

Downtown Neighborhood District Plans (DNDPs)
Compiled Notes
Open Houses - February 19 & 22, 2010
Community Workshop - February 23, 2010

The DNDP Focus Group has worked to develop consensus on two alternatives for the Downtown/Main Street area. The two alternatives, “The Greenway” and “The Downtown,” were presented at two public open houses and a community workshop in February 2010.

More than 45 people attended the two self guided open houses held on February 19th and 22nd. Visitors were able to view the DNDP process to date and see and comment on the plans and diagrams that explained the two major plan concepts and how they were developed. During the open houses, staff and Mammoth Mountain Ski Area answered questions and collected comments.

On February 23rd, a community workshop on the two DNDP alternatives was held. Over 35 community members participated and provided input on likes, dislikes, and favorite concepts included in the two DNDP alternatives. The public provided positive feedback on a number of components of the alternatives, particularly the pedestrian-oriented components, creating a better entry to town along Main Street, and developing a more attractive and walkable district. The input received at the open houses and workshop will be incorporated into a synthesis alternative that will be analyzed and presented to the DNDP Focus Group, Planning Commission, and Town Council. These compiled notes reflect comments from participants received during the open houses and workshop.

Summary of Consensus Comments

The public was generally enthusiastic with the DNDP progress and supported the principles guiding the alternatives development. The consensus from the open houses and workshops was to create a synthesis or hybrid plan that includes the following ideas or components:

- Four travel lanes,
- A smaller median,
- Street fronting buildings,
- Year-round pedestrian facilities,
- On street parking,
- Alternate transportation modes,
- Multi-use animated spaces,
- Sense of arrival/welcome statement,
- Calm traffic, but not push traffic to adjacent neighborhoods, and
- An aggressive snow management program.

General/Overall Comments

	Likes	Dislikes	Other
Concept/Purpose	• Cohesive plan with connectivity • Create new investment with a “new Mammoth” • Stronger public goal and long term vision for Main Street	• There is too much focus on the road • Focus on more realistic solutions • Develop alternatives that are really “outside the box” with compelling draw	• How will this be implemented? Is it feasible? • Who pays/financially contributes? • Analyze the market outlook • Town has to decide what to focus on and invest in – “biggest bang for your buck”
Place/Program/Use	• Create entry statement into town • Workforce housing and park on Shady Rest Tract – workforce housing is connected to surrounding commercial areas	• Entire north portion of Shady Rest Tract should be park (not housing) and south portion for workforce housing	• Consider Shady Rest Tract as a master planned “town center” with the civic center, mixed-use, and walkable • Keep Shady Rest Tract as open space
Major Facilities	• Park/sports field at entry to town that would be connected to the schools • Gondola can improve commercial viability; people enjoy riding the gondola more than the bus		• Shady Rest Park already serves as a park/event facility; do we need another? • Having only one market in town affects traffic; bring in a Trader Joe’s type market
Mobility	• Pedestrian friendly • Wider sidewalks and connectivity • Year round, cleared and usable, trail system • Park once and walk • Convenient parking	• The new street from Center Street to Pinecrest does not serve any purpose; there are grade issues; consider moving east and/or focus on organized access points	• Pedestrian facilities should be adjacent to landscaped areas • Concern that existing pedestrian facilities are not usable year round (Caltrans); need to truck snow

	• Traffic calming, but not pushing traffic to adjacent residential neighborhoods		• Consider at least one underpass for safe pedestrian crossings at appropriate location(s) • Consider turning the frontage road into a pedestrian mall • Expand transit to Shady Rest Park • Evaluate geothermal for sidewalk snow melt throughout town
Street Character	• Street-front retail with attractive streetscape • Landscaped street and street trees		• Keep and allow freestanding commercial buildings
Other	• No eminent domain; however, key properties will have to change		• Redevelop vacant malls instead of putting in more commercial • No more high rises and high density – it's not Mammoth – focus density and height at nodes (e.g. the Village) • Consider filling properties on south side of west Main Street to bring buildings up to the street level • Consider wildlife sanctuary off SR 203

The Greenway - Specific Comments

	Likes	Dislikes	Other
Concept/Purpose		Potential wasted real estate with large median	
Place/Program/Use	Greenway as a park with usable space for multi-use paths, signage, transit options, ski back trail, and possibly events space	- It is awkward to use the middle of a busy street as a park - Large median may require a high level of maintenance	
Street Character	A ceremonial street with slower traffic; a grand boulevard		
Other	Storing snow in the median would keep it from blocking businesses		

The Downtown - Specific Comments

	Likes	Dislikes	Other
Concept/Purpose	Excess right-of-way could encourage and incentivize redevelopment and improvements		What happens with excess right-of-way?
Mobility		Concern with reducing Main Street to two travel lanes; may feel “too crowded”	