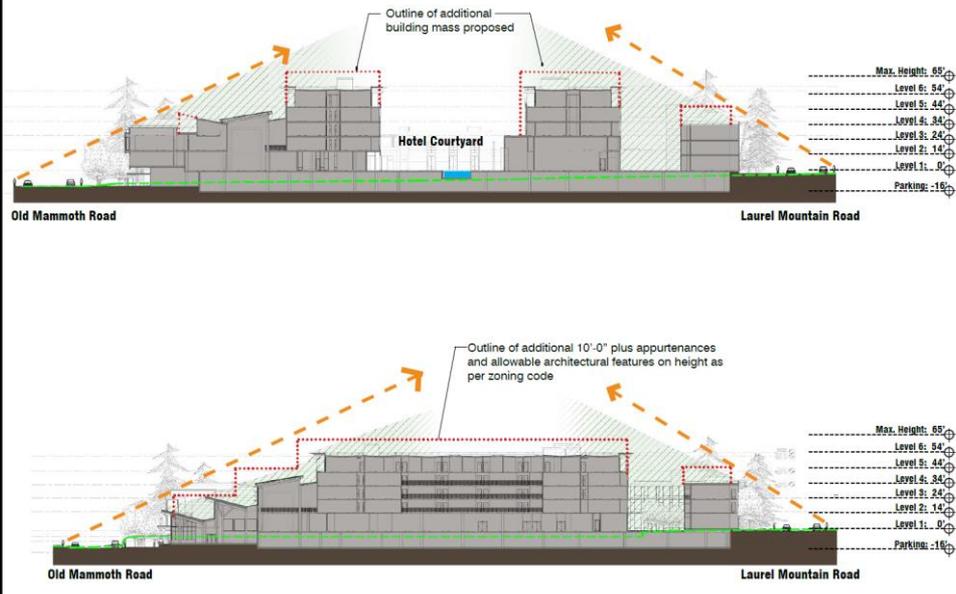
Concept Review Proposal

Conceptual reconfiguration that increases the residential condo-hotel s.f. while not exceeding 488 rooms (80 rooms/acre)

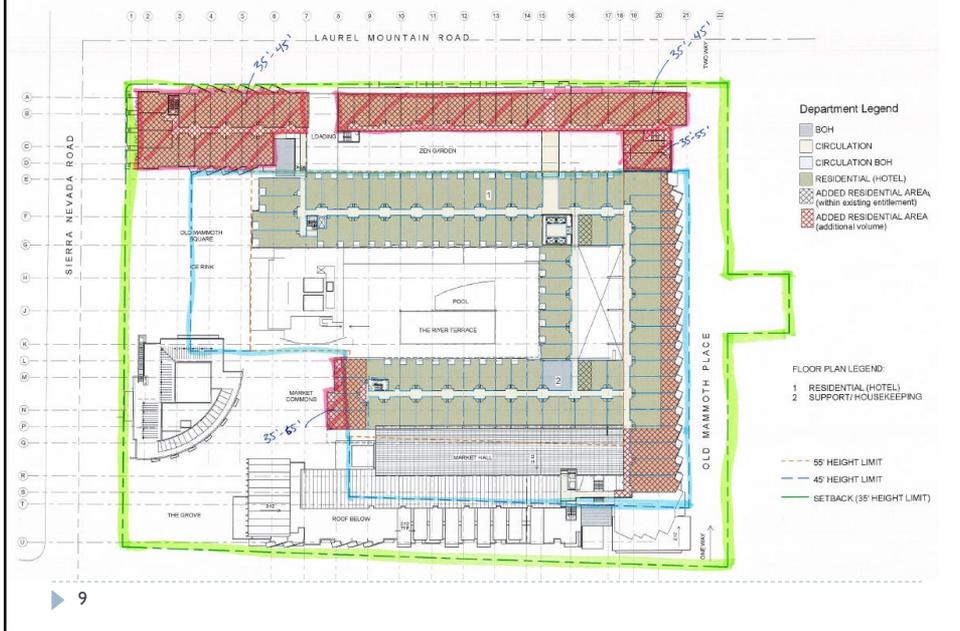
- Addition of 2 and 3-bedroom units
- Increased building heights
- Expanded building footprints
- Elimination of on-site workforce housing



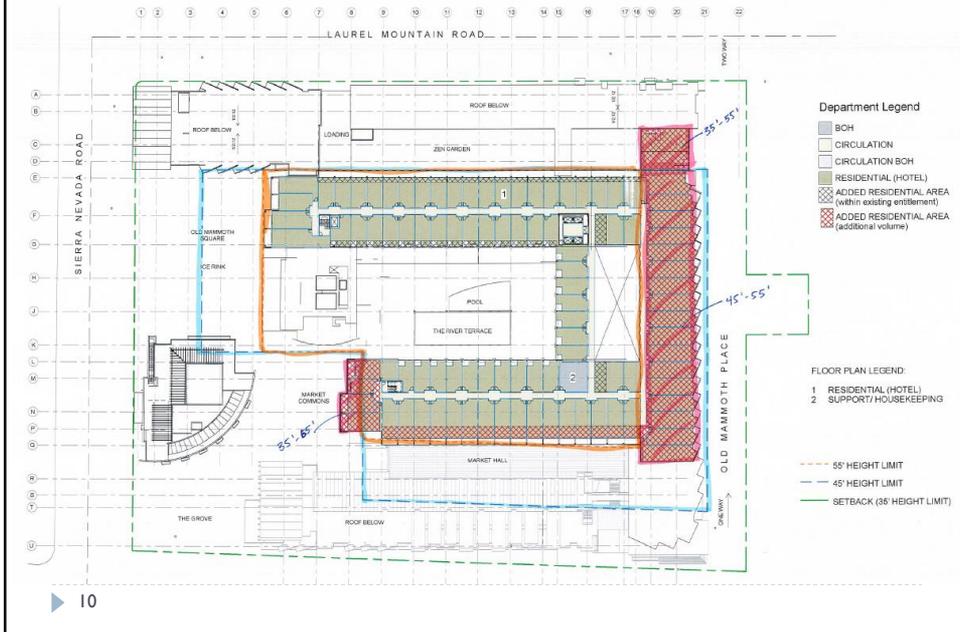
Concept Review Proposal



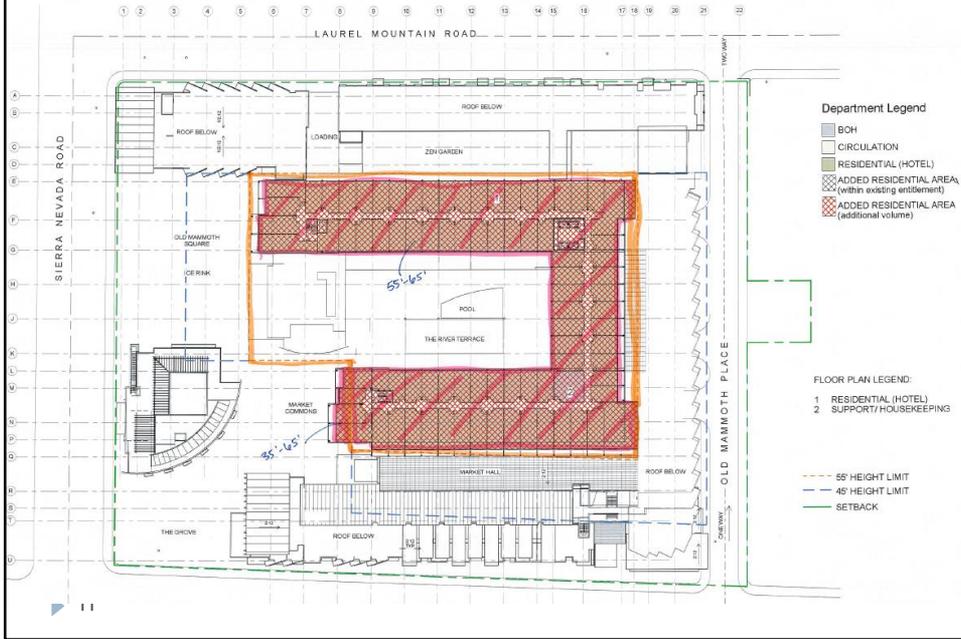
Concept Review Proposal – 4th Floor Plan



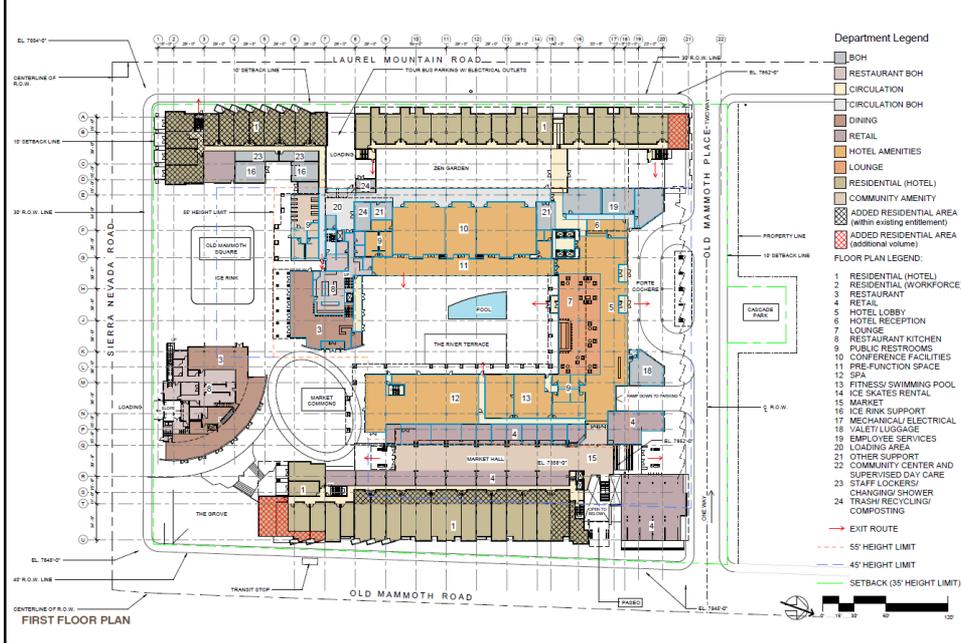
Concept Review Proposal – 5th Floor Plan



Concept Review Proposal – 6th Floor Plan



Concept Review Proposal



Clearwater Specific Plan (CSP) Consistency

- Appears to conform to CSP with the exception of:
 - 1) Building height
 - Portions of buildings exceed all CSP height zones by ~10 – 30 feet
 - 2) Workforce housing
 - CSP goals and objectives include on-site workforce housing
- An amendment to the CSP must conform to the General Plan and CEQA
- An amendment must also not be detrimental to the public interest, health, safety, convenience, or welfare of the town
- Commission makes a recommendation on a CSP amendment; Council makes decision

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General Plan Consistency

Additional information and analysis needed to determine consistency with the following:

Goal C.2: Design the man-made environment to complement, not dominate, the natural environment.

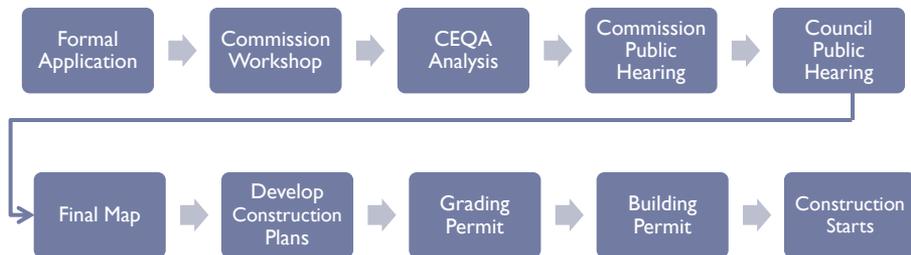
- Policy C.2.E: Ensure that each district center is an attractive destination that is comfortable and inviting with sunny streets, plazas and sidewalks.
- Policy C.2.J: Be stewards in preserving public views of surrounding mountains, ridgelines and knolls.
- Policy C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.

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Next Steps

Applicant to consider feedback and incorporate into a formal application

- Building elevations
- 3D flyaround
- Shade/shadow analysis
- Rationale for proposed amendments
- View perspectives
- Etc.

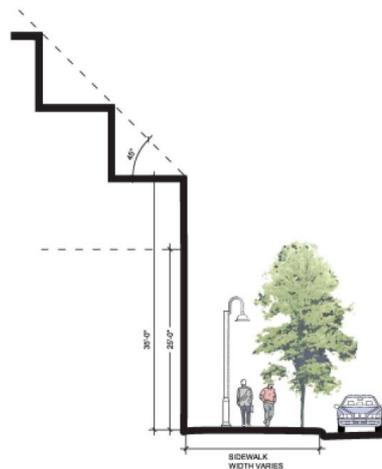


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Discussion Questions

A. Based on conceptual plans, do the proposed building height requests appear reasonable?

- 10ft height increase along Laurel Mtn Rd (45ft)
- 10-20ft height increase along Old Mammoth Place (55ft)
- For reference, OMR and D Zones allow 20% of a building face along a street to be 45ft tall but exceptions can allow up to 60% at 45ft
- 10ft setback required from max building face
- 10-30ft height increase in the center of the site (65ft)
- For reference, max height is 55ft in D Zone, 45ft in OMR Zone, and 35ft in RMF-2 Zone



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Discussion Questions

B. Based on conceptual plans, do the proposed building footprint increases appear reasonable?

- Building footprint additions would reduce some open space and light access (The Grove, Market Commons, River Terrace, Zen Garden)

C. Does it appear reasonable to eliminate the 8 on-site workforce housing units?

- CSP goals & objectives include on-site housing
- On-site workforce housing is not counted toward maximum density per CSP
- Recently adopted Housing Ordinance, which does not mandate on-site housing, could be applied with a CSP amendment