

Table 2-1: South Mammoth Required Project Components and Community Benefits

Project Requirements		Why	Where	Basis	Notes
1	Streetscape improvements	<ul style="list-style-type: none"> • Improve aesthetic conditions • Enhance pedestrian environment 	<ul style="list-style-type: none"> • Old Mammoth Road and other designated retail streets 	General Plan	
2	Public access improvements and enhancements (e.g. mid-block connectors)	<ul style="list-style-type: none"> • Enhance recreation experience • Support “feet first” mobility 	<ul style="list-style-type: none"> • Throughout district 	General Plan	
3	Affordable and workforce housing	<ul style="list-style-type: none"> • Enhance community livability and affordability for local workforce 	<ul style="list-style-type: none"> • Throughout district 	Municipal Code/Housing Policy	
4	On-Site Recreational Open Space for Multi-family Residential Units	<ul style="list-style-type: none"> • Ensure livability and access to open space for residents 	<ul style="list-style-type: none"> • Throughout district 	Municipal Code	150 sf of indoor or outdoor recreation space per unit required, per Code
5	Public Plazas	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance district character 	<ul style="list-style-type: none"> • Old Mammoth Road 	General Plan	Large and/or strategically located projects may be required to provide at least one public plaza or other public open space area on-site.
6	On-Site Surface Parking	<ul style="list-style-type: none"> • Ensure adequate parking for uses 	<ul style="list-style-type: none"> • Throughout district 	Municipal Code	
7	Street-Front Retail on Designated Streets	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance district character 	<ul style="list-style-type: none"> • On designated retail streets 	General Plan	

South Districts Neighborhood District Planning Study
Preferred Concept and Recommendations

Incremental Benefits Above Project Requirements ²		Why?	Where?	Notes
8	Special event areas and plazas, in excess of any number required.	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance recreation experience 	<ul style="list-style-type: none"> • Old Mammoth Road 	<ul style="list-style-type: none"> • See 5 above.
9	Public and Shared Parking Facilities	<ul style="list-style-type: none"> • Support successful commercial district 	<ul style="list-style-type: none"> • Throughout district 	<ul style="list-style-type: none"> • Community benefit considered for provision of public parking spaces above the number needed to serve project demand.
10	Park Enhancements and Improvements	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance resident and visitor recreation experience 	<ul style="list-style-type: none"> • Mammoth Creek Park 	<ul style="list-style-type: none"> • Parks and open space considered as a community benefit for acreage provided above required minimum ratio.
11	Open space and passive recreational space	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance resident and visitor recreation experience 	<ul style="list-style-type: none"> • Throughout district 	<ul style="list-style-type: none"> • Parks and open space considered as a community benefit for acreage provided above required minimum ratio.
12	Arts, culture, and heritage facilities (e.g. support for Mammoth Lakes Arts Center or other Existing Arts and Culture Uses)	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance resident and visitor recreation experience 	<ul style="list-style-type: none"> • Throughout district • Mammoth Creek Park 	<ul style="list-style-type: none"> • Provision of public art, arts, cultural, and heritage facilities beyond those required for environmental mitigation or by code.
13	Enhanced transit facilities	<ul style="list-style-type: none"> • Support “feet first” access • Support successful commercial district 	<ul style="list-style-type: none"> • Old Mammoth Road 	<ul style="list-style-type: none"> • Provision of transit facilities beyond those required for environmental mitigation or by code.
14	Environmental Restoration	<ul style="list-style-type: none"> • Enhances natural environment 	<ul style="list-style-type: none"> • Mammoth Creek corridor 	<ul style="list-style-type: none"> • Environmental restoration and enhancement beyond that needed to mitigate project impacts

² These benefits can be implemented at incremental scales, unlike the Significant Benefits above Project Requirements, listed below (14-19).

South Districts Neighborhood District Planning Study
Preferred Concept and Recommendations

Significant Benefits Above Project Requirements		Why?	Where?	Notes
14	Anchor retail and entertainment uses	<ul style="list-style-type: none"> • Enhance destination resort character • Create successful shopping district 	<ul style="list-style-type: none"> • South Old Mammoth Road 	<ul style="list-style-type: none"> • Retail spaces designed and located to accommodate an anchor retail tenant, or entertainment use (e.g. movie theater).
15	Events facilities	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance resident and visitor recreation experience 	<ul style="list-style-type: none"> • Throughout district but focused in Mammoth Creek Park 	
16	Child care facilities	<ul style="list-style-type: none"> • Enhance community livability for local workforce 	<ul style="list-style-type: none"> • Throughout district 	
17	Performance and cinema theaters	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance resident and visitor recreation experience 	<ul style="list-style-type: none"> • Throughout district 	
18	Underground on-site parking facilities	<ul style="list-style-type: none"> • Support attractive pedestrian-oriented district. • Support “feet first” mobility 	<ul style="list-style-type: none"> • Throughout district 	<ul style="list-style-type: none"> • Underground parking is desirable, and is more expensive to construct than surface parking
19	Snow play areas	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance resident and visitor recreation experience 	<ul style="list-style-type: none"> • Mammoth Creek Park • Borrow Pit Area 	
20	Trails system improvements	<ul style="list-style-type: none"> • Enhance destination resort character • Enhance resident and visitor recreation experience 	<ul style="list-style-type: none"> • Mammoth Creek Park Area • Sherwins Area 	