

South Districts NDP Framework
Guiding Principles
General Plan and Accepted District Studies

South Old Mammoth Road (desired on all of Old Mammoth Road)

The General Plan provides the following description and list of general characteristics for a broader area that includes Main Street, Old Mammoth Road, and Shady Rest, and which would therefore encompass the South Old Mammoth Road District:

The (Old Mammoth Road) area should invite pedestrian activity and provide gathering places and opportunities for interaction in a vibrant mix of retail, commercial, and workforce housing. Development should be attractive with a high level of detail and active storefront uses resulting in a pleasing pedestrian-oriented streetscape. Commercial corridors should be walkable year-round, vibrant, colorful, and accessible. Uses should be mixed to allow offices, residential housing and visitor accommodations above ground floor retail.

Buildings should have distinctive mountain architecture and varied roof forms with accentuating physical landmarks at intersections, street corners and other appropriate locations. The streetscape should be safe and designed for the pedestrian with the inclusion of street furniture, trees, flowers and planters, interesting sidewalk surfaces and public art.

New development should improve connectivity and circulation with bike and pedestrian paths, sidewalks and roads.

General characteristics*:

- 1. Maintain views of the Sherwin Range, the Knolls and Mammoth Mountain from public spaces*
- 2. Landscaping reinforces Eastern Sierra native pine, fir, aspen, ground cover and wildflowers*
- 3. Landscaping establishes scale and street edge*
- 4. Pedestrian-oriented sidewalk/boardwalk with public art, centrally located parks, plazas, courtyards and pedestrian links that create a sense of exploration*
- 5. Walk-to neighborhood or community parks in all districts*
- 6. Mid-block pedestrian access*
- 7. Occasional small plazas and courts visible from the public way that can be used as public event venues*
- 8. Active day and evening and through all four seasons*
- 9. Retail and services in storefront setting, located next to the sidewalk*
- 10. District animation with retail oriented to the street*

11. *Higher lot coverage may be acceptable with pockets of effective landscaping and open space*
12. *Encourage transit-oriented development*
13. *Strip mall development pattern shifted to a pattern of commercial in front and parking in back*
14. *Convenient structured parking and small-scale surface parking*
15. *Shared and pooled parking*
16. *Alley and side street access for deliveries, service and emergency access and pedestrian connections appropriate to district character*

As a specific area, the General Plan identifies that Old Mammoth Road should have:
“(A) traditional small-scale mixed use “Main Street” development pattern”

During the Downtown NDP process, a refined list of characteristics was developed for that study area; many of these characteristics are relevant to the South Old Mammoth Road area, and are therefore listed here:

1. *Mixed use (retail, commercial, hotel/lodging, workforce housing, parks, etc); lively, animated with people on the street. Where appropriate, uses should allow offices, residential housing and visitor accommodations above ground floor retail oriented to the street.*
2. *Active day and evening and through all four seasons where appropriate (e.g. anchor retail, services, open space and parks, entertainment uses/special events, workforce housing, art, etc).*
3. *Improve connectivity and circulation with bike and pedestrian paths, sidewalks, roads, and transit; emphasize connectivity. Incorporate suitable traffic calming measures and effective snow removal strategies (e.g. assessment districts).*
4. *Pedestrian-oriented streetscape that is walkable year-round, landscaped, accessible and safe.*
5. *Maintain views of the Sherwin Range and Mammoth Mountain from public spaces and include significant tree preservation.*
6. *Assess strategic parking solutions tailored to context and location, including both underground and at-grade parking. Convenient public parking facilities, structured parking, small-scale surface parking, and shared and pooled parking. Strip mall development pattern shifted where appropriate to a pattern of commercial in front and parking in back with suitable screening of parking from neighboring properties.*
7. *Provide public access to surrounding forest lands.*
8. *Energy efficient design and infrastructure and high quality architecture (i.e. site and Mammoth appropriate, quality materials and finishes, geothermal heating district).*

9. *Emphasize the unique qualities of and provide a sense of arrival, transition and connection where appropriate to subareas within the district. Encourage a transition to more visually cohesive and well-defined development from existing “hodgepodge” of development types and uses (see specific characteristics in the Neighborhood and District Character Element of the General Plan).*

Bell-Shaped Parcel

The General Plan does not include specific characteristics for the Bell-Shaped Parcel (BSP), but does specific criteria for a “Focused Special Study” for the BSP in Policy L.1.D.3. that inform planning for this property. Since the General Plan was adopted, the Bell-Shaped Parcel has been re-zoned from “Resort” to “Open Space” reinforcing the importance of protecting the key natural resources, including significant wetland areas, and open space values of this property:

- *Study benefits to the community as the Town's "central park" through implementation mechanisms such as zoning and conservation easements.*
- *Assess the existence and value of biological, scenic and aesthetic site resources.*
- *Determine areas suitable for preservation and those suitable for development consistent with maximizing recreational opportunities, preserving open space, and protecting sensitive environmental resources.*
- *Determine locations and limitations for buildings and facilities and transit, pedestrian, bicycle and vehicular access.*
- *No disposition or development of the Bell may be made which is inconsistent with these Special Study objectives without further amendment to this General Plan to remove this condition.*

East OSSC District

The General Plan identifies characteristics for the Snowcreek District and for the Mammoth Creek Corridor, both of which overlap the EOSSC Study Area, and which are appropriate to it. These guiding principles are reflected in the Draft East OSSC Study, as follows:

- *Western range and meadow; spacious setting and wide open with backdrop of Sherwin Range*
- *Anchor for and connection to the Old Mammoth Road District*
- *Stress stewardship of land and resources*
- *Provide access and staging areas to Sherwin Range and “community uses” accessible from Old Mammoth Road*
- *Landscape that reinforces sage, Manzanita and wet meadow*

- *Integrate Mammoth Creek Corridor with Mammoth Creek Park, including the historical museum site, equestrian center, parking, trails and snow play, and future possibilities such as a recreation center or amphitheater.*
- *Provide a variety of visitor lodging*

* Since only a portion of the EOSSC District overlaps the Snowcreek District, only relevant characteristics are listed.

The following characteristics or attributes are noted as important for the Mammoth Creek Corridor:

- *Biological, scenic and aesthetic resources*
- *Water quality*
- *Pedestrian and bicycle trails, staging areas and vehicular access*
- *Resolve potential for neighborhood conflicts*
- *Create a significant community resource connecting Old Mammoth Road, Snowcreek, and Mammoth Creek Park around the stream and environment to provide:*
 - *Access to Mammoth Creek*
 - *Grand Views*
 - *Appropriate active recreation*
 - *Family recreation*
 - *A place to hold special events*
 - *Staging for Forest Service activities*
 - *Concessions and facilities including parking and restrooms*
 - *A connection with Forest Service lands and the historic museum site.*

Gateway

The General Plan states the following characteristics for the Gateway District:

Located south of State Route 203, east of Old Mammoth Road, the Gateway District should be an attractive and iconic corridor in to and out of town, and should communicate Mammoth Lakes' character. It includes schools, hospital, industrial park, library, parks, trails, open space and the future Civic Center site. The District should provide a safe pedestrian environment, and emphasize linkages between all elements in the Gateway District and the community's residential neighborhoods. Significant public views should be preserved through high-level design standards

1. *Viewsheds to White Mountains, Sherwin Range, the Knolls and Mammoth Mountain are preserved*
2. *Campus setting, spacious and comfortable with gathering areas*
3. *Civic character and a town square*
4. *Civic, educational, recreational, public uses and athletic fields*

5. *Broad setbacks and open space between buildings*
6. *Pedestrian-friendly approach along Sierra Park Road and Meridian Boulevard*
7. *Pedestrian linkages among all uses*
8. *Access to surrounding forest lands*
9. *A sense of arrival to each component within the district*
10. *Circulation pattern to provide for short-term visits and drop-offs*
11. *Long-term parking underground*
12. *Industrial uses screened from public view*
13. *Shared use of facilities and parking*
14. *Transit with bus pullouts and shelters*

Sierra Star

The General Plan states the following characteristics for the Sierra Star District, which are also called out in the Draft Sierra Star District Planning Study:

The Sierra Star District, a resort area within Mammoth Lakes, contains an 18-hole golf course and a residential component. Sierra Star should diversify its year-round recreational opportunities for the town's residents and visitors, and allow joint use amongst public and private entities. A variety of resort accommodations of differing intensities should be provided as well as a transit hub and parking facilities.

1. *Full service four-season resort*
2. *Landmark destination*
3. *Special vistas to surrounding mountains*
4. *Extensive open space and tree preservation*
5. *Four-season recreation use; e.g. golf course and cross-country skiing, summer focus on open space and outdoor experiences*
6. *Non-vehicular access options to the Eagle Lodge, North Village District, Main Street and Old Mammoth Road*