

South Districts Neighborhood District Plan (NDP) Framework
Preliminary Issue Identification
(Accepted by Town Council February 2, 2011)

Element or Topic	Issues	General Plan Summary Evaluation Item
Neighborhood and District Character (Sense of place)	1. How can the districts achieve the character descriptions in the General Plan (see Guiding Principles)? (Also see “Community Design” topic, below)	1. Neighborhood and District Character Element.
Economy (Contribution to a sustainable economy - DRCEDS)	2. Do these districts need specific facilities or amenities integral to achieving the character of the district, or are there existing facilities that could be enhanced to better serve the community? 3. Do these districts require a level or type of commercial, resort or housing amenities integral to achieving the character of the district, or that could be enhanced to better serve the community? 4. How can the districts enhance the Town’s destination resort and sustainable tourism objectives, including mid-week and shoulder season visitation, and support long-term visitation, year-round, with midweek occupancy (DRCEDS)? 5. How can the districts contribute to economic diversification, enhancement of the existing business district, and additional employment opportunities? 6. Are there opportunities to include cultural and educational institutions as components of mixed use or other development?	2. Neighborhood and District Character Element 3. Neighborhood and District Character Element 4. Goal E.1 and E.2; Policy E.1.J, E.2.A, E.3.C, and E.3.D. 5. Goal E.1, E.2, and E.3. 6. Policy E.3.B
Arts Culture, Heritage and Natural History (Arts and cultural resources)	7. What opportunities exist within these districts for arts and cultural events and facilities that could help to achieve the character of the district, enhance visitation, or better serve the community?	7. Neighborhood and District Character and Goal A.2 and A.3. 8. Goal A.3.A., A.2, R.1 and

	8. How can the Hayden Cabin and other historic cultural and heritage resources in this area be enhanced and better integrated into the districts? 9. How can the important natural resources of this area, particularly the Mammoth Creek Corridor, be protected, enhanced, and integrated into the broader program of land use and amenities within the districts? (Also see Resource Management and Conservation topic, below)	R.2. 9. Goal A.1., A.2., R.1., R.3.
Community Design (Transect characteristics, design, building height and “village in the trees”)	10. What are the Transect characteristics of the districts? 11. How do the districts fit within the forest as a “village in the trees?” 12. What are appropriate building heights (minimum and maximum), massing, setbacks and/or step backs? Should a diverse range of building types be analyzed? 13. How should the districts’ important views and view corridors be preserved? 14. How can the character and visual quality of Old Mammoth Road be enhanced, including its role as a community gateway? 15. What special considerations are needed to recognize the multifamily residential developments located in the district?	10. Appendix B. 11. Goal C.1 and C.2; Policy C.2.V and C.2.X. 12. Goal C.1, C.2 and C.3; Policy C.2.D, C.2.E, C.2.I, C.2.L and C.2.N. 13. Figure 1, Goal C.2; Policy C.2.J, C.2.V and C.2.W. 14. Neighborhood and District Character. 15. Goal C.1, C.2 and C.3; Policy C.2.D, C.2.E, C.2.I, C.2.L and C.2.N.
Land Use (Mix and types of uses [housing, commercial, retail, etc.], density, PAOT and PIEC)	16. How are existing accepted NDPS, and other (existing and draft) Plans and Studies incorporated into the South District NDP? • NOMRDSS • Downtown Concept for Main Street • Snowcreek Master Plan • Draft EOSSC Study • Draft Sierra Star NDP Study	16. Neighborhood and District Character Element (see Guiding Principles) 17. Neighborhood and District Character; Goal L.1, C.2, L.6. 18. Neighborhood and District Character; Goal L.1, C.2, L.6.

	• Previous plans for Mammoth Creek Park • Draft South Gateway Master Plan 17. How will the district provide for appropriate transitions and/or buffers, particularly between developed and open space areas? 18. What is the relationship of this district to adjoining portions of town, including adjacent USFS lands, planned resort development, and residential and commercial neighborhoods? 19. What is an appropriate mix of, types, and location(s) for housing (including affordable/workforce housing), lodging/hotel, commercial and retail spaces for each district?	19. Goal L.1., L.2., L.3, L.5.
Mobility (Feet-first, park once, way-finding, trails, and pedestrian facilities).	20. Does this district require a level of mobility (circulation, parking, transit, way-finding and/or trail amenities, and snow removal) unique to achieving the character of the district or existing facilities that could be enhanced to better serve the community? 21. How will these NDPs be tied into the Mobility Study and Trails Master Plan, and to planned circulation improvements within the Snowcreek District? What are the street and trails plans for this district? 22. How will this district be efficiently and effectively integrated and connected year-round with the town-wide system of trails and nodes, including points of public access to USFS lands? 23. What wayfinding improvements are needed? 24. How does the district achieve “feet-first, transit second and cars last” mobility? 25. How can pedestrian safety on Old Mammoth Road be improved? 26. Is there enough transit capacity for this district?	20. Neighborhood and District Character; Goal M.1, M.3, M.4, M.5, M.6 and M.9. 21. Mobility Element, Appendix D, and Action P.5.C. 22. Goal M.4.,P.3., P.4., P.5 23. Goal M.1. 24. Goal M.3, M.4 and M.5; Policy M.3.B, M.4.A, M.4.B, M.4.F, M.5.A and M.5.B. 25. Policy M.4.A., M.4.B., M.4.C.,M.4.D, C.2.P. and C.2.S. 26. Goal M.5; Policy M.5.A, M.5.B and M.5.C. 27. Goal M.5 and M.6; Policy M.6.A, M.6.B and C.2.H.

	27. How will shared and pooled parking opportunities be incorporated? How can adequate and convenient parking best be provided ?	
Parks, Open Space and Recreation (Recreational opportunities and facilities and open space – Parks and Recreation Master Plan).	28. What recreational and open space amenities are appropriate for Mammoth Creek Park and the Bell-Shaped Parcel? How can Mammoth Creek Park and the Bell-Shaped Parcel be most appropriately planned to take advantage of its unique location and assets? 29. How should the different ownerships and characteristics of the East and West sides of Mammoth Creek Park be reflected in planning for the park. 30. What year round recreation activities are provided for people of all ages, including residents and visitors to accommodate build out of the district and the town? 31. How can connections to adjacent recreation and USFS lands be integrated into the district?	28. Goal P.1., P.4., R.3., Mammoth Creek Corridor Special Study 29. Goal P.1., P.4., R.3., Mammoth Creek Corridor Special Study 30. Goal P.1., P.2., P.3., 31. Goal P.3, P.4, P.5
Resource Management and Conservation (Tree preservation, wetlands and riparian habitat, and sensitive natural resources)	32. How can the sensitive natural resources of these districts, including those within the Mammoth Creek corridor, and wetlands on the Bell-Shaped Parcel be protected and enhanced? Are the existing creek setbacks sufficient to protect Mamomth Creek? 33. What measures should be integrated into the NDP to ensure long term sustainability of environmental resources? (e.g. PIEC analysis)? 34. What design practices and alternative energy opportunities will be or can be incorporated (passive solar, geothermal, etc)? (Also see Arts, Culture and Natural History; and Community Character topics, above)	32. Neighborhood and District Character; Goal R.1, R.2 R.3. and R.4. 33. Goal R.1, R.2 and R.4., R.6., R.7., R.8., R.11. 34. Goal R.6, R.7 and R.8; Policy R.8.E.
Public Health and Safety (Emergency access, safety, and public services).	35. Does this district have special public resource needs such as emergency access and egress, fuel-tree reduction or public services unique to achieving the character of the district, or existing characteristics that could be enhanced	35. Goal S.3, S.4, and M.7; Policy M.7.F, S.3.L, S.3.N and S.4.A. 36. Goal S.5, Policy E.3.K,

	to better serve public safety and services needs? 36. How can the districts enhance educational opportunities, including school facilities and the College?	E.3.L..
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