

## Downtown Neighborhood District Plans (DNDPs) Opportunities and Constraints October 6, 2009

The large study area of the Downtown Neighborhood District Plans (DNDPs) offers many opportunities to the community; however, this area also has various constraints. Understanding opportunities and constraints is fundamental to crafting effective recommendations. The overarching opportunities and constraints are identified and grouped by element here, based on comments during the General Plan Update and DNDPs Framework discussions. Taken together with the Framework preliminary issues, this information will facilitate the development of DNDPs alternatives/options and recommendations.

<b>ECONOMY</b>	
<b>Opportunities</b>	<b>Constraints</b>
1. Opportunity to achieve more stable year round economy and employment (diversify visitor attractions)	Remote location; existing visitor attractions strongly seasonal; financial resources and funding; special events programming not capitalized on
2. Opportunity to improve market conditions and serve as a catalyst for other revitalization	Uncertain economic climate; recession; no redevelopment agency
3. Opportunity to create different event venues and successful local events	Limited suitable sites; funding

<b>ARTS, CULTURE, HERITAGE AND NATURAL HISTORY</b>	
<b>Opportunities</b>	<b>Constraints</b>
4. Opportunity to develop shared, multipurpose facilities that can be used for cultural events	Limited funding
5. Opportunities to enhance public art along Main Street	Limited suitable locations for placement of public art

<b>COMMUNITY DESIGN</b>	
<b>Opportunities</b>	<b>Constraints</b>
6. Opportunity to create walkable mixed-use districts that support businesses while preserving community character (compact urban infill)	Existing land use and circulation pattern; outdated development regulations (Zoning Code)
7. Opportunity to create a memorable welcome statement at the town entry	Limited financial resources; agency land ownership; little placemaking
8. Opportunity to provide neighborhood scaled centers with small grocery and retail/services (Boutique Trader Joe's type stores)	Existing development pattern
9. Dramatic scenery	Potential impacts from development on natural environment

<b>LAND USE</b>	
<b>Opportunities</b>	<b>Constraints</b>
10. Opportunity to implement development standards that will encourage desired land uses	Existing development pattern and development regulations (Zoning Code)
11. Opportunity to expand the workforce housing supply in appropriate locations (near transit and commercial) and increase the range of housing options	Funding; concerns over neighborhood impacts
12. Vacant and underutilized properties (large right-of-way under SR 203)	Varied ownerships and interests
13. Opportunity to create a civic center and centers within each district	Existing land use and circulation pattern

<b>MOBILITY</b>	
<b>Opportunities</b>	<b>Constraints</b>
14. Opportunity to create a feet first district connecting recreation access points, trails, residential areas and businesses	Existing land ownership, auto-oriented development patterns and circulation system; large street blocks and fragmented sidewalks; topography; snow/winter conditions
15. Opportunity to create transit hubs and nodes for multiple modes for transit (bus, van, taxi, gondola, etc)	Limited financial resources; multiple transit service providers with different missions
16. Opportunity to provide joint use district public parking facilities to reduce overall development costs and parking requirements	Limited suitable sites; parking garage construction costs are high; merchant's concern about reduced "at the door" parking; winter conditions affect on-street parking
17. Opportunity to analyze and enhance the existing design of SR 203 and adjacent roadways to improve all modes of mobility, operations and management (e.g. snow removal)	Caltrans ownership of SR 203; disconnected street network; snow storage requirements
18. Opportunity to connect Shady Rest to Main Street and Old Mammoth Road	Existing land use and circulation pattern

<b>PARKS, OPEN SPACE AND RECREATION</b>	
<b>Opportunities</b>	<b>Constraints</b>
19. Opportunity to create more indoor/outdoor recreation facilities (passive and active) that meet the needs of a variety of users, including both residents and visitors	Limited suitable sites for sports facilities and parks; funding; weather (snow and wind)
20. Opportunity to create an integrated year-round trail system reflecting GIC points and the Draft Trails System Master Plan	Funding; existing land use and circulation pattern

<b>RESOURCE MANAGEMENT AND CONSERVATION</b>	
<b>Opportunities</b>	
21. Opportunity to implement green design and building technologies (e.g. geothermal)	Initial cost and cost effectiveness of some measures; climate requires high energy use; not all techniques suitable to Mammoth
22. Opportunity to preserve and incorporate existing trees and wetlands into future development	Trees create shade and can affect views

<b>PUBLIC HEALTH AND SAFETY</b>	
<b>Opportunities</b>	
23. Opportunity to improve emergency response times	Existing circulation system and traffic patterns; snow conditions
24. Opportunity to improve snow management such as through forming assessment districts and/or identifying snow storage sites	Money for management; different management agencies (Caltrans and TOML); snow storage sites decrease as development occurs
25. Opportunity for the Town to collaborate and partner with the USFS, MCWD, Caltrans, MLFPD and other agencies	Limited time and resources of each agency