



COMMUNITY DEVELOPMENT
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Town of Mammoth Lakes Planning Commission and Interested Parties:

I am very pleased to present the first public review draft of the Downtown Neighborhood District Planning (DNDDP) Study. The study represents the outcome of an almost year-long process to develop a future vision (the "Preferred Plan Concept") for the Main Street, North Old Mammoth Road and Shady Rest districts, which together comprise the Downtown NDP study area. The DNDDP Study sets forth a bold and long-range vision for change in the Downtown, and a broad series of recommendations and implementation measures that will be needed to make that vision a reality.

Mammoth Mountain Ski Area and Chadmar Investment initiated the effort with funding for work to develop a concept that represented a new perspective on what Mammoth's Main Street and Downtown could be. The Town Council directed the Community Development Department to use the momentum and lively dialog stimulated by this effort to begin the Downtown NDP process. With support and assistance from Mammoth Mountain Ski Area and Chadmar, and with funding from a Caltrans Community Based Transportation Grant, staff has developed the attached report. It describes the overall DNDDP process, the Framework approved by the Planning Commission and Town Council to guide the development of the DNDDP Study, and the resultant Preferred Plan Concept and recommendations.

The Preferred Plan Concept reflects a broad community consensus, based on a distillation of the best ideas and alternatives among many that were brought forward through the process. The Concept was developed with the significant involvement of a diverse and dedicated Focus Group of community members, property owners and other stakeholders, and through a series of public meetings and workshops at which critical input and feedback on various alternatives for the study area was received. Agency partners including Caltrans, the US Forest Service, Mammoth Lakes Fire Protection District, and Mammoth Community Water District were also consulted and provided valuable insight throughout the process.

A Planning Commission meeting to introduce the DNDDP Study Report will be held of June 23rd, followed by additional discussion and recommendation by the Planning Commission on July 14th. Meetings with other Town Commissions will also be scheduled.

We warmly welcome your comments and feedback on the Draft Downtown NDP Study. Comments may be submitted via email to Jen Daugherty at jdaugherty@ci.mammoth-lakes.ca.us, by mail at the address above, or by fax to 760-934-8608.

Regards

Mark Wardlaw
Community Development Director