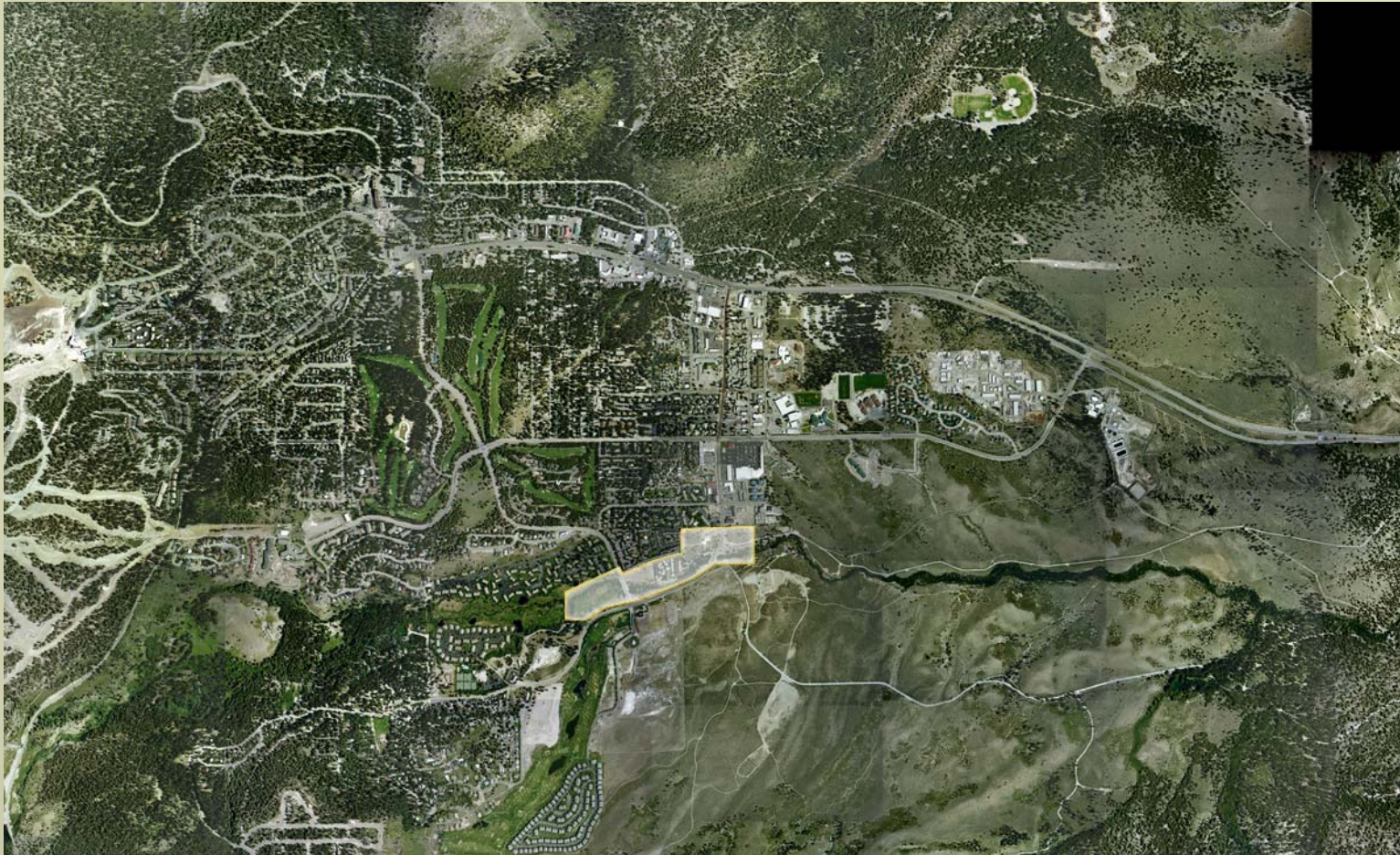


Mammoth Creek East Open Space Stream Corridor

Focus Group & Planning Commission

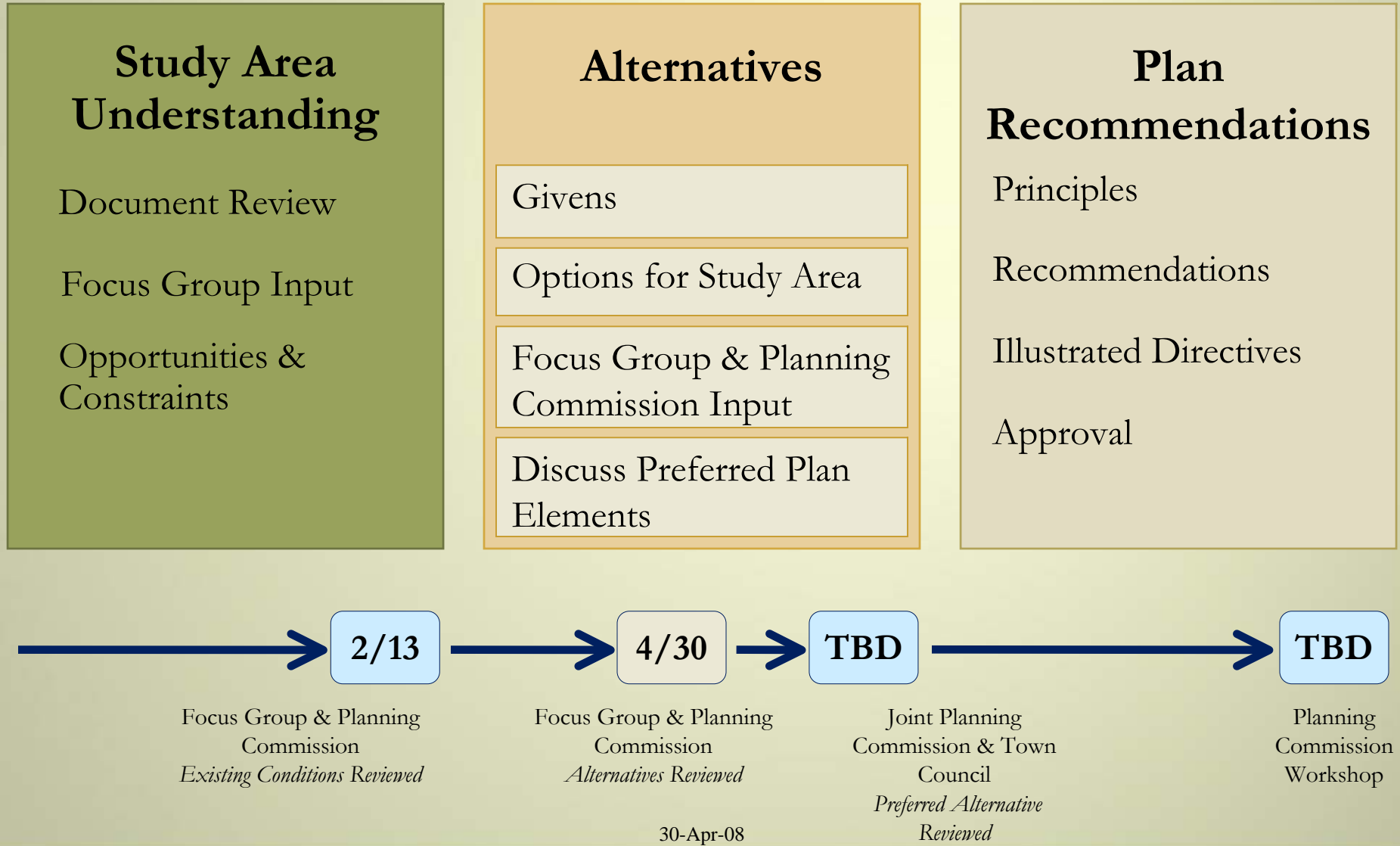
Study Meeting #2 - April 30, 2008



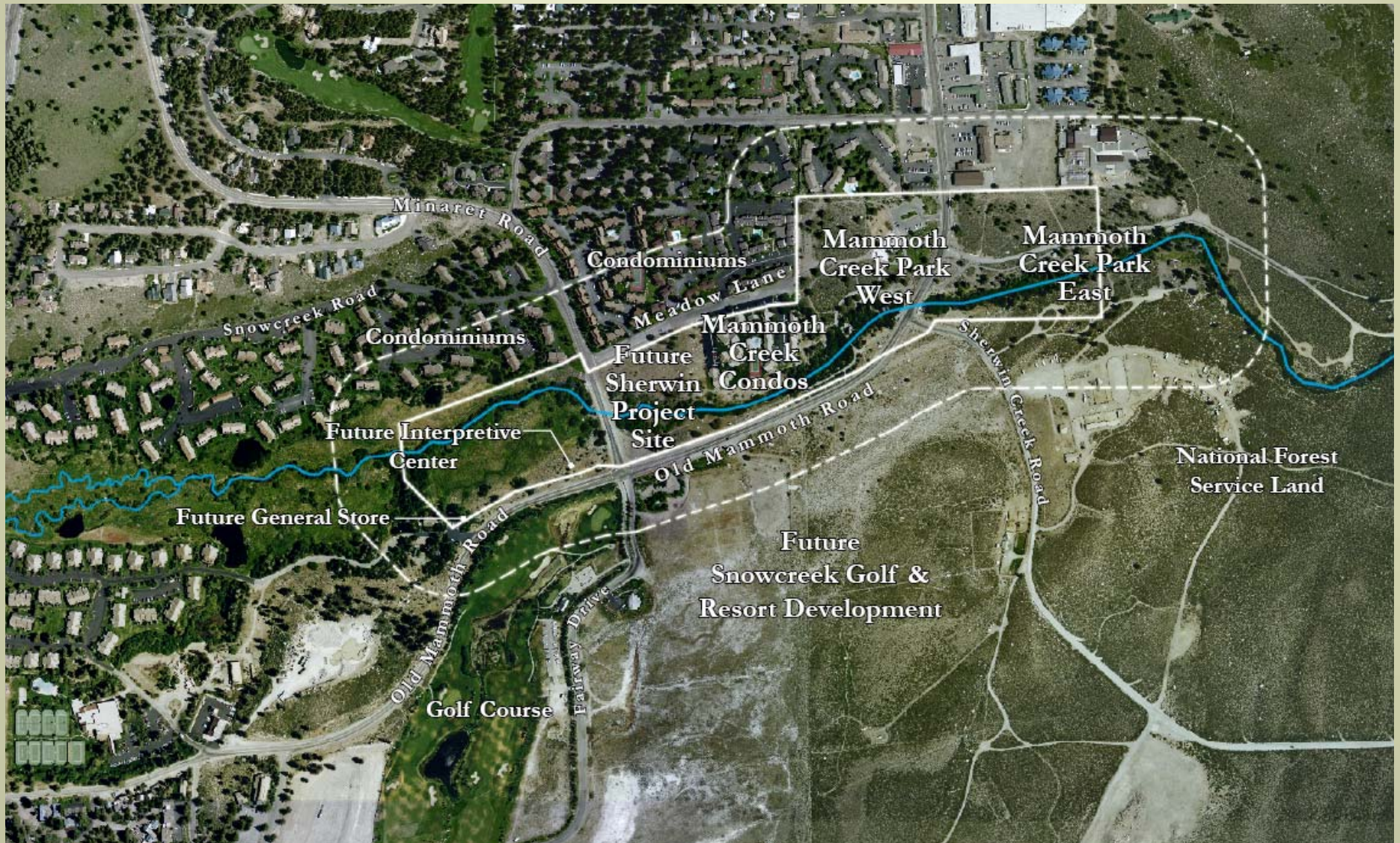
Meeting #2 Agenda

1. Review the OSSC and Planning Study Process, Goals and General Plan policies for the East Mammoth Creek Corridor
2. Review the key issues raised in Focus Group & Planning Commission Study Meeting #1 on February 13, 2008
3. Review the background information presented at Meeting #1
4. Identify conservation and development alternatives for the creek corridor
5. Identify impacts, issues and benefits for the alternatives
6. Discuss the alternatives and provide direction for a preferred plan
7. Review Focus Group comments from earlier that day

Process - East OSSC Planning Study



Study Area and Context Map



East OSSC Planning Study Goals

- Provide analysis and study for the eastern part of the Mammoth Creek corridor, to assist with evaluation of The Sherwin project application
- Provide opportunities for public input about planning issues concerning the eastern part of the Creek Corridor
- Develop recommendations for ways to enhance access, connectivity, user experience and natural resource values along the corridor that respect this key community asset

General Plan Goals & Policies for the Mammoth Creek Corridor

- Preserve and enhance Mammoth Creek as an exceptional natural, scenic and recreational resource
- Be stewards of a sustainable natural environment and resources
- Preserve views and scenic resources
- Provide a built environment that complements the natural environment
- Create an integrated network of linked open spaces and trails
- Provide for feet-first mobility and connectivity
- Provide increased range and diversity of recreational and open space opportunities
- Preserve water quality and environmental resources

East OSSC Relationship to the Mammoth Creek Focused Special Study

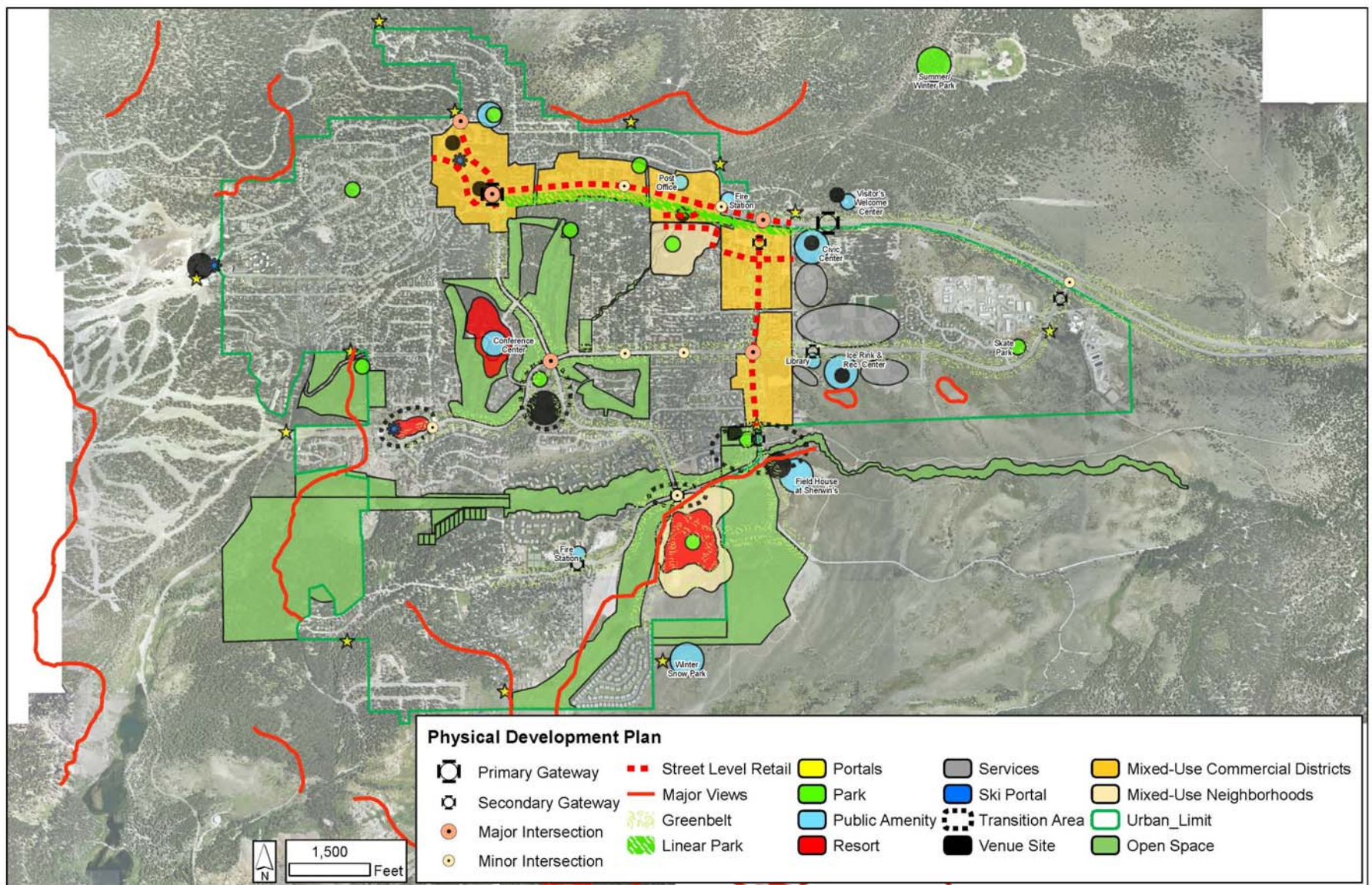
Mammoth Creek Focused Special Study

- Called for in 2007 General Plan, for areas in need of special planning consideration.
- A broad, holistic study of the entire creek corridor and its biological, scenic and recreational resources
- Likely to be a large-scale, Town-initiated effort, with cooperation from other agencies and jurisdictions, the community, and a range of technical specialists

East OSSC Special Study

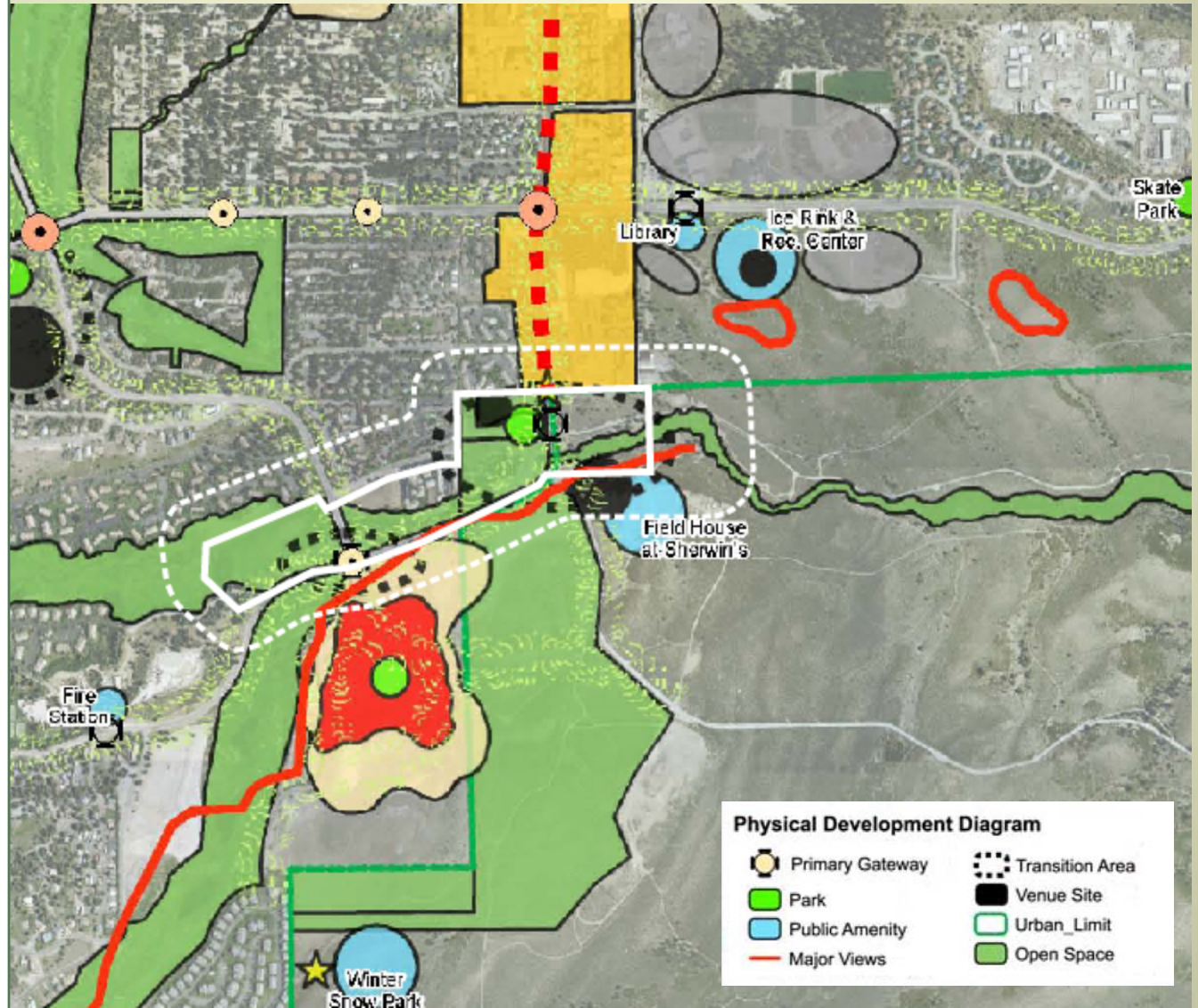
- Required as part of the Town's district planning policy, and triggered by The Sherwin's proposed zoning code amendment
- Concentrates on a smaller geographic area associated with future development projects, including The Sherwin, Snowcreek, and at Mammoth Creek Park
- Will address some topics included in the scope of the Mammoth Creek Special Study, but others unique to the study area and future development projects
- Relevant information from the East OSSC Study will be included in the broader Mammoth Creek Special Study when it is undertaken

Physical Development Diagram

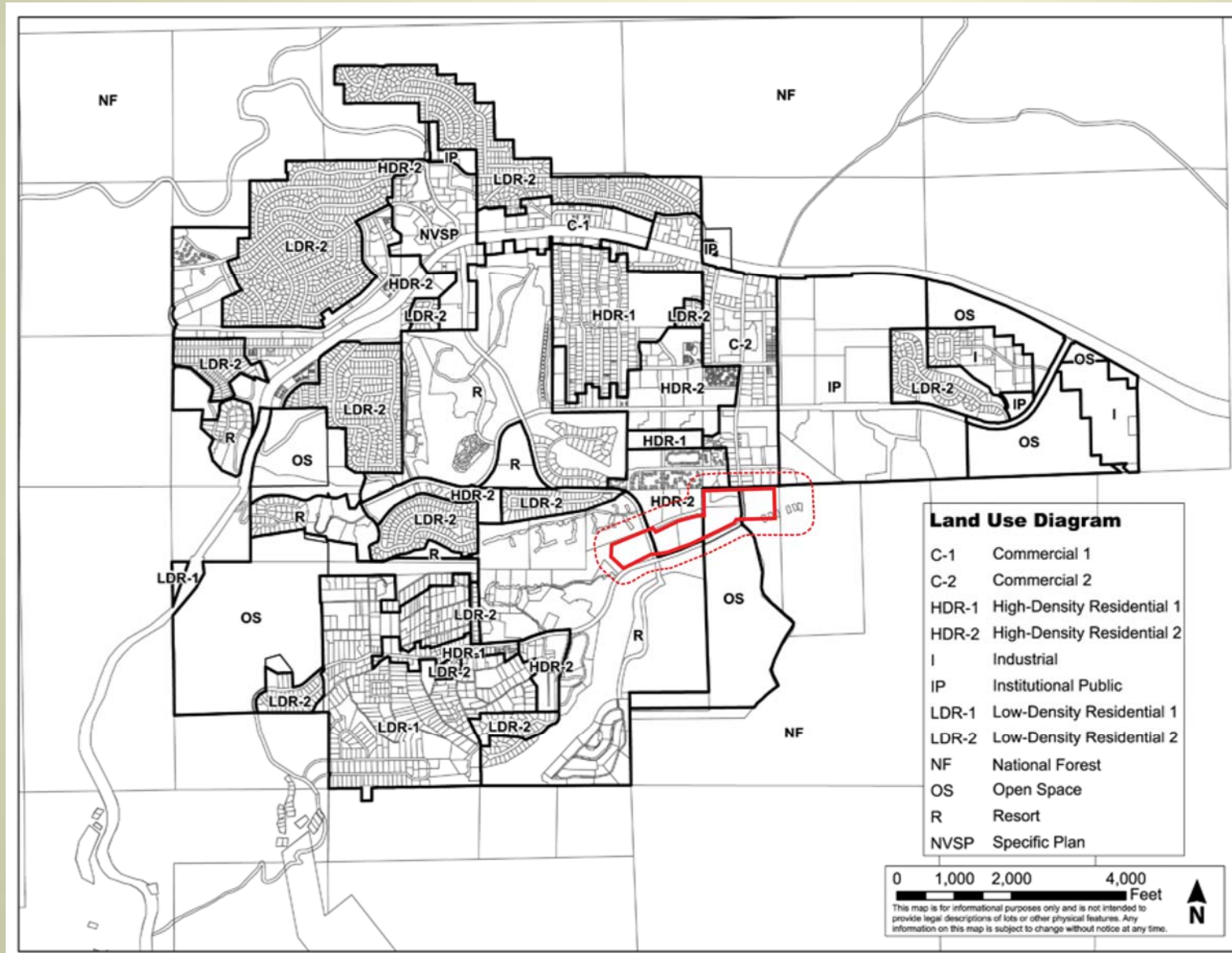


Physical Development Diagram

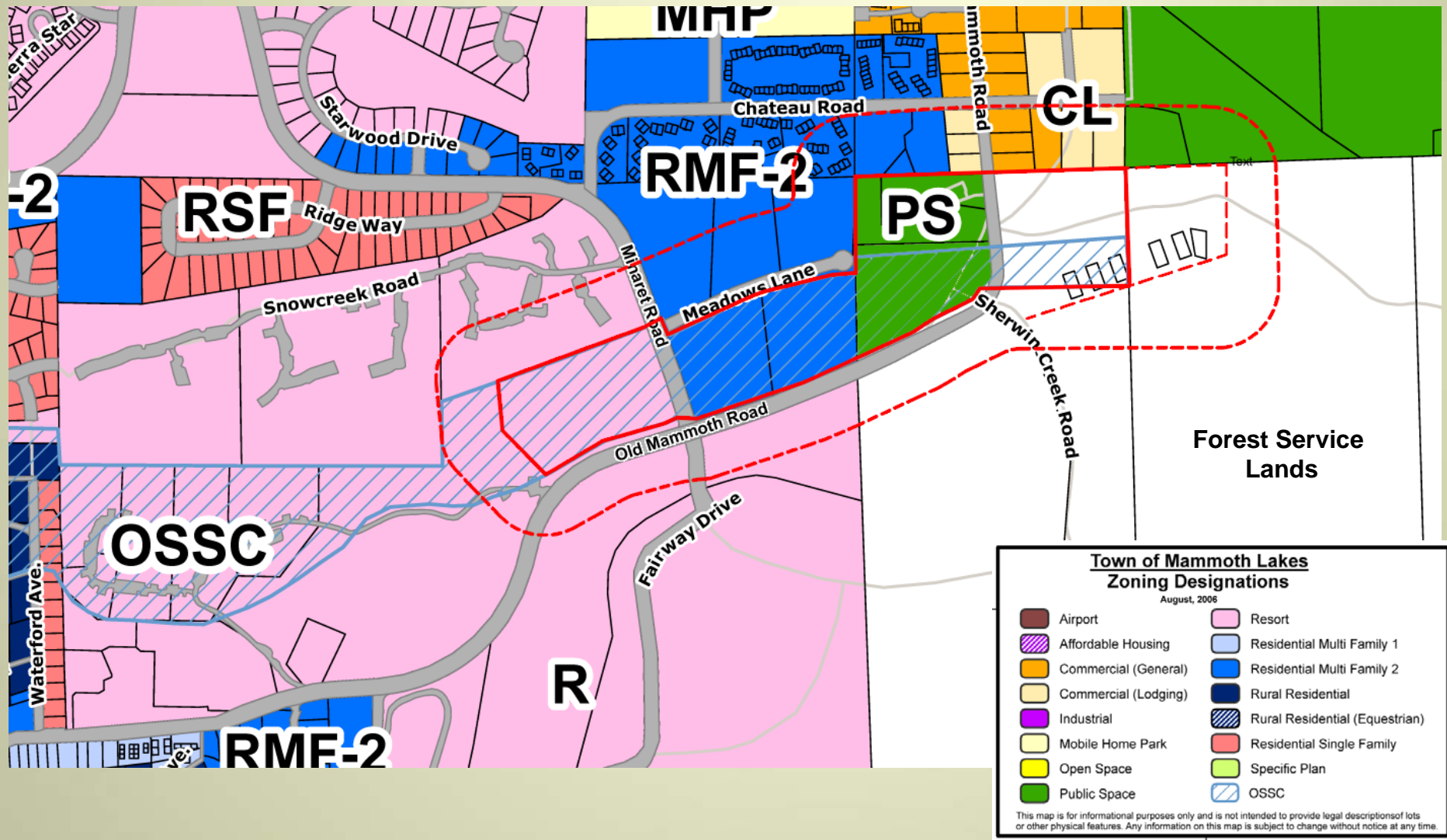
- Open Space Corridor and Proximity to Public Open Space Lands along Mammoth Creek and Forest Service Lands to the south
- Transition from Old Mammoth Road commercial corridor on the east and rural/natural character of corridor on the west
- Western gateway to Town along Old Mammoth Road
- Transition on Minaret Road from residential development to resort development
- Key Gateway at the intersection Old Mammoth Road/Minaret Road
- New Venue Sites at Mammoth Creek Park East & West
- Significant views and vistas to Sherwin range



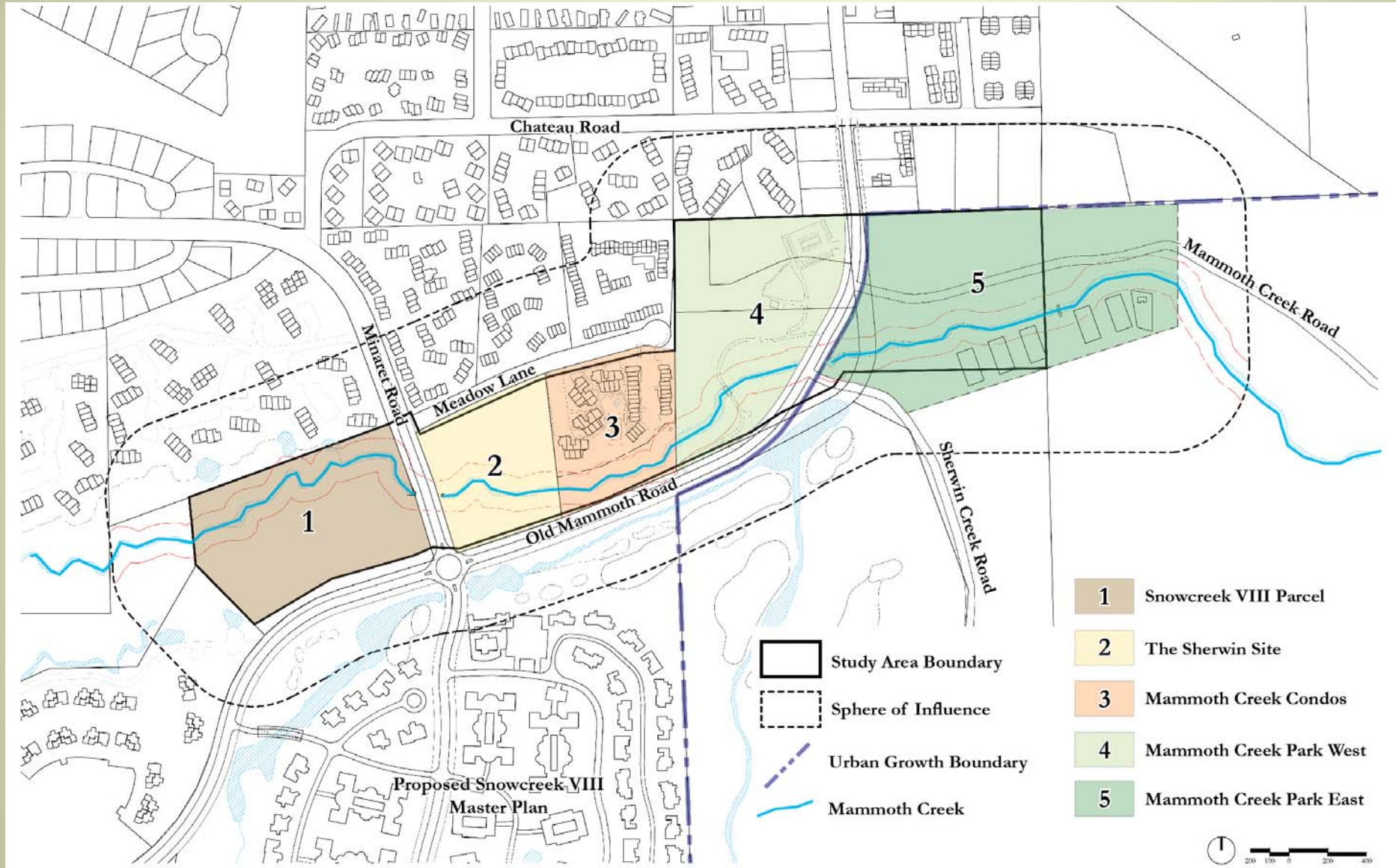
General Plan Land Use Map



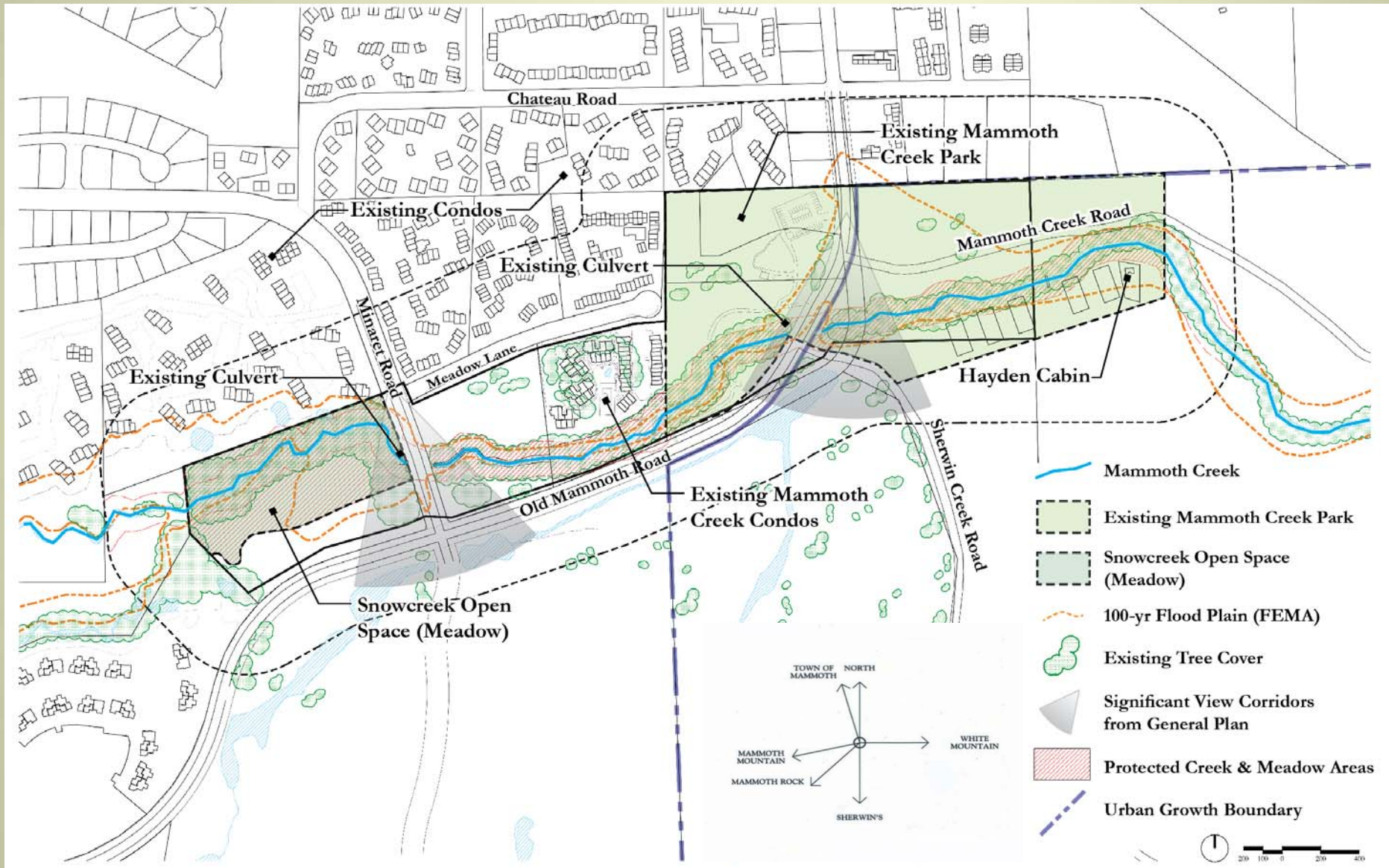
Zoning Map (East OSSC Vicinity)



East OSSC Study Area & Sub-Areas Map



Opportunities and Constraints – Land Use, Natural Resources, and Recreation



180° Panoramic View from Study Area

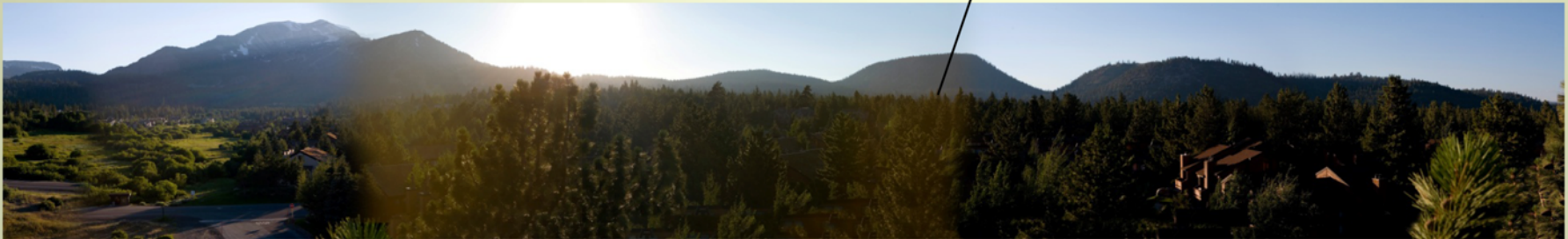
Mammoth Creek Condos

Snowcreek Meadow



View to southeast

Uniform 65'+ Conifer Canopy



View to southwest

Site Photos – Natural & Cultural Resources



Hayden Cabin



Mammoth Creek Park

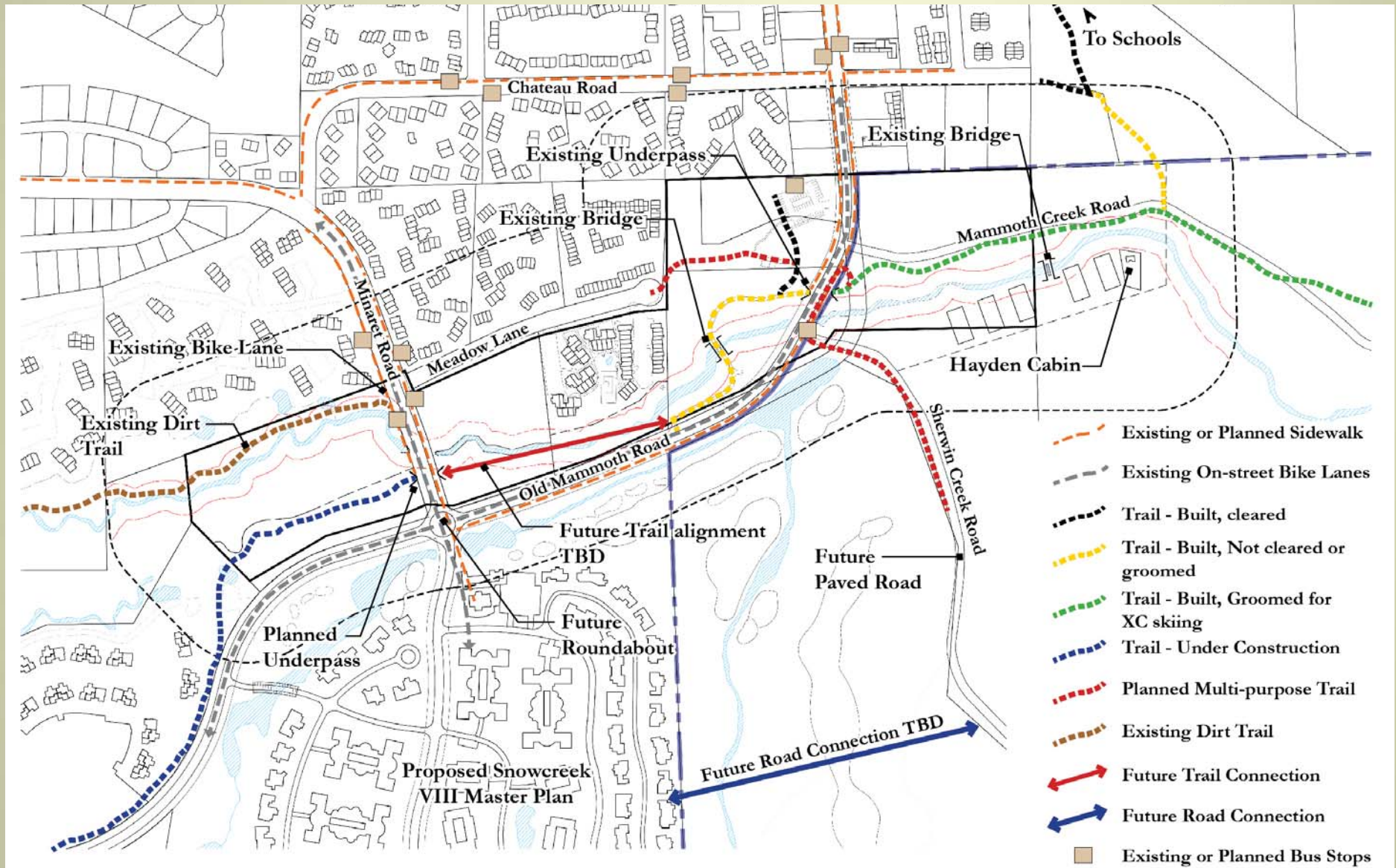


Snowcreek Meadow



Stream Corridor

Existing & Planned Mobility Diagram



Meeting #1: Points of Agreement

- Conserve existing natural resource and visual landscape values
- Respect creek setbacks - 50 feet from Ordinary High Water Mark
- Public trails across private property serve as links, not destinations
- Locate destinations and venues on public land, with supporting facilities provided
- Connect town-wide trail system and recreation portals; implement mobility plan
- Accommodate summer and winter trail use
- Provide a safe trail system for school children and other users
- Improve snow management along corridor to facilitate trail use and access
- Enforce current standards/guidelines for vegetation thinning
- Pave Sherwin Creek Road to gravel pit
- Focus interpretive opportunities at Hayden Cabin
- Provide low-key design for all public art and signage
- Install proposed roundabout at Old Mammoth Road and Minaret

Meeting #1: Discussion Topics and Issues

Preservation versus Limited New Development

Preservation

- Enhance Creek corridor to its natural condition
- Improve of existing informal trails as necessary to accommodate winter and summer foot travel (x-c ski and hike)
- Other recreational activities limited (fishing and passive enjoyment)

Limited development - All aspects listed above, plus:

- Accommodate bicyclists at selected locations
- Enhance natural/cultural resource interpretive opportunities while conserving the existing natural resource values

Public Access

- Desire to meet connectivity and mobility goals for trail system, and allow community to experience and enjoy Mammoth Creek
- Increased public access, particularly across private property, raises concerns about maintenance, resource protection, regulation of user activity, neighbors' privacy, and liability

Meeting #1: Discussion Topics and Issues

Location of Snowcreek General Store and Interpretative Center

- Proposed location at north side Old Mammoth Road; west of Minaret
- Other parts of site contains sensitive cultural and natural resources:
- Alternate locations have been suggested:
 - General Store within main Snowcreek VIII development area - provide more convenient access to Snowcreek residents.
 - Consolidation of interpretive facilities at Hayden Cabin

Compatibility of proposed The Sherwin hotel:

- Project proposes clustered density on north side of parcel, and preservation of open space to south.
- Neighbors concerned about height, intensity of use on north side of property, among other issues
- Draft EIR includes detailed assessment of environmental impacts

Meeting #1: Discussion Topics and Issues

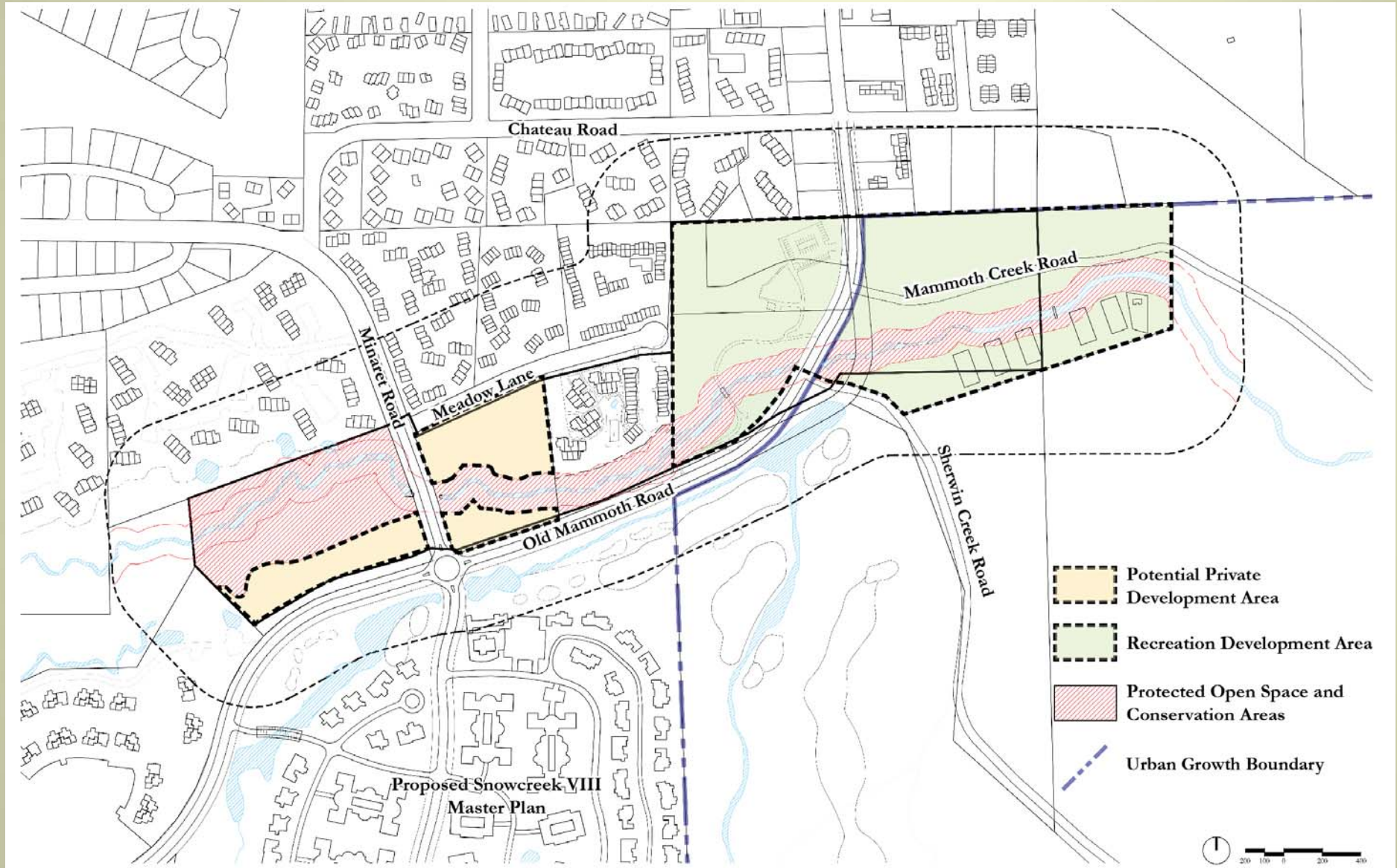
Mammoth Creek Park Recreational Facilities

- Expanded facilities on east and west portions of park
- Draft Parks and Rec Master Plan proposes a range of future facilities to meet level of service demand through 2025 – Dog Park, Baseball and Soccer Fields, Picnic Tables and Shelters, Event Venues, etc
- Expansion of interpretive center at Hayden Cabin
- Parking and staging for trails access and to Hayden Cabin

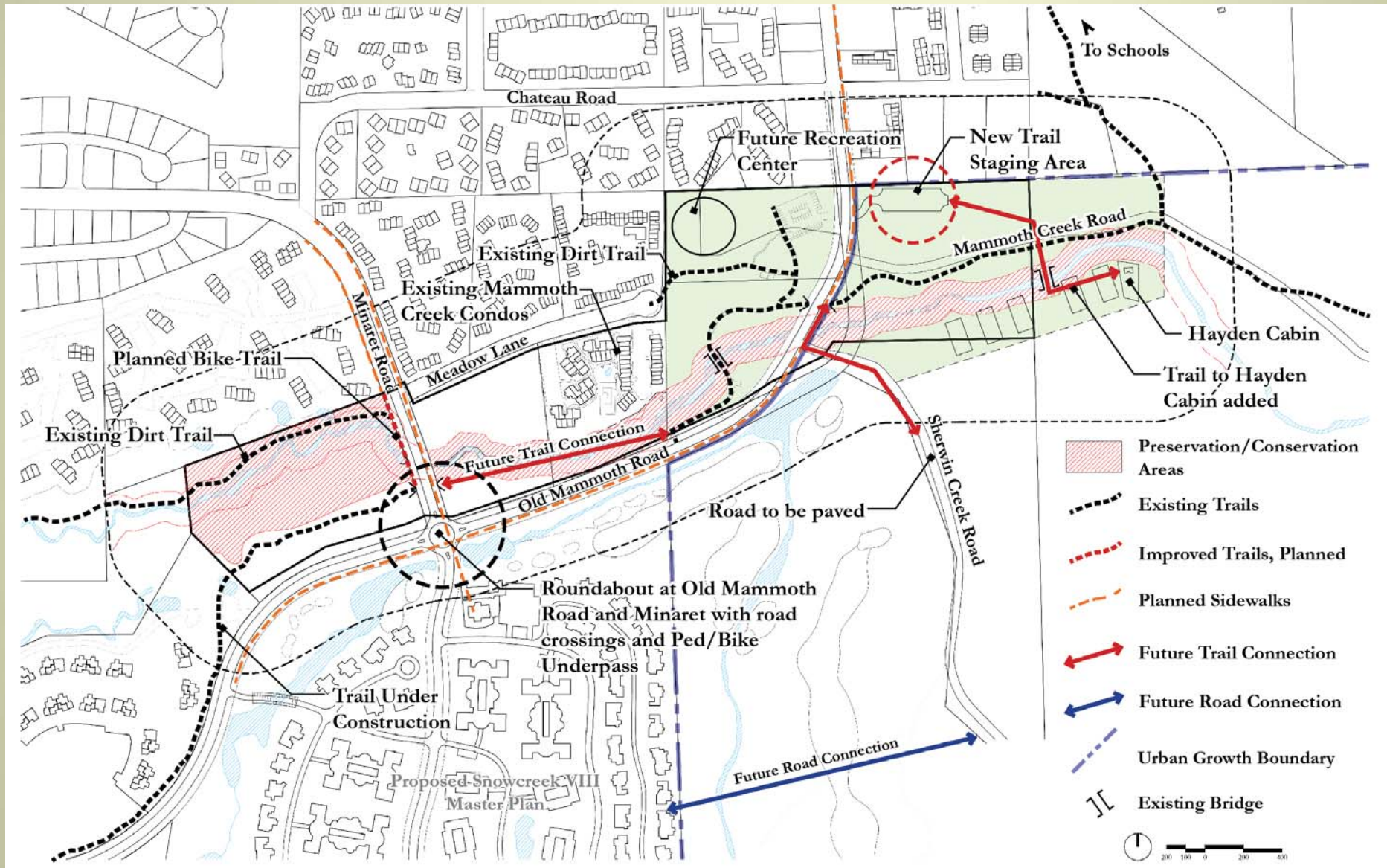
Alternatives Development

- Existing Conditions, Opportunities and Constraints Analysis
- Identify Areas of Change, and Areas for Preservation/Conservation
- Develop a Range of Options to Address Key Issues
- Five major issue topics
 - Trails
 - Land Use/Access
 - Recreation
 - Creek Restoration
 - Creek and Trail Management Responsibility
- All alternatives reflect a set of “givens” or common elements that represent assumed future conditions
- Options for each topic organized into three themed Study Area Alternatives

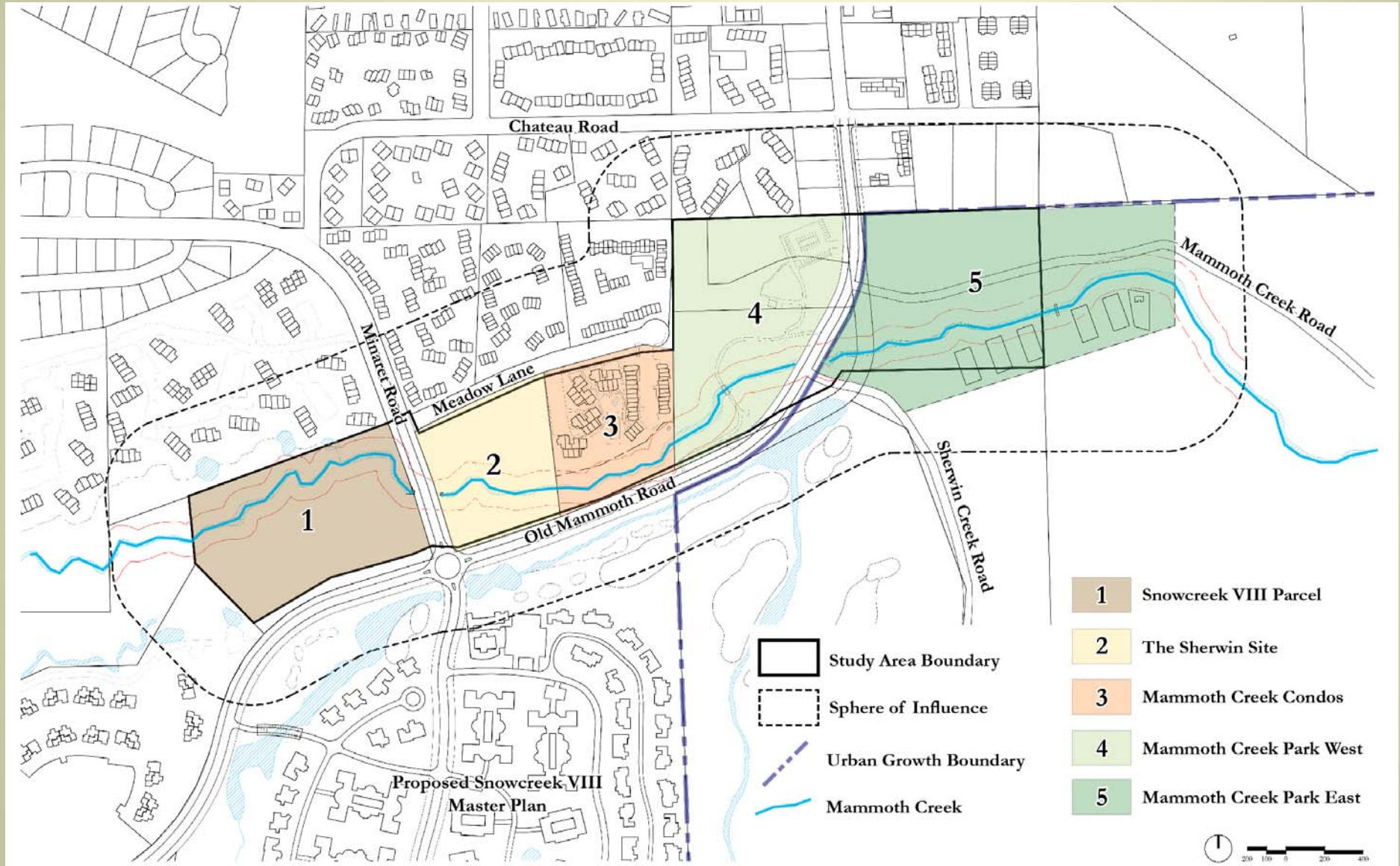
Potential Development Areas



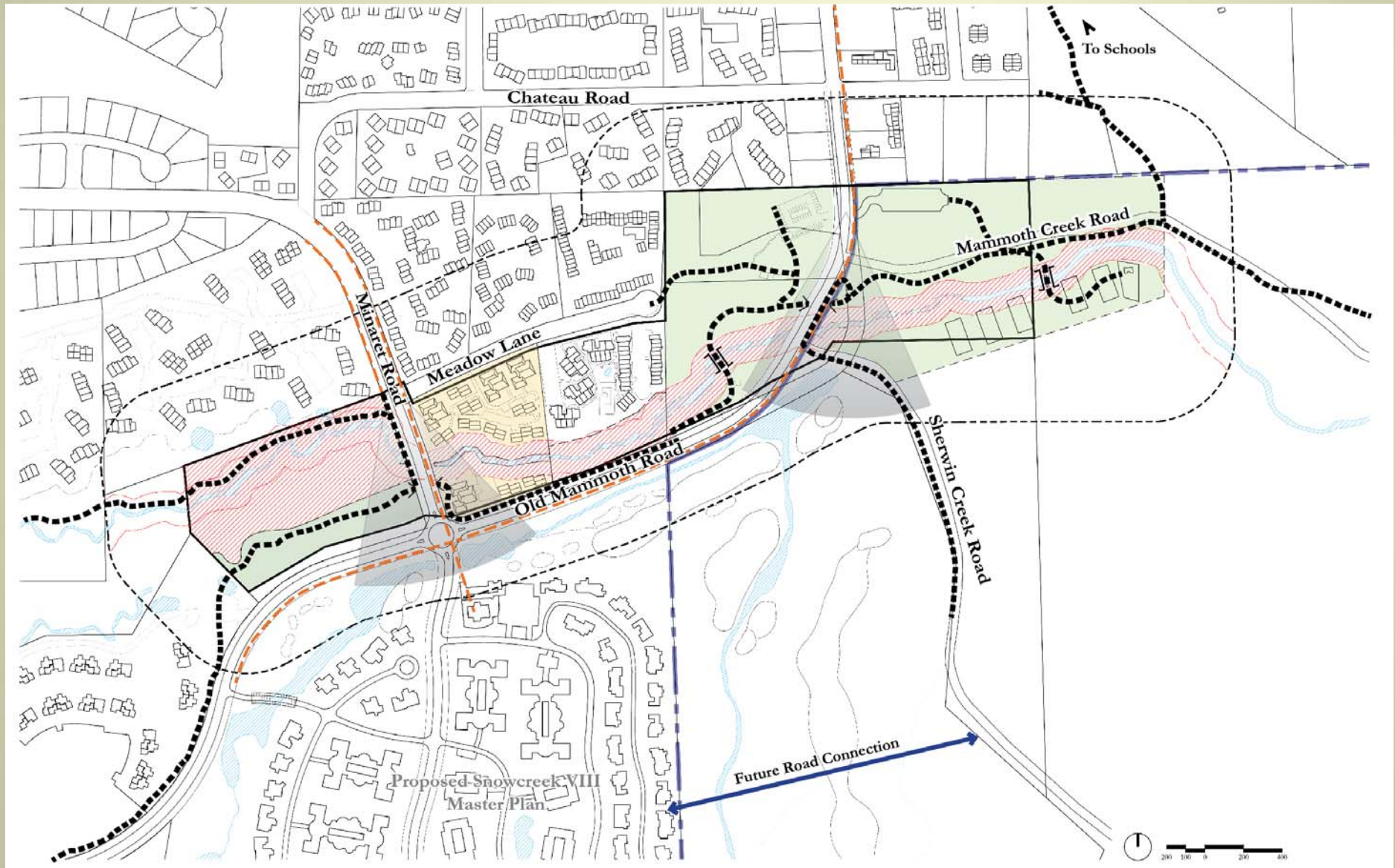
Planning Givens



East OSSC Study Area & Sub-Areas Map



Alternative #1 – Existing Policy/Status Quo



Alternative #1 – Existing Policy/Status Quo

Trails

Snowcreek – Existing dirt trail north of creek, main trail north of OMR under construction including future underpass

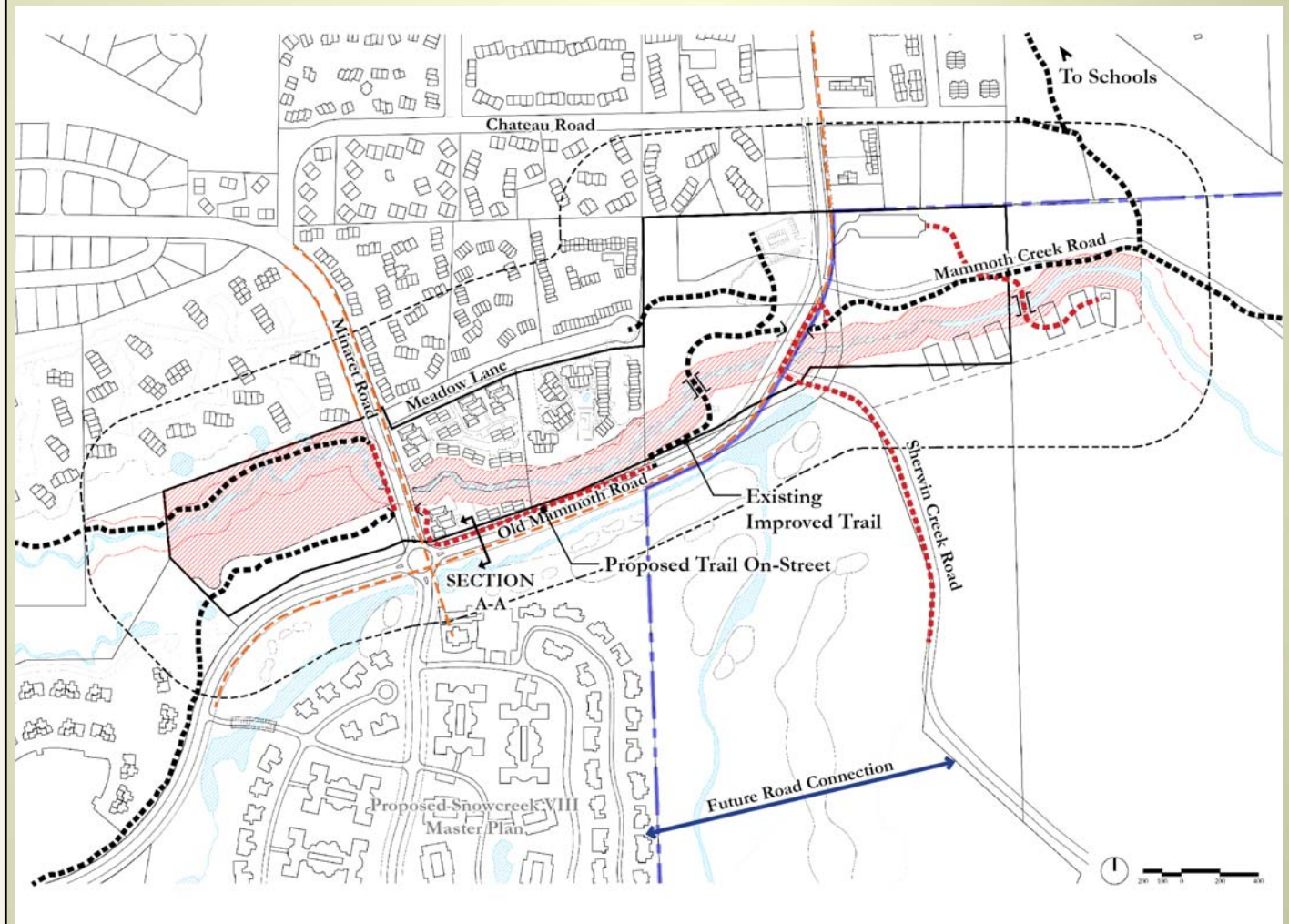
The Sherwin – New Improved on-street/pedestrian bike trail on OMR

Mammoth Creek Condos – Unimproved trail adjacent to creek remains. New Improved on-street pedestrian/bike trail on OMR

Mammoth Creek Park – Existing Trail system, trail to Sherwin Creek Road, informal trail to Hayden Cabin via existing bridge

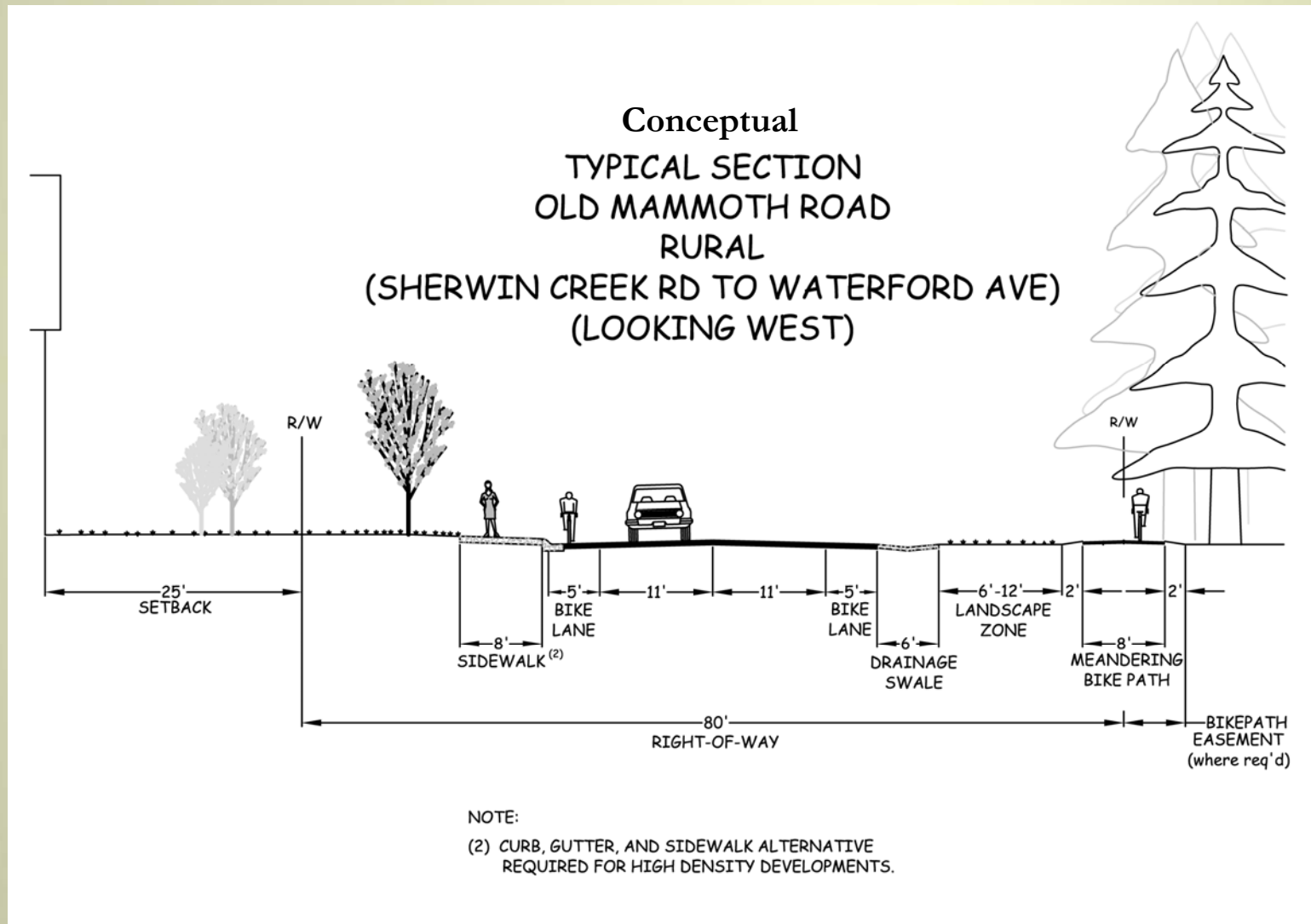
 **Planned Trail On-street**

 **Trail Givens**



Alternative #1 – Existing Policy/Status Quo

Street Section at Old Mammoth Road (Section A-A)



Alternative #1 – Existing Policy/Status Quo

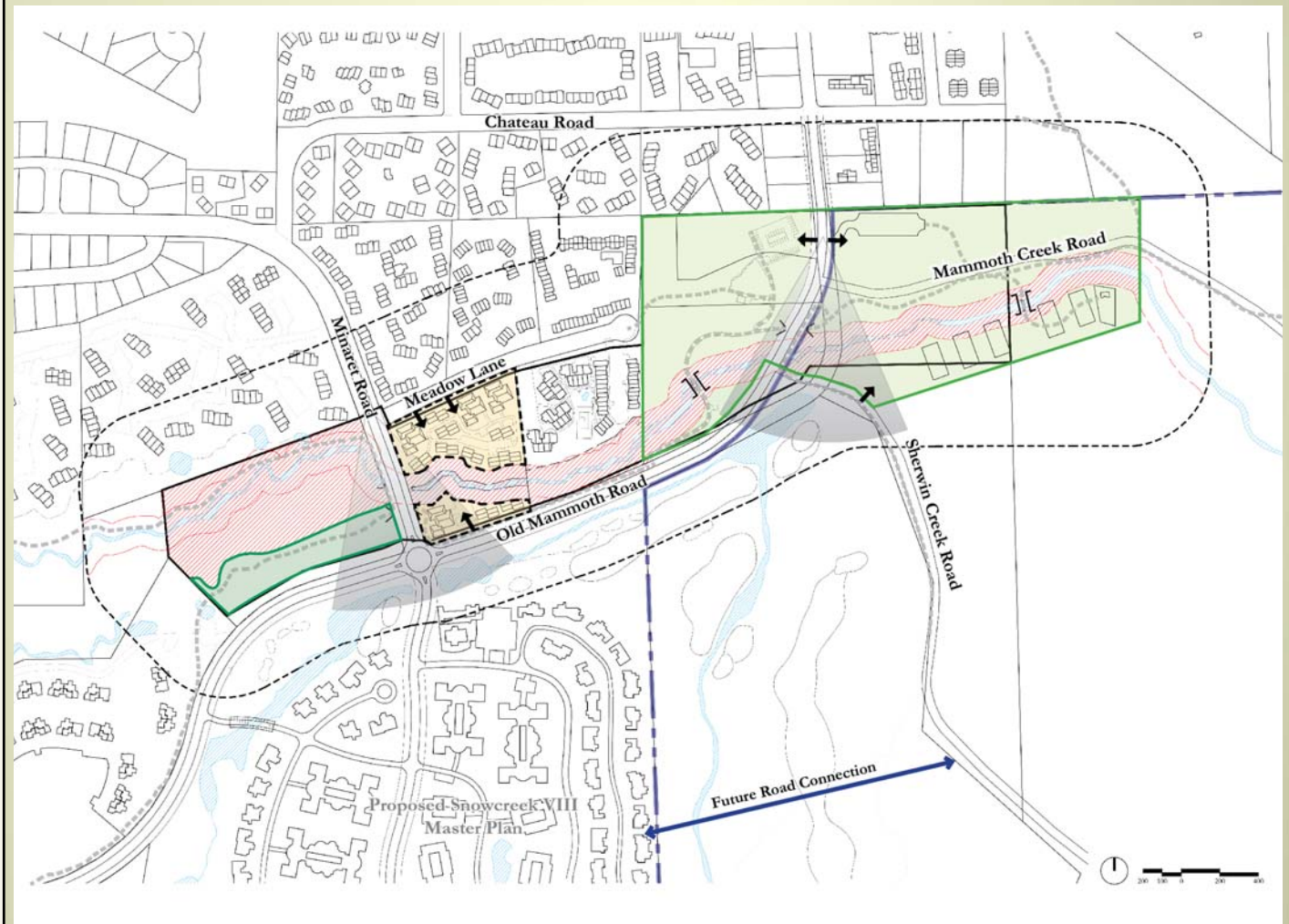
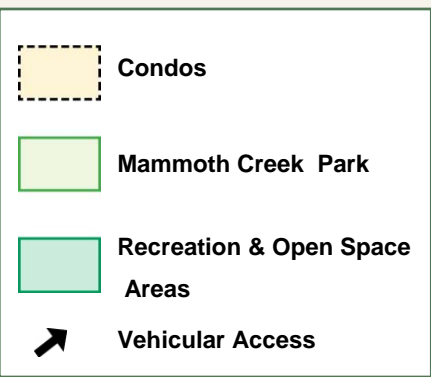
Land Use/Access

Snowcreek - Open space and recreation area per 1981 Snowcreek Master Plan

The Sherwin - Residential Condos/Transient Lodging on both sides of creek, 45' max height. Vehicular access to condos from Meadow Lane and OMR

Mammoth Creek Condos – No change

Mammoth Creek Park - See land use givens per 1990 Parks Master Plan



Alternative #1 – Existing Policy/Status Quo



Recreation

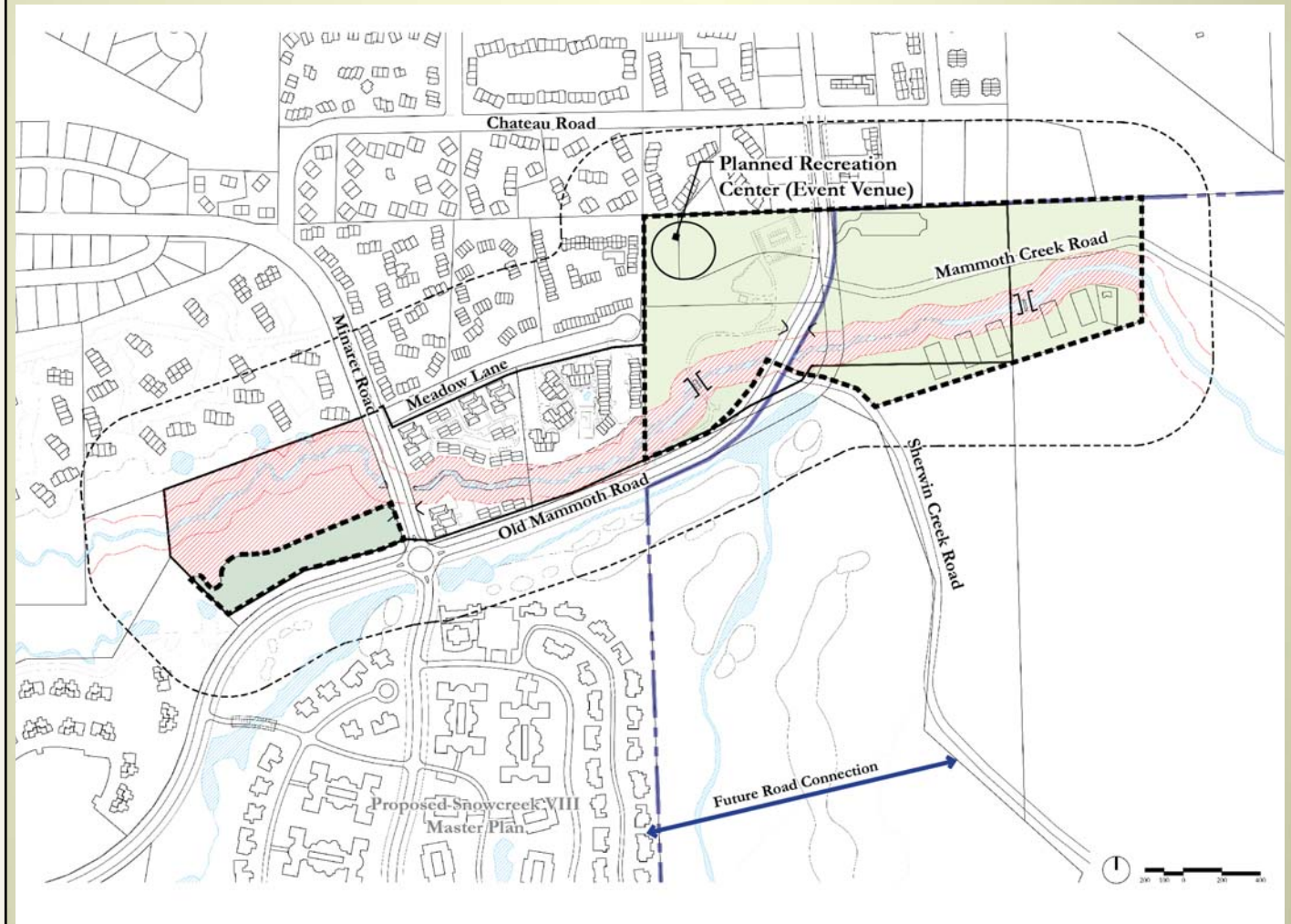
Snowcreek - Open
Space/Recreation per 1981
Snowcreek Master Plan

The Sherwin - None

Mammoth Creek Condos -
None

Mammoth Creek Park - See
givens per 1990 Parks Master
Plan – one event venue site
only

-  Mammoth Creek Park
-  Open Space/Undeveloped



Alternative #1 – Existing Policy/Status Quo

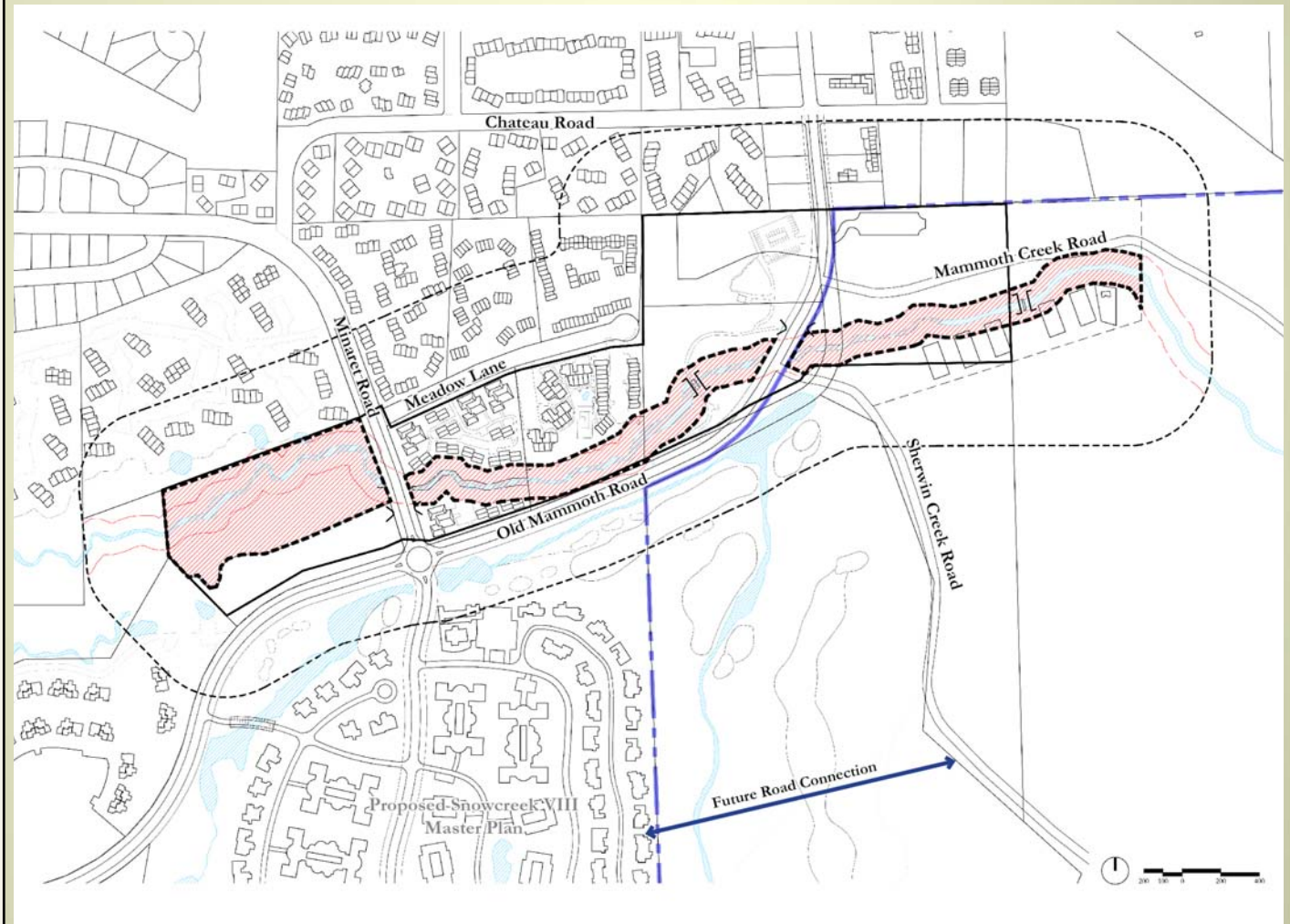
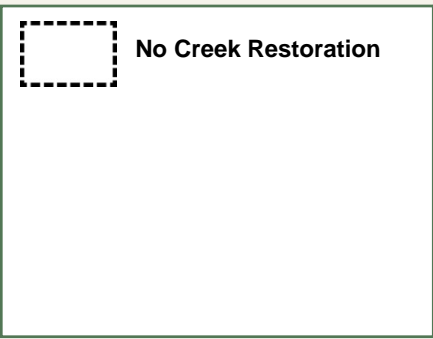
Creek Restoration

Snowcreek – Leave as is

The Sherwin – Leave as is

Mammoth Creek Condos –
Leave as is

Mammoth Creek Park –
Leave as is



Alternative #1 – Existing Policy/Status Quo

Creek & Trail Management Responsibility

Snowcreek – Property Owner

The Sherwin –

Trail = Town

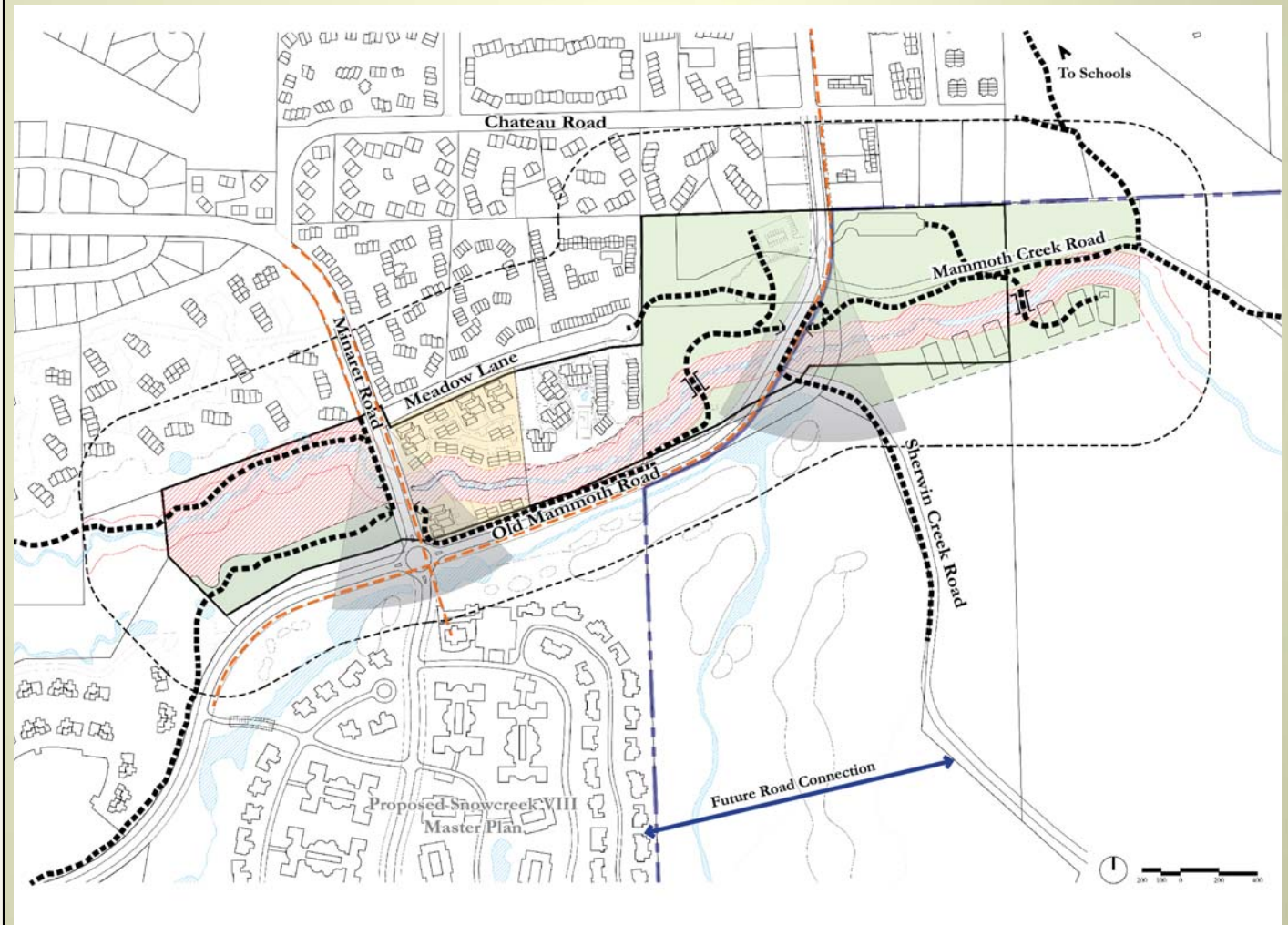
Creek = Property owner

Mammoth Creek Condos –

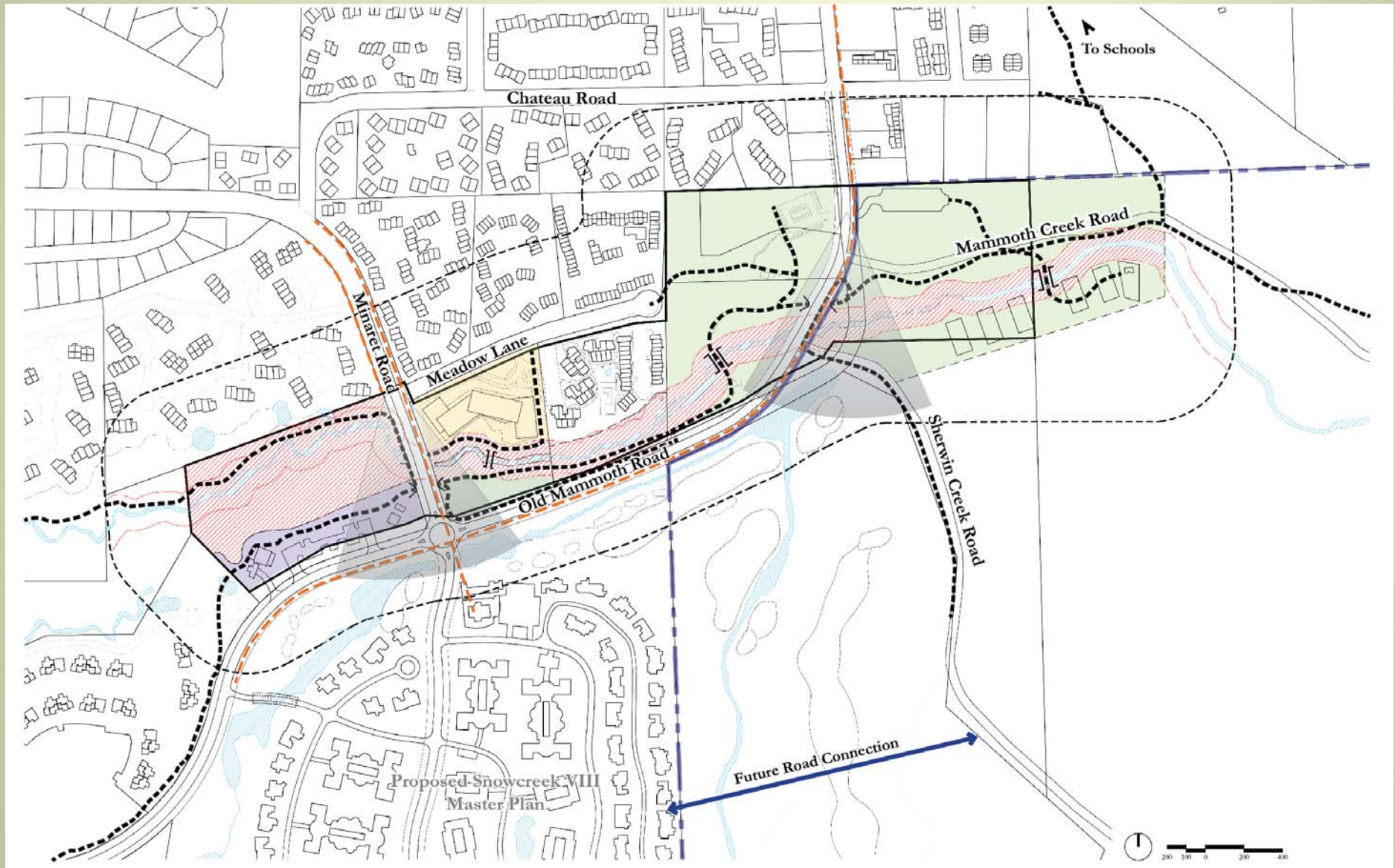
Trail = Town

Creek = Property Owner

Mammoth Creek Park - Town



Alternative #2 – Proposed Plans



Alternative #2 – Proposed Plans

Trails

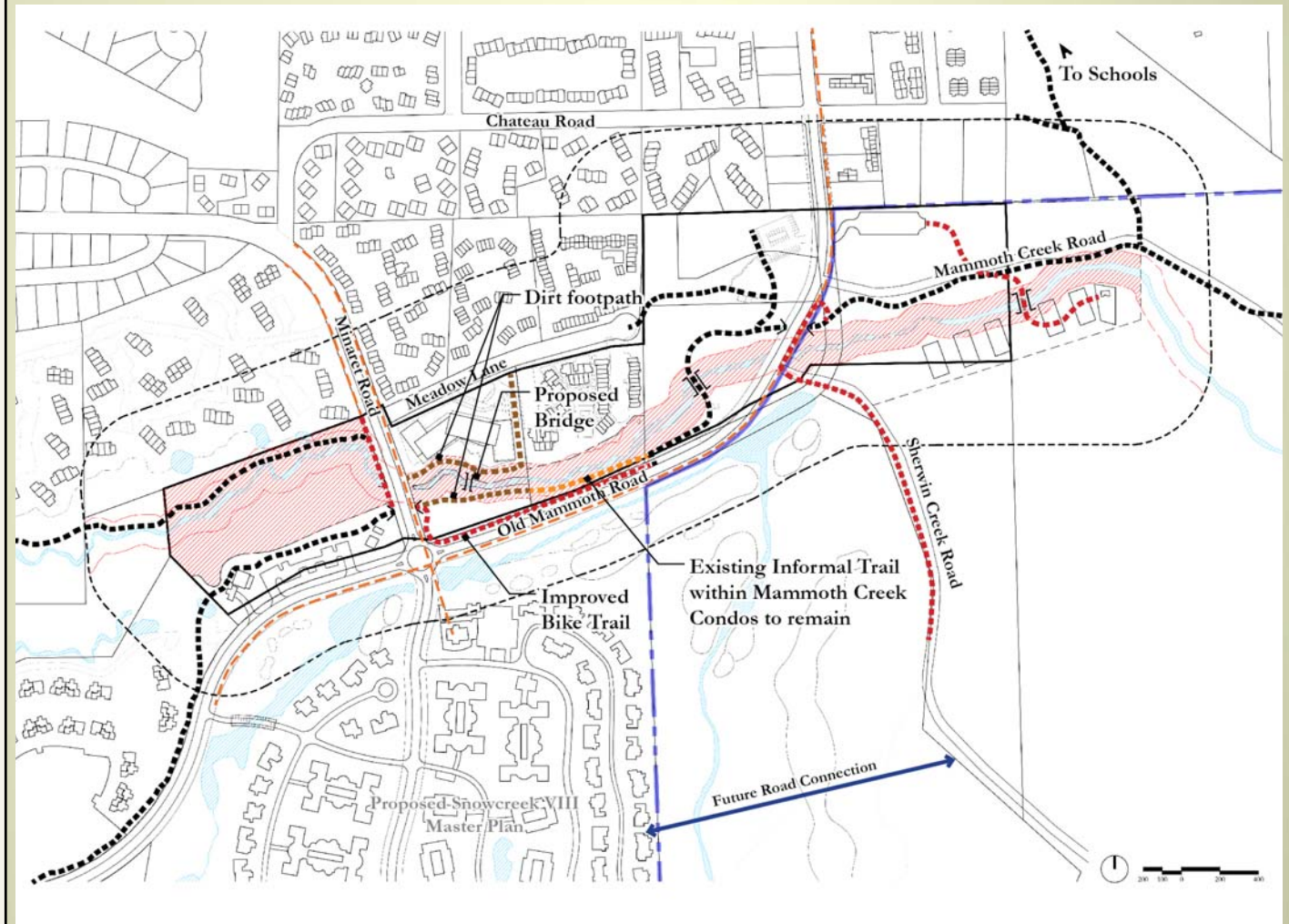
Snowcreek - Existing dirt trail north of creek, main trail north of OMR under construction, including future trail underpass

The Sherwin – Improved off street pedestrian/bike trail and bridge, plus informal trails on east and south side of hotel

Mammoth Creek Condos – Existing informal dirt trail within Mammoth Creek Condos to remain as is

Mammoth Creek Park - Existing Trail system, trail to Sherwin Creek Road, dirt trail to Hayden Cabin via existing bridge

-  **Planned Trails**
-  **Existing informal trail**
-  **Trail Givens**
-  **Dirt Footpath**



Alternative #2 – Proposed Plans

Land Use/Access

Snowcreek - Interpretive Center, General Store, parking lot, and open space. Vehicular access via two curb cuts on OMR

The Sherwin - Hotel on north side of creek, 37'-77' max height and open space on south side of creek. Access to hotel from Meadow Lane


Mammoth Creek Condos – No change

Mammoth Creek Park - See land use givens per 1990 Parks Master Plan

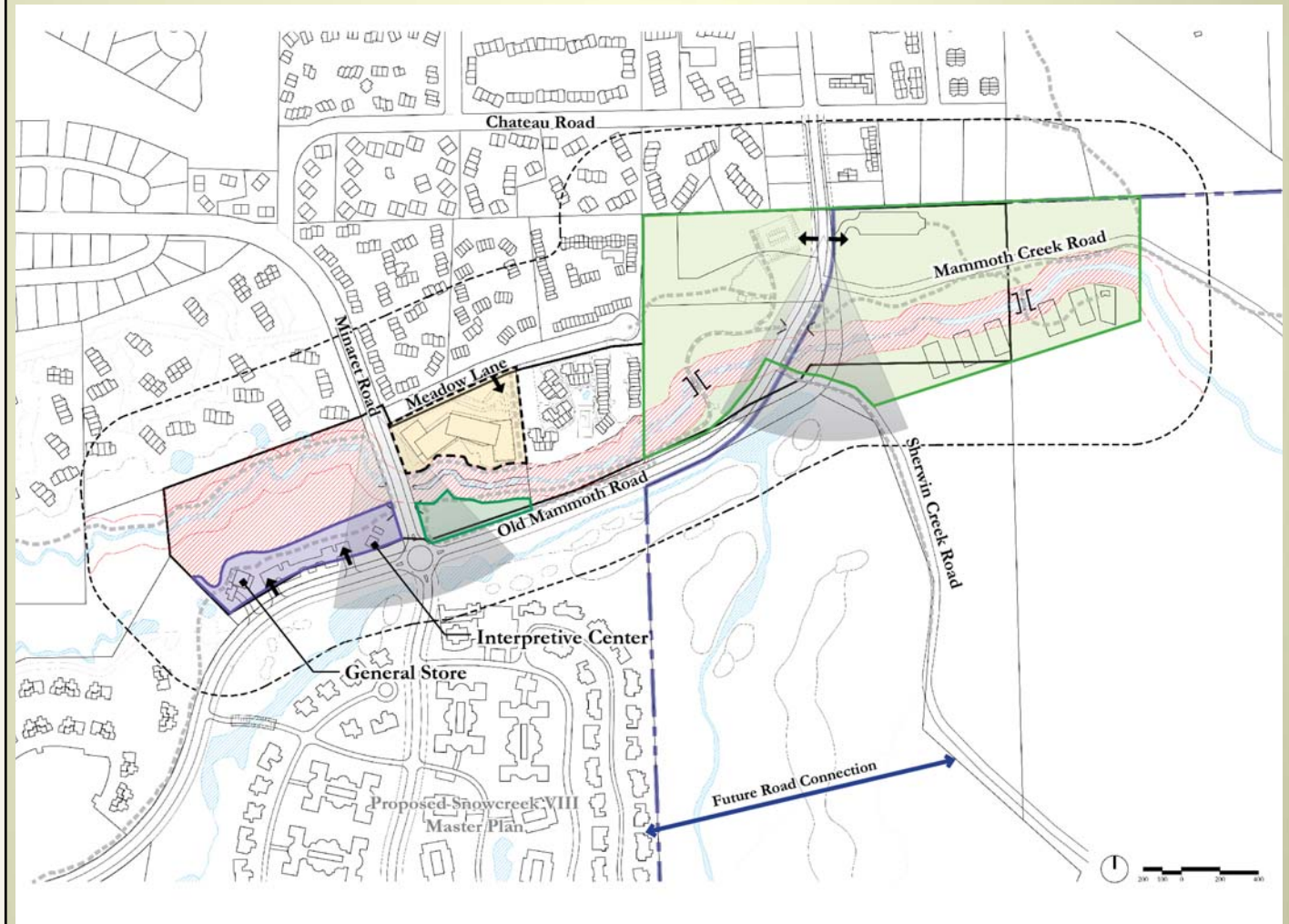
 **Hotel**

 **Mammoth Creek Park**

 **Recreation/Open Space**

 **Interpretive Center & General Store**

 **Vehicular Access**



Alternative #2 – Proposed Plans

Recreation

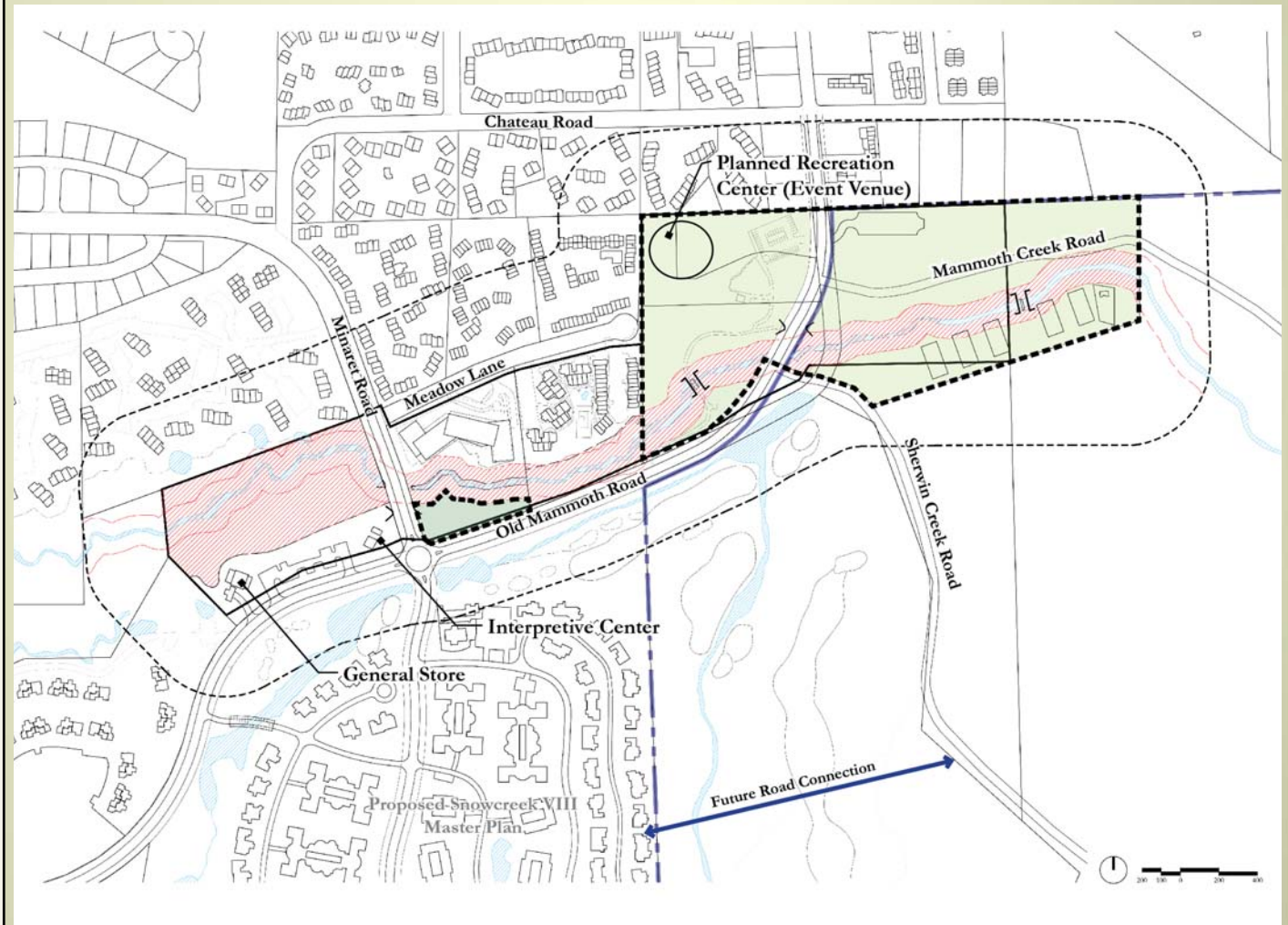
Snowcreek - Interpretive Center on private property as noted

The Sherwin - Planned low key recreation and interpretive uses south of creek

Mammoth Creek Condos - No change

Mammoth Creek Park - See givens per 1990 Parks Master Plan – one event venue site only

-  Mammoth Creek Park
-  Recreation & Open Space Area



Alternative #2 – Proposed Plans

Creek Restoration

Snowcreek – Enhanced restoration of Creek and Meadow

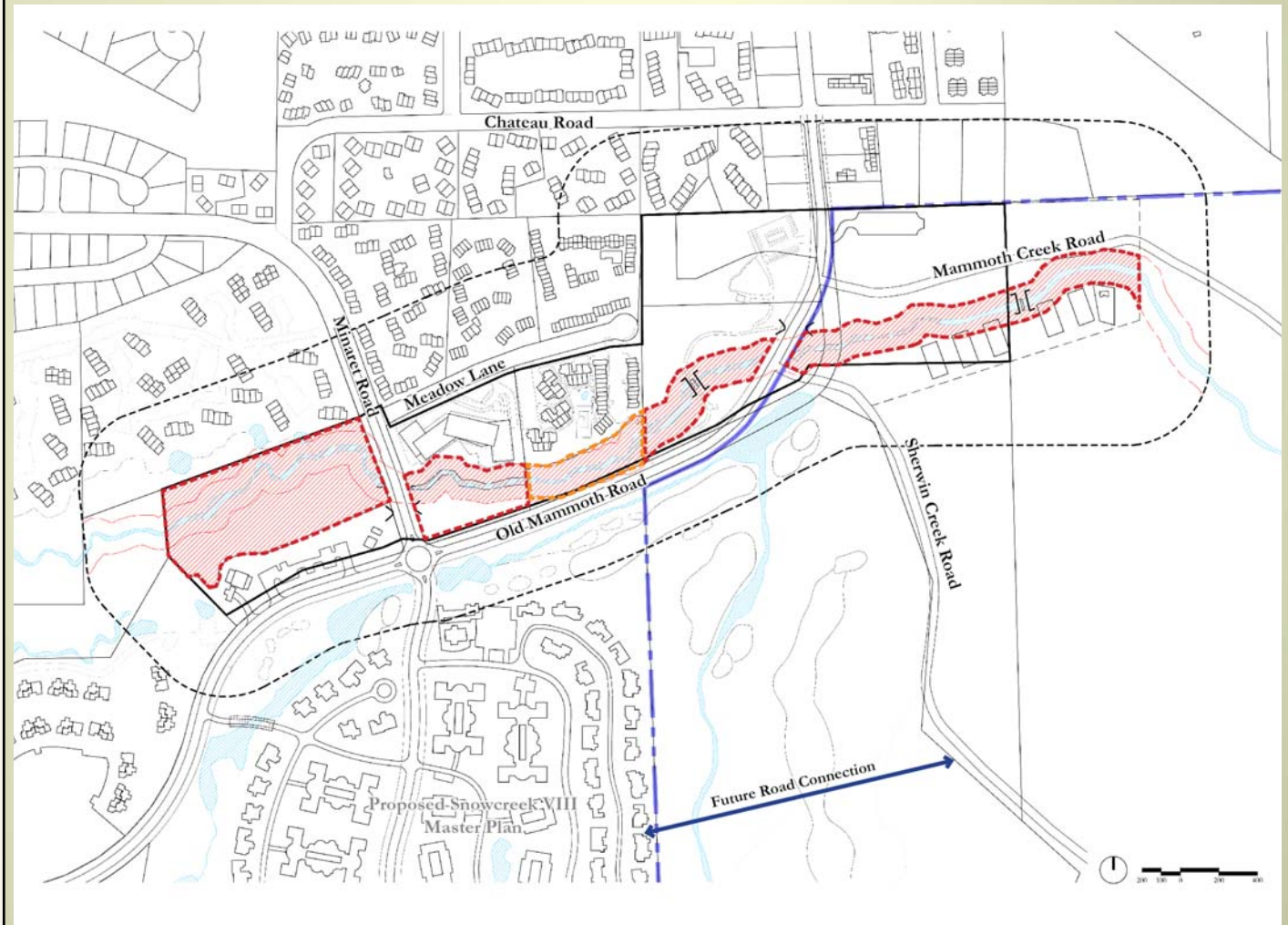
The Sherwin - Enhanced restoration of the Creek and expanded open space area south of creek

Mammoth Creek Condos - Clean-up and Maintenance only

Mammoth Creek Park – Enhanced Creek restoration

 Enhanced Creek Restoration Areas

 Clean-up and Maintenance Only



Alternative #2 – Proposed Plans

Creek & Trail Management Responsibility

Snowcreek – Property Owner

The Sherwin –

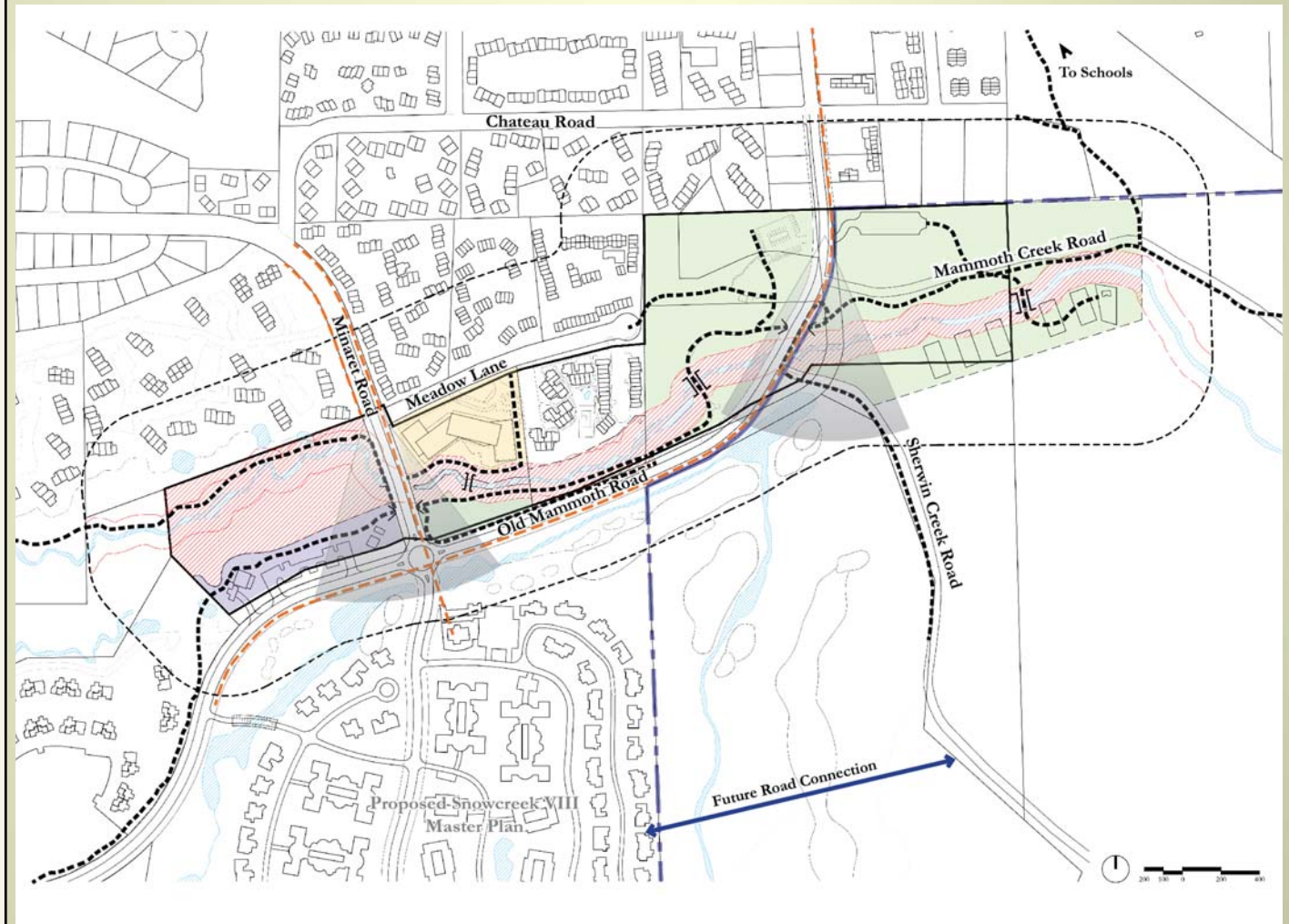
Creek = Property Owner;
Trails = Property Owner &
The Town

Mammoth Creek Condos –

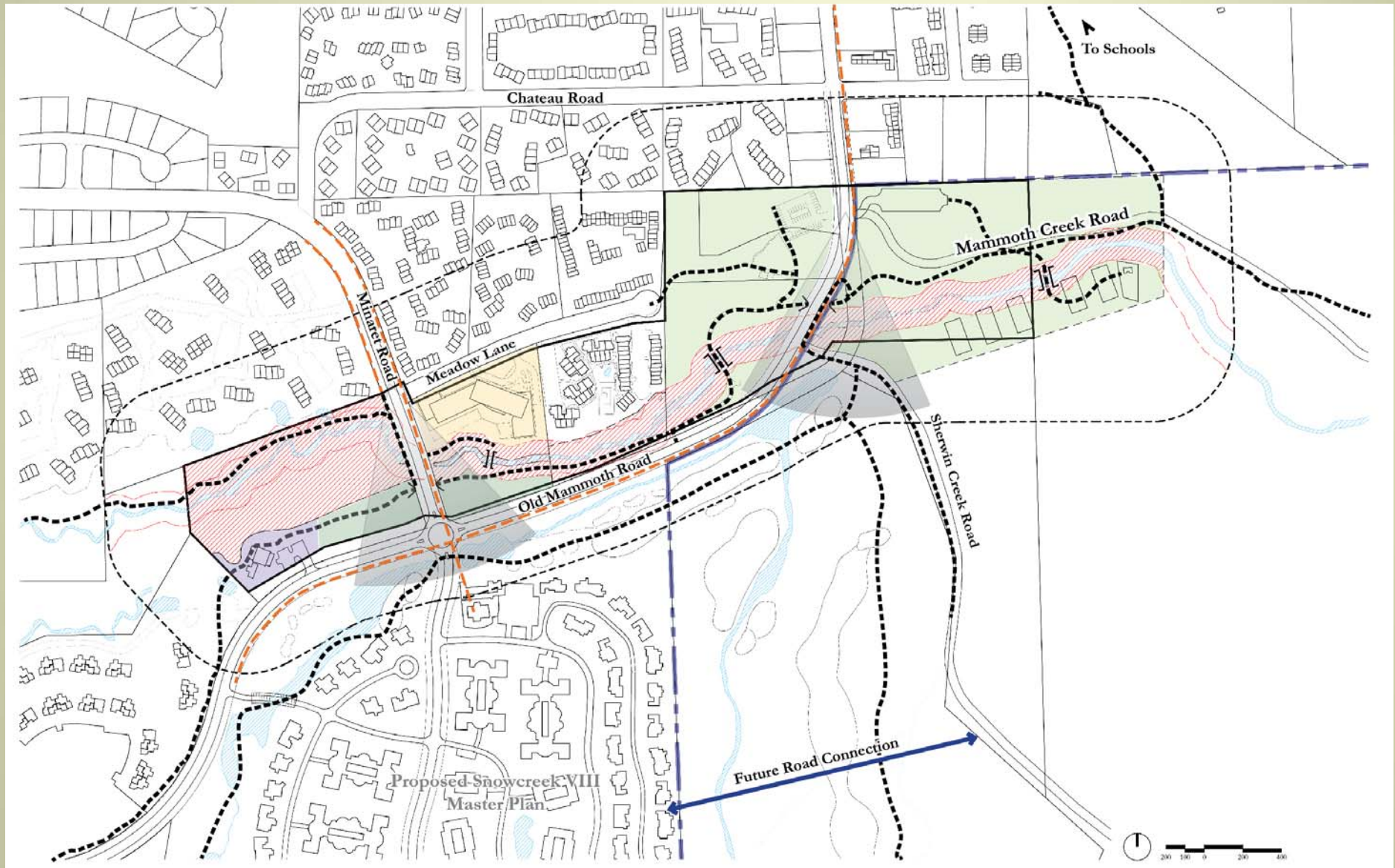
Creek = Property Owner
Trails = The Town

Mammoth Creek Park –

The Town



Alternative #3 – Hybrid Plan



Alternative #3 – Hybrid Plan

Trails

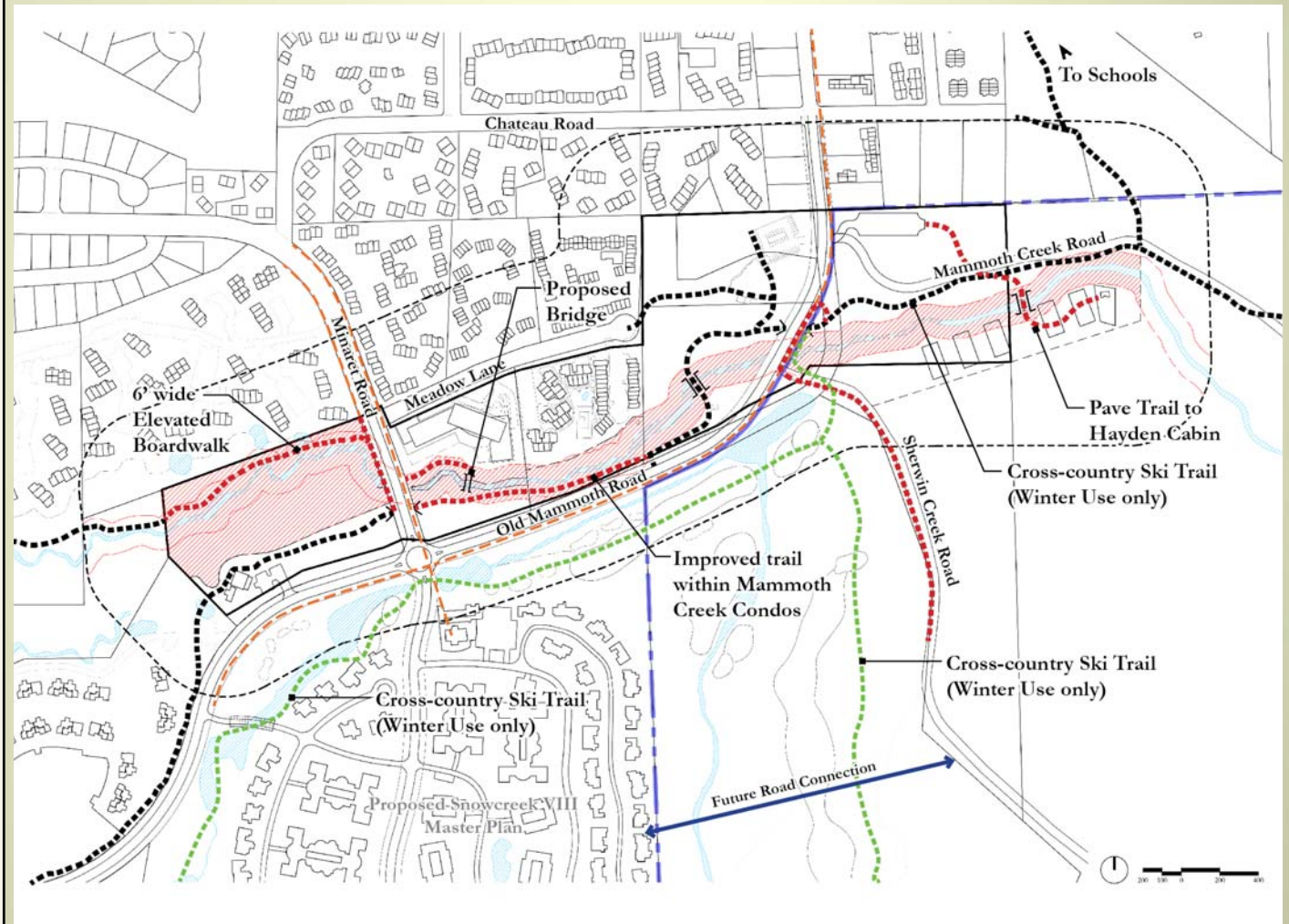
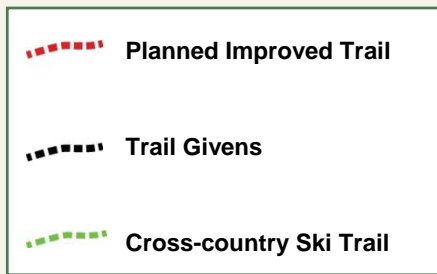
Snowcreek – Trail to north of creek improved to 6' wide elevated boardwalk to protect the meadow.

The Sherwin – Improved 10' wide off street trail and bridge south of creek, plus informal trail north of creek. No trail on eastern edge of property.

Mammoth Creek Condos – Improved 10' wide off street trail south of creek

Mammoth Creek Park - Existing trail system, new trail to Sherwin Creek Road, new paved trail to and bridge to Hayden Cabin

Cross-country Ski Trails added from Mammoth Creek Park south through Snowcreek VIII proposed development



Alternative #3 – Hybrid Plan






Land Use/Access

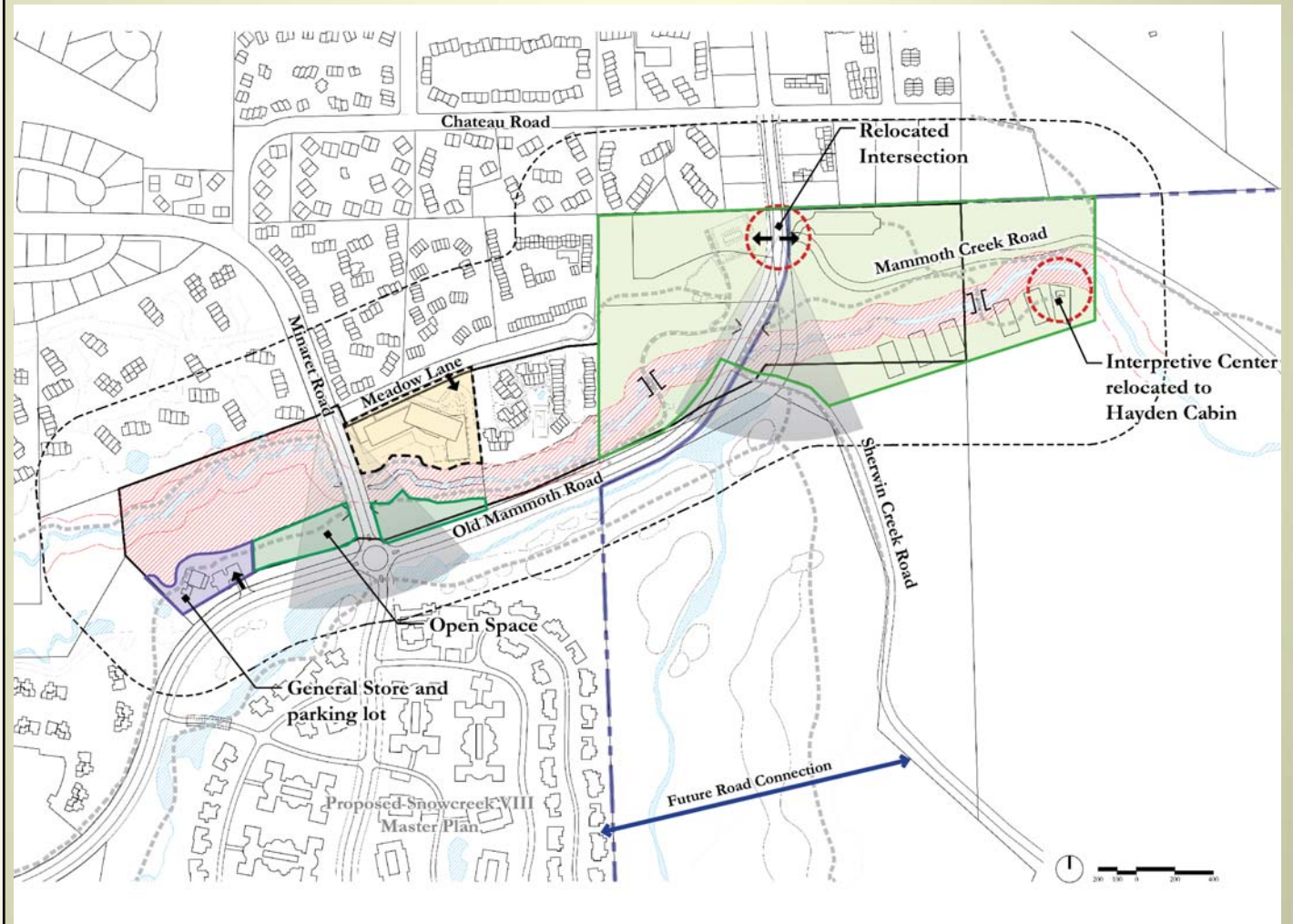
Snowcreek - General Store at west end adjacent to OMR, Interpretive Center relocated to Hayden Cabin.

The Sherwin - Hotel on north side of creek, hotel height reduced to 43'-64' per Sherwin EIR. Access to hotel from Meadow Lane

Mammoth Creek Condos – No change

Mammoth Creek Park – Future improvements per 2008 Draft Parks & Rec Master Plan. New 4-way intersection to Mammoth Creek Park East and West

	Hotel
	Mammoth Creek Park
	Recreation & Open Space
	General Store
	Vehicular Access



Alternative #3 – Hybrid Plan

Recreation

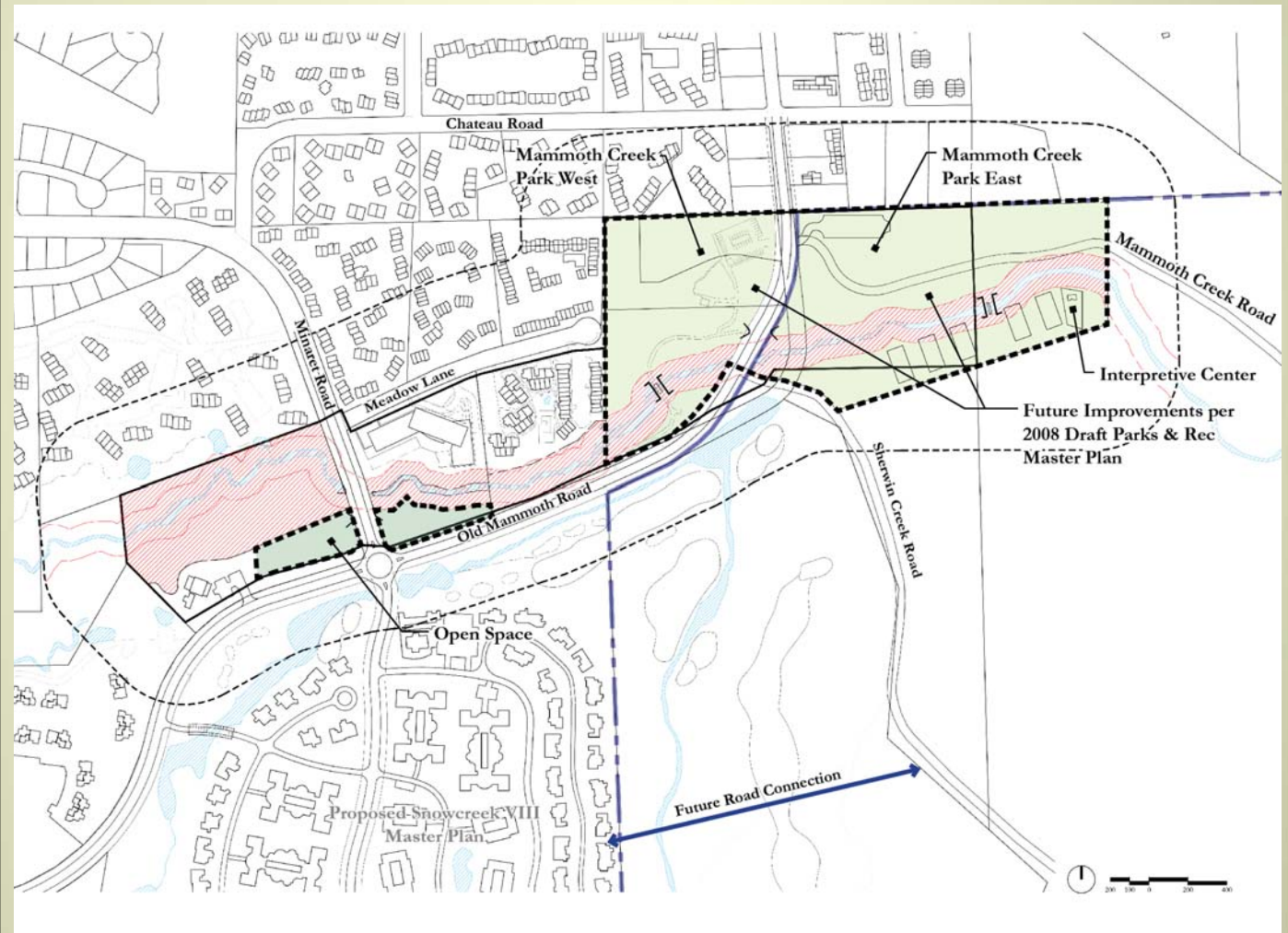
Snowcreek - Open space extends to area south of creek, east of General Store

The Sherwin - Planned open space and low key recreation south of creek. Interpretive uses relocated to Hayden Cabin.

Mammoth Creek Condos – No change

Mammoth Creek Park – Future improvements per 2008 Draft Parks & Rec Master Plan include: sports fields and tennis courts, dog park, picnic tables and park benches, and two event venues. Hayden Cabin to be restored as an interpretive center.

-  **Town Park**
-  **Recreation & Open Space Area (Private Property)**



Alternative #3 – Hybrid Plan

Creek Restoration

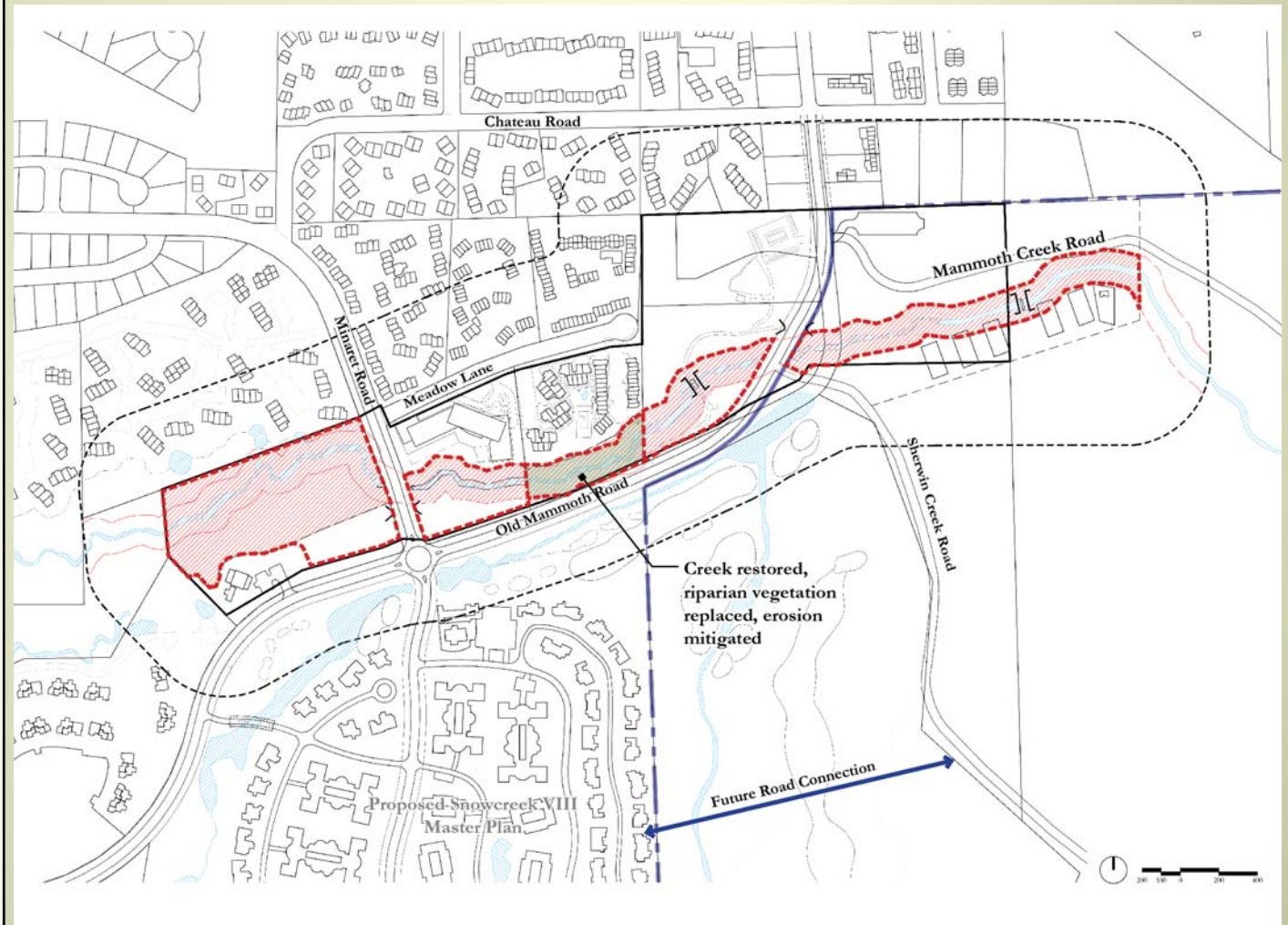
Snowcreek – Enhanced creek and expanded meadow restoration

The Sherwin – Enhanced creek restoration and expand to area south of creek

Mammoth Creek Condos – Enhanced creek restoration including riparian vegetation replacement

Mammoth Creek Park – Expanded creek restoration including additional area between the existing trail area north of OMR

 **Enhanced Restoration Areas**



Alternative #3 – Hybrid Plan

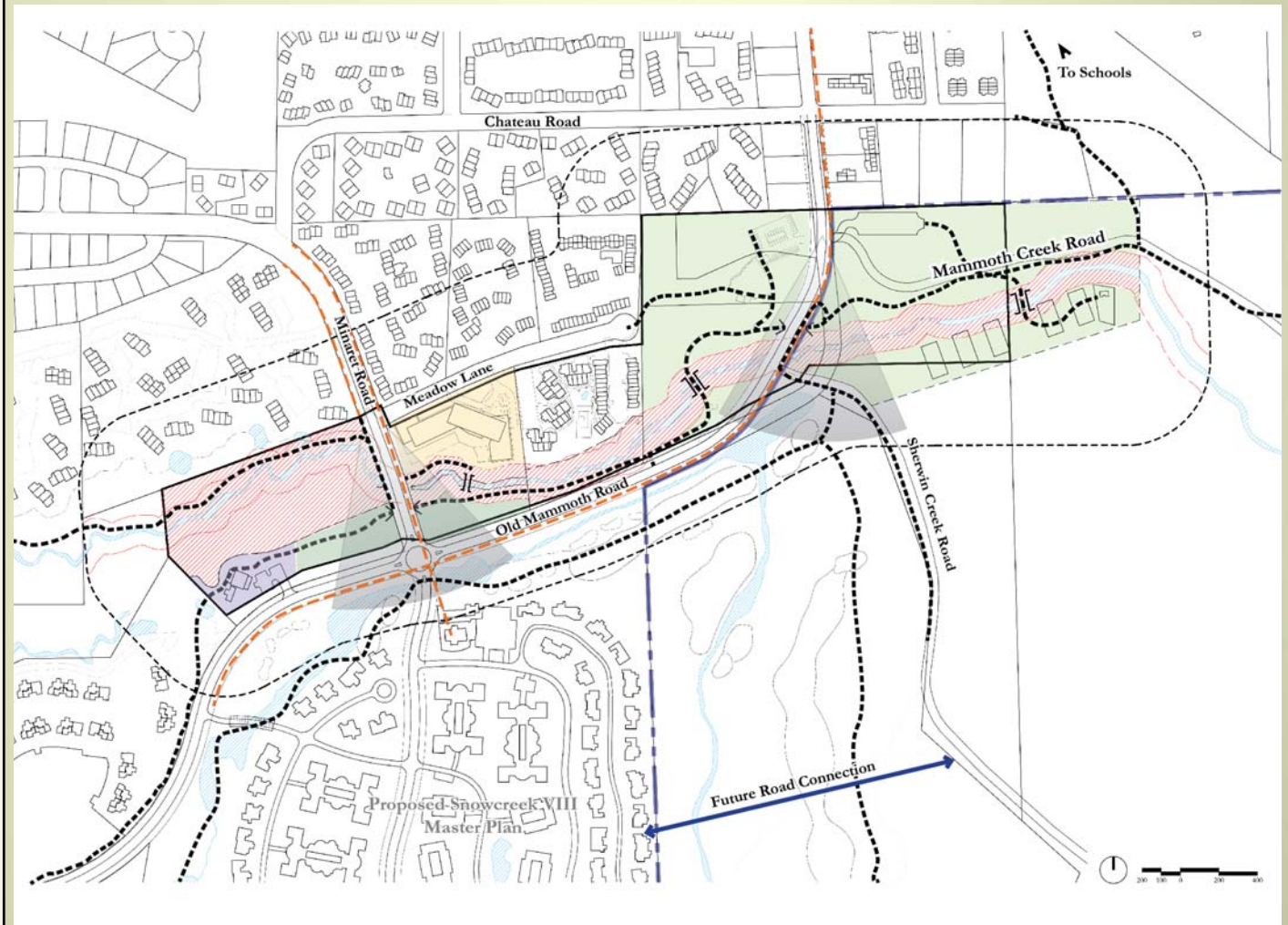
Creek & Trail Management Responsibility

Snowcreek – Association to include Property Owners, Volunteers and/or the Town

Sherwin – Association to include Property Owners, Volunteers and/or the Town

Mammoth Creek Condos – Association to include Property Owners, Volunteers and/or the Town

Mammoth Creek Park – The Town and Volunteers



Mammoth Creek East Open Space Stream Corridor

Comment on Alternatives

- Identify components of the alternatives that you like or dislike
- Suggest additional options that haven't been included among the alternatives
- Identify areas of consensus for the preferred aspects of each alternative
- Combine these parts and pieces to create a "Preferred Alternative" for the Study Area, for review at the next meeting
- Preferred Alternative will likely not be Alternative 1, 2 or 3, but a combination of these
- Next Meeting: Discussion of the Preferred Plan