

South Districts Neighborhood District Planning (SDNDP) Public Workshop # 1

February 24, 2011



WELCOME!

Workshop Agenda

- Introduction and Meeting Overview
- District Planning Progress and SDNDP Framework
- Existing Conditions, Opportunities and Constraints
- Working Session:
 - Key Issues
 - Key Catalyst/Opportunity Sites – Preliminary Concepts
- Meeting Summary and Recap

Meeting Goals

- Review Framework, Existing Conditions and Issues for South Districts
- Recap and confirm draft NDPs for East OSSC and Sierra Star
- Provide preliminary input on concepts for key catalyst sites and areas – South Old Mammoth Road, Mammoth Creek Park, and Bell-Shaped Parcel
- “Parking Lot” for other topics and ideas

District Planning

- Incorporated into 2007 General Plan
- More detailed planning for key areas or “districts” in town
- Neighborhood District Planning results in studies that consider:
 - Issues, opportunities and constraints
 - Alternatives
 - Recommendations related to character, program, facilities and catalyst sites
- “Accepted” studies provide information to be codified through zoning and other adopted plans

What Is the South Districts NDP?

Develop strategic planning and policy recommendations for key remaining districts: Sierra Star, South Old Mammoth Road, and East Open Space Stream Corridor (EOSSC)

- Analyze existing conditions, issues and opportunities
- Review and close out draft NDP Studies for EOSSC and Sierra Star
- Develop and critique concept alternatives for key catalyst sites
- Achieve consensus on preferred plan, facilities, opportunity sites, and recommendations
- Codify and implement through Zoning Code
- Develop a facilities financing and implementation plan

South Districts NDP Process

Study Area Understanding

Alternatives

Preferred Plan

- Framework
- Existing Conditions
- Issues, Opportunities & Constraints
- Preliminary Concepts

- Develop Alternative Concepts
- Refine the Range of Options
- Lead to Analysis

- Analysis
- Infrastructure & Implementation strategies
- Review & acceptance

Planning Commission
Town Council

Workshop

Workshop

Planning
Commission

Planning Commission
Town Council

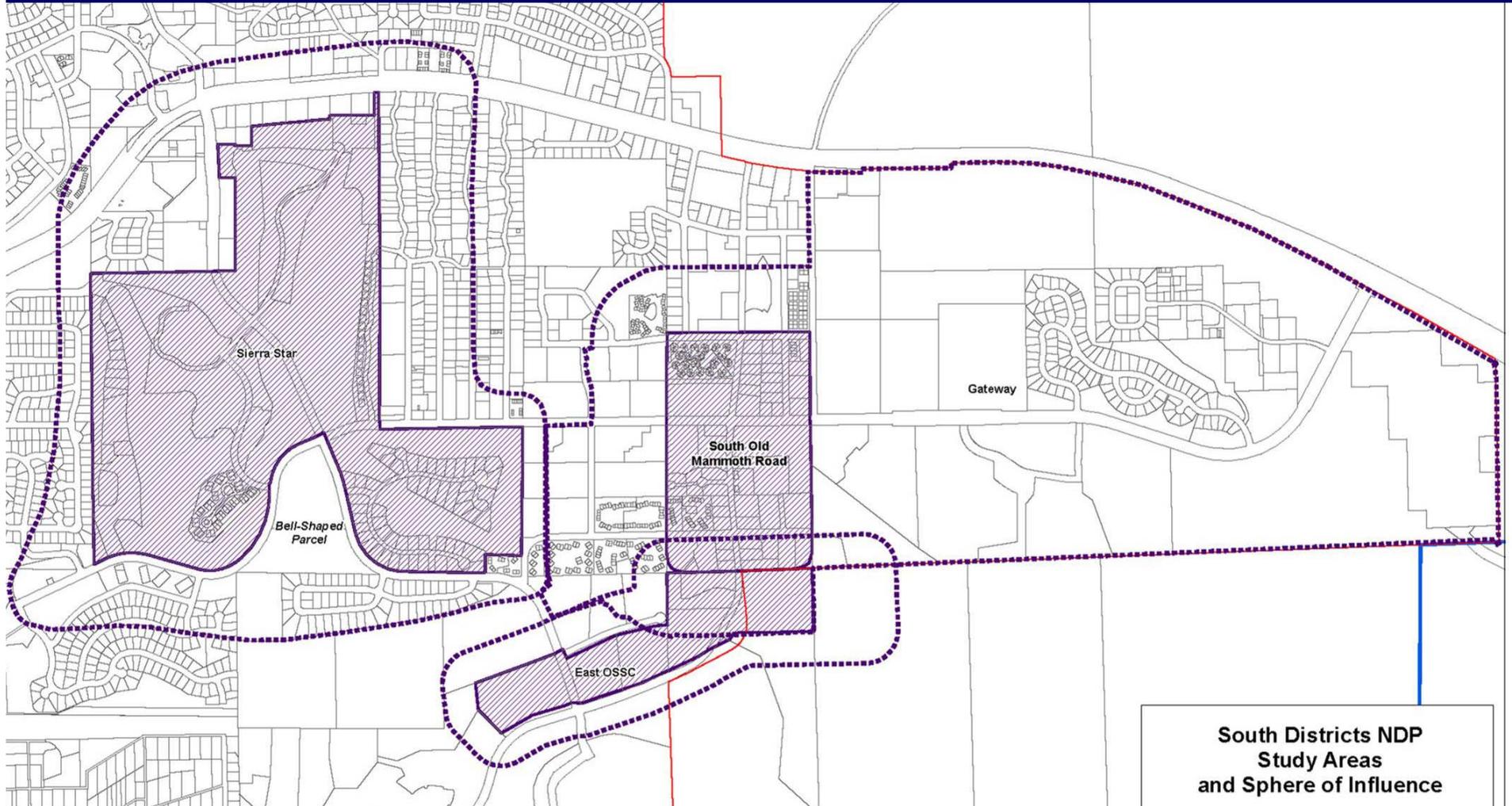
Target Schedule and Meetings

- *January 19 and February 2, 2011: Framework Approval*
- **February 8: Focus Group Meeting**
Opportunities, Constraints and Preliminary Options
- **February 24, 2011 Public Workshop**
- **March 2011 Focus Group and Public Workshops: Options Refinement and Selection**
- **April 2011 Planning Commission Workshop**
Preferred Option and Recommendations
- **May 2011: Planning Commission Review/Accept Draft NDP Report**
- **June 2011: Town Council Review/Accept NDP Report**

SDNDP Framework

- Recommended by Planning Commission and accepted by Town Council
- Establishes:
 - Study Area Boundary
 - Guiding Principles
 - Preliminary Issues

SDNDP Framework: Study Areas

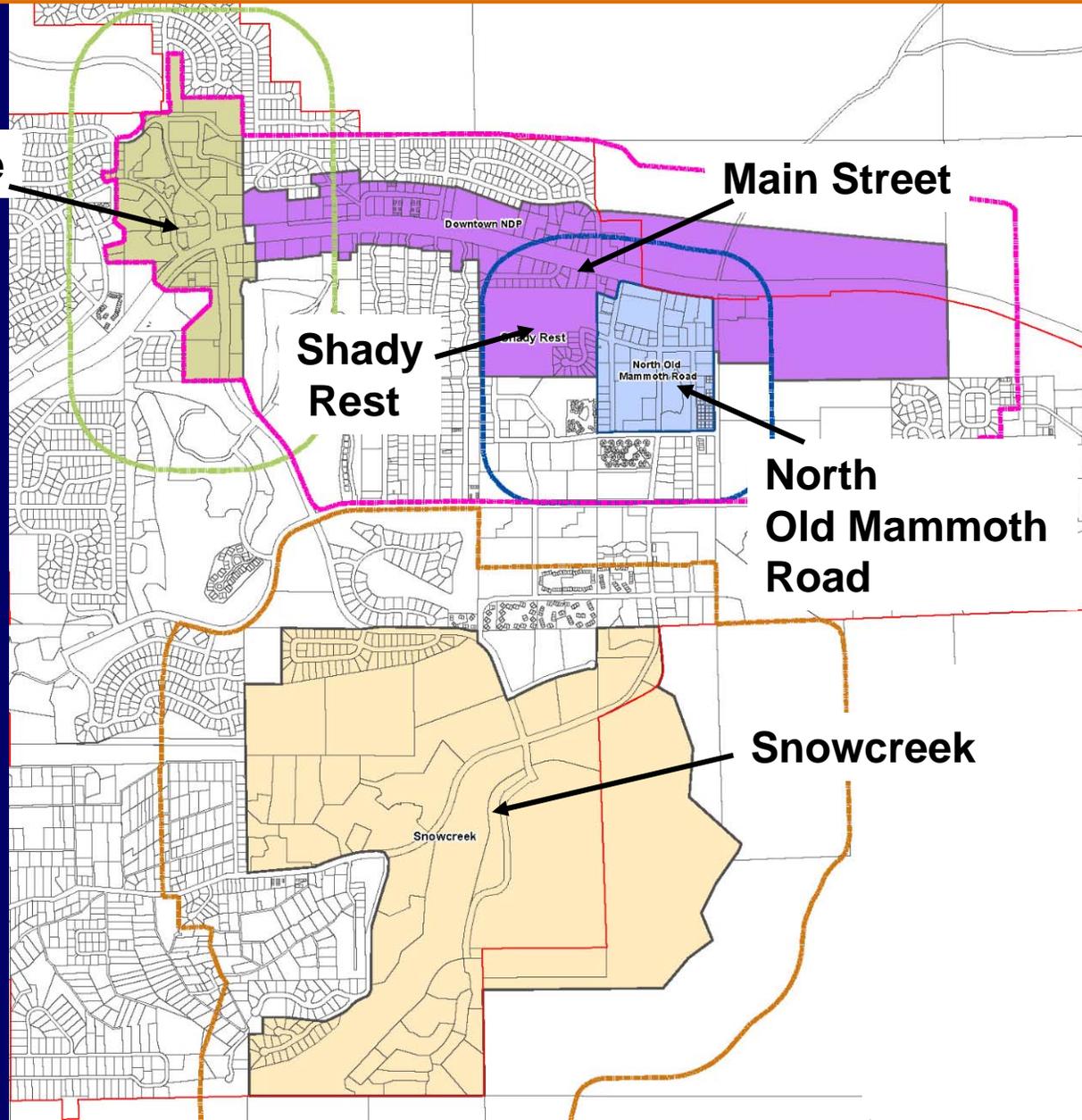


Completed NDPs

- Five NDP Studies Completed and Accepted
- Significant progress to develop or close out:
 - Land use and program concept and recommendations for key areas
 - Townwide mobility
 - Initial wayfinding concepts

Completed NDPs

North Village



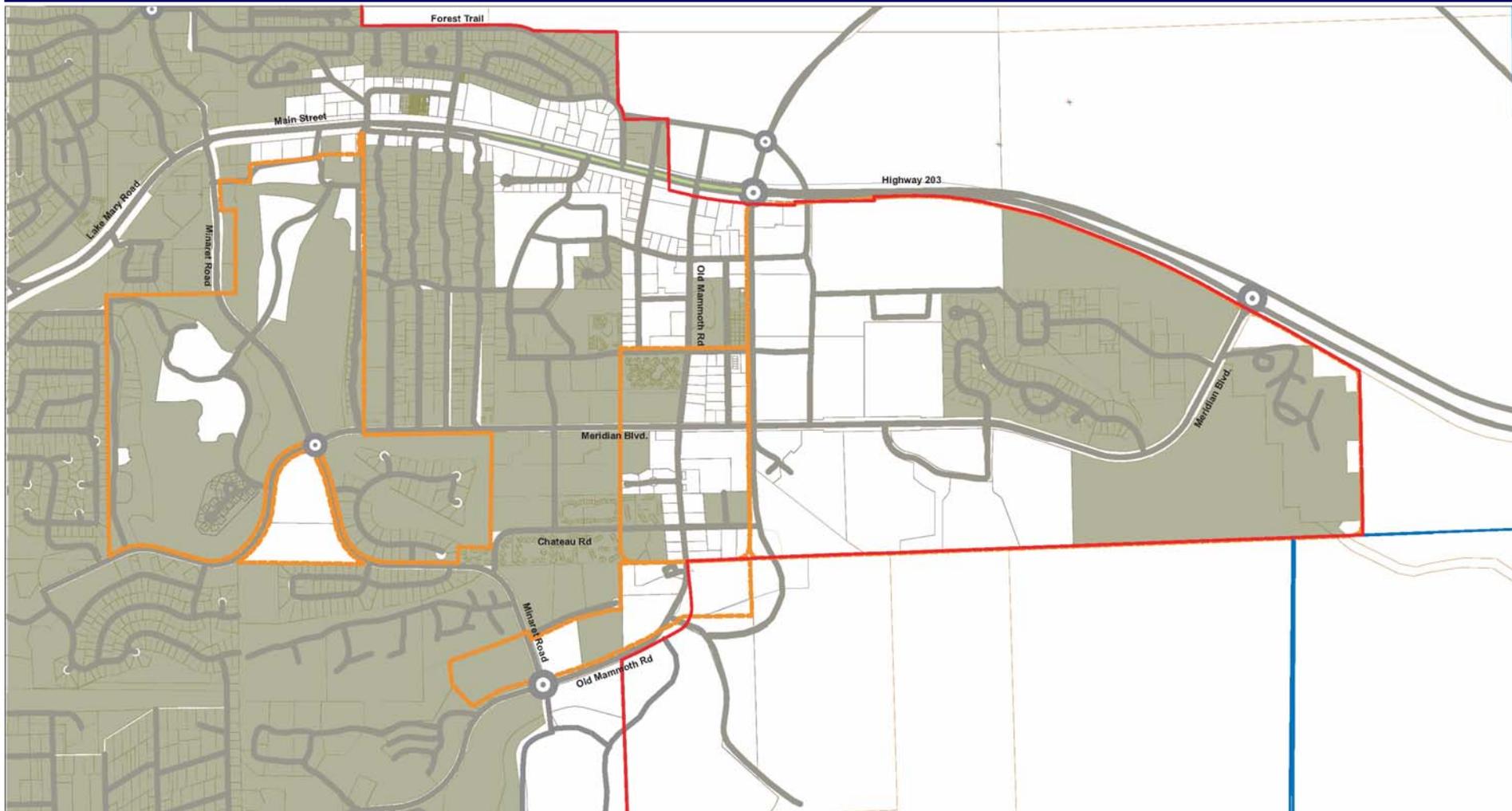
Shady Rest

Main Street

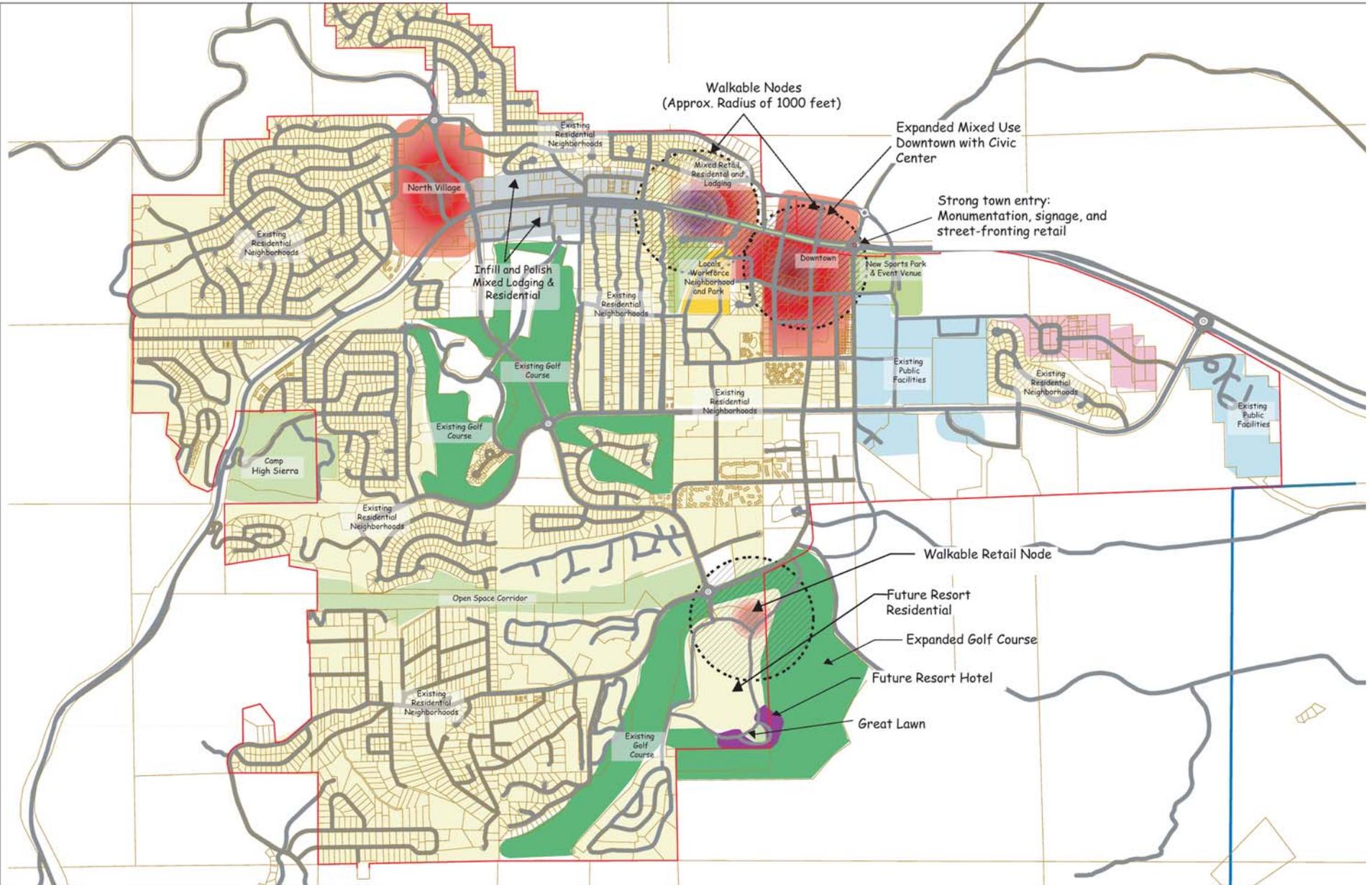
North Old Mammoth Road

Snowcreek

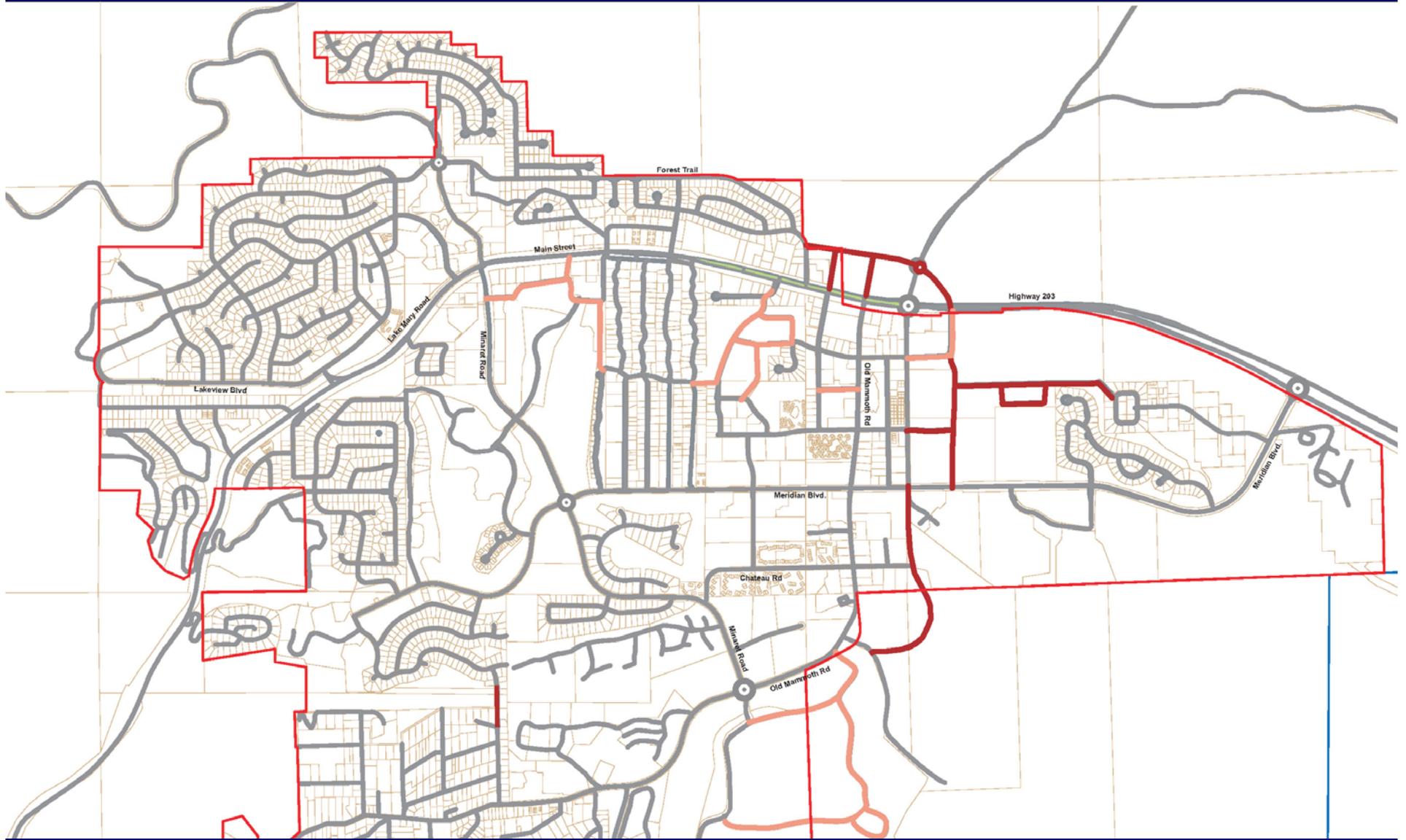
Areas of Stability



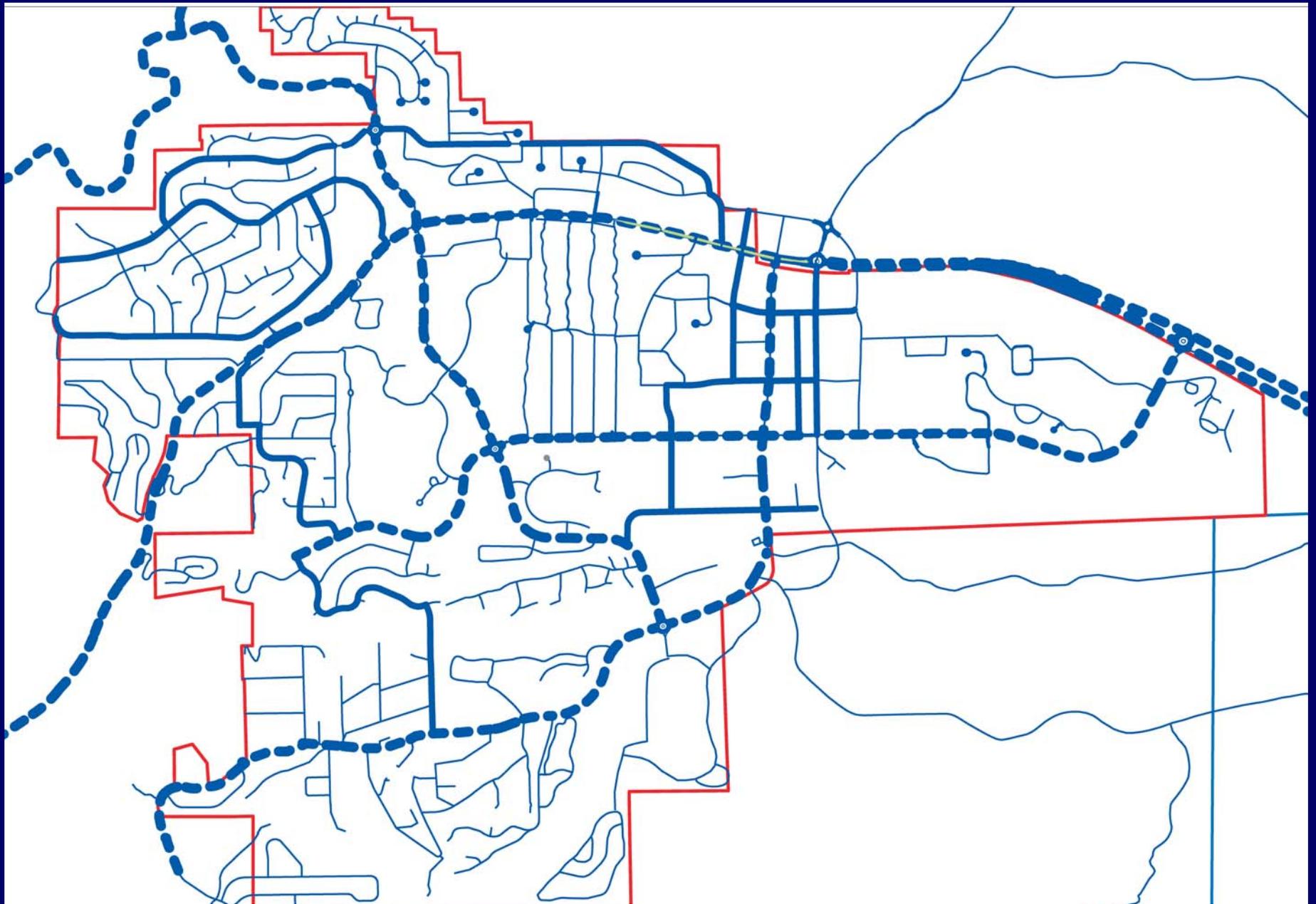
Completed NDPs: Accepted Concepts



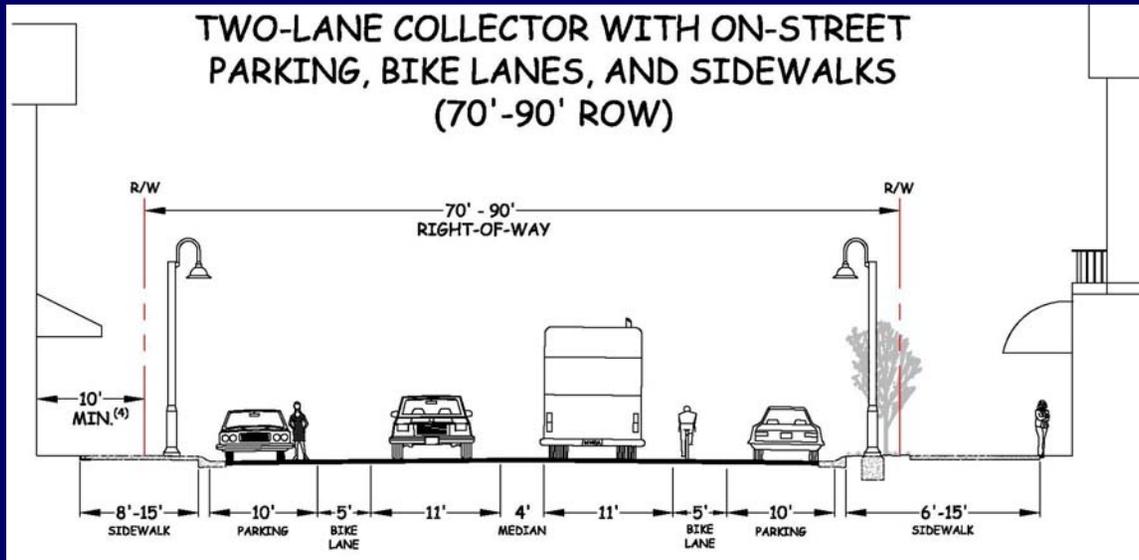
Completed NDPs: Street Network



Completed NDPs: Street Classification

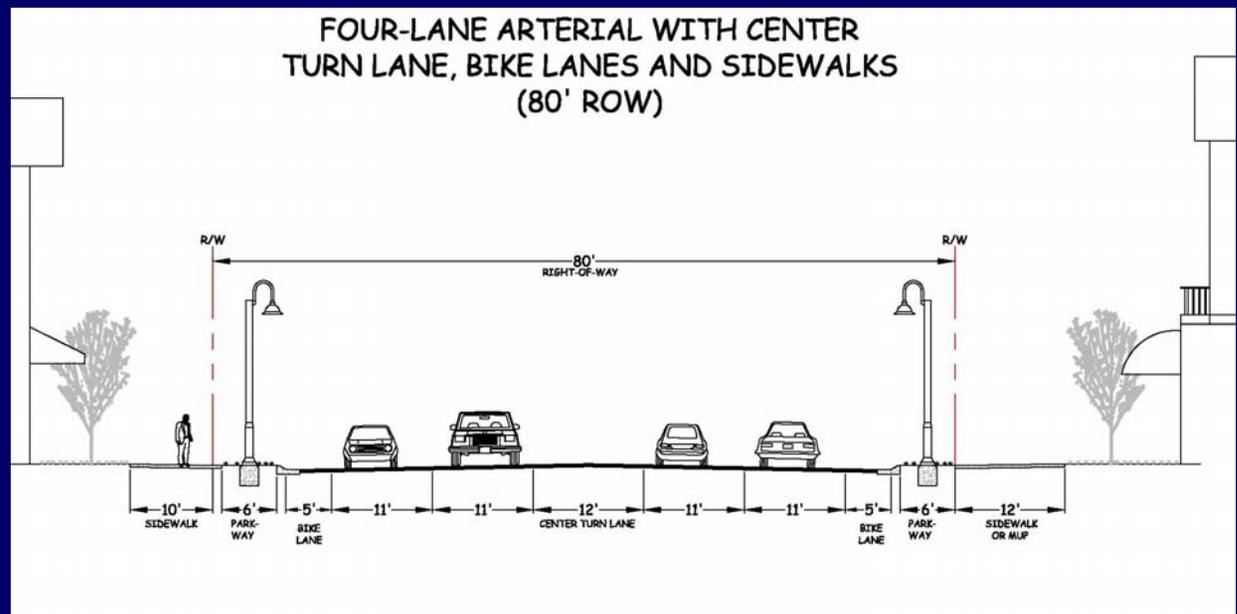


Completed NDPs: Street Sections

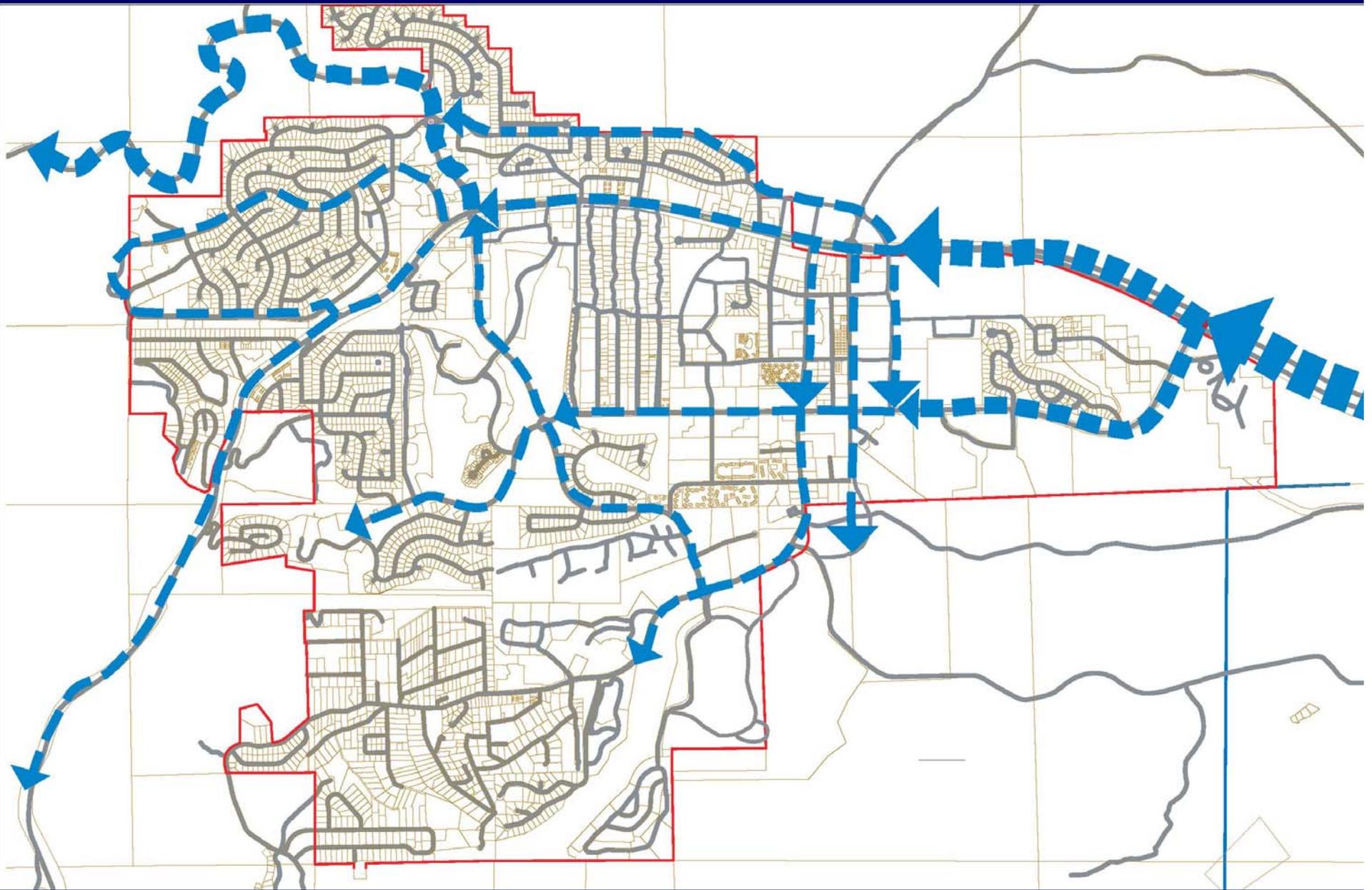


**Two-Lane Collector:
Complete Street**

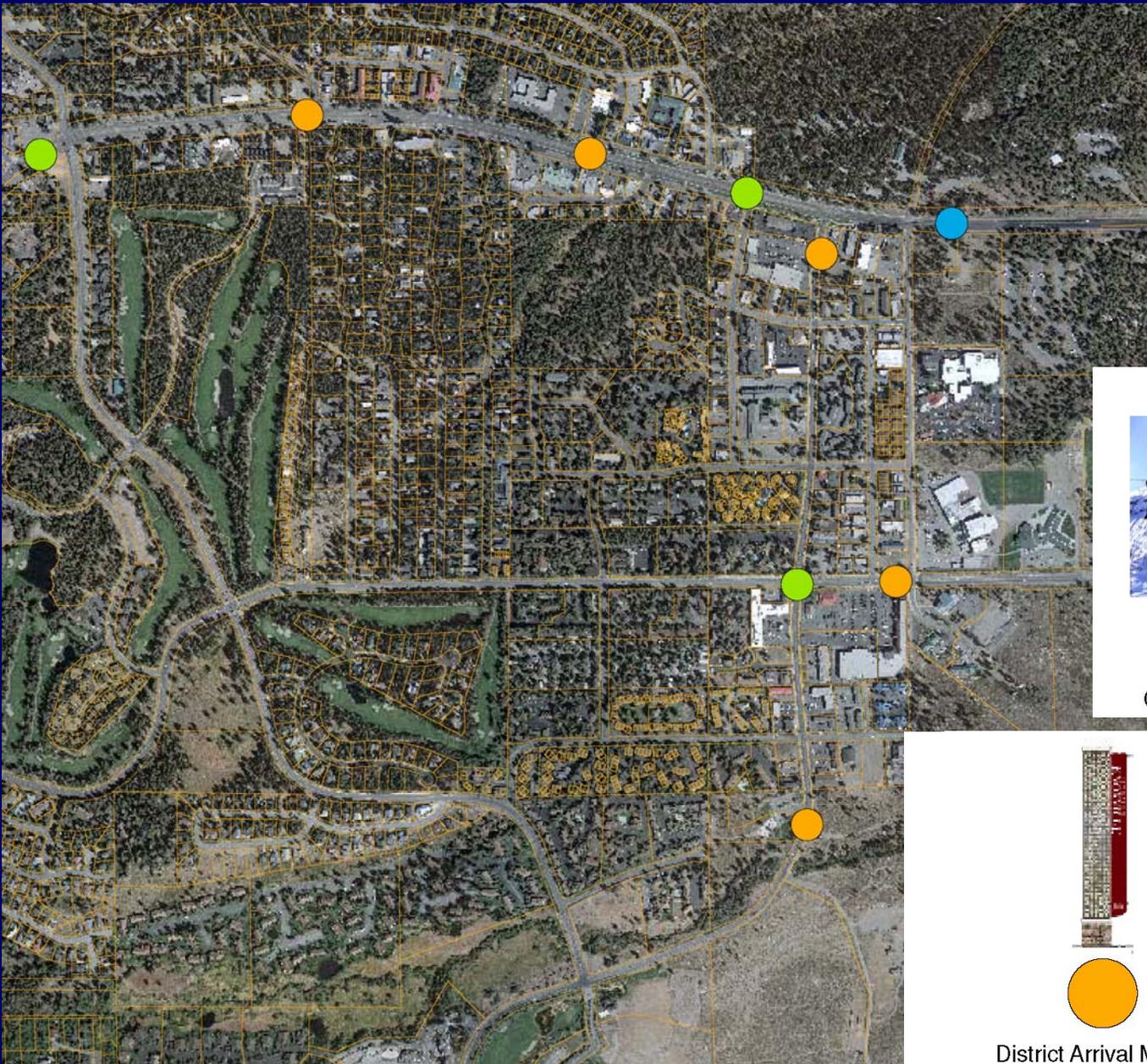
**Four-Lane
Arterial:
Complete Street**



Completed NDPs: Traffic Flow



Wayfinding Concepts



Gateway Entrance Marker

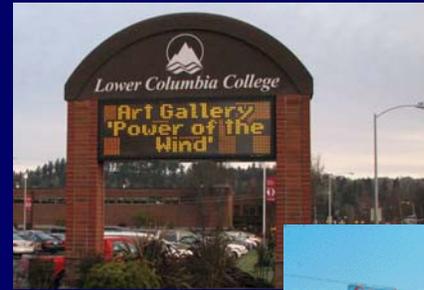
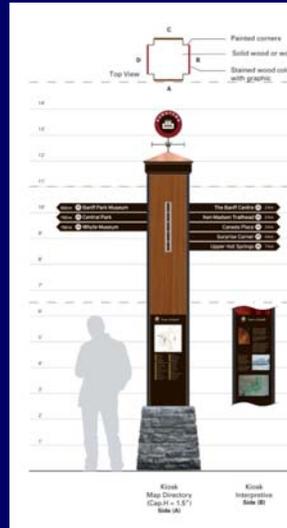
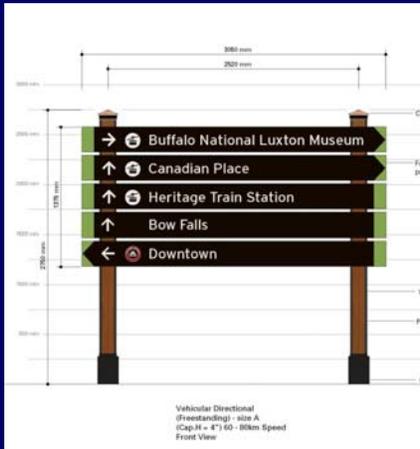


Community Messaging

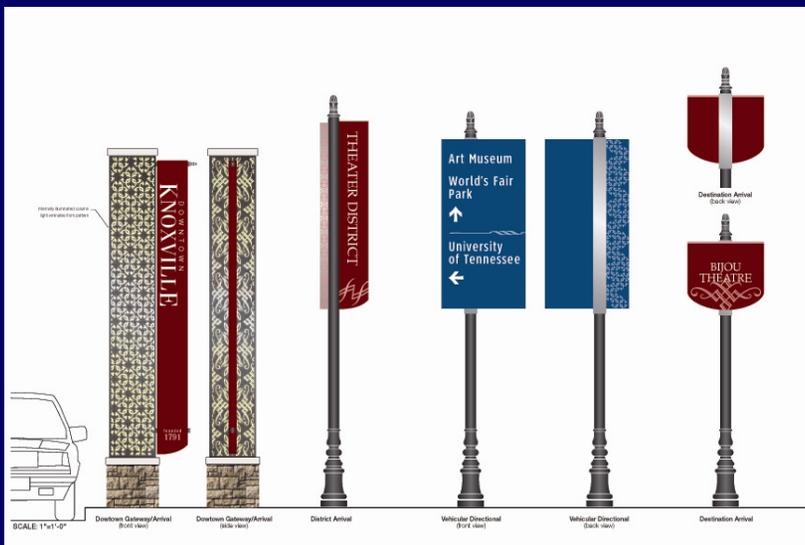


District Arrival Marker

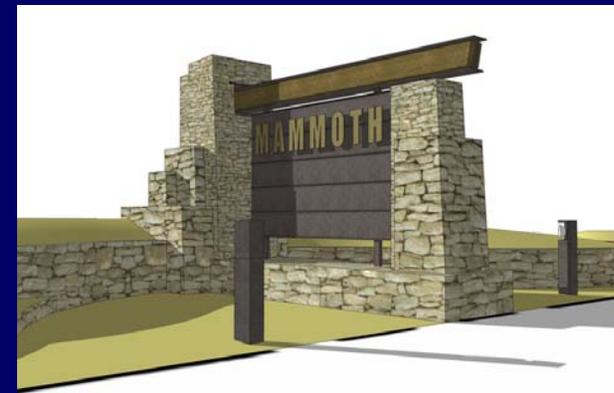
Wayfinding Graphic Concepts



Community and Event Messaging

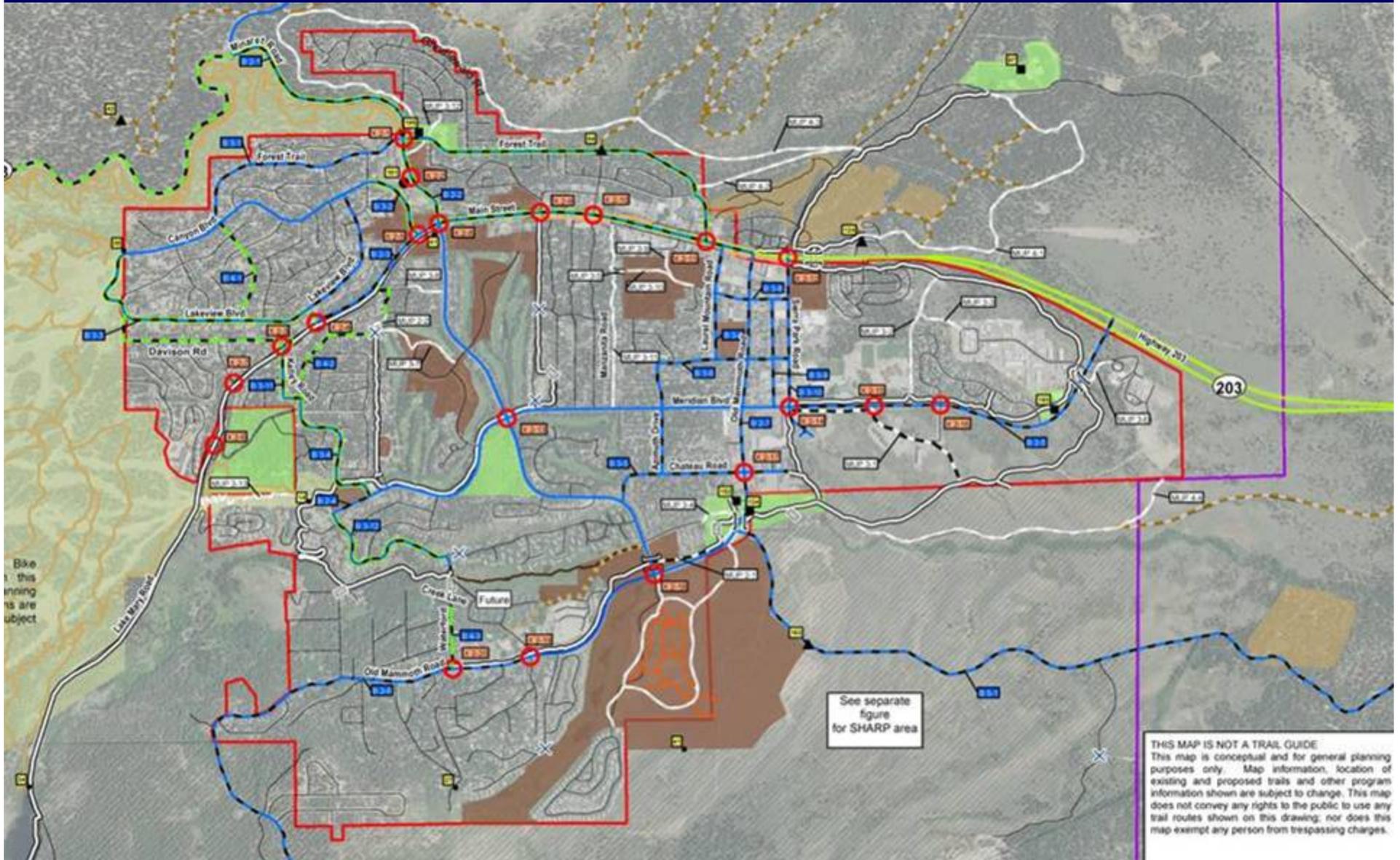


Pedestrian and Vehicular Wayfinding

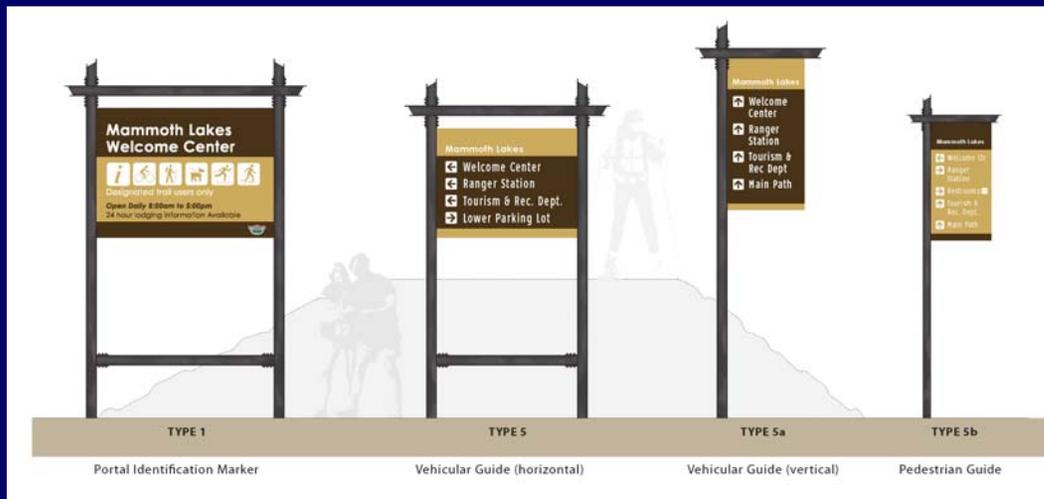


Gateway Marker¹⁹

Trails System



Trails System Signage and Wayfinding



Existing Conditions & Framework Issues



Framework Issues: Themes and Concepts

1. Distinctive Places
2. Mountain Character
3. Walkable, Feet-first Districts
4. Sustainable, Successful Economy
5. Protect and Enhance the Natural Environment



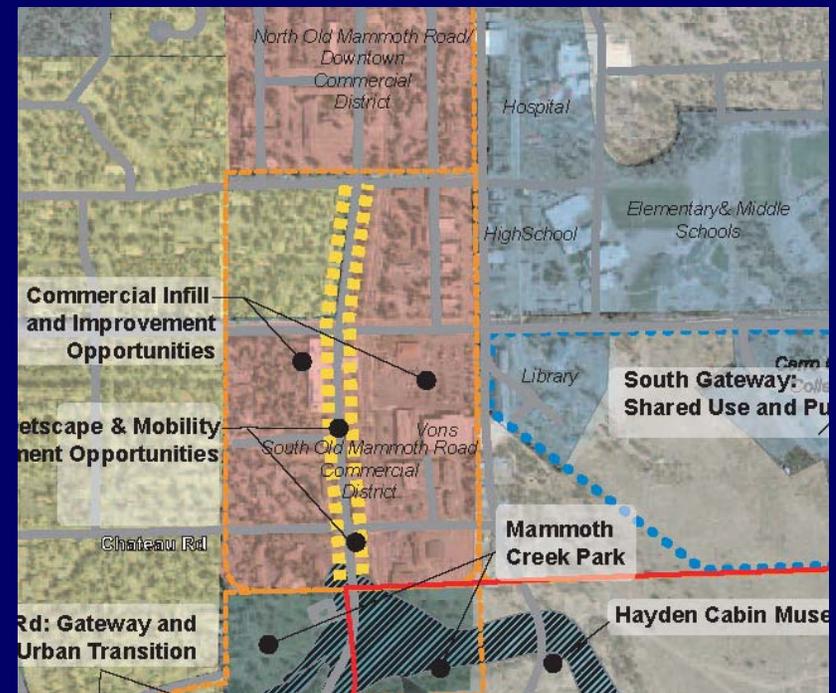
1. Distinctive Places

- Attractive and well-defined entries and streetscape
- Coherent and connected districts
- Gathering places, focal points, and landmarks



1. Distinctive Places

- Improve Old Mammoth Road streetscape and function
- Distinct identity for South Old Mammoth Road business district
- Create spaces for community gatherings and events
- Infill and upgrade existing strip shopping centers



2. Mountain Character

- Celebrate views
- Maintain “village in the trees”
- Work with the climate (snow and solar access)



2. Mountain Character

OLD MAMMOTH ROAD VIEW SEQUENCE



5B



5C



5D



5E



5F



5G



5L



5K



5J



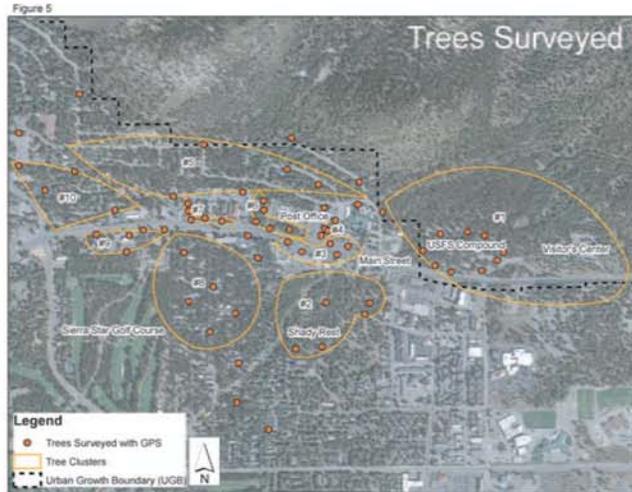
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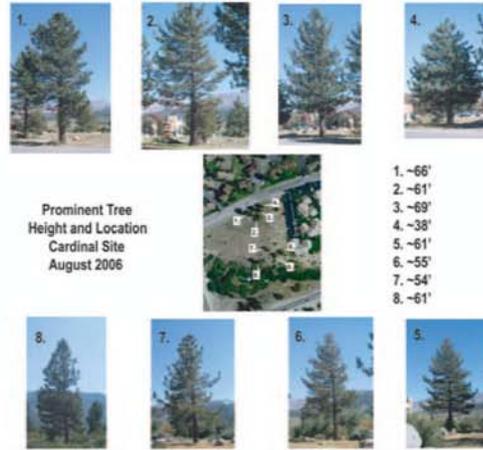
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2. Mountain Character

TREE HEIGHT SURVEYS

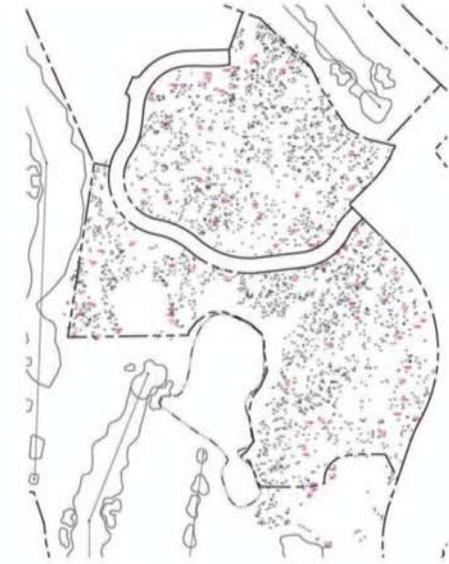


Main Street and Sierra Valley Sites:
Tree Height Survey Locations



Prominent Tree
Height and Location
Cardinal Site
August 2006

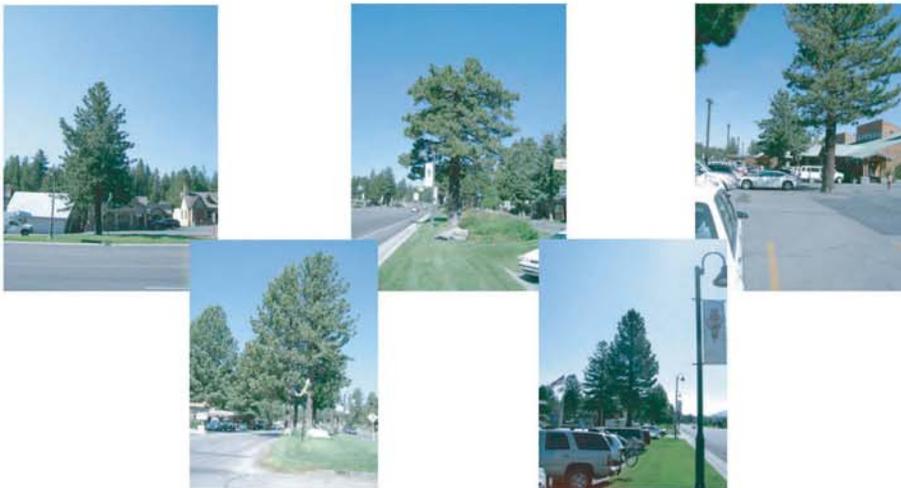
Cardinal Property Tree Survey



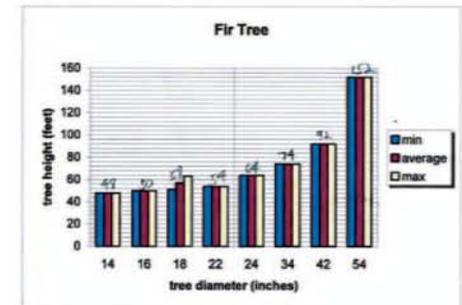
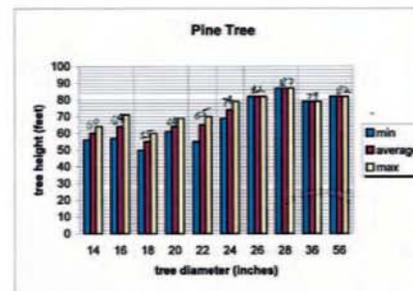
Average Tree Heights for SSMP Development Area 3
January 2007

p. 13

Sierra Star:
Tree Height Survey Locations

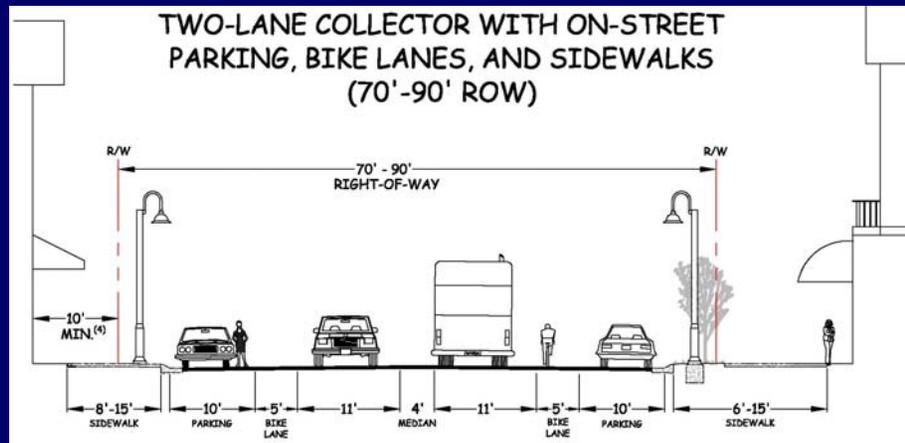


Main Street Tree Examples



3. Walkable, Feet-first Environment

- Pedestrian scale and orientation
- Safety and connectivity
- Tailored parking solutions



4. Sustainable, successful economy

- Build destination resort economy
- Focus on recreation, events and attractions
- Provide workforce and market-rate housing opportunities
- Complement and diversify existing business base

4. Sustainable, successful economy

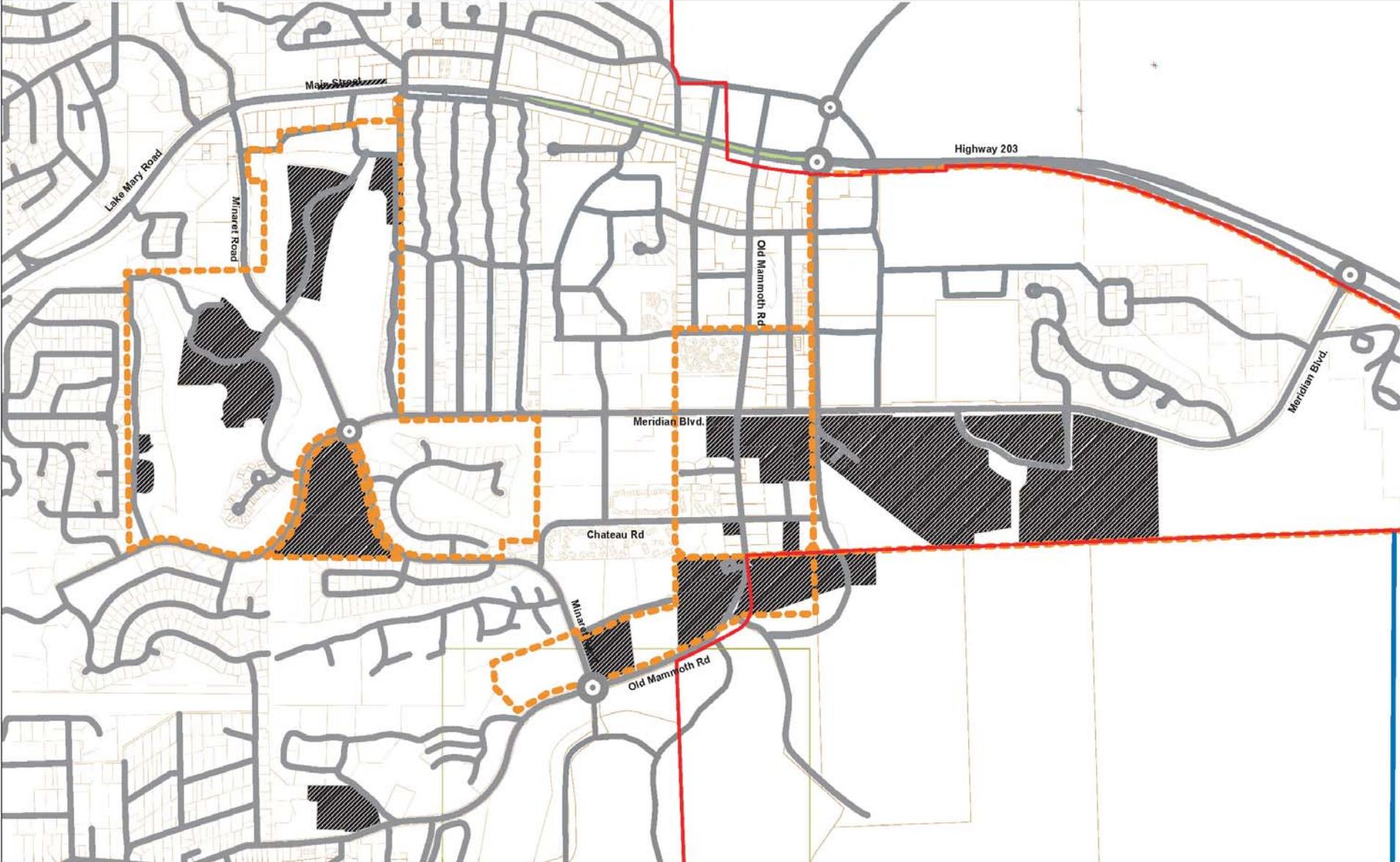
- Mammoth Creek Park East and West: key asset
- Identify permanent locations for special events accommodating a range of event types and sizes
- Secure revenue streams to leverage other funding; Measure R, U, public-private partnerships

5. Natural Environment

- Protect wetland and riparian resources (Mammoth Creek, Bell-Shaped Parcel)
- Appropriate management and environmental enhancement (e.g. stream setbacks, vegetation management, runoff)
- Uses that complement and enhance the natural environment



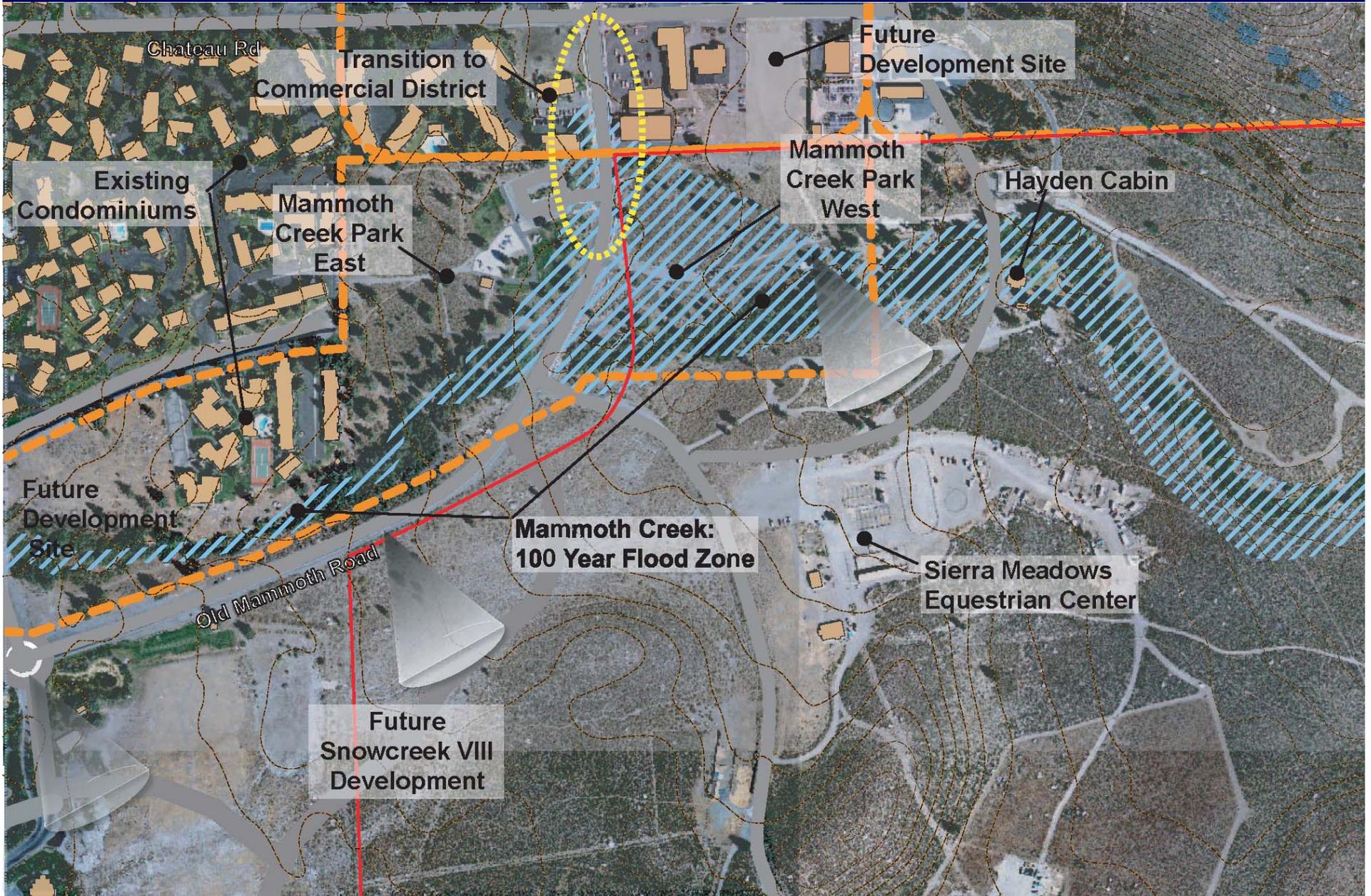
Opportunity & Catalyst Sites



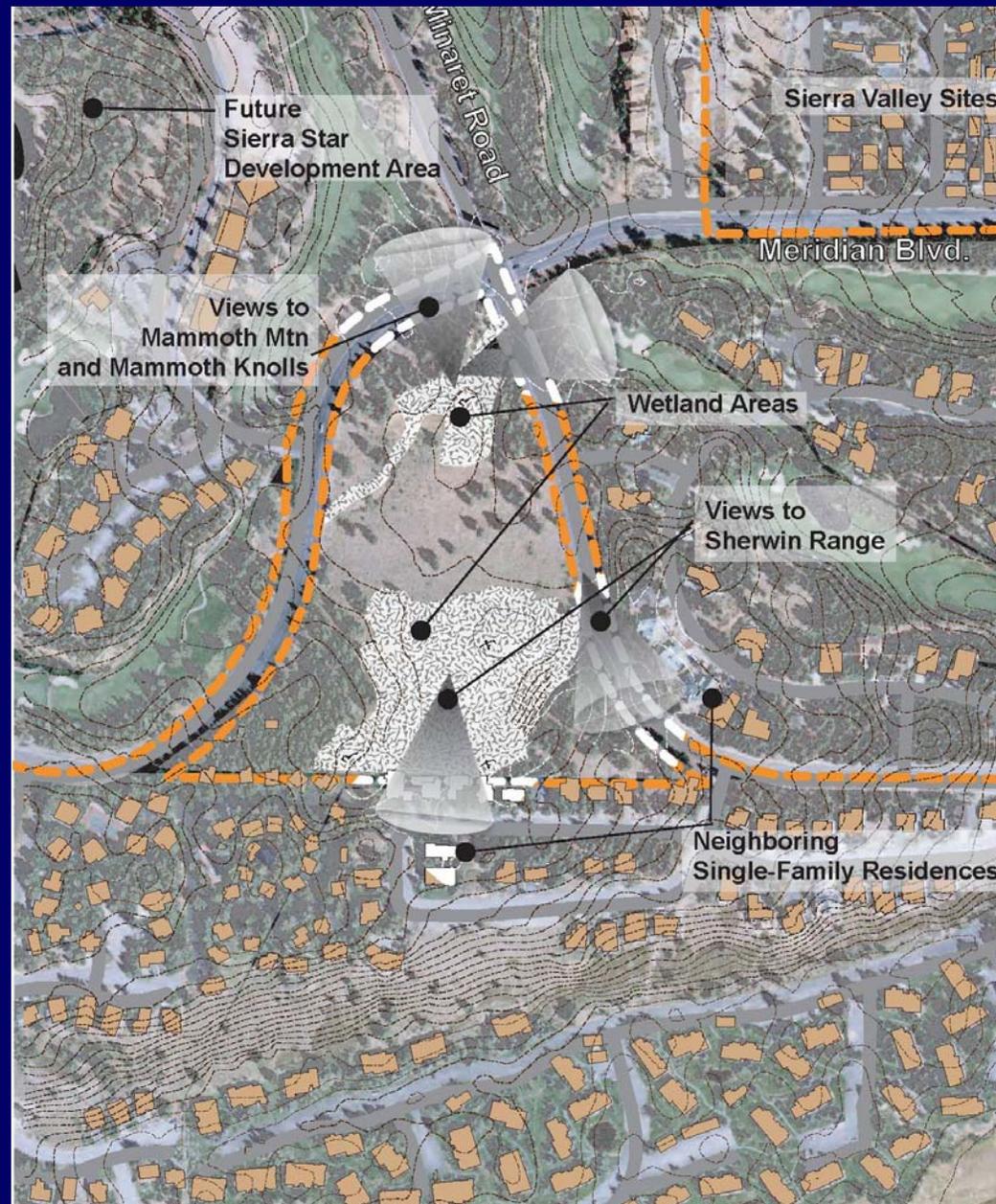
South Old Mammoth Road



Mammoth Creek Park



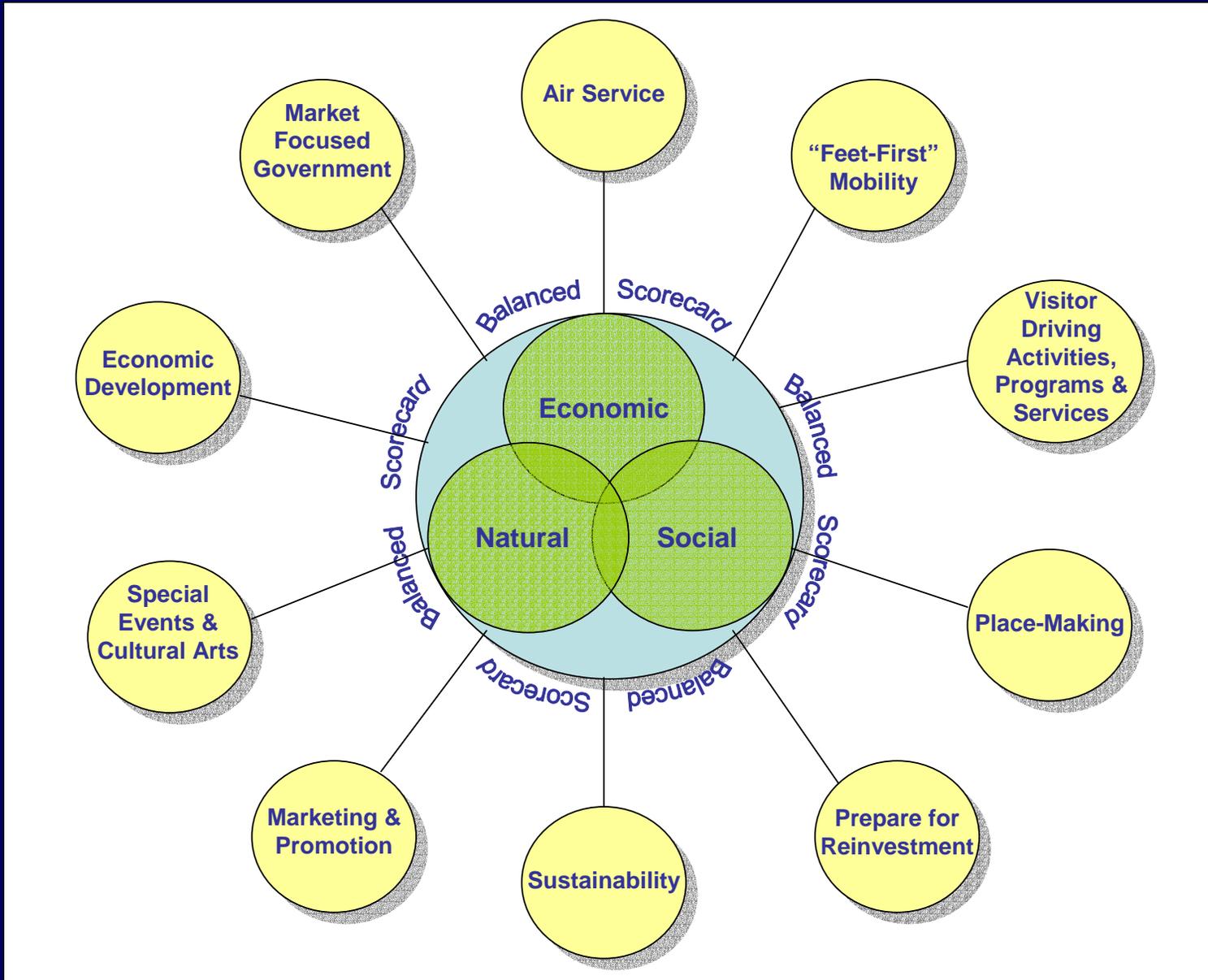
Bell-Shaped Parcel



Sustainable Economic Development

- Triple Bottom Line: Sustainable Business Plan
- Attractions and Assets
- Focus on catalyst/opportunity sites

Sustainable Business Plan



Sustainable Economic Development

Assets & Attractions

- Ski Area Improvements
- Festivals and Events
- Arts and Culture
- High Altitude Training and Competition
- Entertainment Retail
- Conference and Meeting Facilities
- College
- Natural Setting
- Trails System
- Parks and Community Recreation Facilities
- Signage, Wayfinding & Public Information
- Attractive and Welcoming Environment
- Business-Friendly

Working Session



Working Session

- Key Issues: Did we miss anything?
- Preliminary Concepts

- South Old Mammoth Road
- Mammoth Creek Park/East OSSC
- Sierra Star/Bell-Shaped Parcel

Working Session: Discussion Questions

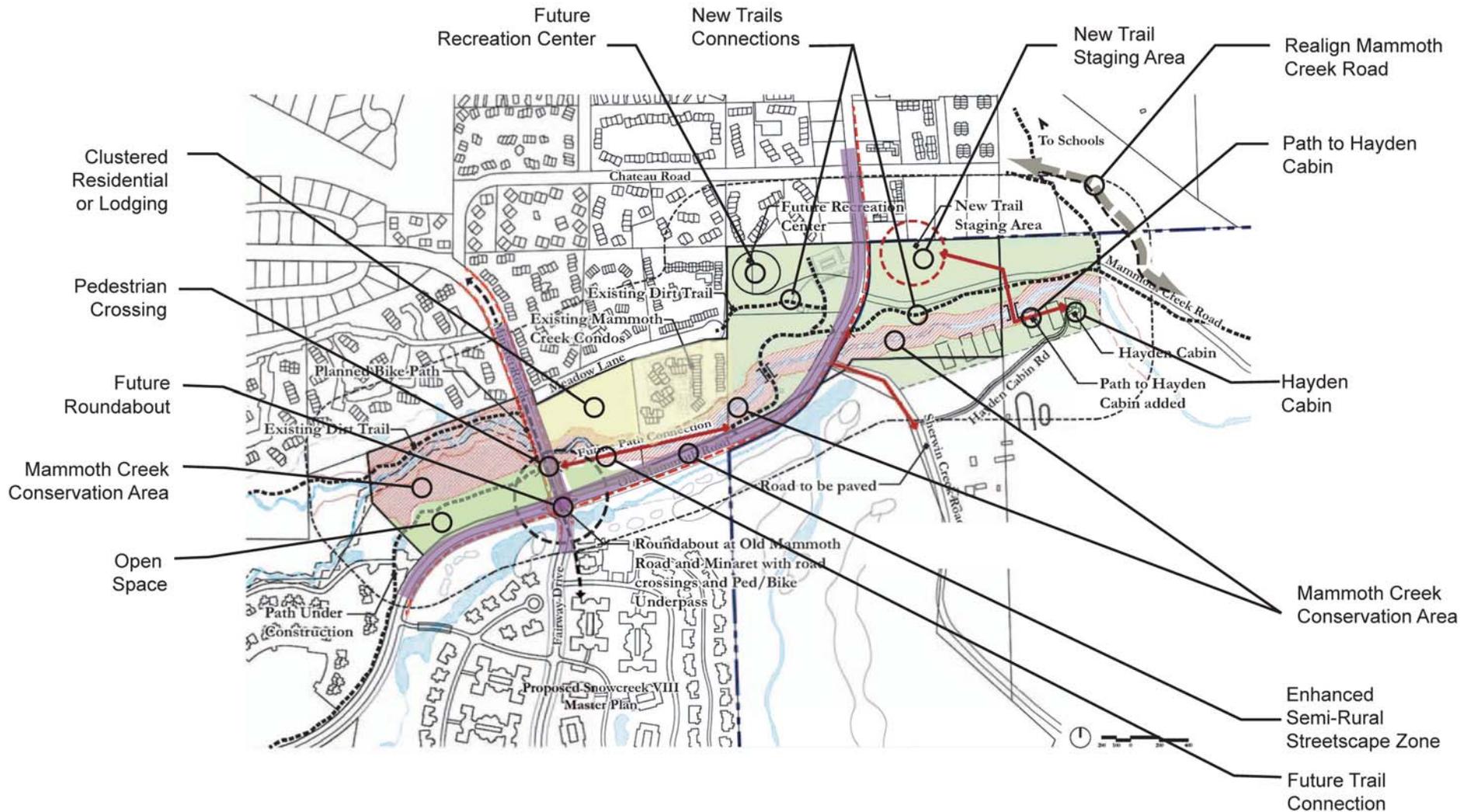
- Are there any key issues for this area that you feel are important, that have not yet been raised?
- What are the key assets and unique attributes of the district?
- How should the district look, feel & function now and in the future?
- What changes are needed to support the desired character and function?
- What specific facilities are needed to support the character and function of each place?

South Old Mammoth Road

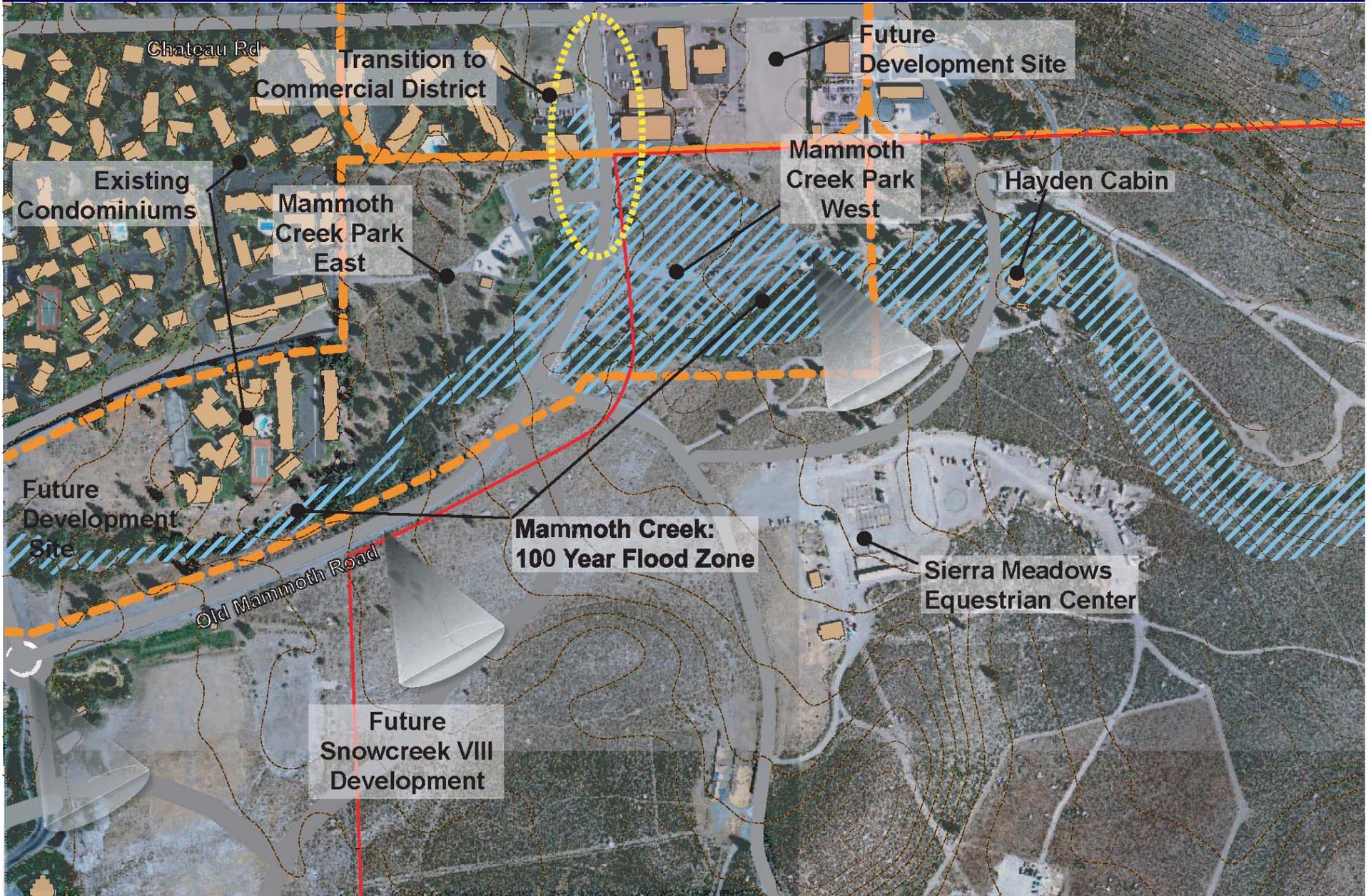


East OSSC NDP: Draft Concept

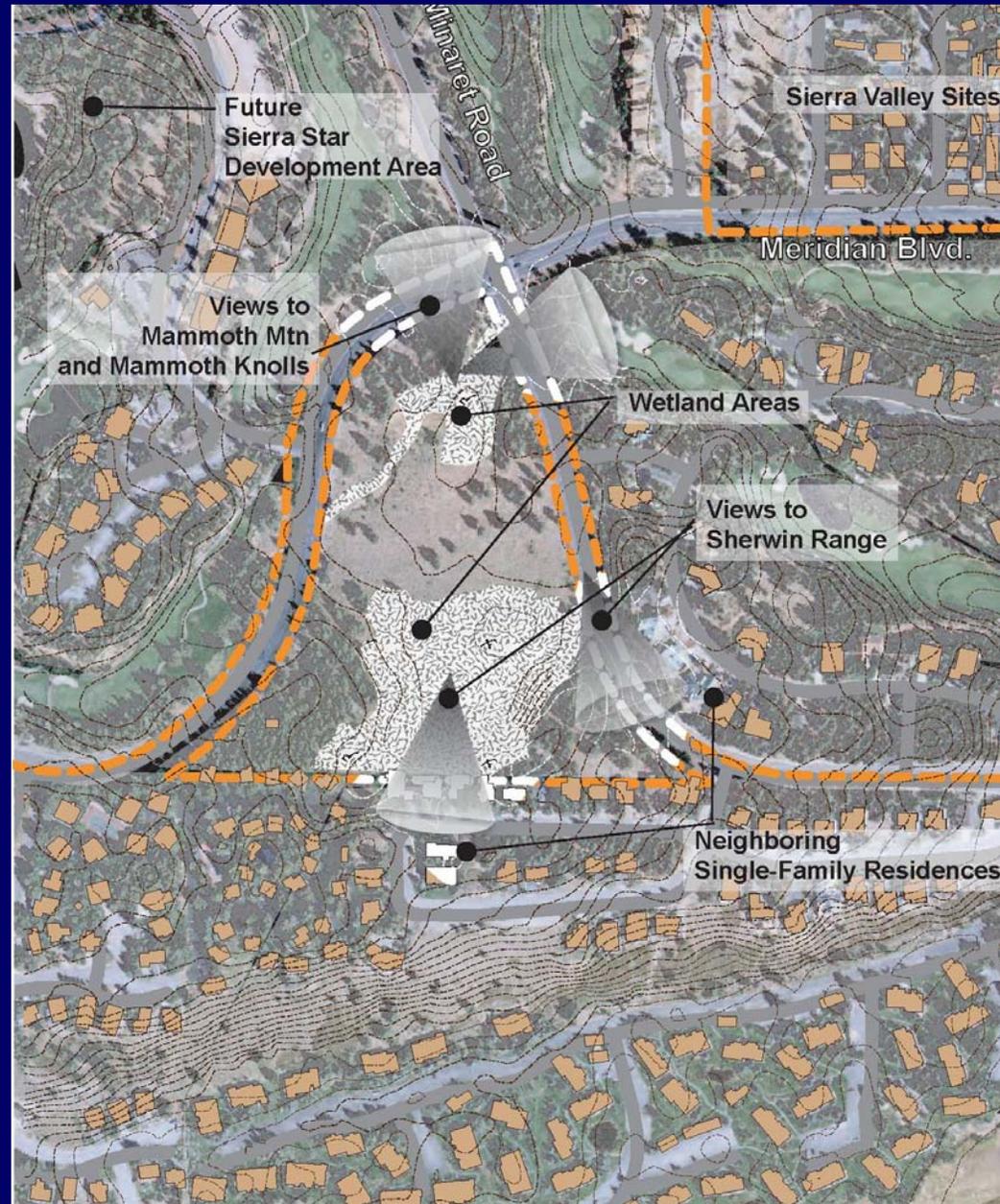
EAST OSSC STUDY: DRAFT CONCEPT



Mammoth Creek Park



Bell-Shaped Parcel



South Districts NDP

Next Steps

- Develop Preliminary Alternatives based on Focus Group and Public Input
- Focus Group and Public Workshop #2: Alternatives Review (March)
- Draft SDNDP Concepts and Recommendations: Planning Commission Review (April/May)
- Draft SDNDP Report for Planning Commission, Town Council review and acceptance (June)

Questions?

Thank You!

Did we miss anything?

South Districts Neighborhood District Planning (SDNDP) Public Workshop # 1

February 24, 2011

