

## South Districts Neighborhood District Planning (SDNDP) Focus Group and Public Workshop # 2

March 22 and March 24, 2011



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## WELCOME!

### Meeting Agenda

- Introduction and Meeting Overview
- Focus Group Workshop #1 Review
- Preliminary Draft Concepts
  - Sierra Star
  - Bell-Shaped Parcel
  - South Old Mammoth Road and Mammoth Creek Park
- Implementation and Actions
- Meeting Summary and Recap

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## Meeting Goals

- Recap and Confirm Meeting #1 Input
- Review preliminary concepts and options for key catalyst/opportunity areas
- Refine and reach consensus on preferred options
- Review and determine key implementation actions

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## South Districts NDP Process

Study Area Understanding → Options → 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

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## 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 22 and March 24, 2011 Focus Group and Public Workshops: Options Review and Refinement**
- **May 2011: Planning Commission Review/Accept Draft NDP Report**
- **June 2011: Town Council Review/Accept NDP Report**

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## Meeting #1 Review



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## Meeting #1 Review

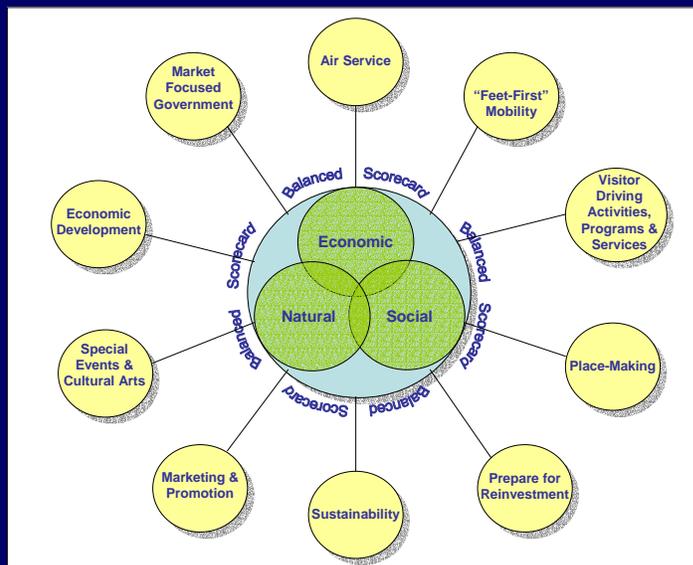
### Sustainable Economic Development

- **Triple Bottom Line:** Sustainable Business Plan for balanced, positive economic, social and environmental outcomes
- **Attractions and Assets:** Attract new visitors; enhance visitor experience to extend and earn repeat visits
- **Focus on catalyst/opportunity sites:** stimulus to change; synergy; high feasibility and high return on investment

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## Meeting #1 Review

### Sustainable Business Plan



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## Meeting #1 Review: Consensus Points

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### South Old Mammoth Road

- Need better walking environment; sidewalks and routes through shopping centers.
- Improve aesthetics and streetscape.
- Re-orient commercial to face street.
- Adequate amount of retail, but poorly organized and doesn't function well.
- Opportunities to capitalize on existing assets:
  - Arts center and potential event venue locations.
  - Proximity to transit.
  - Existing business base.

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## Meeting #1 Review: Consensus Points

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### Mammoth Creek Park

#### Events Venue

- Park is a significant asset and opportunity for siting of a new event venue or complex of smaller event sites.
- East side best opportunity for a larger venue. West side more suitable for low-key activities because of neighbors.
- Siting issues need to be considered – wind, parking, proximity to residential uses.
- New facilities should be multipurpose, but one venue can't "do it all."
- Another, separate, large venue needed.

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## Meeting #1 Review: Consensus Points

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### Mammoth Creek Park

#### Other Ideas

- Improve trails and pedestrian connections.
- Protect the creek corridor and restore and manage riparian habitat critical for birds and wildlife.
- Consider larger and/or more protective setbacks creek setbacks.



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## Meeting #1: Consensus Ideas

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### Catalyst Sites

- South Old Mammoth Road
- Mammoth Creek Park

### Other Sites

- Sierra Star
- Bell-Shaped Parcel

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## SDNDP Preliminary Concepts



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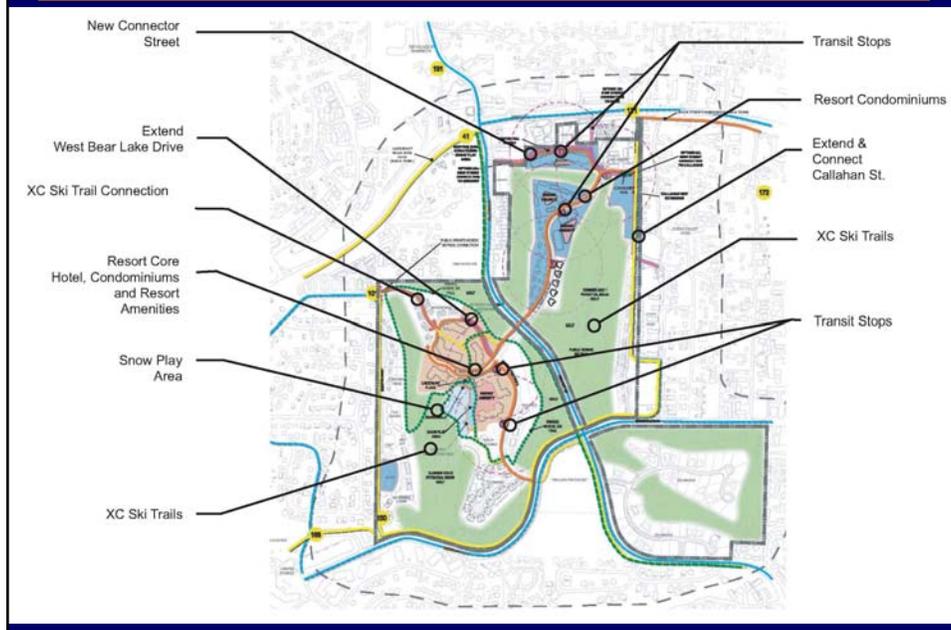
### Sierra Star: Draft Concept

#### Concept: Stand-alone Resort with Improved Connectivity

- Build out land uses as proposed in existing Master Plan: high quality resort residential and lodging.
- Not a significant “catalyst site.”
- Improve pedestrian and transit connectivity to surrounding districts as feasible.
- Ensure new development addresses environmental and housing impacts.
- Allow for public access and recreation as feasible.

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## Sierra Star NDP: Draft Concept

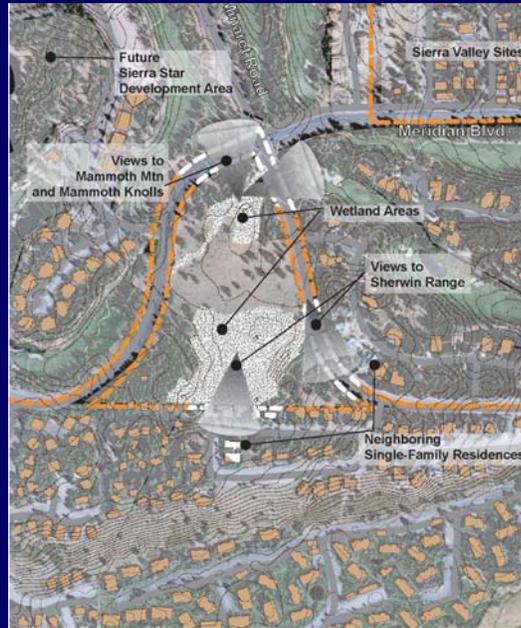


## Bell-Shaped Parcel: Concept

### A Protected Open Space Asset

- Maintain and enhanced wetlands and open space value.
- Not a significant “catalyst site.”
- No significant physical changes.
- Low-intensity recreation/access improvements: trails, interpretive signage, benches.
- Study value of potential density and options for transfer/sale of density or development rights.

## Bell-Shaped Parcel



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## Preliminary Concepts: Catalyst Sites

### South Old Mammoth Road:

- Concept Overview.
- Street Configuration and Pedestrian Circulation.
- Infill Opportunities and Economic Development.

### Mammoth Creek Park:

- Concept Overview.
- Facilities and Venues.
- Parkwide Improvements.
- Implementation/Actions.

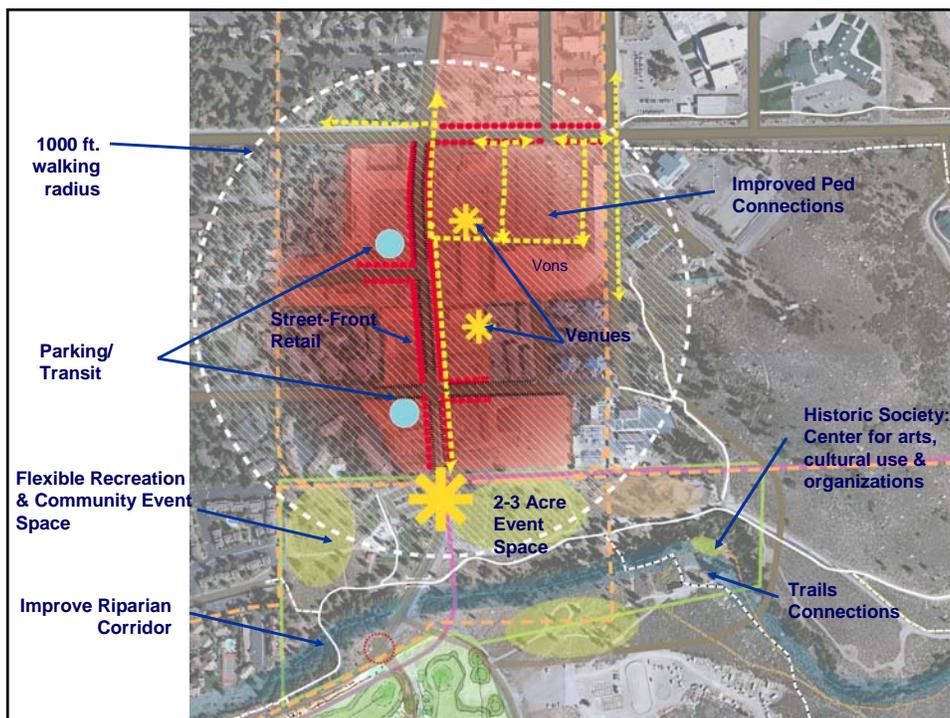
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## South Old Mammoth Road : Concept

### A Walkable Arts, Entertainment and Shopping District:

- Mammoth's hub for arts and events.
- Retail streets connected to neighborhoods and transit.
- Attractive shopping centers offering goods and services for locals; reasons to linger and browse.
- A district that can attract and support successful local businesses.

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## South Old Mammoth Road: Street Configuration

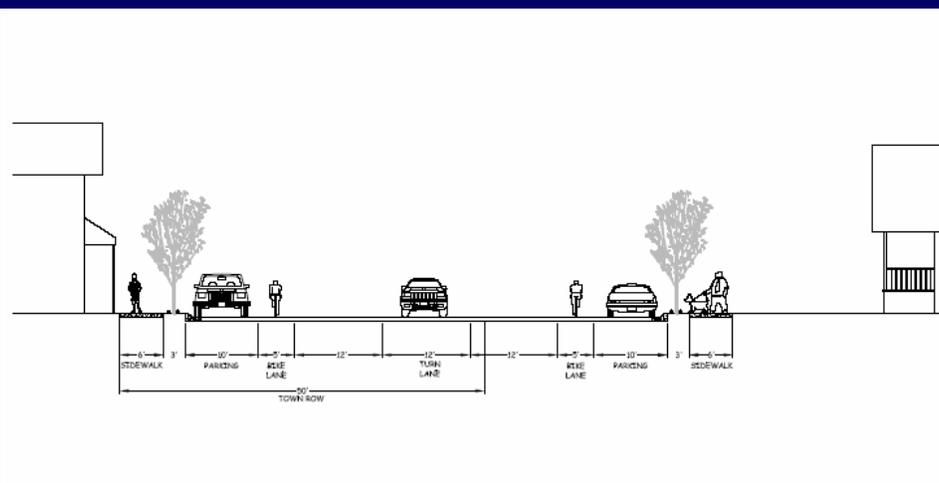
### Street Configuration

- Two lanes with center turn lane.
- Complete street with sidewalks, bike lanes.
- On-street parking.
- Buildings to back of sidewalk.
- Improved mode split.



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## South Old Mammoth Road: Street Configuration

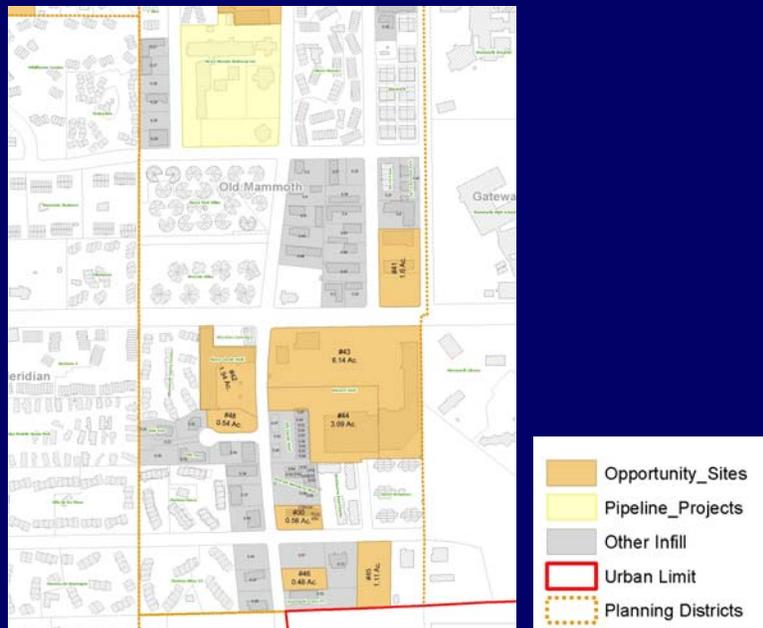


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# South Old Mammoth Road: Concept

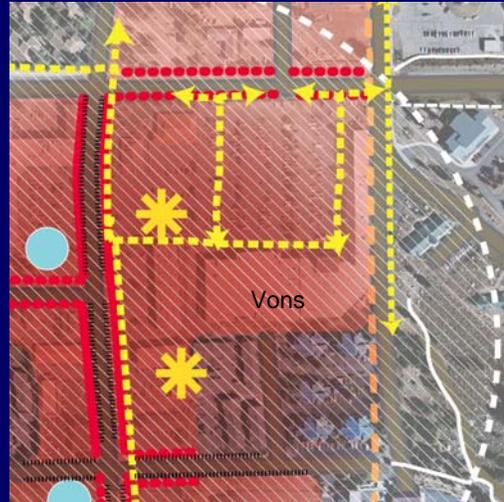


# Opportunity Sites & Infill



## South Old Mammoth Road: Concept

- Infill/Retrofit Existing Shopping Centers
- Use excess summer parking for seasonal or “pop up” venue
- Improve pedestrian circulation and flow



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## South Old Mammoth Road: Concept



Before



Before



After



After

**Shopping Center Retrofits**

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## Mammoth Creek Park: Concept

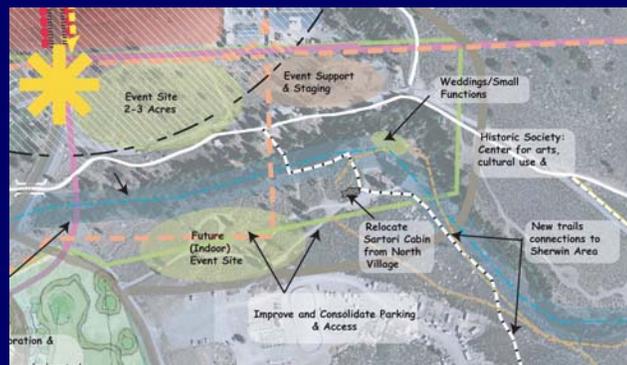
### Mammoth Creek: Our Community Park

- Range of events sites offer scaleable, flexible venue options.
- A “bookend” to South Old Mammoth Road and Snowcreek districts.
- Anchor and gateway to Mammoth Creek green corridor and Sherwin Area trails and recreation.
- Focus for celebration of local arts, heritage, culture and natural history.

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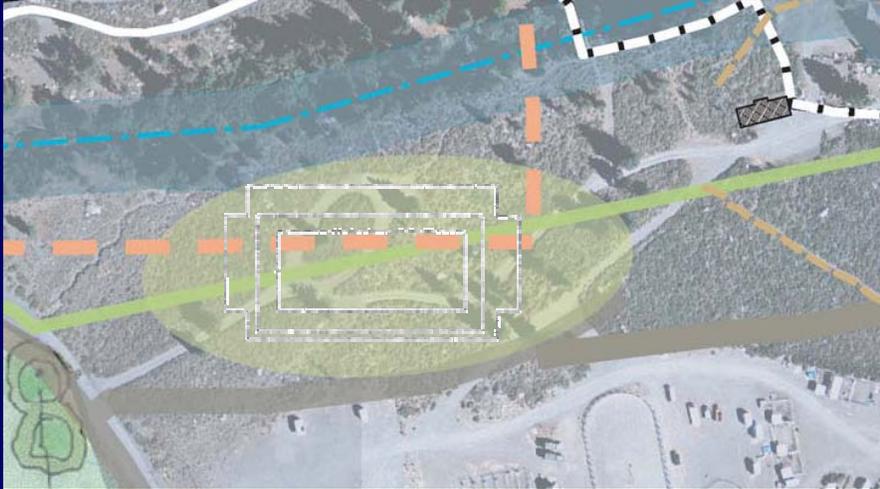
## Mammoth Creek Park East

- 2-3 Acre Event Site and Staging Area.
- Potential site for indoor event facility south of Mammoth Creek.
- Consolidate and improve parking and access.
- Upgrade Hayden Cabin Complex.



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## Mammoth Creek Park East

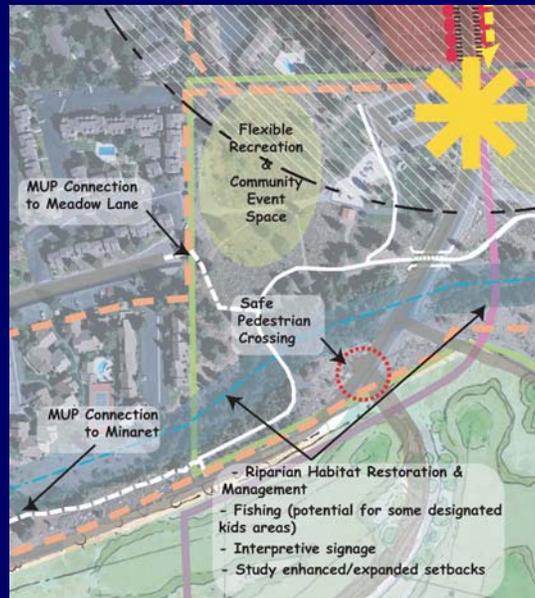


Potential Indoor Event and Community Space  
(Approx. 50,000 sf)

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## Mammoth Creek Park West

- Flexible Recreation and Community Event Space.
- Lower intensity uses respect adjacent residential uses.



## Mammoth Creek Park: Facilities and Venues

### Historic Society Complex

- Focus for arts, cultural use and interpretive activities.
- Relocate Sartori Cabin from North Village.
- Hayden Cabin lawn: Small events and private functions.



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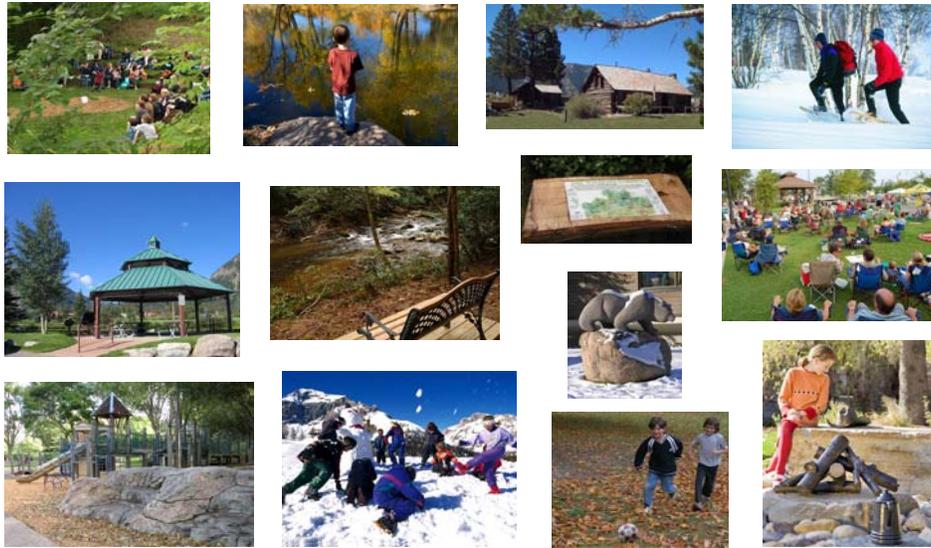
## Mammoth Creek Park

### Mammoth Creek Park: Park-wide Improvements

- Close trail gaps and connect to adjacent public lands.
- Signage and Wayfinding.
- “Art Walk.”
- Mammoth Creek:
  - Improved habitat restoration and management.
  - Study more protective creek setback standards.
  - Consolidate and formalize fishing trails and informal paths alongside Mammoth Creek.

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## Mammoth Creek Park: Image Board



## Implementation and Actions



## South Districts NDP: Implementation

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### Incremental Enhancements that Implement the Long Term Vision

- A Long Term Community Vision.
- Connect with Businesses and Property Owners.
- Build Momentum through Small Successes.
- Strategic Focus and Impact – biggest bang for the buck.
- Not ad hoc or disjointed efforts.

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## South Districts NDP

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### Key Implementation Steps

- Physical Development Standards (Zoning Code)
  - Land Use
  - Building Envelope (height, setbacks, setbacks)
- Community Benefits List
  - Required (by Code, Policy or for Impact Mitigation)
  - Eligible for Incentives (“Over and Above”)
- Programs and Projects
  - Short ,Medium and Long Range
  - Physical Improvements
  - Public/Private Partnerships

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## South Districts NDP

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### Next Steps

- **Public Workshop #2: Thursday, March 24<sup>th</sup>, 5PM**
- **Draft SDNDP Concepts and Recommendations: Planning Commission Review (April/May)**
- **Draft SDNDP Report for Planning Commission, Town Council review and acceptance (June)**

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**Questions?**

**Thank You!**

**Did we miss anything?**

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