

Downtown Neighborhood District Plans (DNDPs) Focus Group Meeting # 2

December 15, 2009



WELCOME!

Meeting Agenda

- Introduction and Meeting Overview
- Powerpoint Presentation
 - Where Are We in the Process?
 - Workshop #1 Results
 - Alternatives Concept Review
- Small Groups Discussion of Concepts
- Reports Back and Large Group Discussion
- Next Steps

Main Street NDPs Process

**Study Area
Understanding**



Alternatives



Preferred Plan

- Framework
- Existing Conditions
- Issues,
Opportunities &
Constraints

- Develop Alternative
Concepts
- Refine the Range of
Options
- Lead to Analysis

- Analysis – PAOT &
PIEC
- Infrastructure &
Implementation
strategies
- Review & acceptance

Planning Commission
Town Council



Workshop



Workshop



Workshop



Planning Commission
Town Council

Alternatives Development: Process

- Develop Concepts
- Focus Group Meeting: Refine Concepts
- Community Input via Public Workshop & Planning Commission Workshop
- Alternatives Analysis of Refined Concepts (PAOT and PIEC)
- Develop Preferred Plan and Recommendations
- Planning Commission Recommendation and Town Council Action

Meeting Goals

- Review Preliminary Alternatives Concepts for Main Street
- Critique and Provide Input on Alternatives to be presented at January Public Workshop

Workshop #1 Results



fishing ★ sports ★ skiing ★ swimming ★ biking ★
artwork by
Meghan T.
Manseth Elementary



Workshop #1 Results

- Focus Group and Two Workshops (Oct. 15 and Nov. 5)
- Over 45 participants total
- Reviewed process, study area summary
- Small group discussion to develop range of ideas/options for various locations in the study area
- Mobility and Land Use/Transect Options

Workshop #1 Results

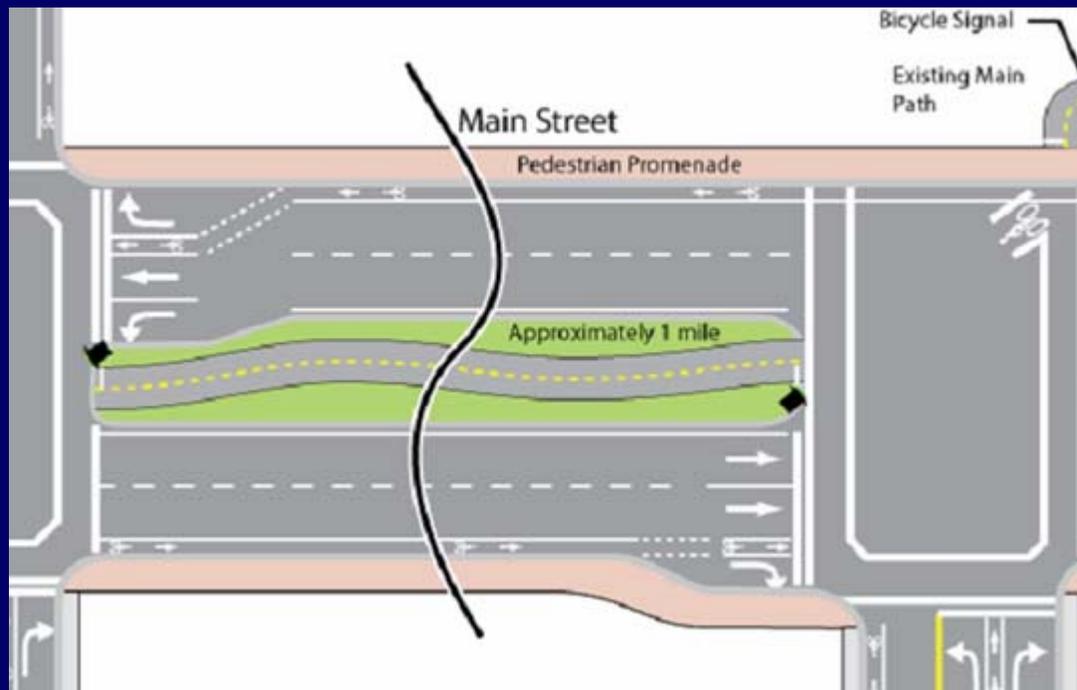
Major Points of Consensus:

- Achieve attractive, landscaped, & walkable streets
- Provide year-round multi-use paths and sidewalks
- Increase transit accessibility & create a transportation hub
- Upgrade existing buildings & encourage appropriate investment
- Achieve a stable and diversified economy

Workshop #1: Mobility Options

Main Street Design and Cross Section Ideas

- Greenway median
- Roundabouts and traffic calming
- Re-design frontage roads
- Backage roads
- Reduce to two lanes



Workshop #1: Mobility Options

Feet First Mobility Ideas

- Fill gaps in the pedestrian network and allow for year-round use
- Minimal but appropriate pedestrian crossings
- Encourage transit; get people out of their cars!

Gondola Ideas

- Pros: An anchor; fun & exciting; another transit option
Get people out of their cars
- Cons: Practicality, expense, visual impacts

Workshop #1: Land Use Options

Land Use & Development Ideas

- Building heights variable: respond to views, trees, topography, setbacks and step backs
- Place buildings/streetscape closer to the roadway edge to slow traffic and create a presence
- Apply form-based zoning standards and aesthetics

Workshop #1: Land Use Options

Subarea 1 (Town Entry/North Old Mammoth)

Ideas and Options

- Provide strong entry statement at OMR/Main St: roundabout, public art, landscape design & sports/events park
- Support the Civic Center
- Support Sports Park/Event Venue
- Retail on both sides of Main Street at OMR
- USFS compound – support the Government Center & keep as is
- Keep existing land uses, but improve appearance
- Walkable, mixed use Town Center for North OMR¹²

Workshop #1: Land Use Options

Subarea 2 (Post Office/Center St)

Ideas and Options

- Mixed use, walkable retail frontage
- Retail and restaurants; local or visitor focused
- Locals retail with housing above along Center St
- Retain smaller scale multifamily and commercial, with upgrades
- Walk-to neighborhood commercial
- Shared parking
- Improved connections to Shady Rest tract and Sierra Valley Sites

Workshop #1: Land Use Options

Subarea 3 (Shady Rest) Ideas and Options

- Locals Housing (strong consensus)
- High quality and well-designed
- Mix of affordable and market rate OR all deed-restricted (non-consensus)
- Some or all single family/duplexes
- NE corner: Mixed use/walkable retail
- NW Corner: Events area, sports area, or grocery store?
- Park to buffer housing from Center St.
- Maintain wetland as open space/park
- Extend Dorrance to Chaparral

Workshop #1: Land Use Options

Subarea 4 (Mountain Blvd Area)

Ideas and Options

- Move buildings closer to Main St.; stronger street presence
- Vary building heights depending on topography
- Residential/lodging; visitor focused
- Locals/convenience shopping
- Mixed hotel and residential (similar to existing)
- Parking behind with backage roads
- Angled parking with alleys (like Bishop)

Workshop #1: Land Use Options

Subarea 5: (Viewpoint Rd /West Main St) **Ideas and Options**

- Residential housing/lodging; visitor focused
- Mixed use/small scale commercial and restaurants on east side
- Building heights could vary depending on topography
- Smaller scale hotels with underground parking north of Main St.; larger scale hotels south
- Market-rate residential condos
- Restaurant and limited retail

Workshop #1: Other Comments

- Mixed use: Do people really want to live above retail?
- Don't need more lodging units; coordinate with visitation
- Don't increase density in SVS; do diversify housing options
- Keep existing zoning density
- Need a parking district
- Existing recreation facilities are at capacity
- New commercial should not cannibalize existing
- Existing gas stations are needed: how to incorporate?
- A lot can be accomplished with existing zoning code
- Need redevelopment agency
- Significant changes to properties is very expensive
- Concerns about unintended consequences

Alternatives Development



Alternatives Development: Approach

- Concepts based on community input from:
 - Focus group
 - Public Workshop
 - Agency partners
 - On-line survey
- Community input framed in to four contrasting “concept themes:”
 - All embody broad concepts
 - Purposefully test contrasting ideas and concepts, desirability and feasibility
 - Elicit thoughts, what works and what doesn't work?

Alternatives Development: Approach

- Compelling & “charismatic:”
A long term vision
- Avoid “down-zonings”
- Allow existing uses to continue until property redevelops
- Focus on opportunity sites:
vacant, identified
redevelopment sites,
publicly-owned property



Alternatives Development: Approach

- Broad community benefit
- Target “high gain” actions and improvements
- Ability to phase in over time
- Practical and financially feasible
- Framework to guide and leverage new investment



Alternatives Development: Approach

Acknowledge:

- Complex issues and study area
- Many varied interests, everyone may not agree
- Not all properties should or will change/redevelop
- Achieving the vision will take time and commitment



Alternatives



fishing ★ sports ★ ski ★
artwork by
Meghan T.
Mason's Elementary
★ fishing ★
★ swimming ★

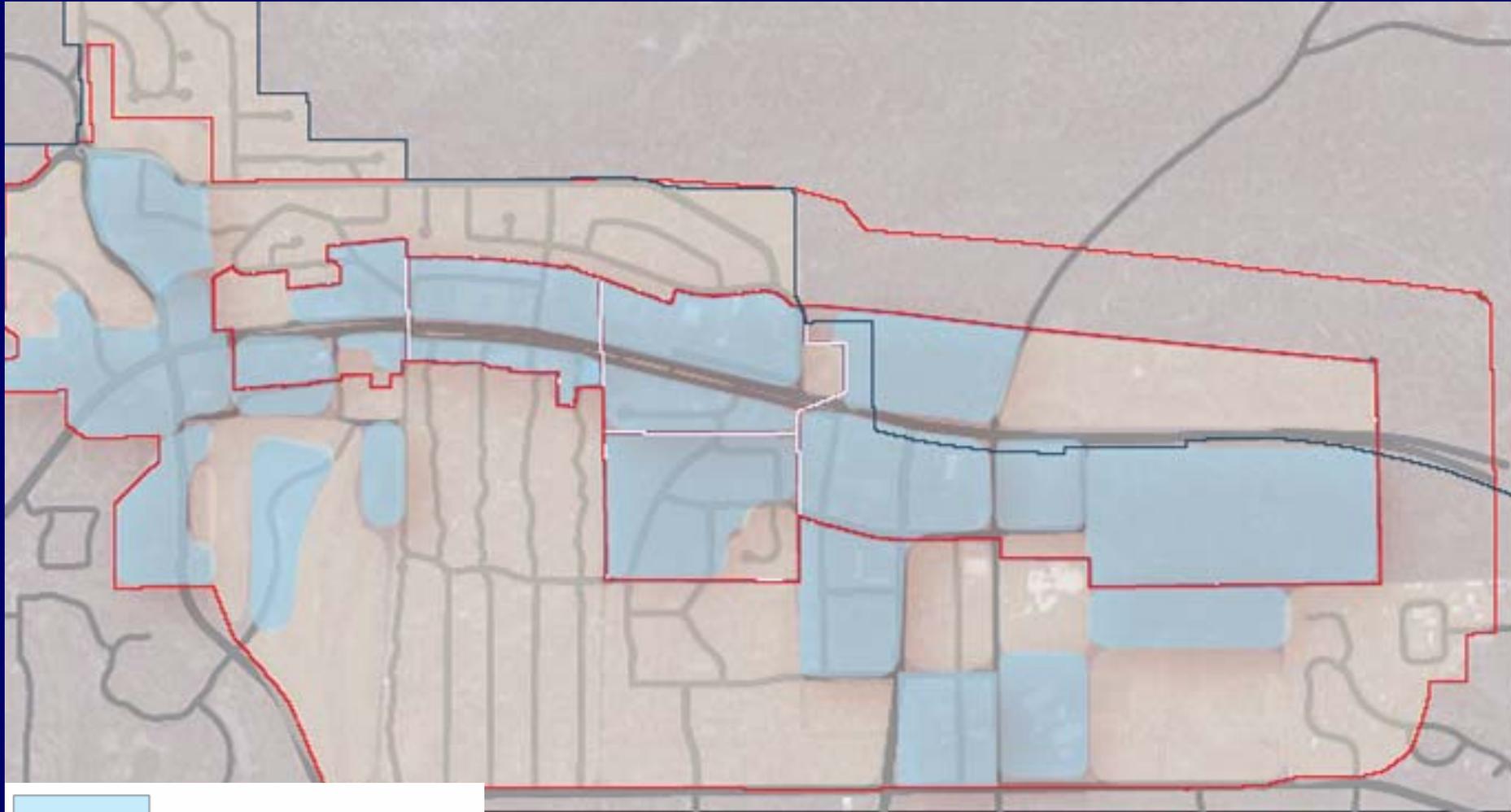
Map of the area



Alternatives: Format

- Existing Opportunities and Constraints
- “Constants”: Themes, ideas and components consistent across all alternatives
- Overview Concept and Theme
- Graphic Layers
 - Pattern
 - Transect
 - Mobility
 - Economic/Social Capacity
 - Recreation/Leisure Capacity

Constants: Change Areas/Areas of Stability

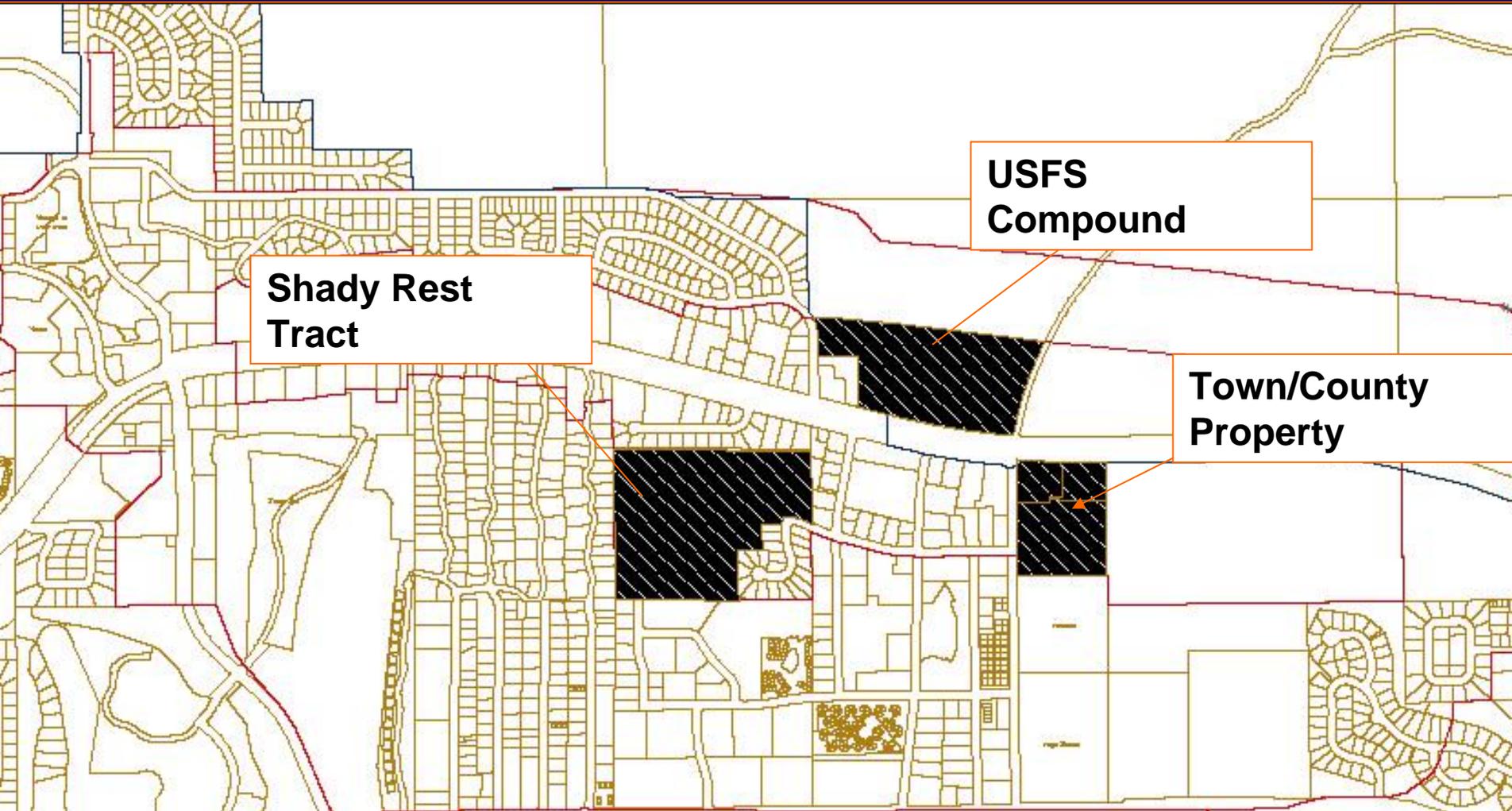


Opportunity/Change Areas



Areas of Stability

Constants: Major Opportunity Sites



Constants: Placemaking

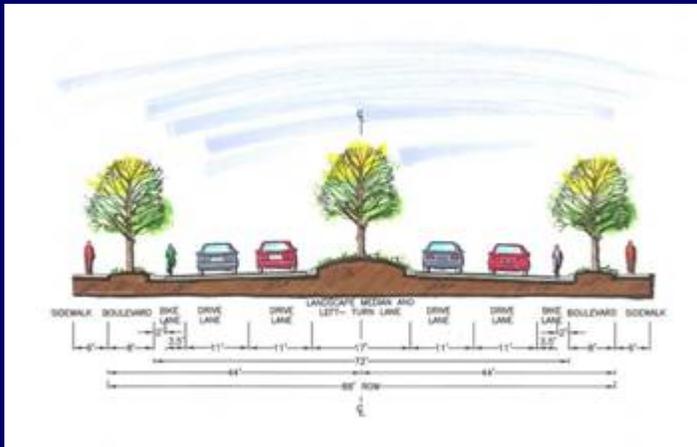
- “Town Center” in North Old Mammoth Road District
- Enhanced and distinctive town entry
- Improve aesthetic conditions and streetscape; get rid of the “hodgepodge” feel
- Encourage investment and property upgrades
- Provide venues and focal points



Constants: Complete Streets

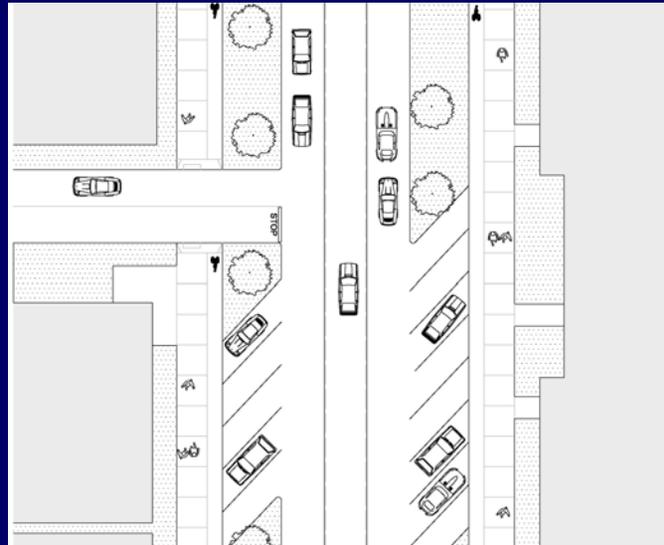
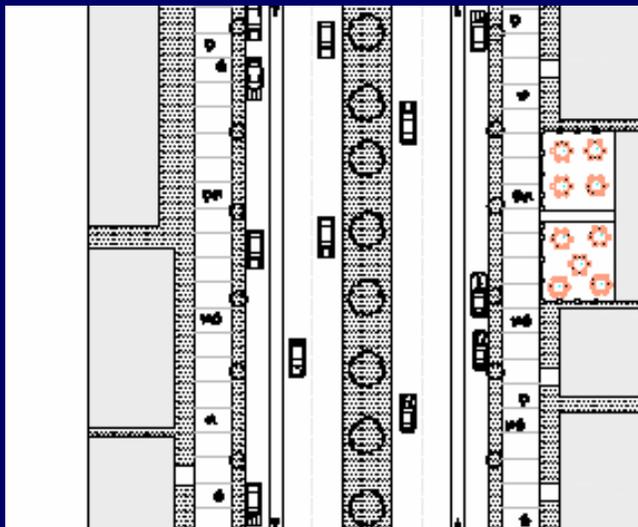
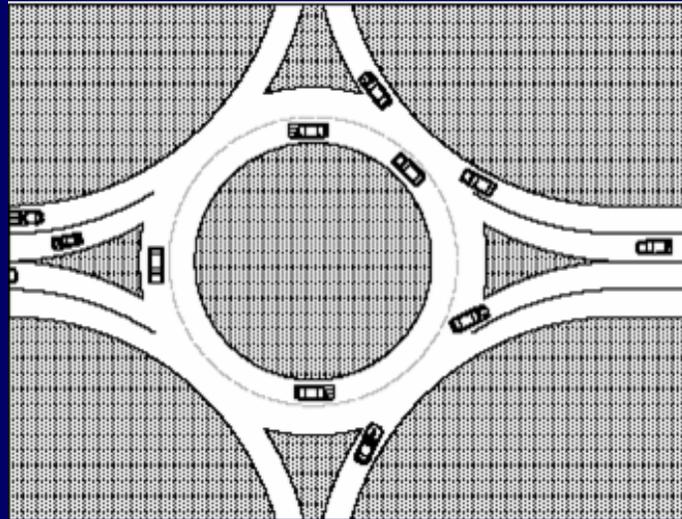
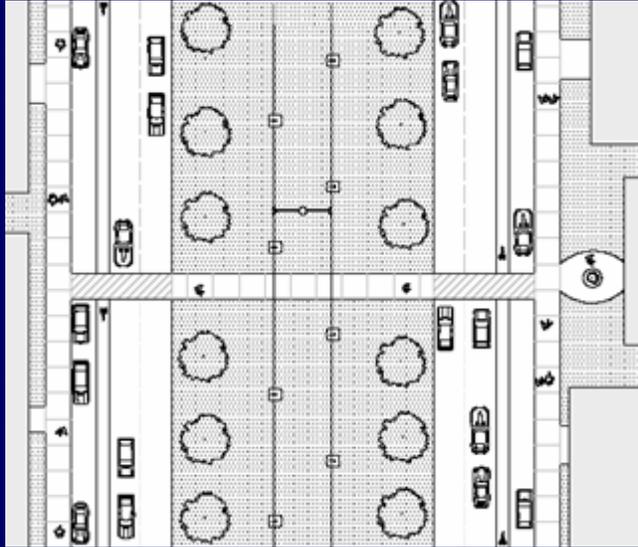
Complete streets are designed to accommodate all transportation modes, including bicycle, pedestrian, transit and autos.

- All new streets in alternatives will be complete streets
- Existing streets improved to be complete streets as feasible



Constants: Complete Streets

Complete streets are designed to support the character, place, and design of the “public room”



Each street section shown will be described with the respective alternative

Constants: Emergency Access

- All alternatives must accommodate emergency access vehicles (fire, ambulance, police, etc)
- New streets and mid-block connectors spread traffic and improve emergency access
- A grid street pattern facilitates emergency vehicle access and could reduce emergency response times



Constants: Snow Management Strategies

On-Site Snow Storage

- Efficient/cost effective
- Significant site area must be dedicated to snow storage
- May be impractical in more intensely developed neighborhoods

Off-Site Snow Storage

- Allows more flexibility in site planning
- Requires sites to be set-aside or designated
- Intensely developed neighborhoods require trucking to distant locations

Snowmelt Systems

- Reduce need for snow removal/storage
- Costly to install and operate
- Potential to utilize future geothermal



Constants: Successful Economy

- Event Venues
- Locals housing at Shady Rest Site
- Increased housing opportunities
- Stronger retail/commercial districts



Alternatives Concept Summary

- *Polished Plan* – focused, incremental changes to improve aesthetics and functionality
- *Linked Anchors/Median and Roundabouts* – N. Village and Town Center provide anchoring hubs, median and roundabouts on Main Street/SR 203
- *Linked Anchors/Greenway* – N. Village and Town Center provide anchoring hubs, central greenway in median
- *Walkable Nodes* – Land use intensity in concentrated, pedestrian-oriented nodes along Main Street; new roads spread traffic; increase capture trips to transit (bus and gondola)

Polished Plan Alternative

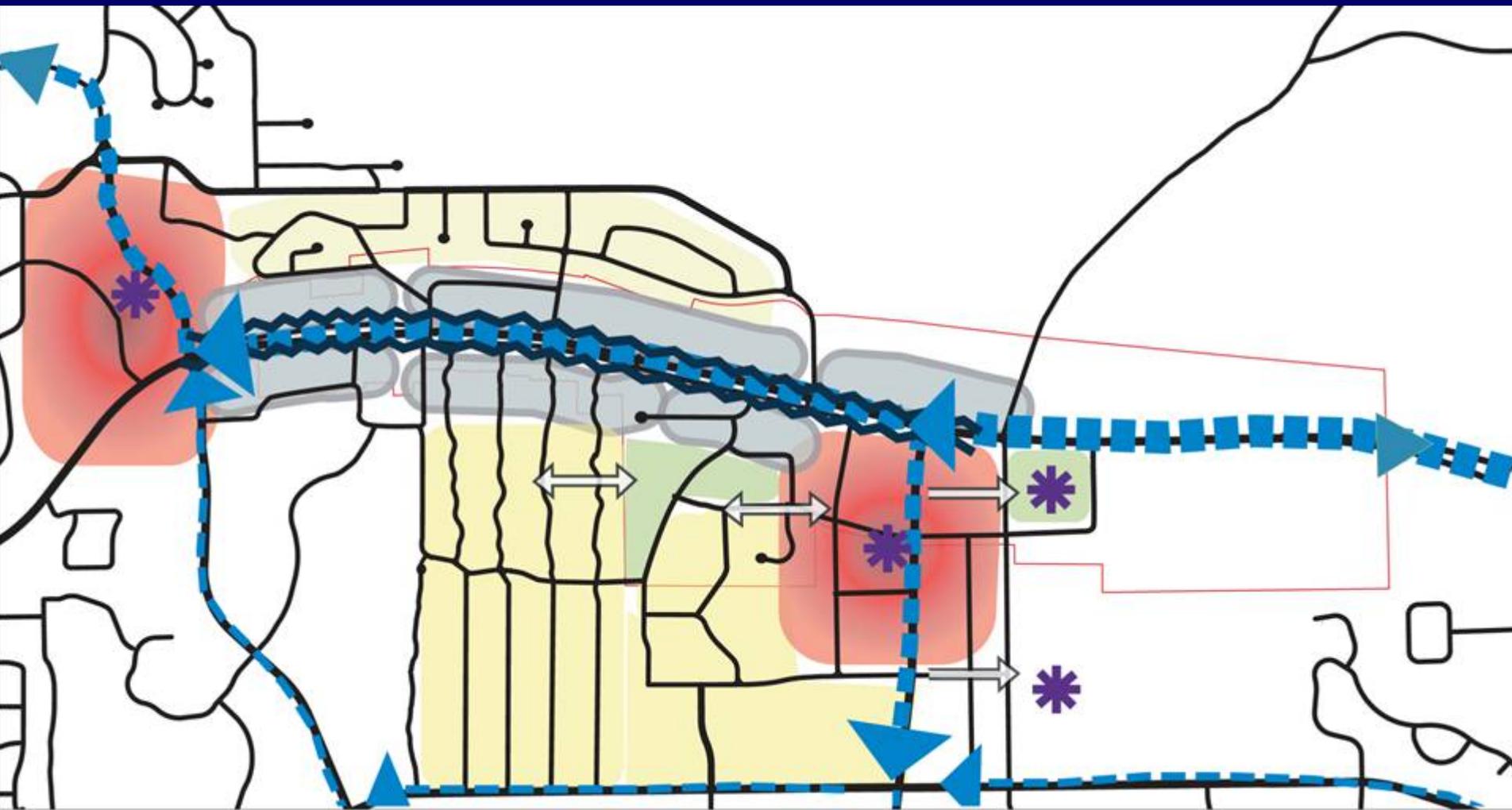


Polished Plan: Summary

How can we upgrade existing conditions with the least amount of physical change?

- Focus on improving, upgrading existing properties
- Minimal pattern changes to road network, land use, development or density standards
- Main Street Cross-Section substantially unchanged

Polished Plan: Concept Diagram



Activity Node



Traffic Flow



Physical Barrier



Anchor

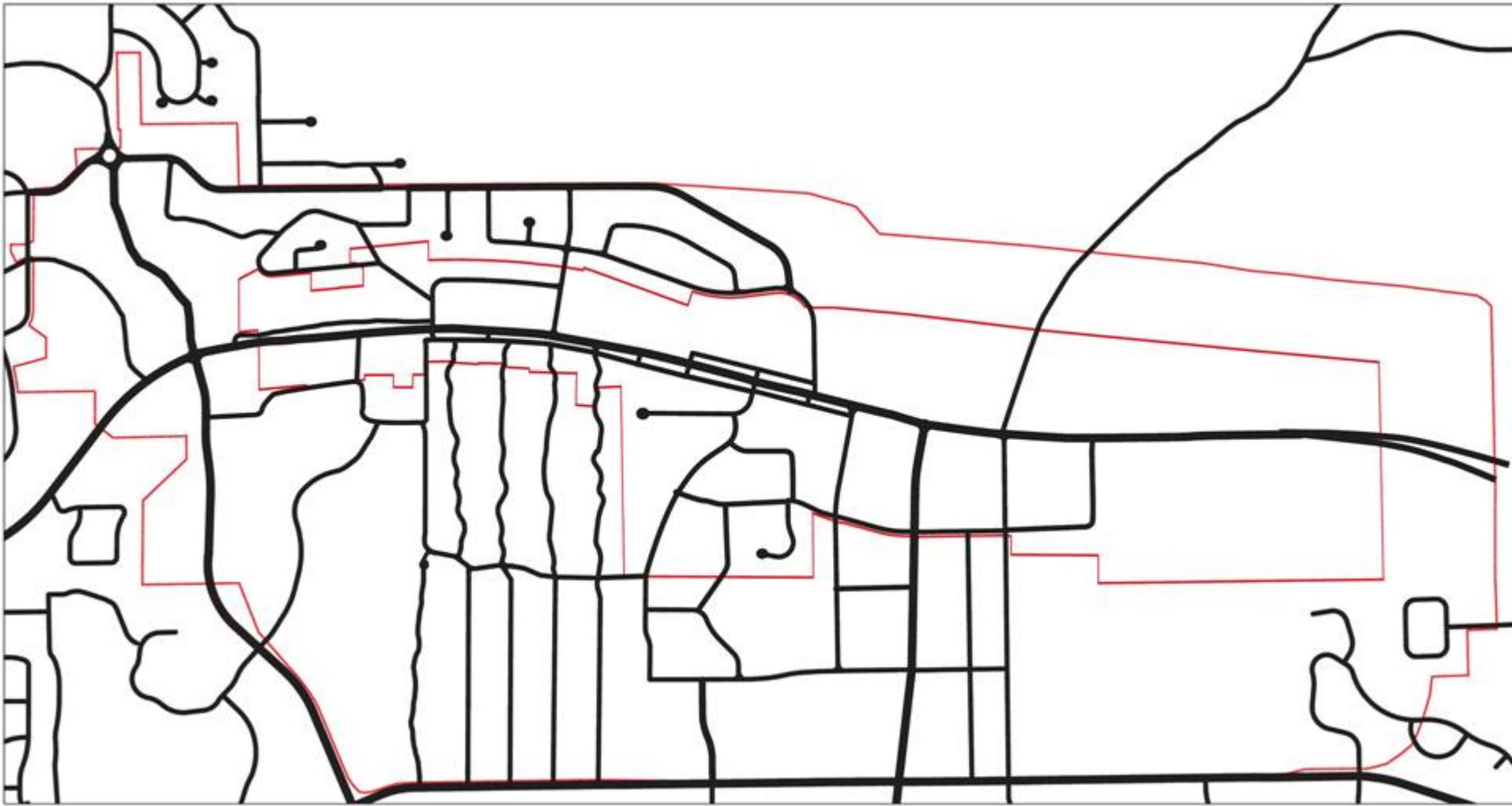


Pedestrian Flow

Polished Plan: Block Pattern



Polished Plan: Street Pattern

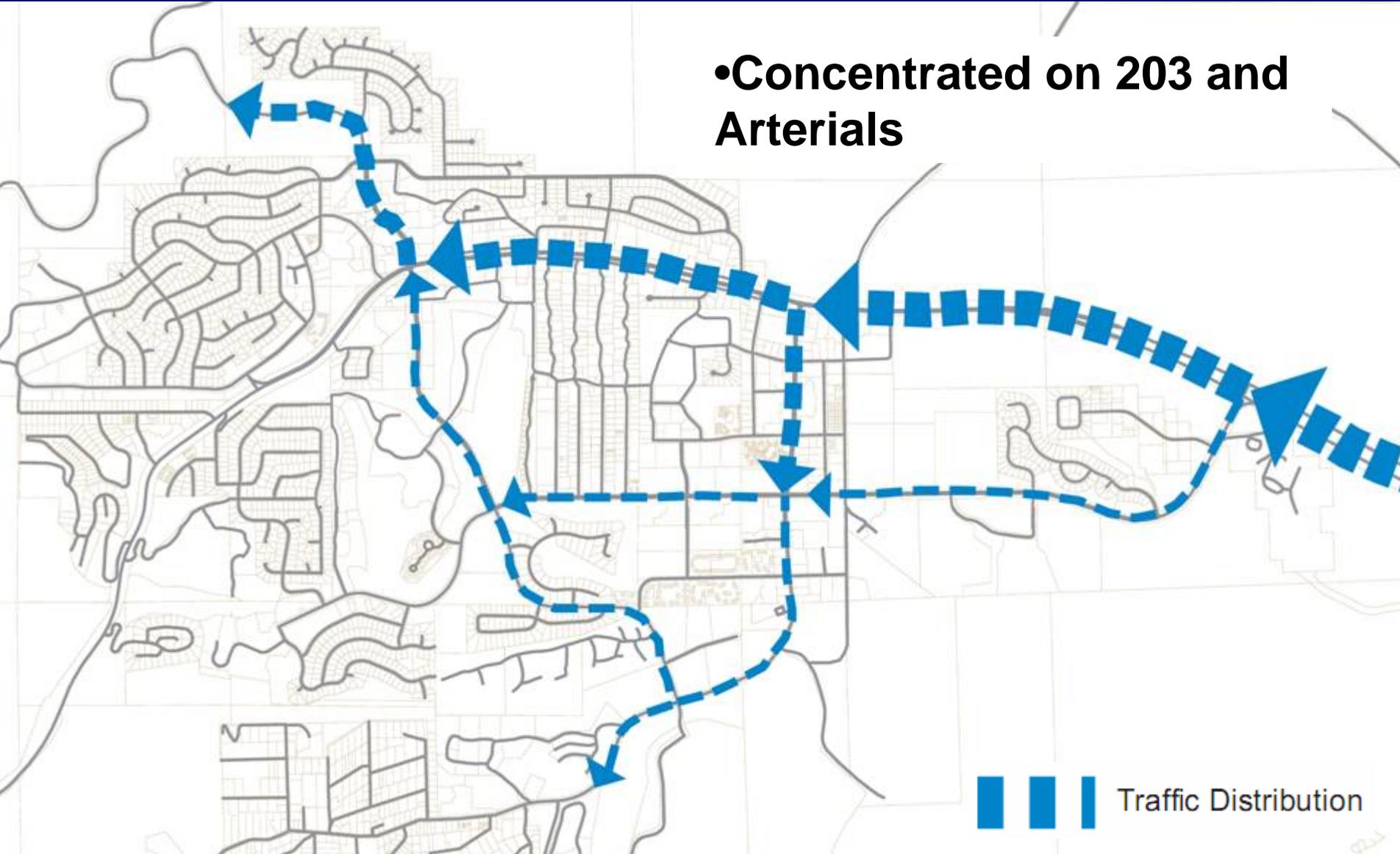


Polished Plan: New Streets



Polished Plan: Traffic Flow

•Concentrated on 203 and Arterials

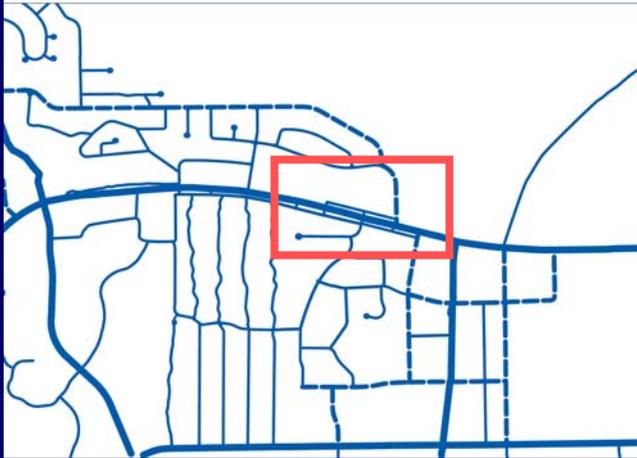


Traffic Distribution

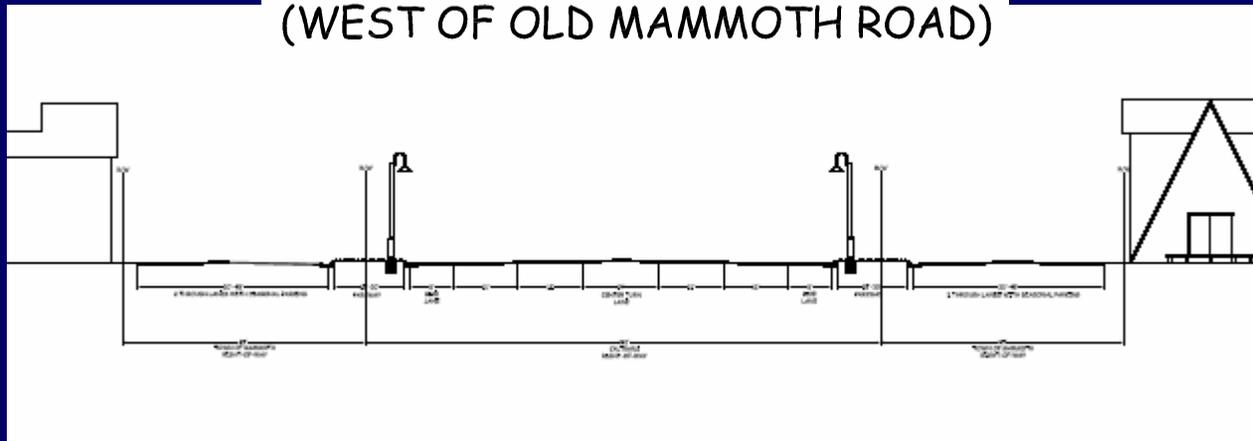
Polished Plan: Street Classifications



Polished Plan: Street Section



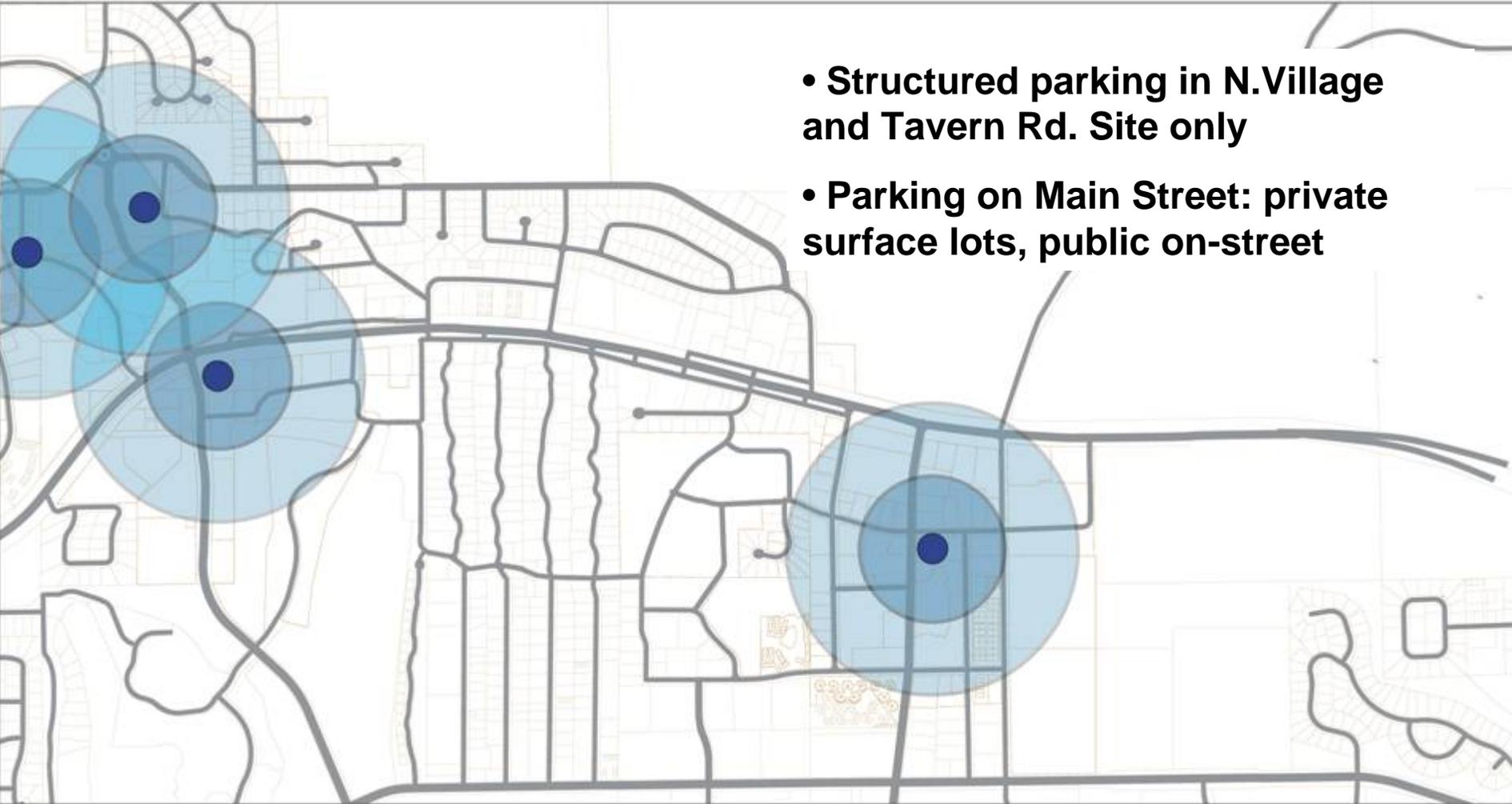
EXISTING MAIN STREET
AND FRONTAGE ROADS
(WEST OF OLD MAMMOTH ROAD)



- Two 30-45' frontage roads/parking
- Two 15-30' parkways
- Two 8' bike lanes
- Four 12' travel lanes
- 14' center turn lane

Polished Plan: Parking

- **Structured parking in N.Village and Tavern Rd. Site only**
- **Parking on Main Street: private surface lots, public on-street**

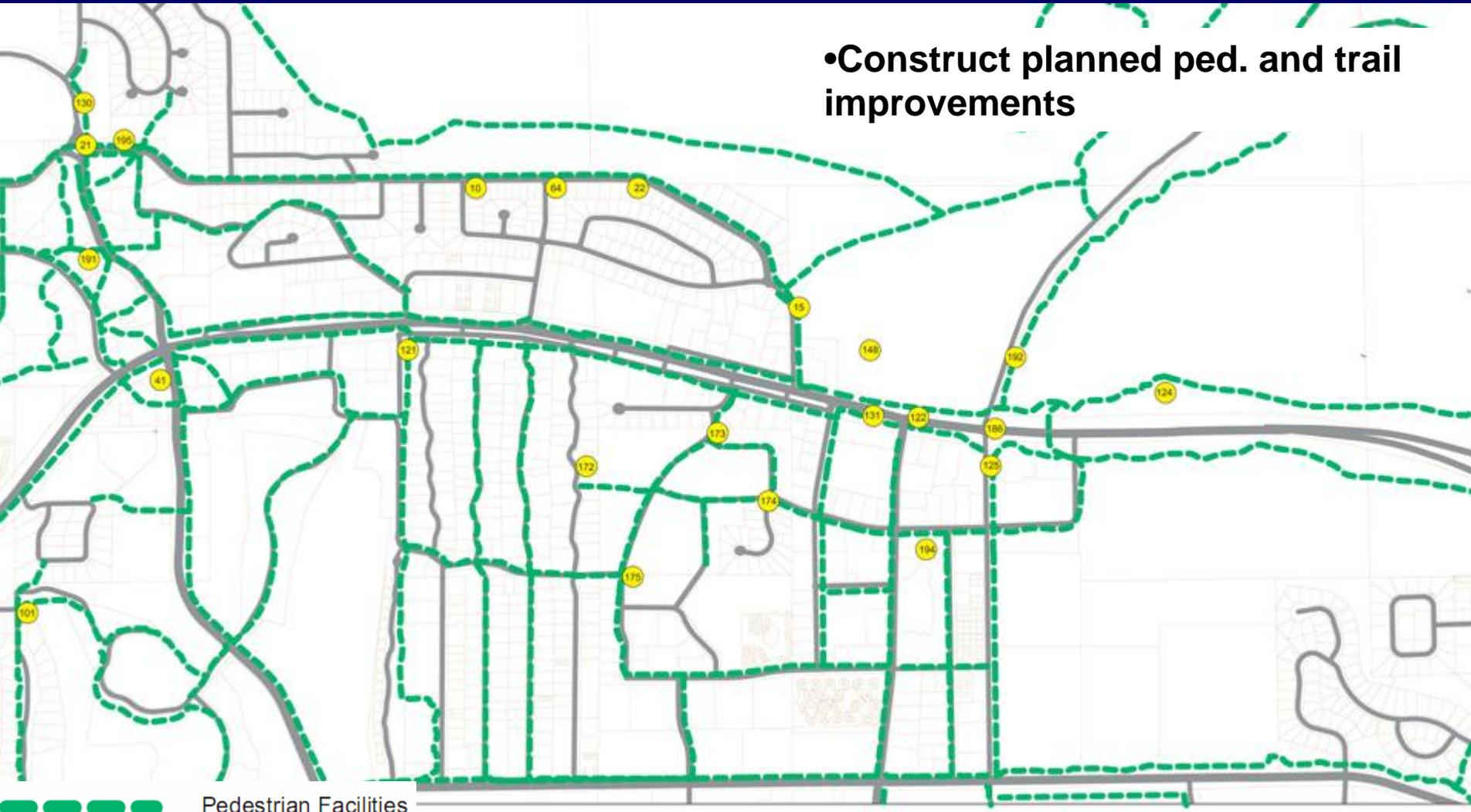


Parking Structures (with 500 and 1000 foot walking radius)

Streets

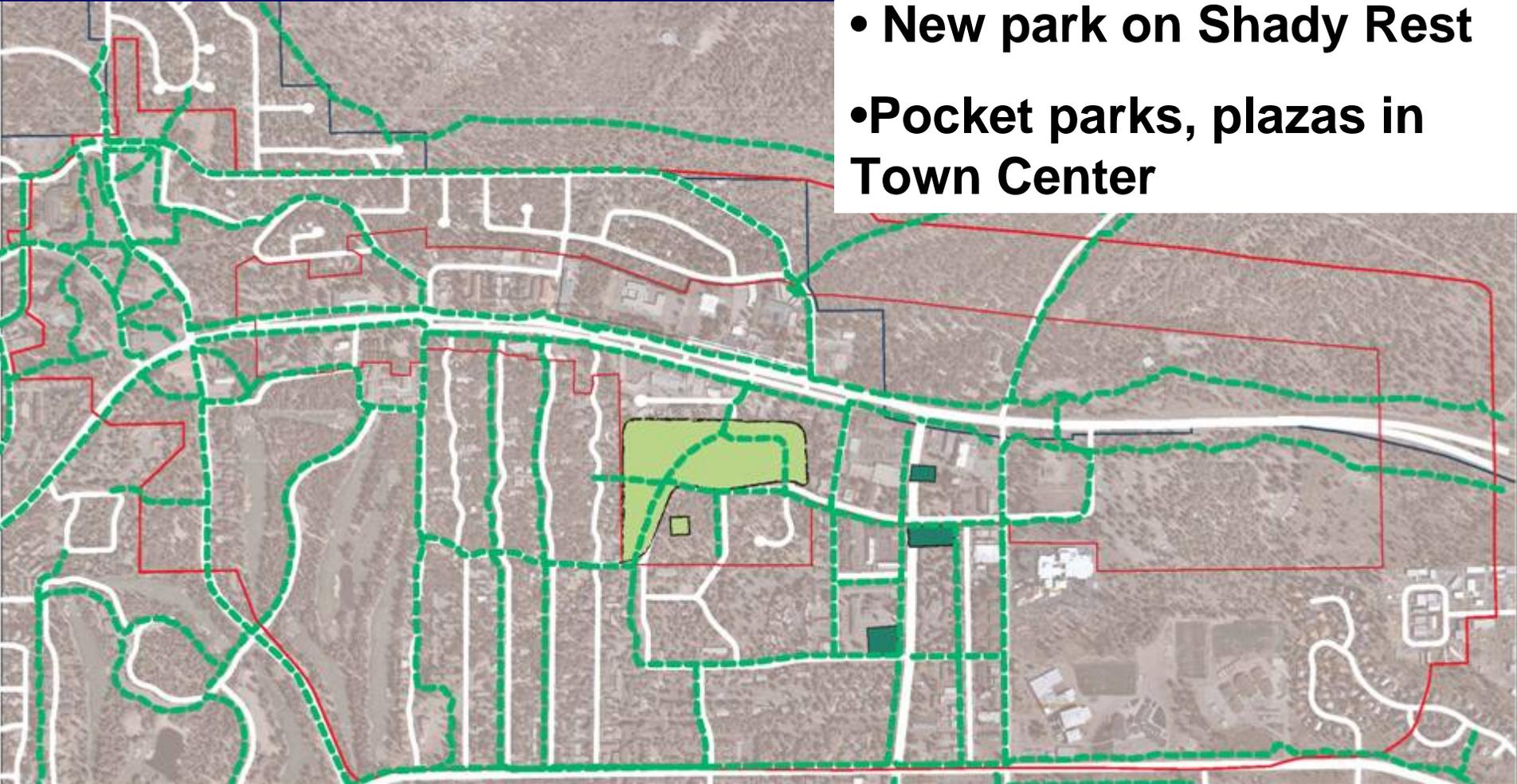
Polished Plan: Pedestrian and Bike Network

- Construct planned ped. and trail improvements



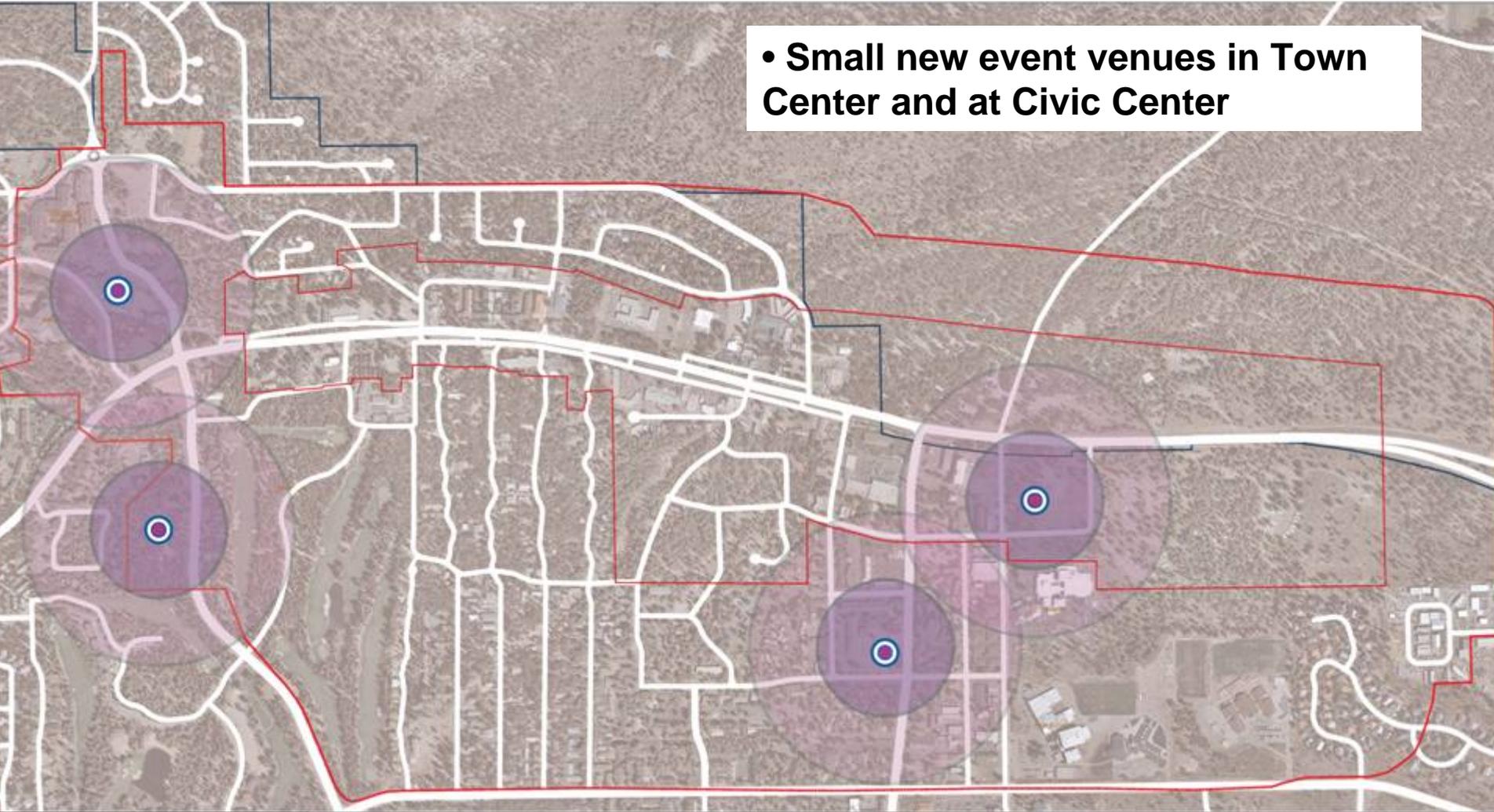
Polished Plan: Trails and Recreation

- New park on Shady Rest
- Pocket parks, plazas in Town Center



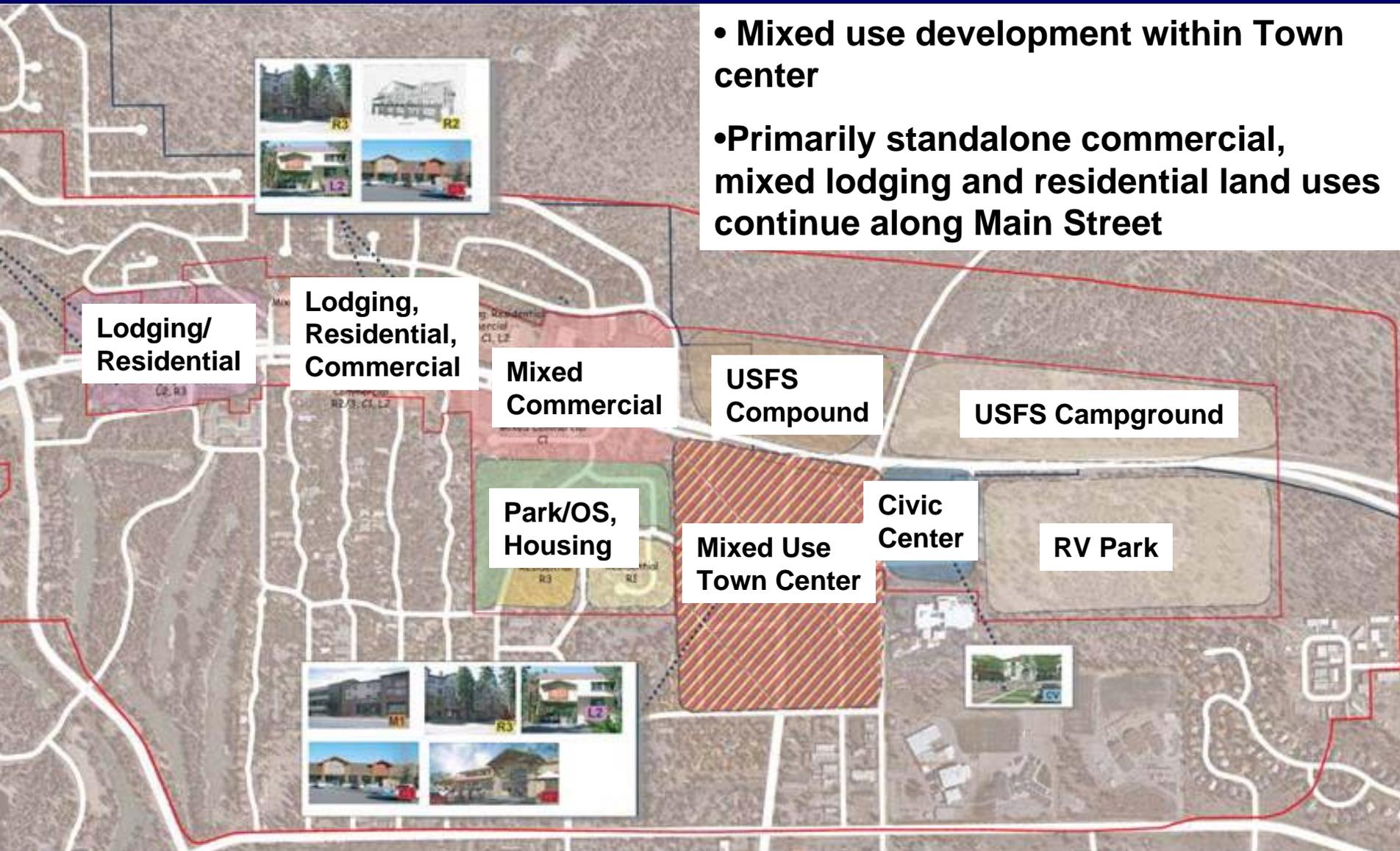
Polished Plan: Event Venues

- Small new event venues in Town Center and at Civic Center



Event Venue (with 500 and 1000 foot walking radius)

Polished Plan: Land Use



- Mixed use development within Town center

- Primarily standalone commercial, mixed lodging and residential land uses continue along Main Street

Polished Plan: Retail Streets

- Pedestrian-oriented street front retail within North Old Mammoth Rd. district



Primary Pedestrian Oriented Retail/Commercial



Secondary Pedestrian Oriented Retail Commercial

Linked Anchors: Median and Roundabouts



How can we create a prosperous and attractive town center and Main Street Corridor?

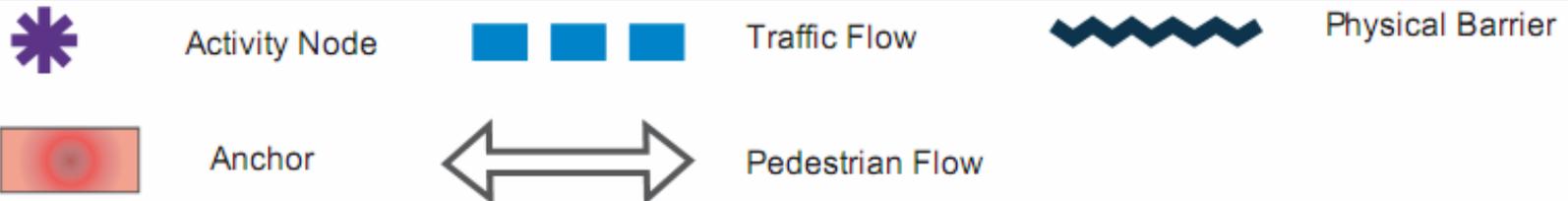
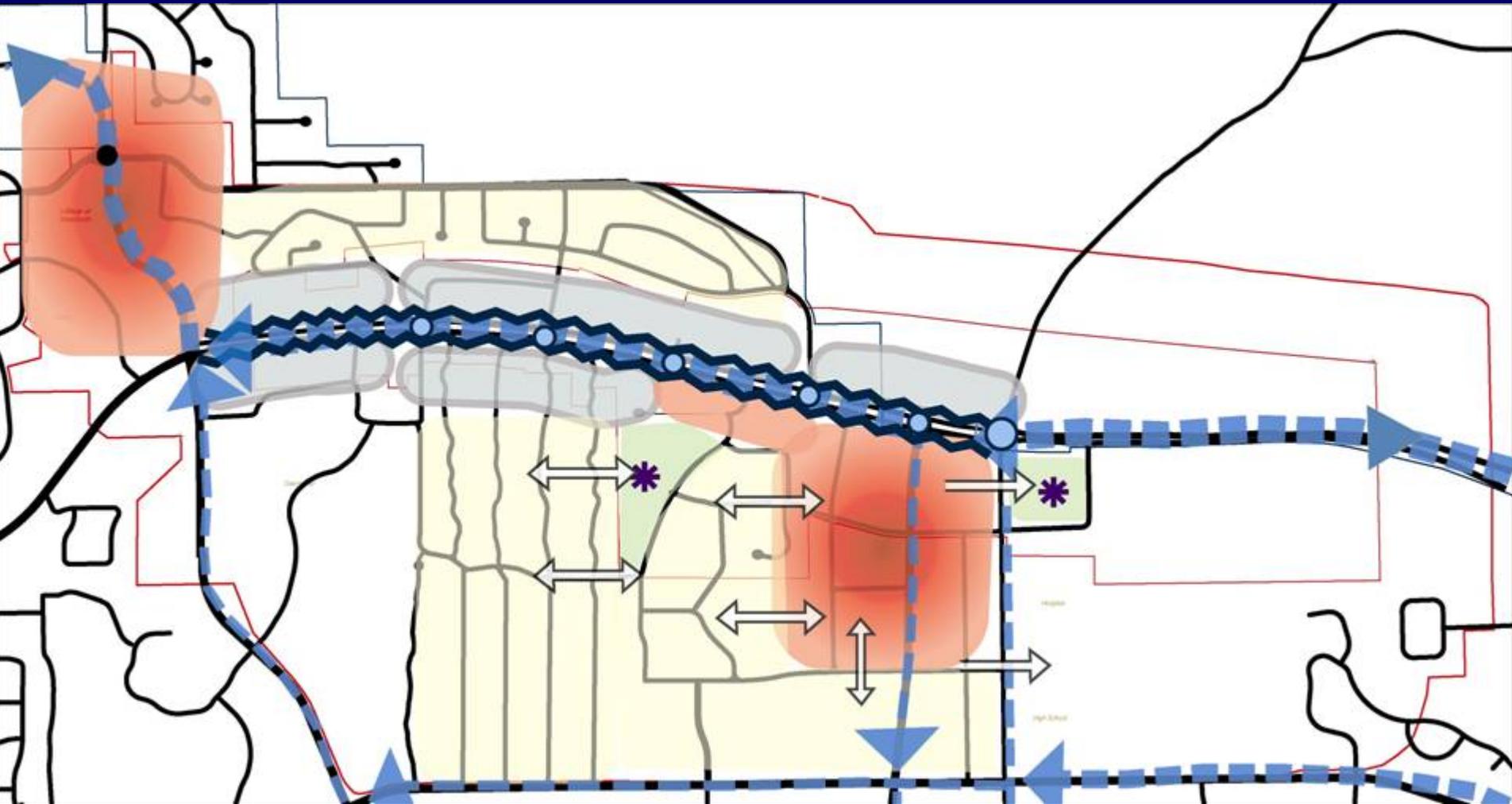
- North Village and Town Center provide strong anchors at east and west ends of Main
- Multiple roundabouts and medians smooth and calm traffic
- Strongly defined town entry with roundabout, event and civic center

Linked Anchors Median and Roundabouts: Summary

How can we create a prosperous and attractive town center and Main Street Corridor?

- Moderate changes to land use, density and development standards at Civic Center, USFS site, 203 from OMR to Manzanita Rd, and Shady Rest Tract
- Minimal changes to land use elsewhere along Main Street
- Increase pedestrian safety via signalized crossings and median refuge, bus transfer hub

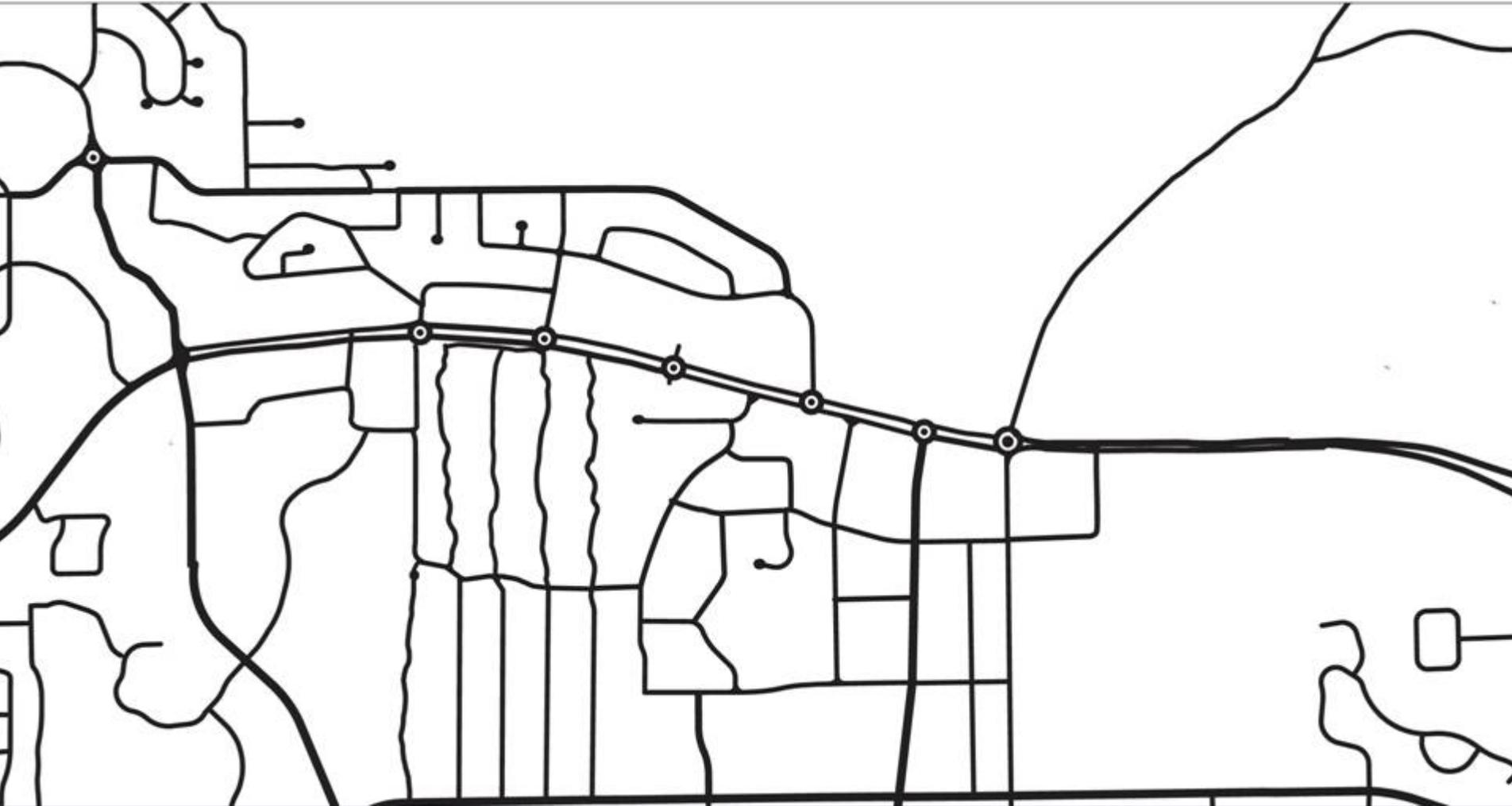
Linked Anchors: Median and Roundabouts: Concept



Linked Anchors: Median & Roundabouts: Block Pattern



Linked Anchors: Median & Roundabouts: Street Pattern

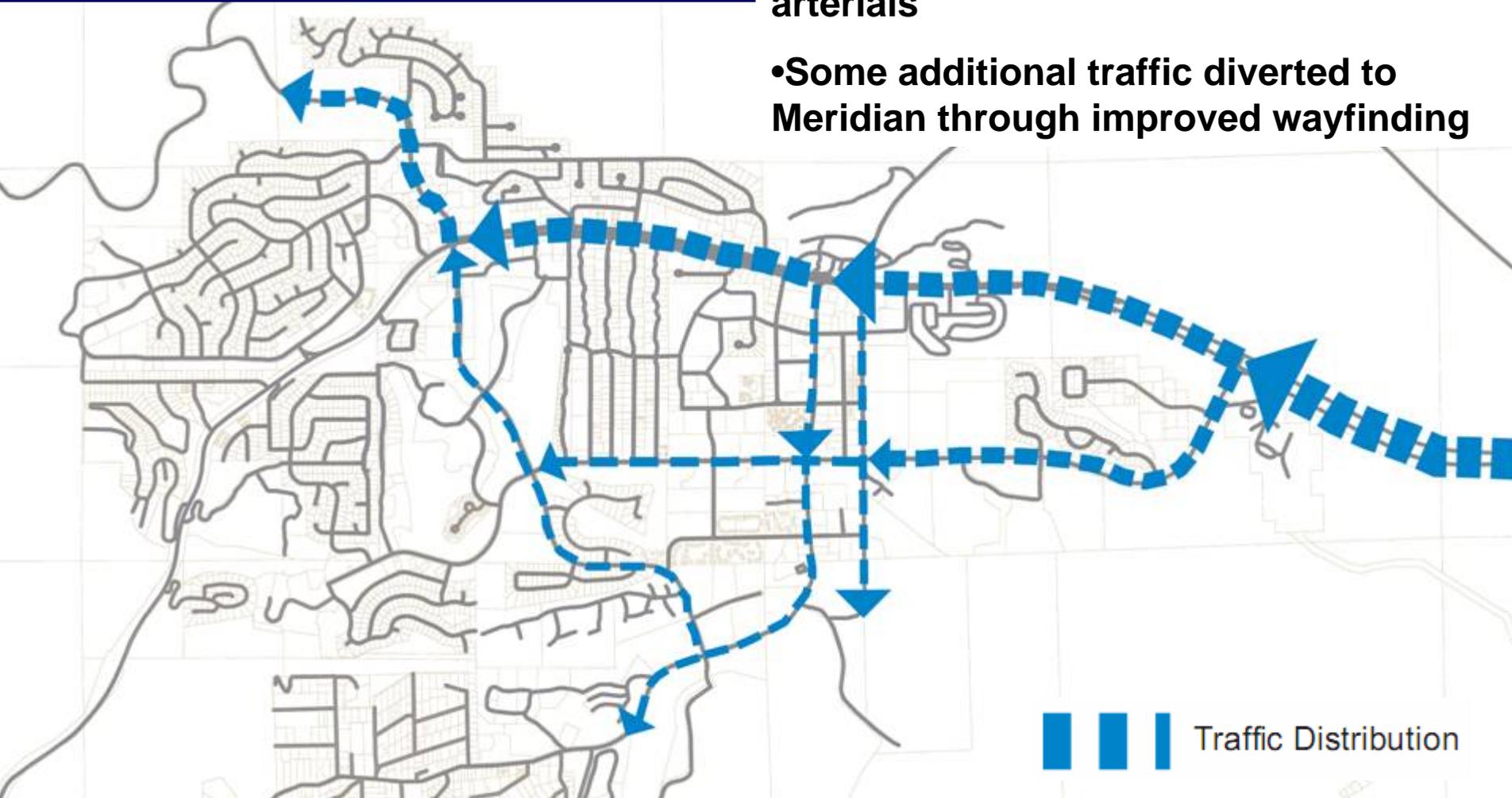


Linked Anchors: Median & Roundabouts: New Streets

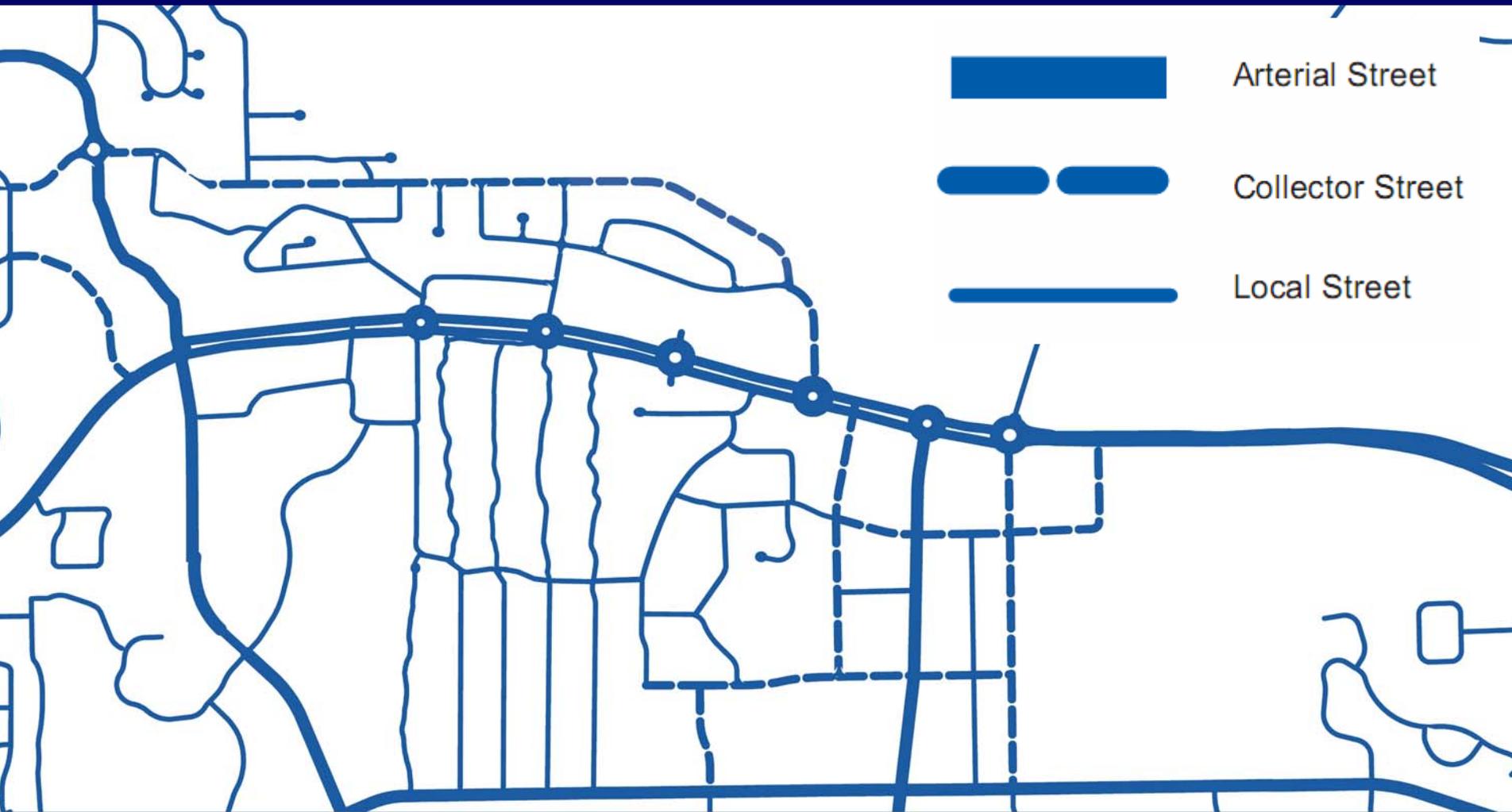


Linked Anchors: Median & Roundabouts: Traffic Flow

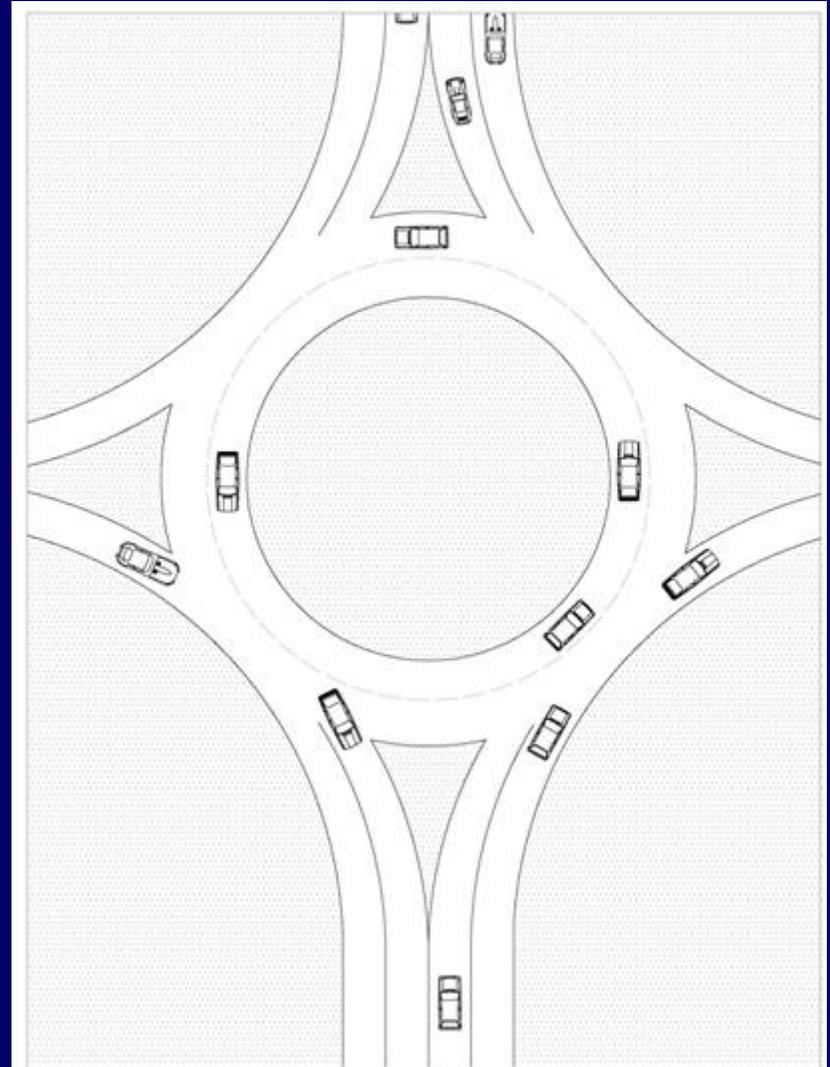
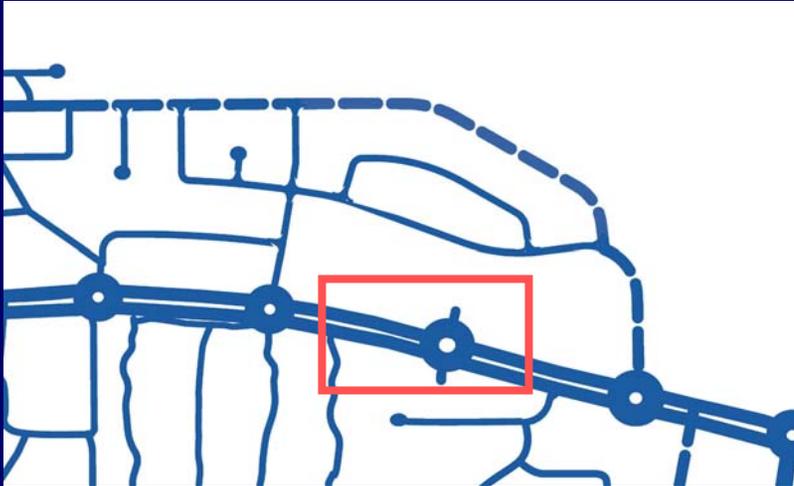
- Traffic Concentrated on 203 and arterials
- Some additional traffic diverted to Meridian through improved wayfinding



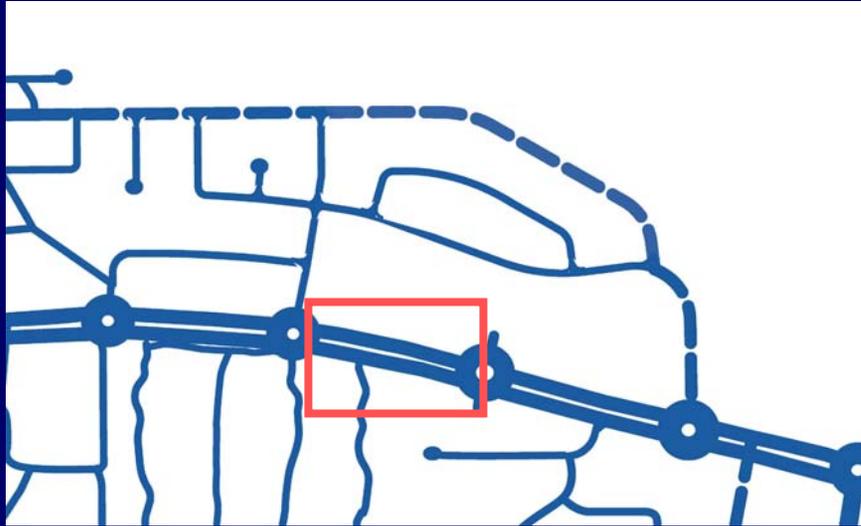
Linked Anchors: Median & Roundabouts: Street Classes



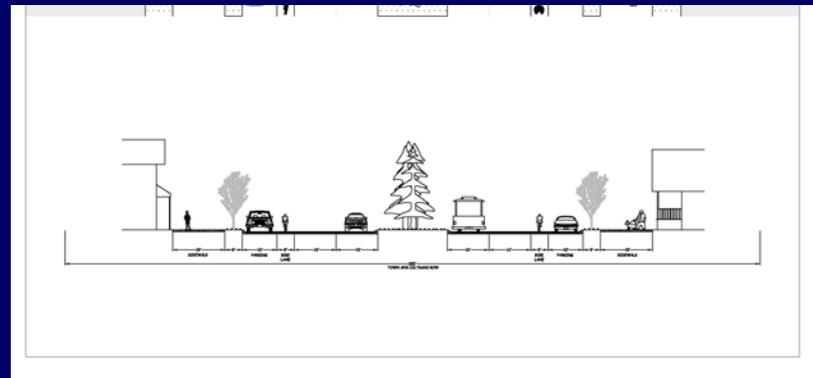
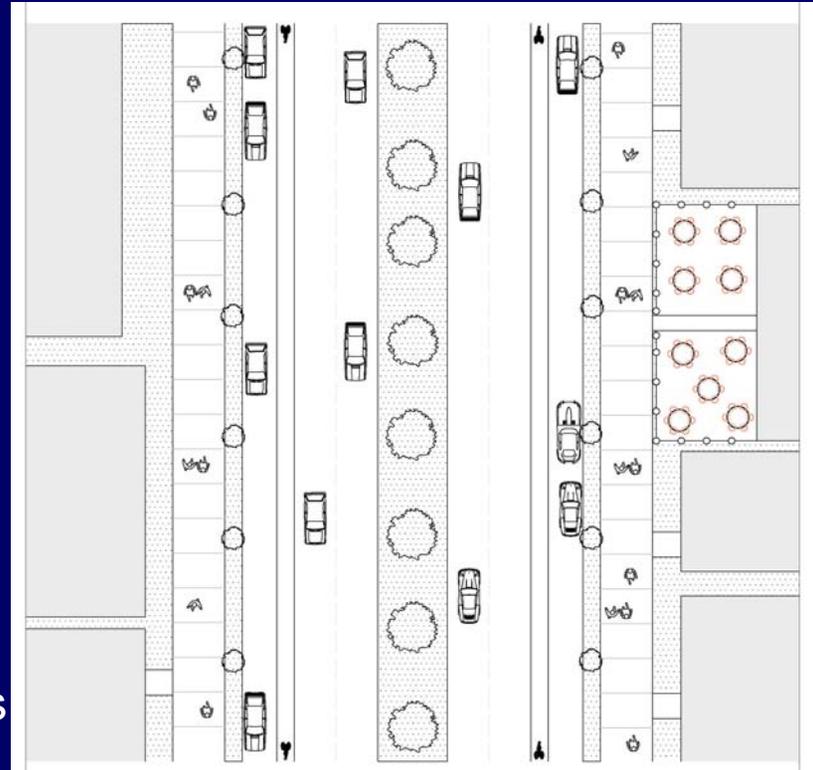
Linked Anchors: Median & Roundabouts: Sections



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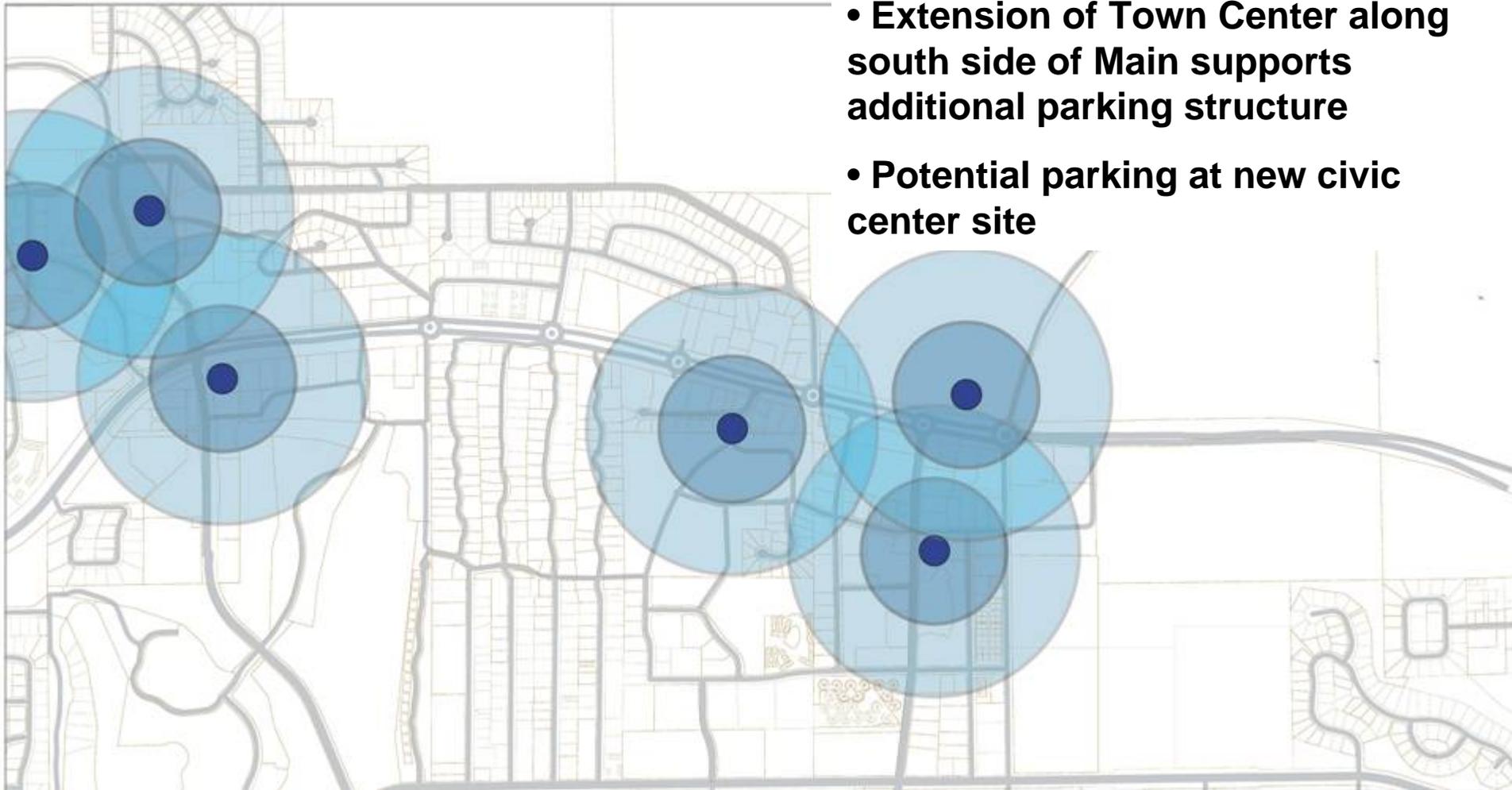


- Two 15' sidewalks
- Two 5' landscape areas
- Two 10' on street parking areas
- Two 5' bike lanes
- Four 12' travel lanes
- ~20' center median



Linked Anchors Median & Roundabouts: Parking

- Extension of Town Center along south side of Main supports additional parking structure
- Potential parking at new civic center site

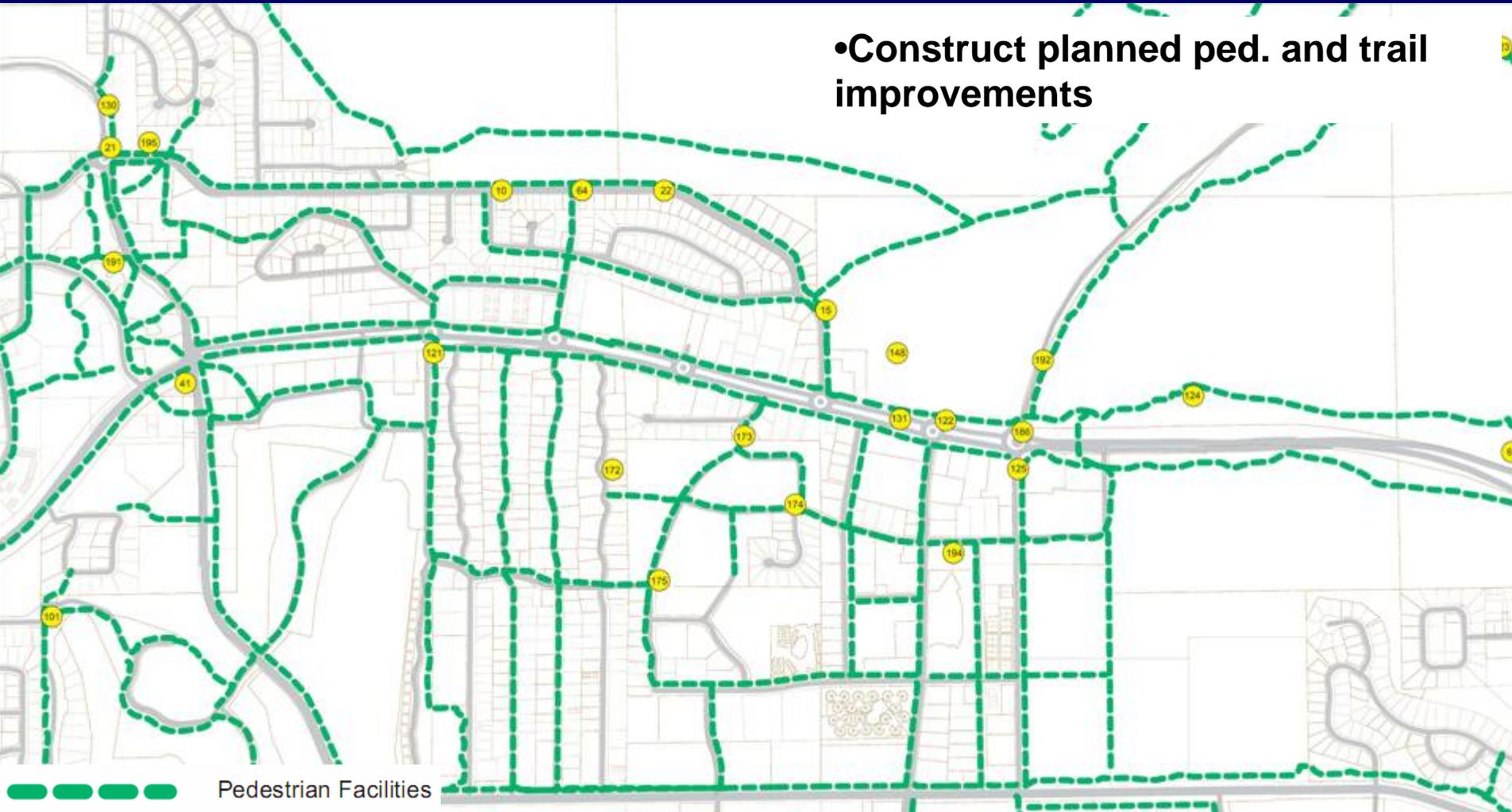


Parking Structures (with 500 and 1000 foot walking radius)

Streets

Linked Anchors Median & Roundabouts: Pedestrian

- Construct planned ped. and trail improvements

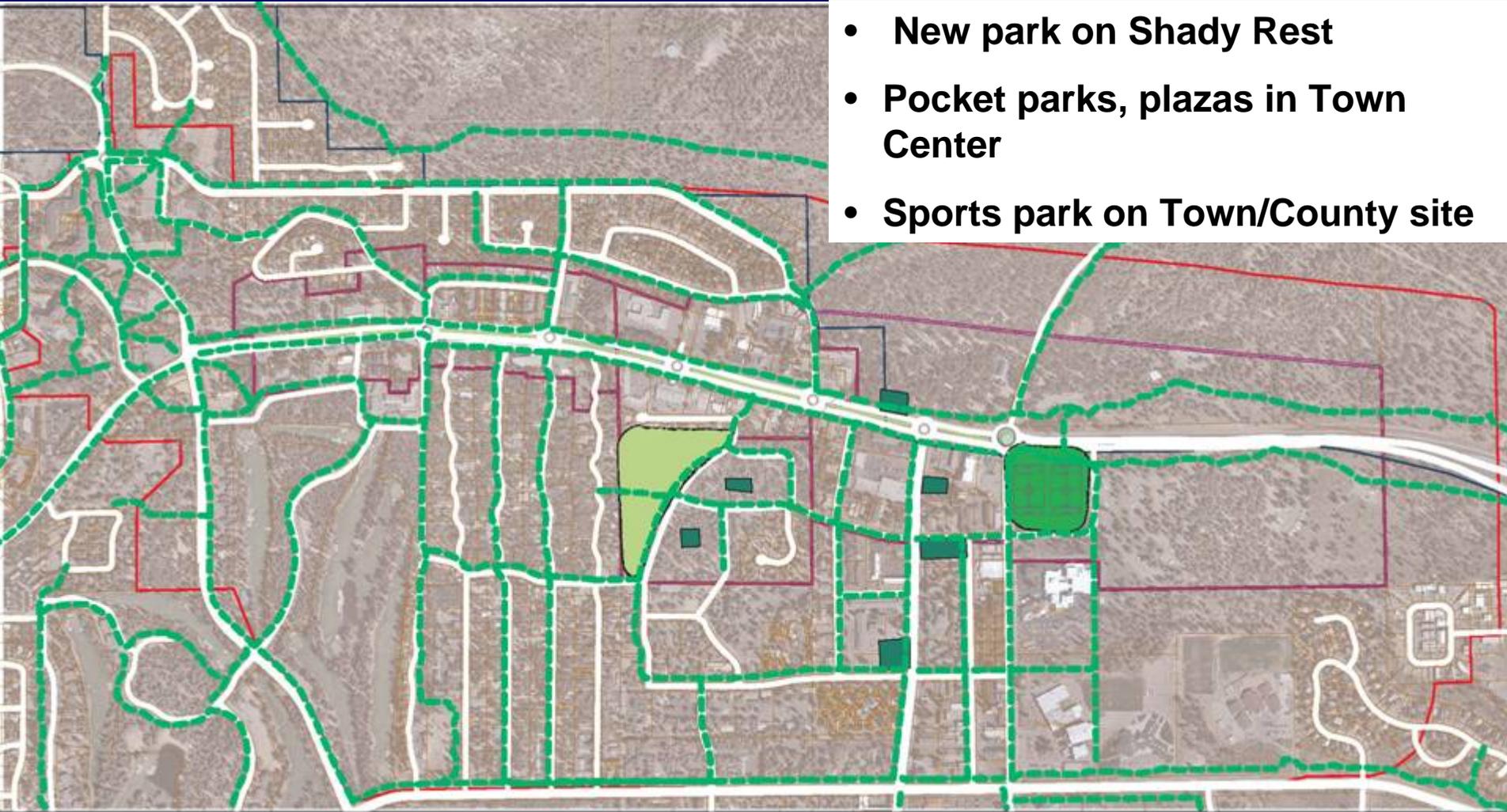


— Pedestrian Facilities

● GIC Points

— Streets

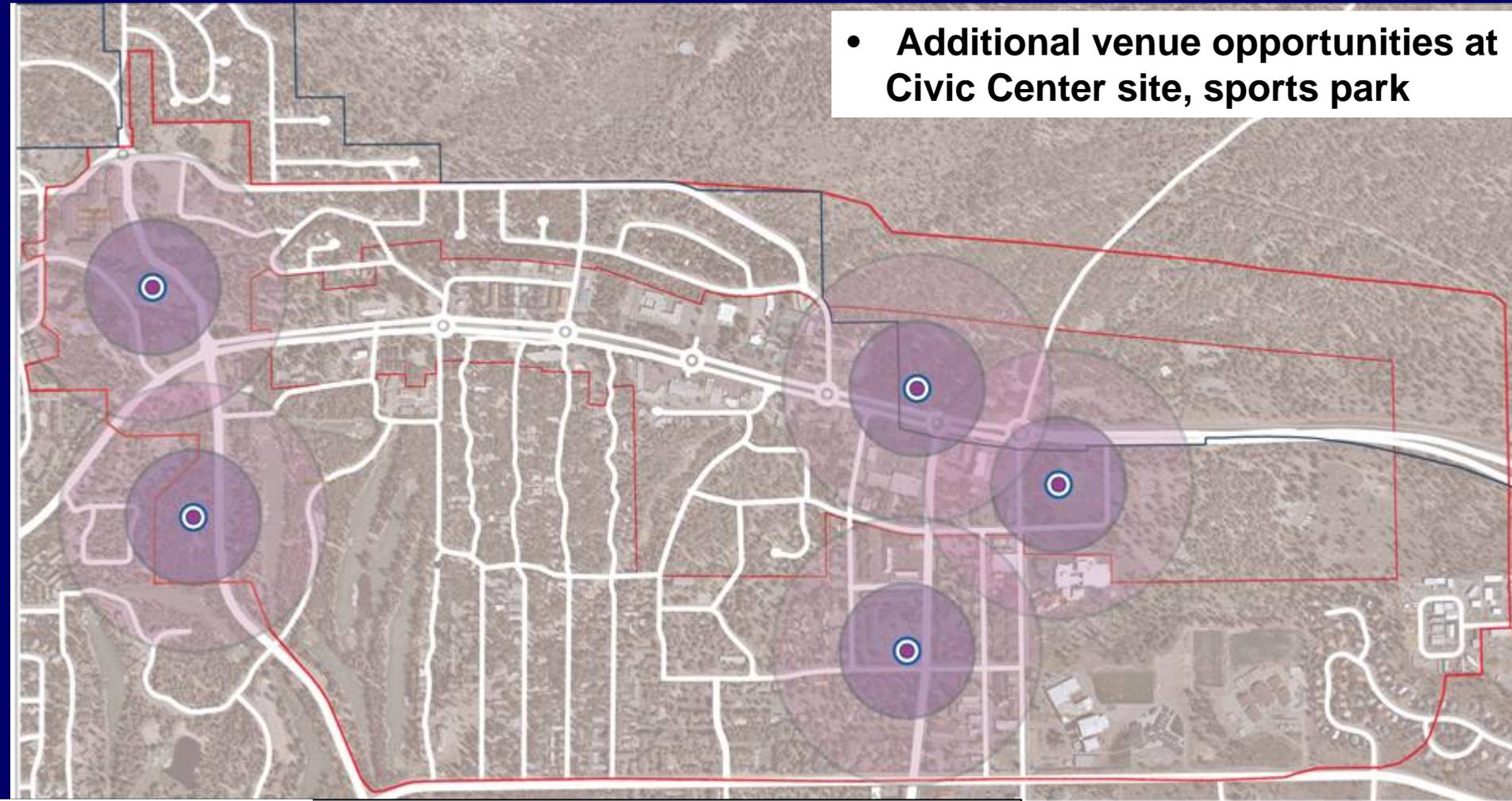
Linked Anchors Median & Roundabouts: Trails & Recreation



- New park on Shady Rest
- Pocket parks, plazas in Town Center
- Sports park on Town/County site

Linked Anchors Median & Roundabouts: Venues

- Additional venue opportunities at Civic Center site, sports park



Event Venue (with 500 and 1000 foot walking radius)

Linked Anchors: Median & Roundabouts: Land Use



Linked Anchors Median & Roundabouts: Retail Streets



- **Streetfront retail extends along South side of Main St. in addition to North Old Mammoth Rd**



Linked Anchors/ Greenway Alternative



Linked Anchors/Greenway: Summary

How can we dramatically improve the **aesthetic and recreational condition on Main Street/SR 203?**

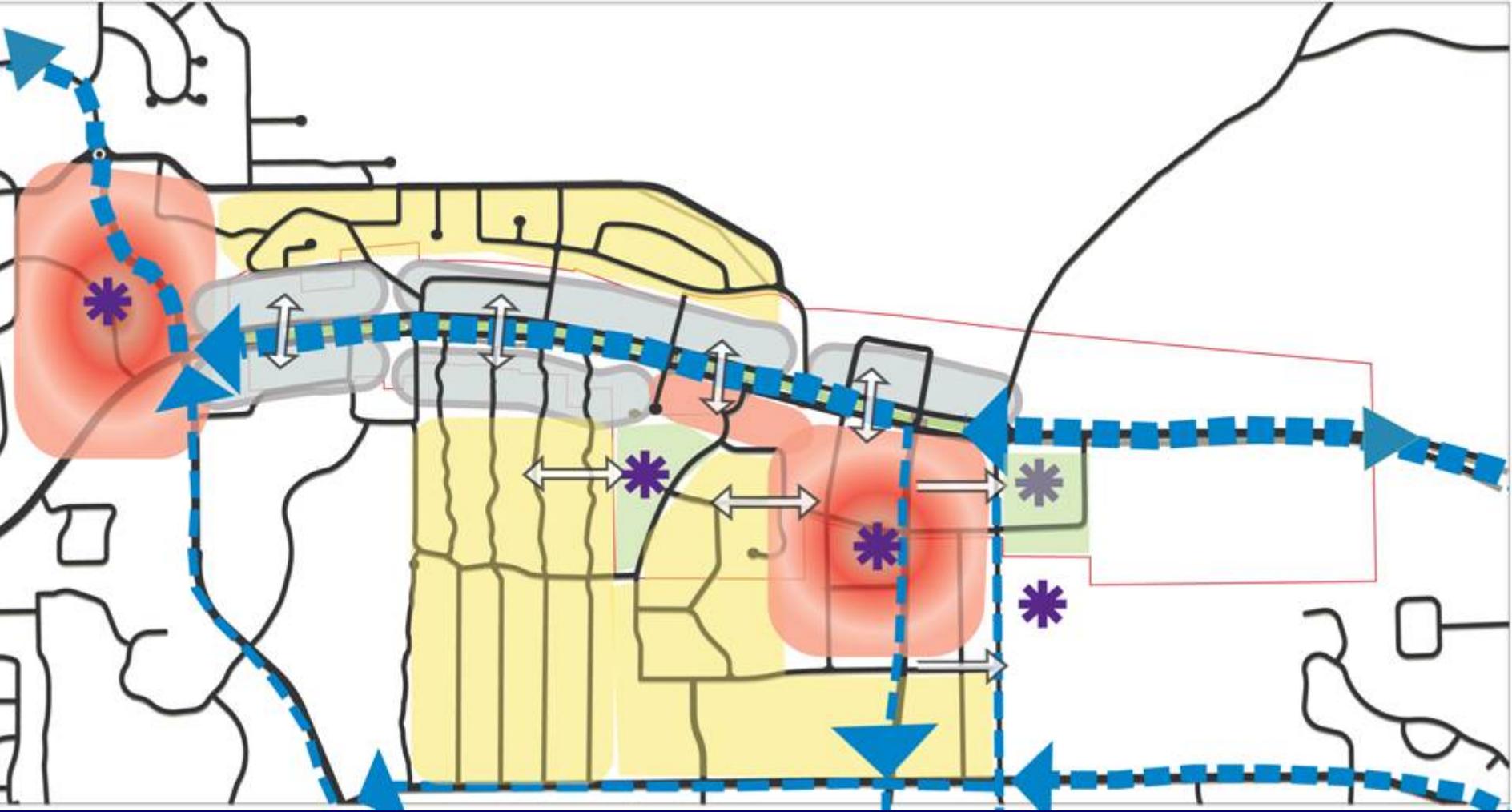
- North Village and Town Center provide strong anchors at east and west ends of Main Street
- Large median greenway runs the length of Main Street; includes multi-use path
- Greenway provides pedestrian refuge and safer crossings
- Strongly defined town entry with roundabout, event and civic center

Linked Anchors/Greenway: Summary

How can we dramatically improve the **aesthetic and recreational condition on Main Street/SR 203?**

- Moderate changes to land use, density and development standards at Civic Center, USFS site, 203 from OMR to Manzanita Rd, and Shady Rest Tract
- Minimal changes to land use elsewhere along Main Street

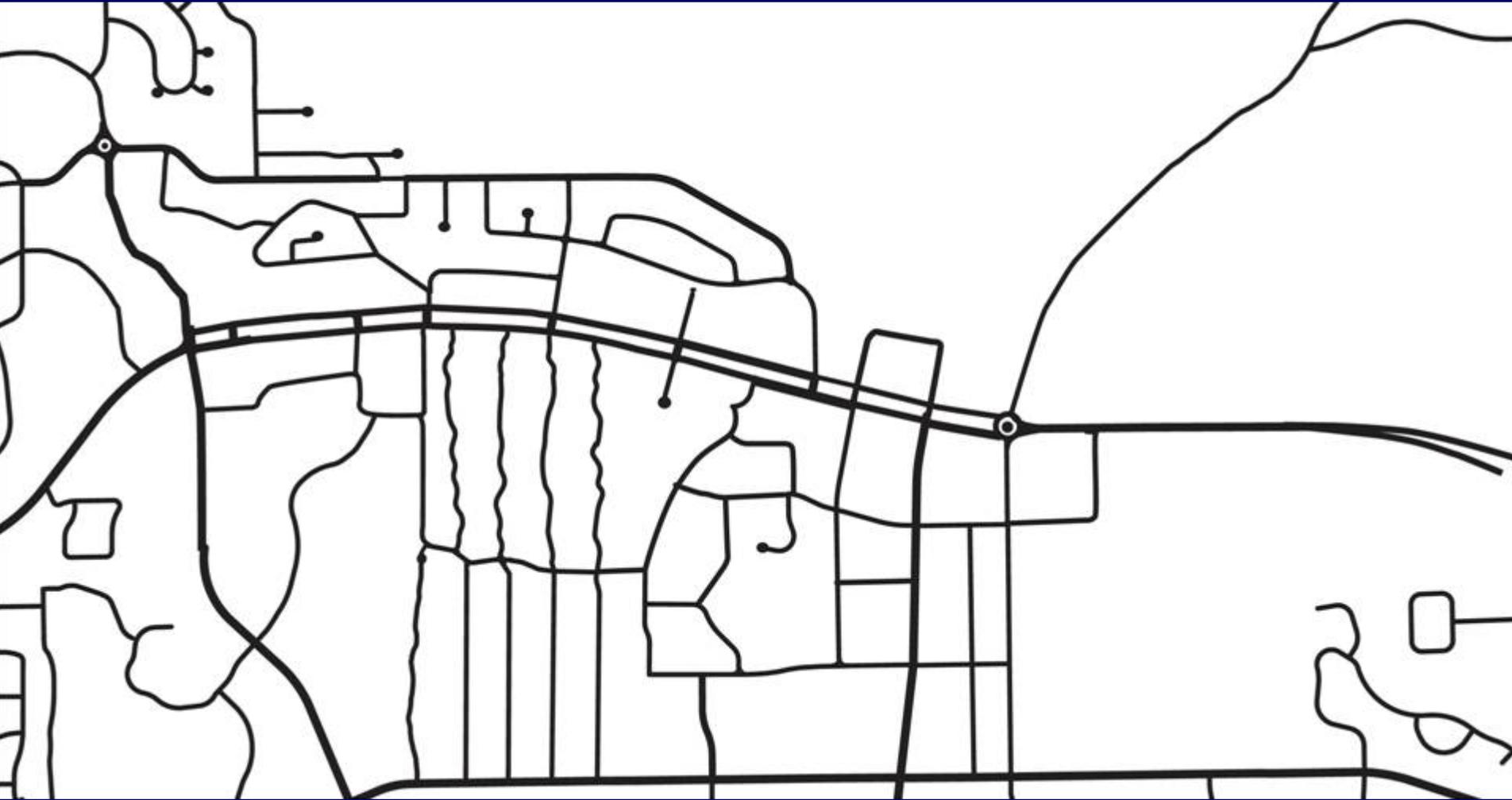
Linked Anchors/Greenway: Concept



Linked Anchors/Greenway: Block Pattern



Linked Anchors/Greenway: Street Pattern

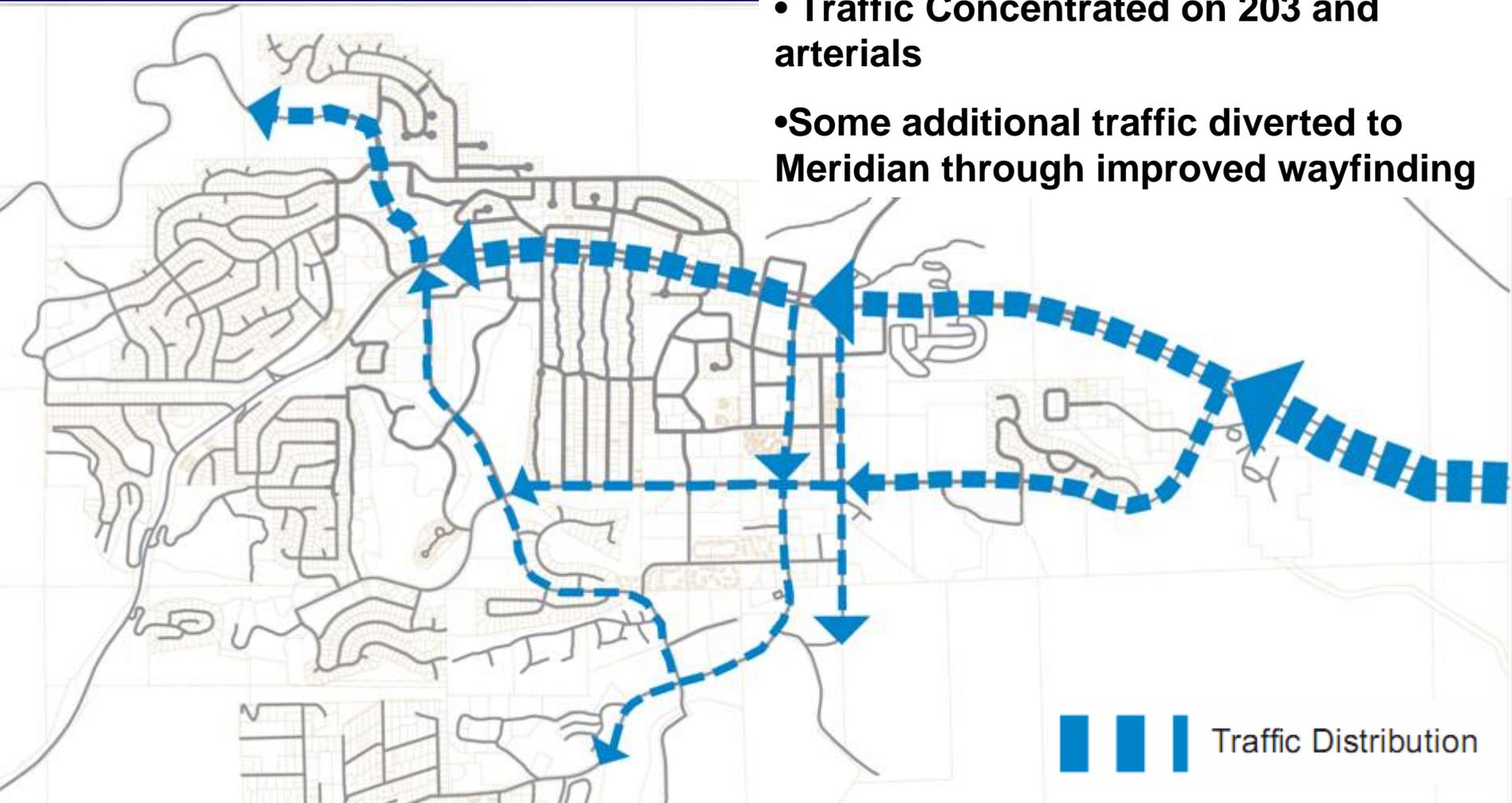


Linked Anchors/Greenway: New Streets

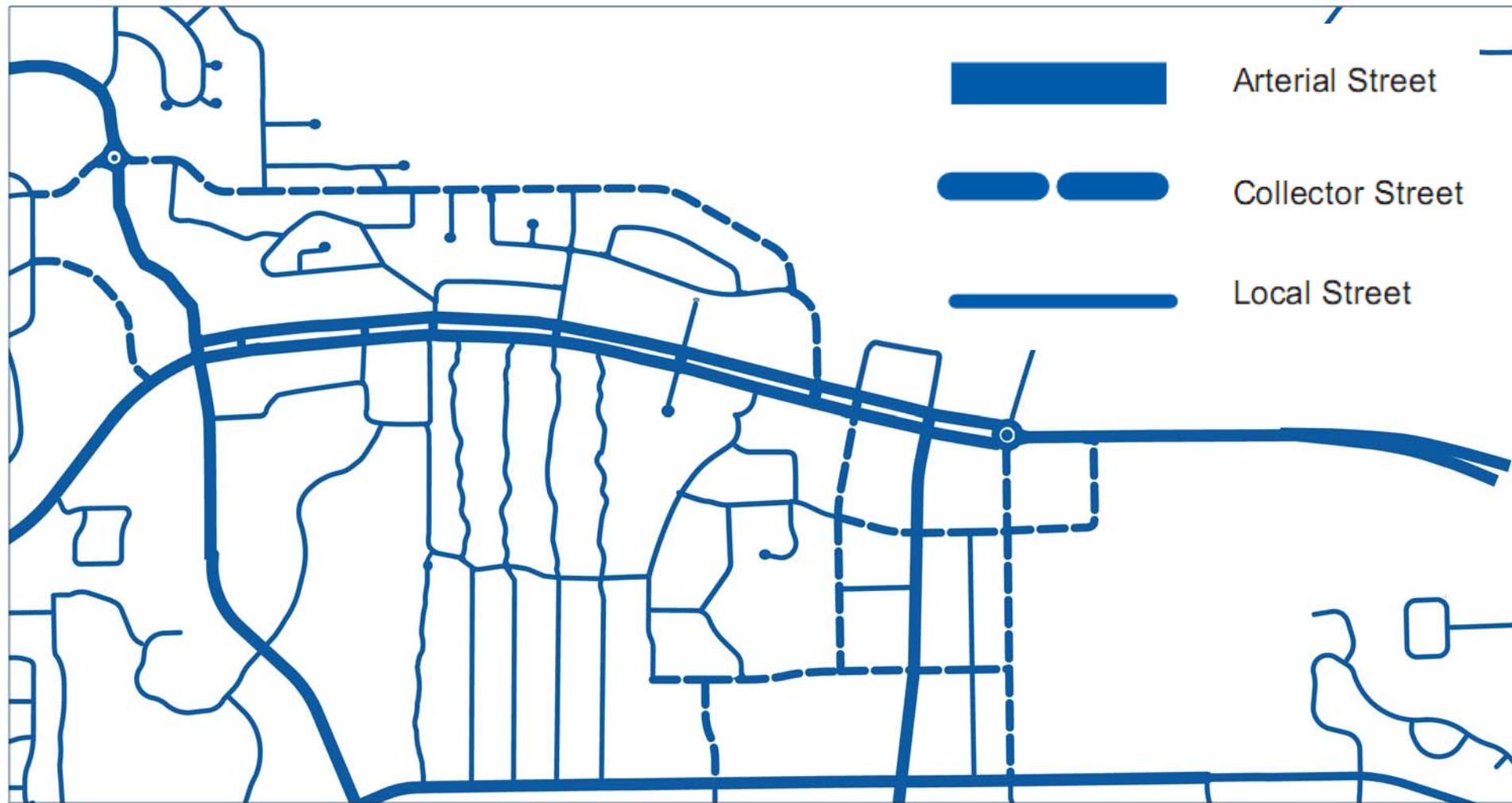


Linked Anchors/Greenway: Traffic Flow

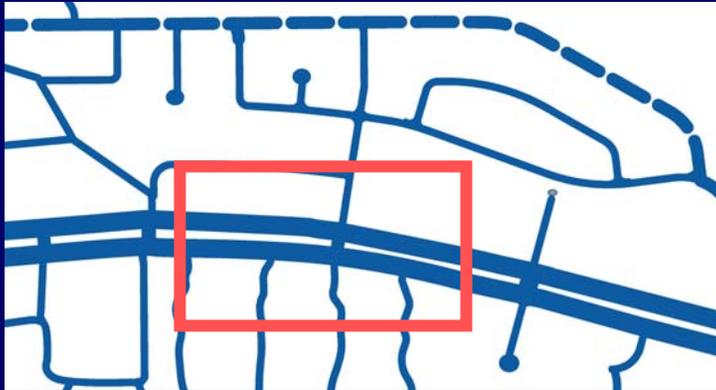
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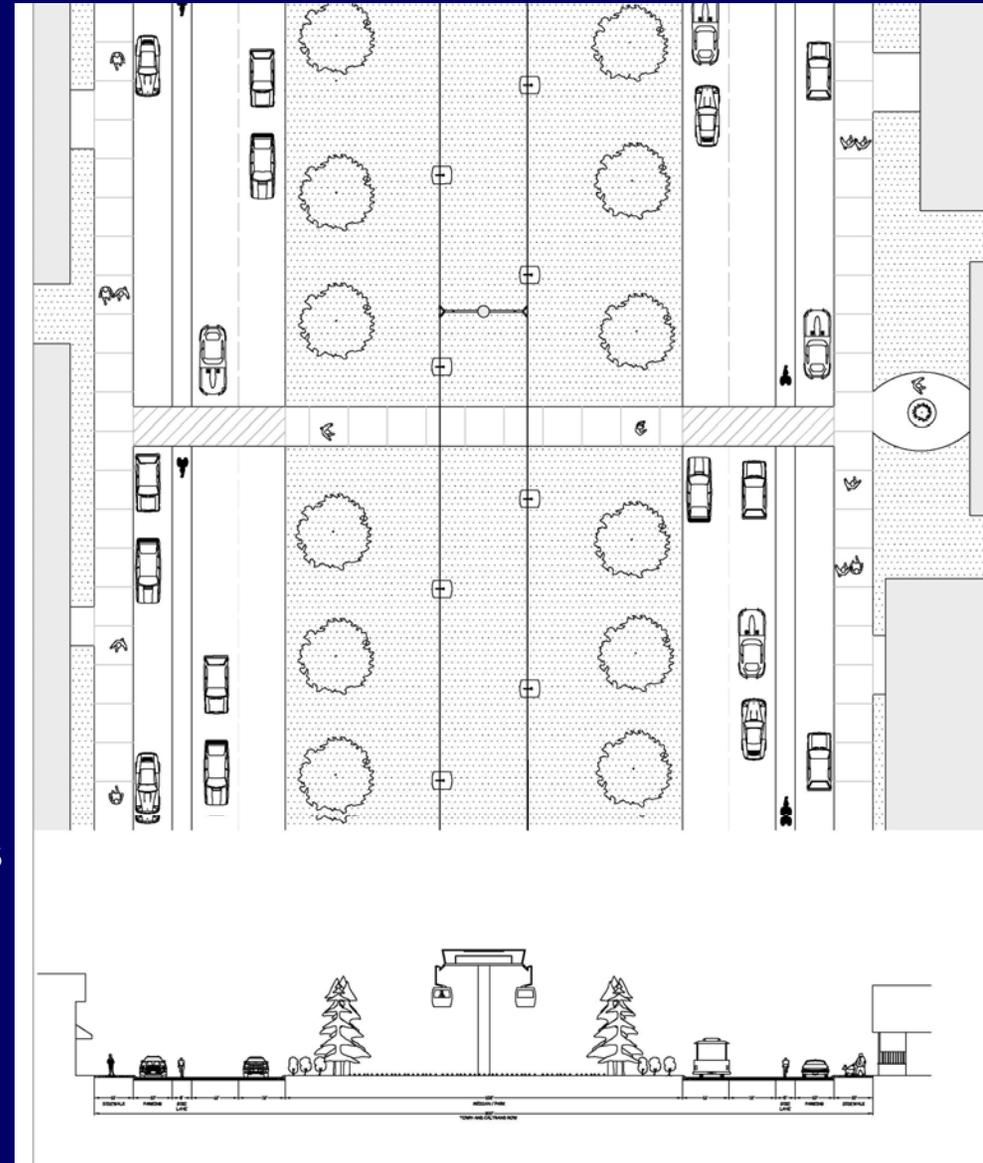
Linked Anchors/Greenway: Street Classifications



Linked Anchors/Greenway: Sections

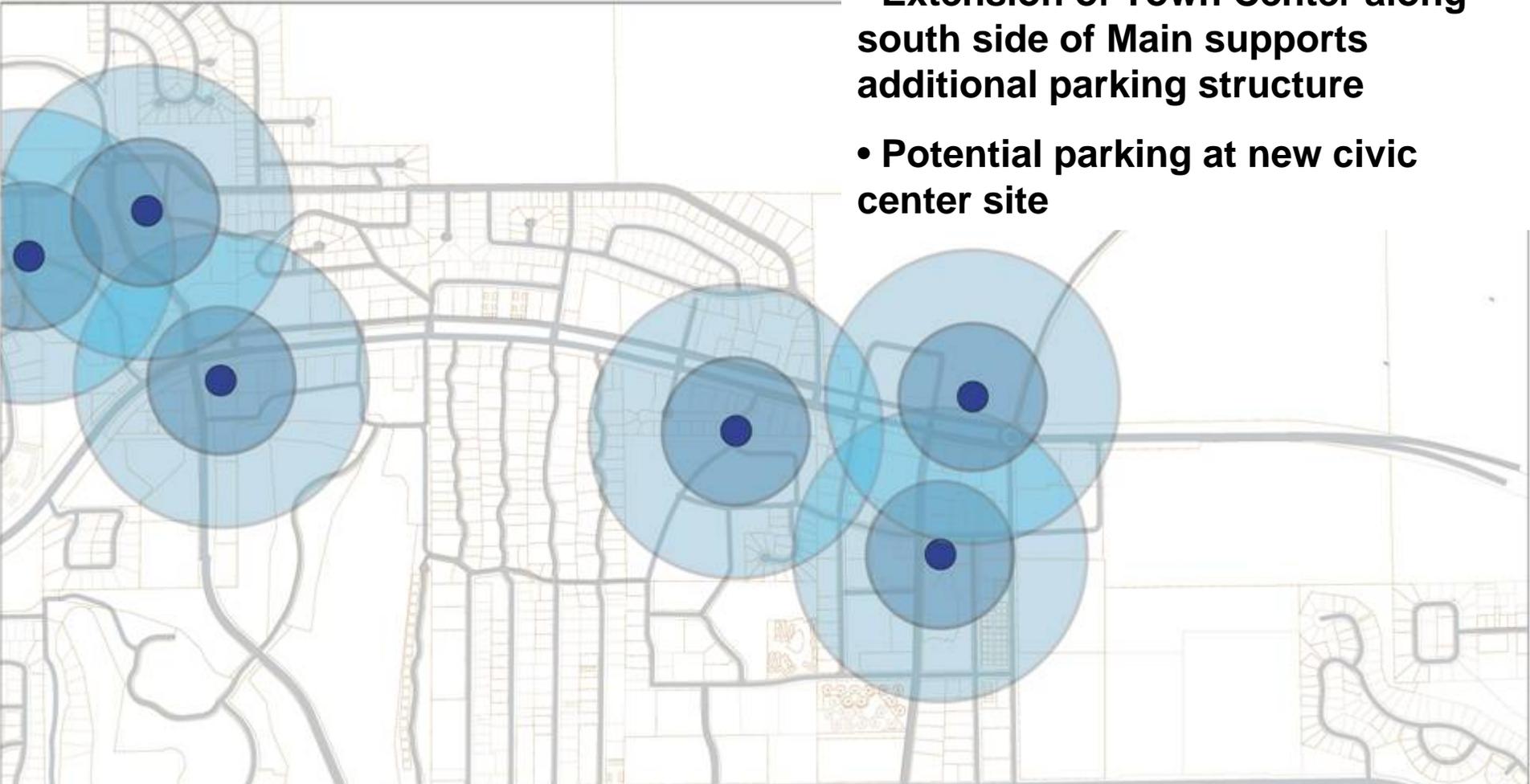


- Two 10' sidewalks
- Two 10' on street parking areas
- Two 5' bike lanes
- Four 12' travel lanes
- ~100' center median/park



Linked Anchors/Greenway: Parking

- Extension of Town Center along south side of Main supports additional parking structure
- Potential parking at new civic center site

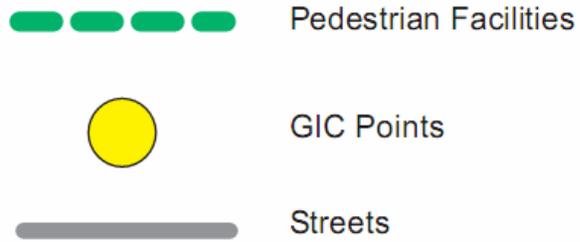
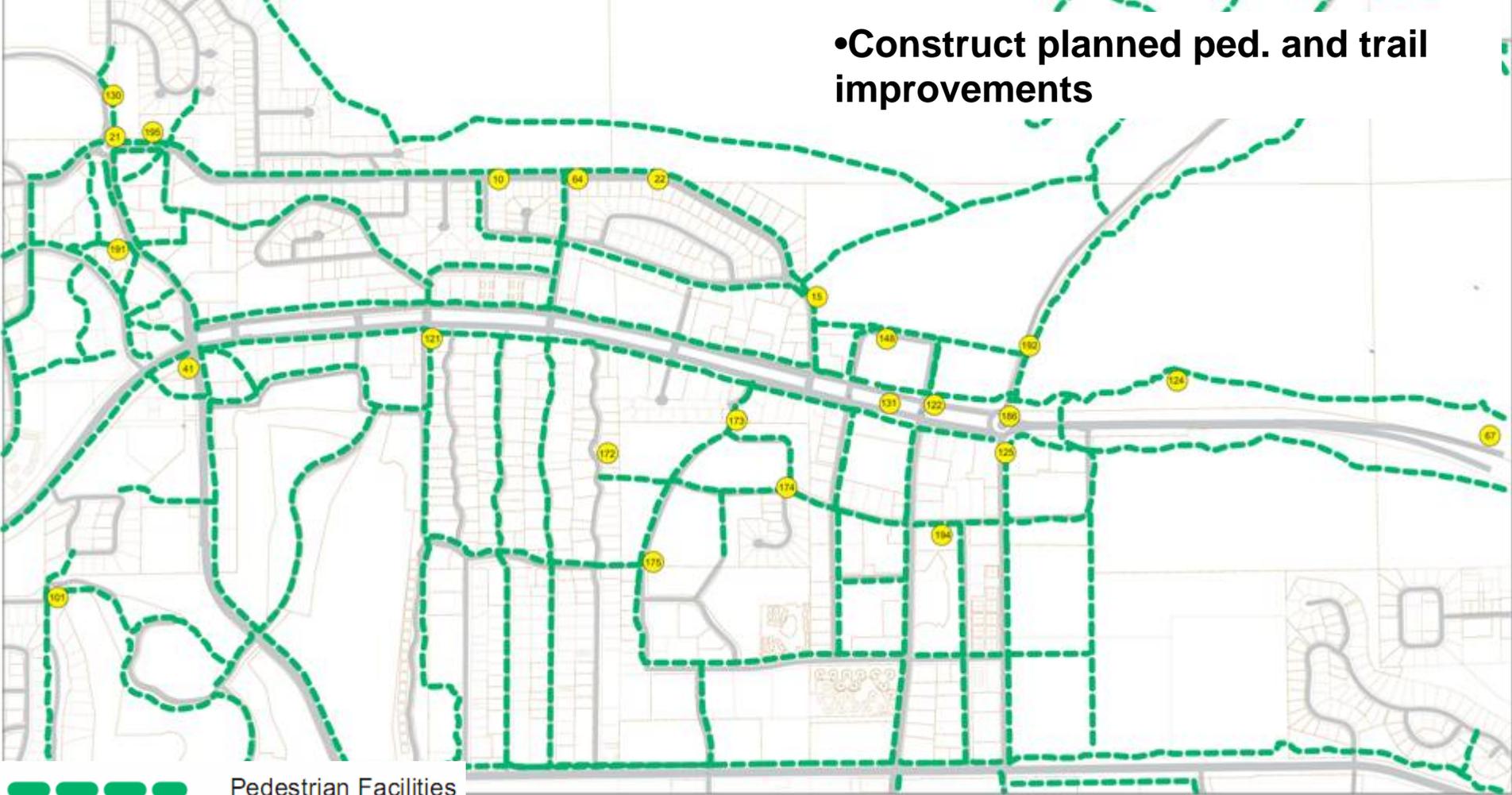


Parking Structures (with 500 and 1000 foot walking radius)

Streets

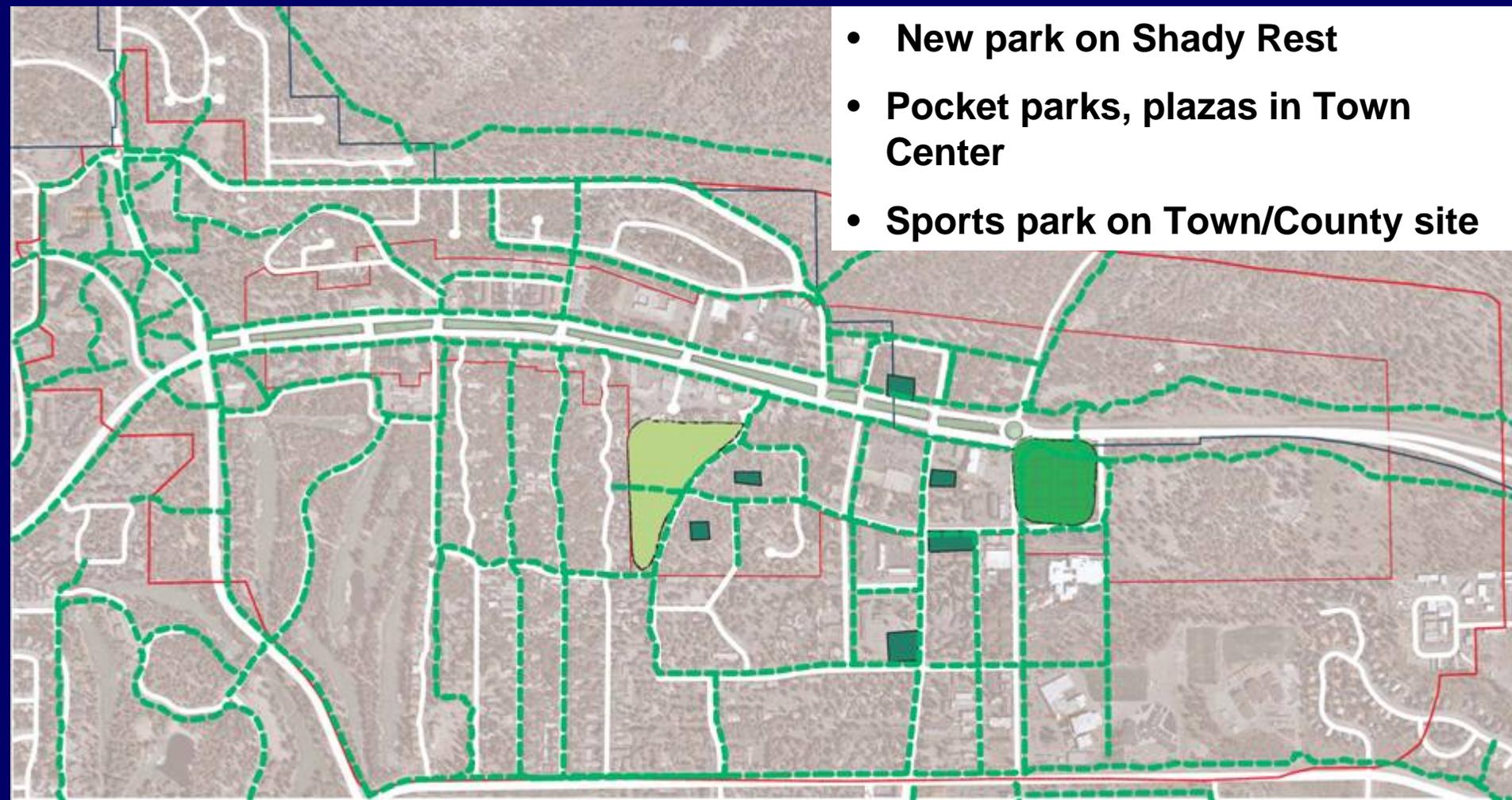
Linked Anchors/Greenway: Pedestrian & Bike

•Construct planned ped. and trail improvements



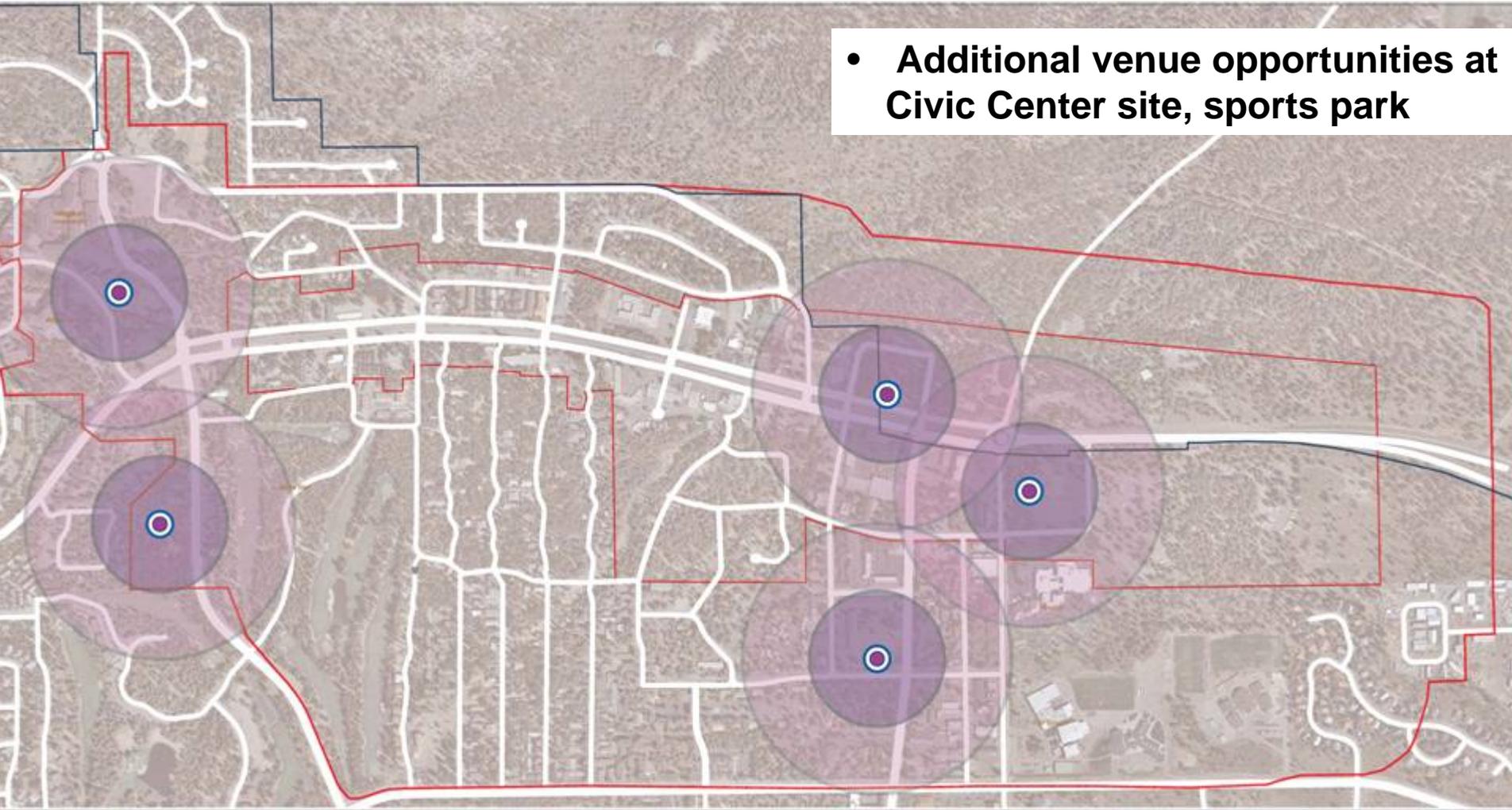
Linked Anchors/Greenway: Recreation & Trails

- New park on Shady Rest
- Pocket parks, plazas in Town Center
- Sports park on Town/County site



Linked Anchors/Greenway: Venues

- Additional venue opportunities at Civic Center site, sports park



Event Venue (with 500 and 1000 foot walking radius)

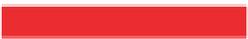
Linked Anchors/Greenway: Land Use



Linked Anchors/Greenway: Retail Streets



- **Streetfront retail extends along South side of Main St. in addition to North Old Mammoth Rd**

	Primary Pedestrian Oriented Retail/Commercial
	Secondary Pedestrian Oriented Retail Commercial

Walkable Nodes Alternative



fishing ★ sports ★ skiing ★
artwork by
Meghan T.
Mason's Elementary
★ fishing ★
★ swimming ★

Walkable Nodes

How can we create distinctive, attractive, and walkable centers?

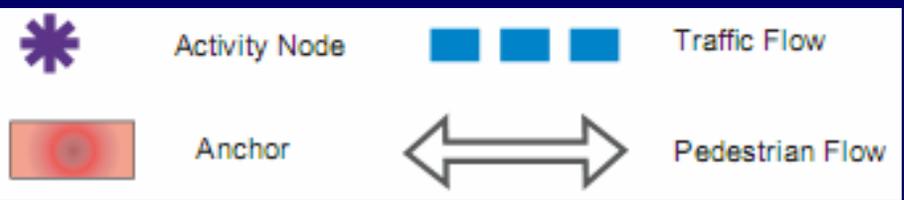
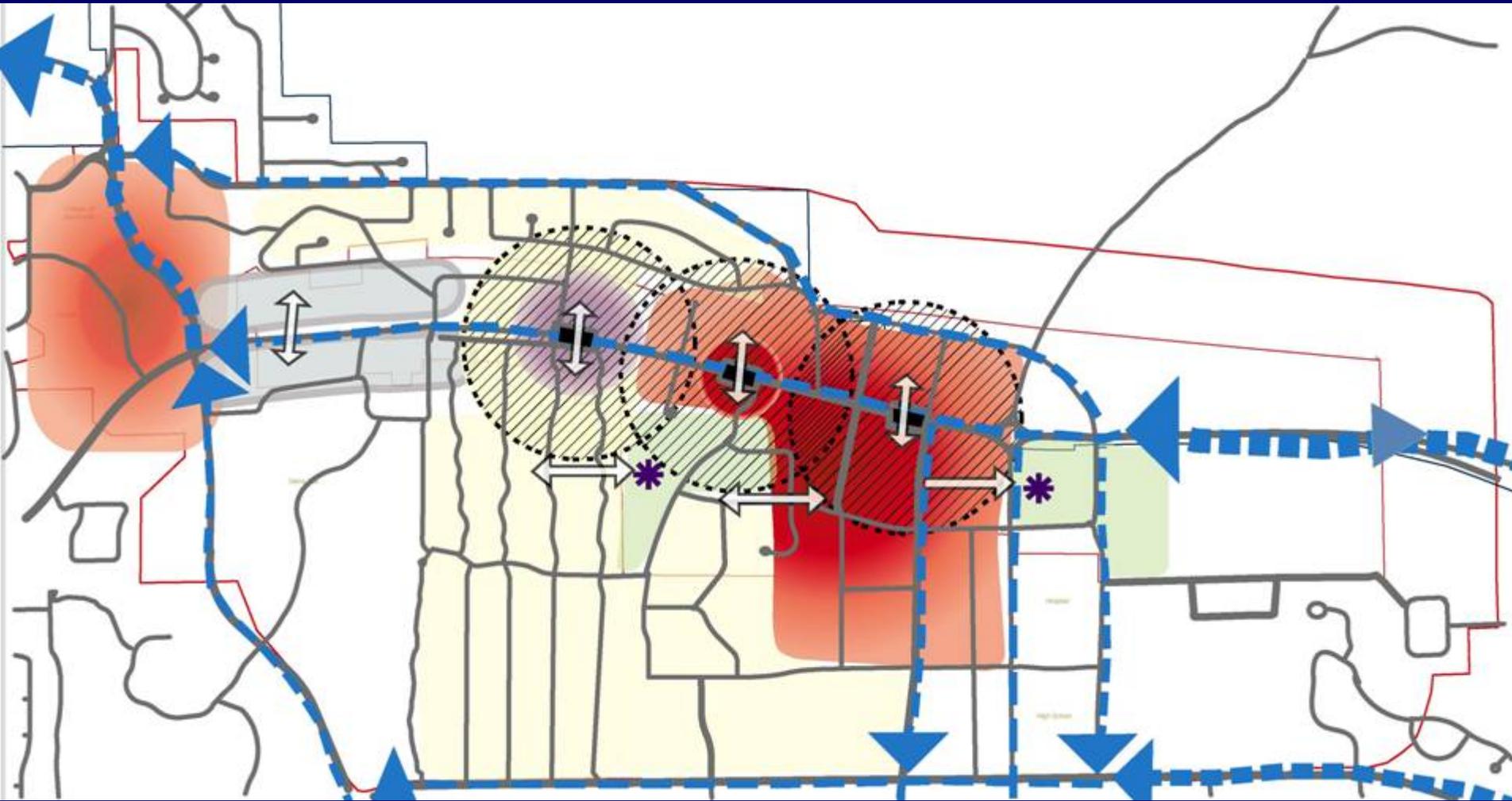
- Three walkable nodes
- Each node focused around a strong central square
- Each node is unique and self-contained
- Limited structural changes at west end
- Significant gateway entrance at east end

Walkable Nodes

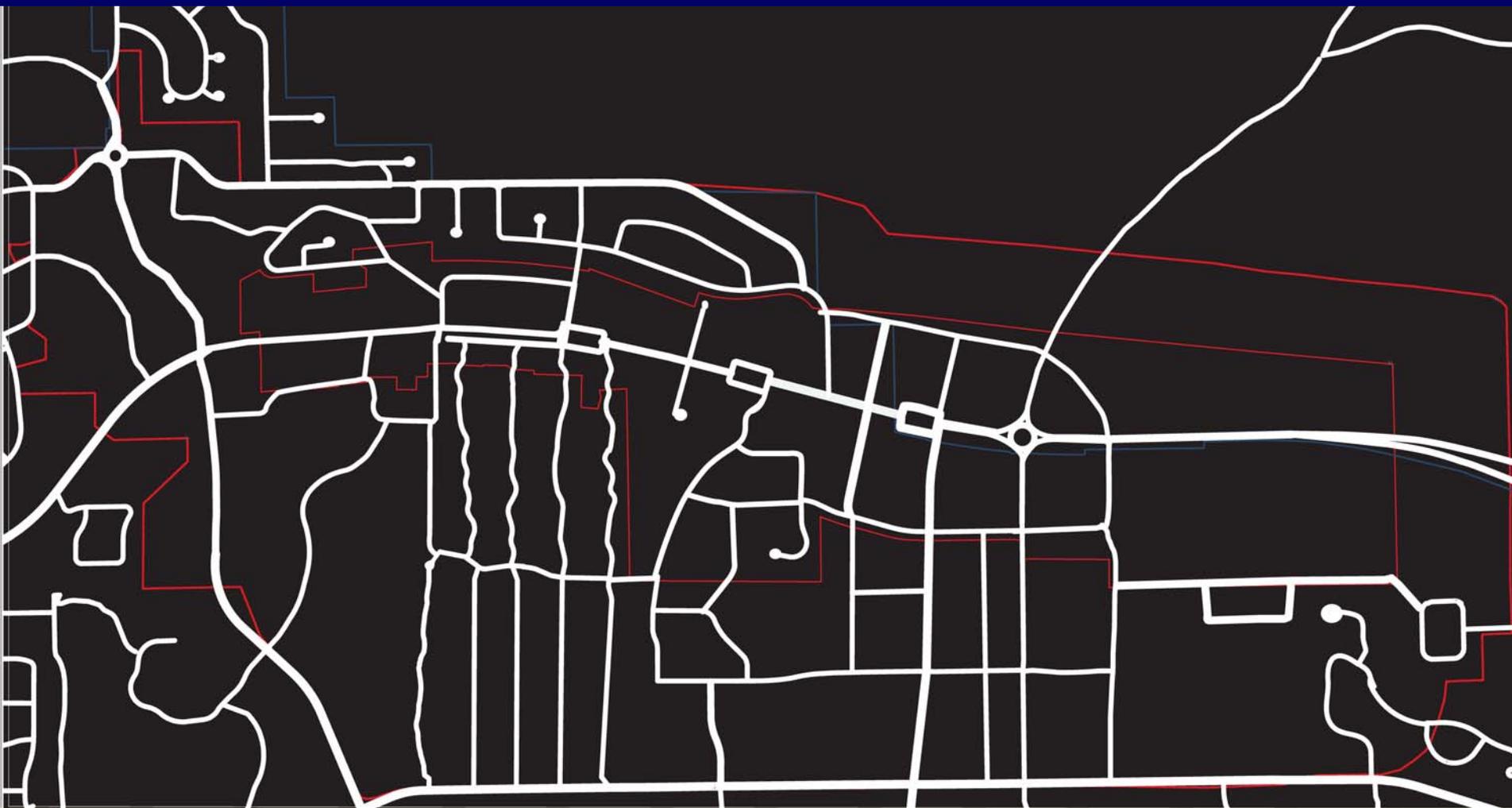
How can we create distinctive, attractive, and walkable centers?

- Substantial pattern and visual changes at nodes of intensification and traffic calming “squareabouts” along Main Street.
- Significant changes to land use, density, and development standards along SR 203, Town Center, and USFS site.
- Traffic calming via “squareabouts”; spread traffic via new streets, increase pedestrian safety via narrowed SR 203, refuges, and new safer crossings
- Rapid bus line and gondola, centralized parking in nodes

Walkable Nodes: Concept



Walkable Nodes: Block Pattern



Walkable Nodes: Street Pattern

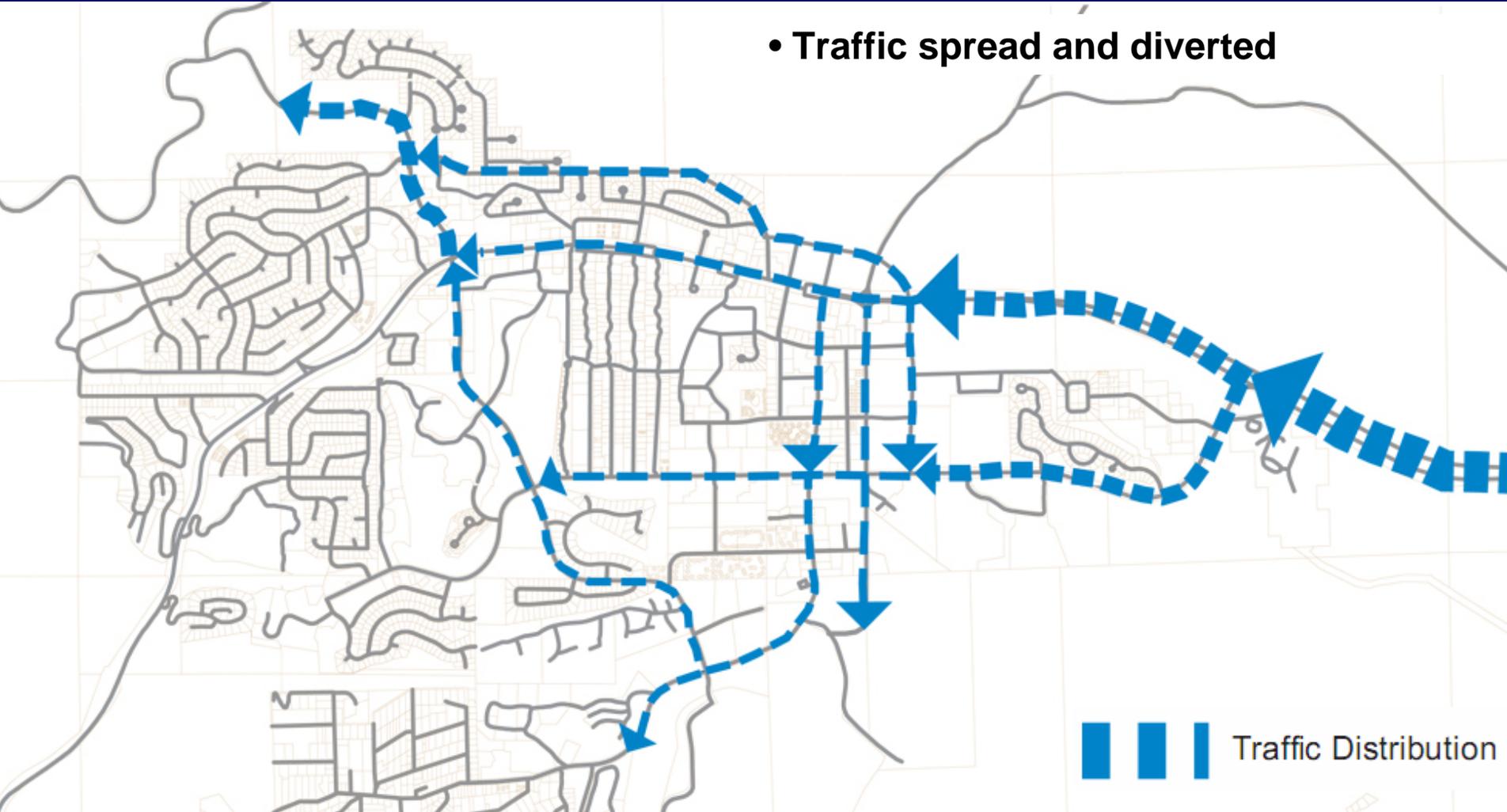


Walkable Nodes: New Streets

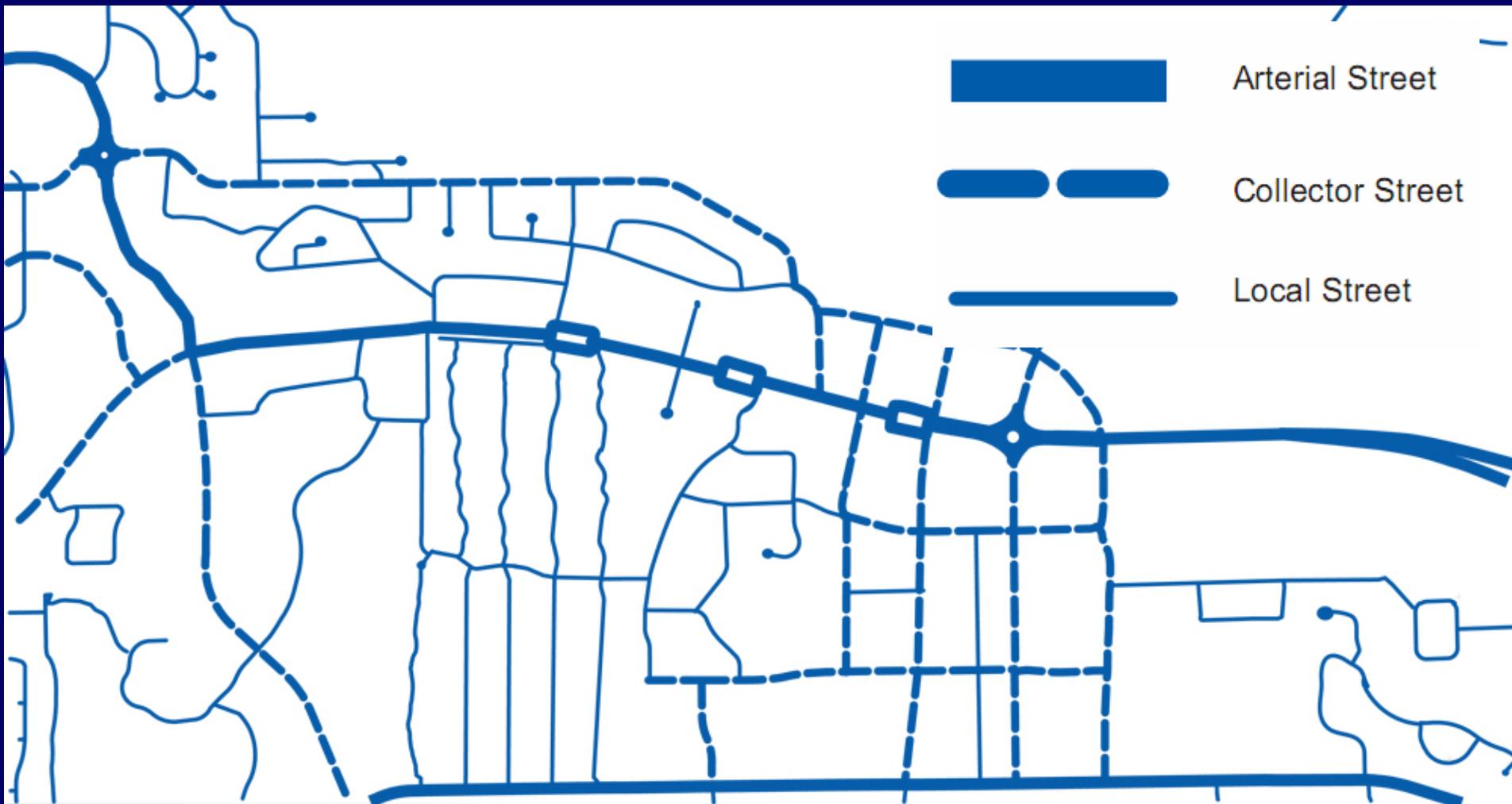


Walkable Nodes: Traffic Flow

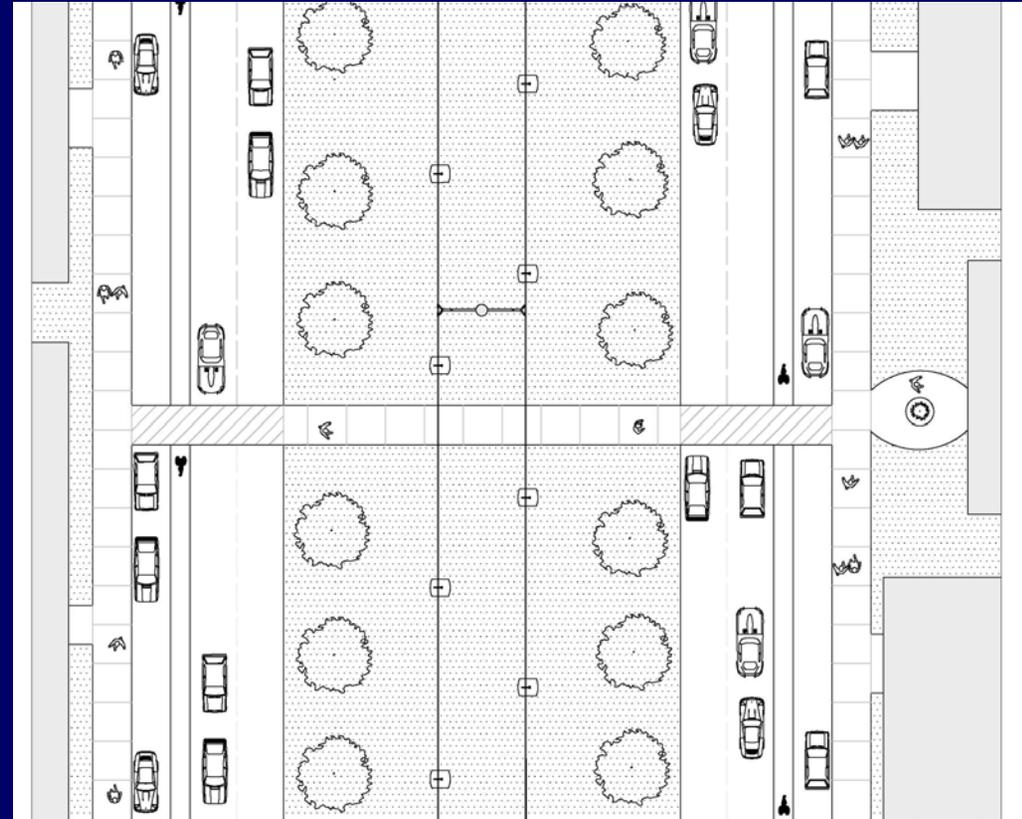
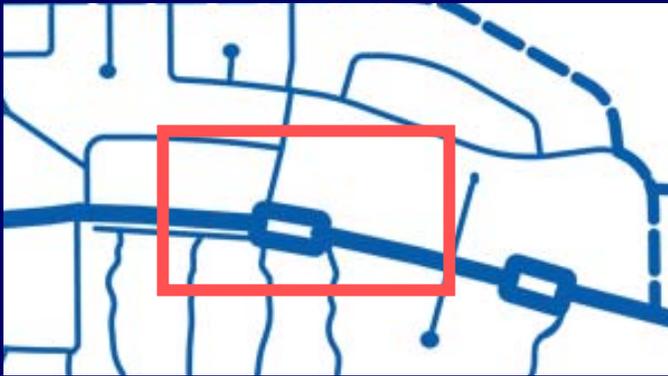
- Traffic spread and diverted



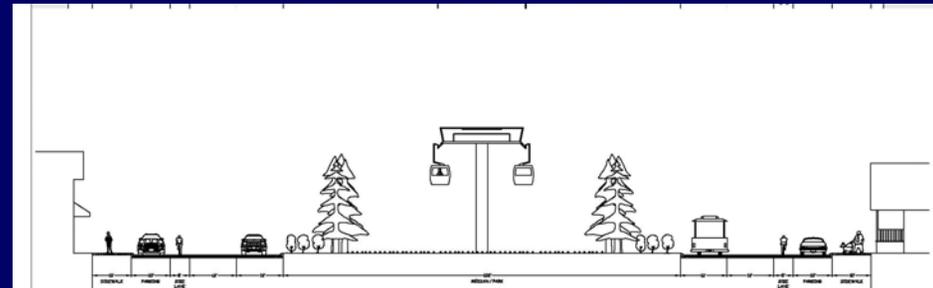
Walkable Nodes: Street Classification



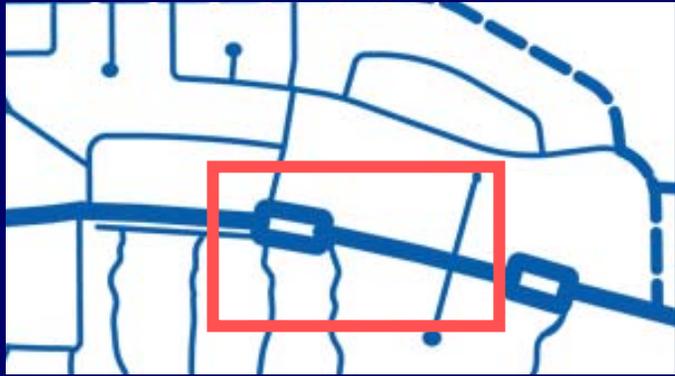
Walkable Nodes: Squareabout Section



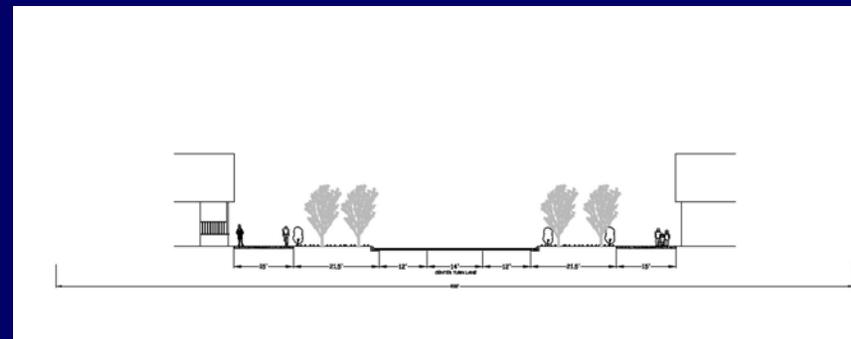
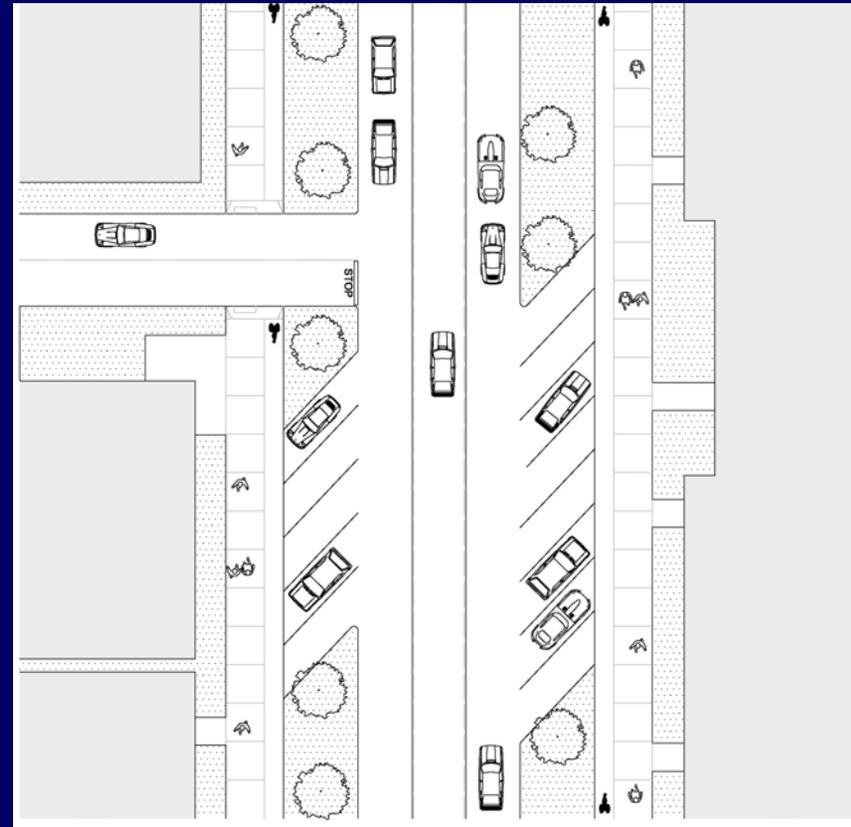
- Two 10' sidewalks
- Two 10' on street parking areas
- Two 5' bike lanes
- Four 12' travel lanes
- ~100' center median/park



Walkable Nodes: Street-front Retail



- Two 15' sidewalks
- Two 12' travel lanes
- Two ~22' landscape areas
- 14' center turn lane



Walkable Nodes: Parking

- Shared or structured parking at each node, and at Civic Center, sports park and Shady Rest

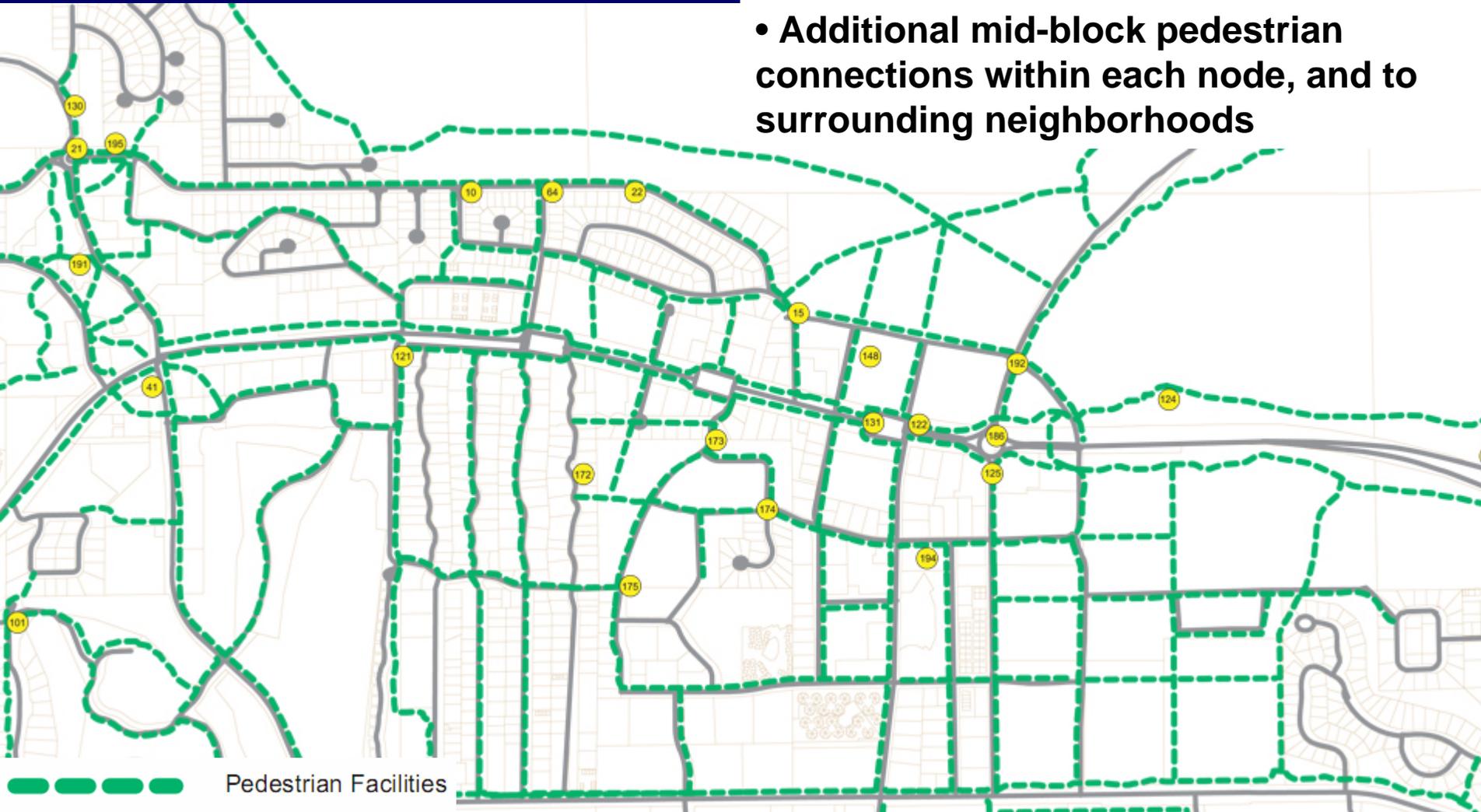


Parking Structures (with 500 and 1000 foot walking radius)

Streets

Walkable Nodes: Pedestrian & Bike

- Additional mid-block pedestrian connections within each node, and to surrounding neighborhoods



— Pedestrian Facilities

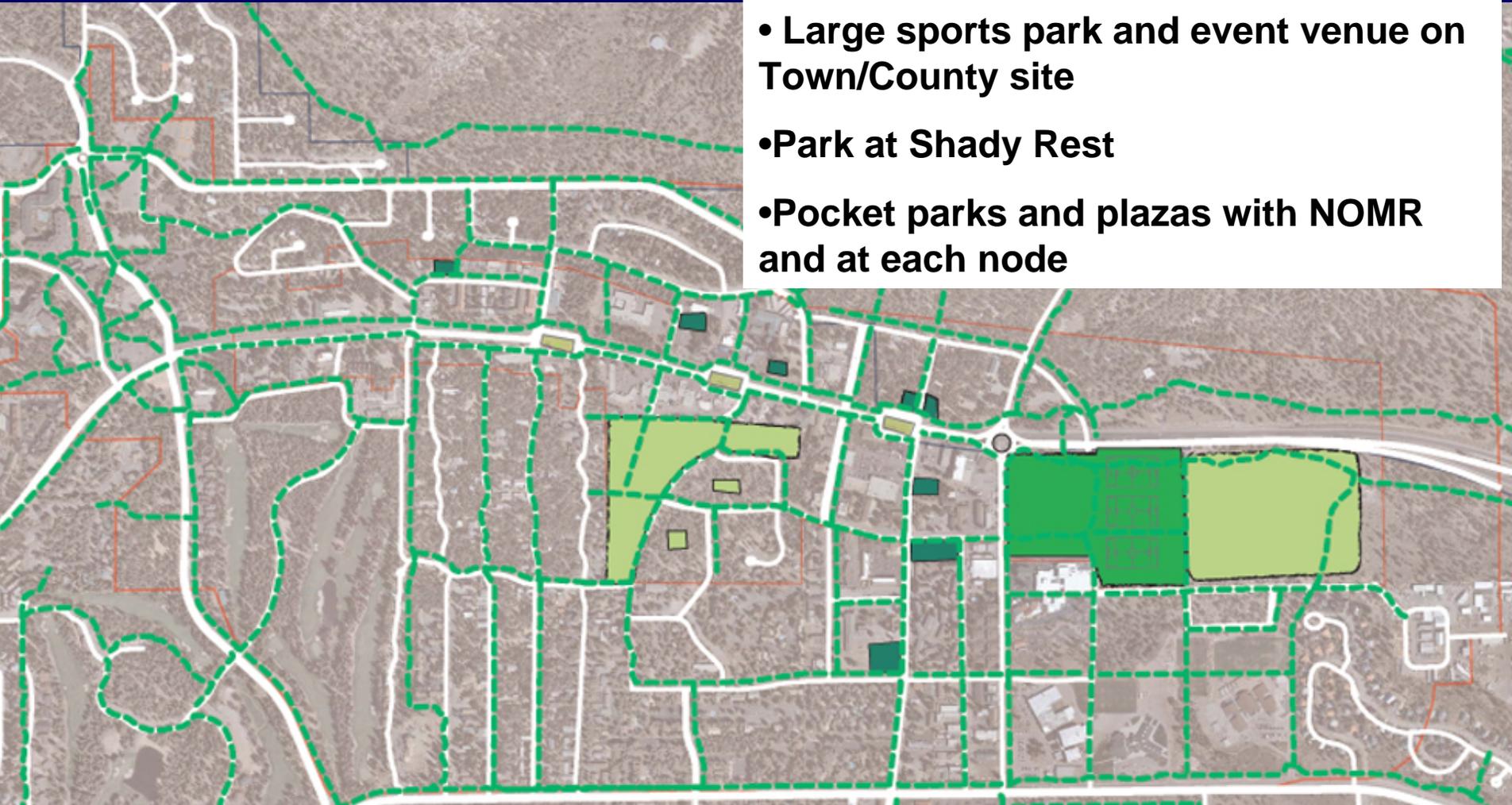


GIC Points



Streets

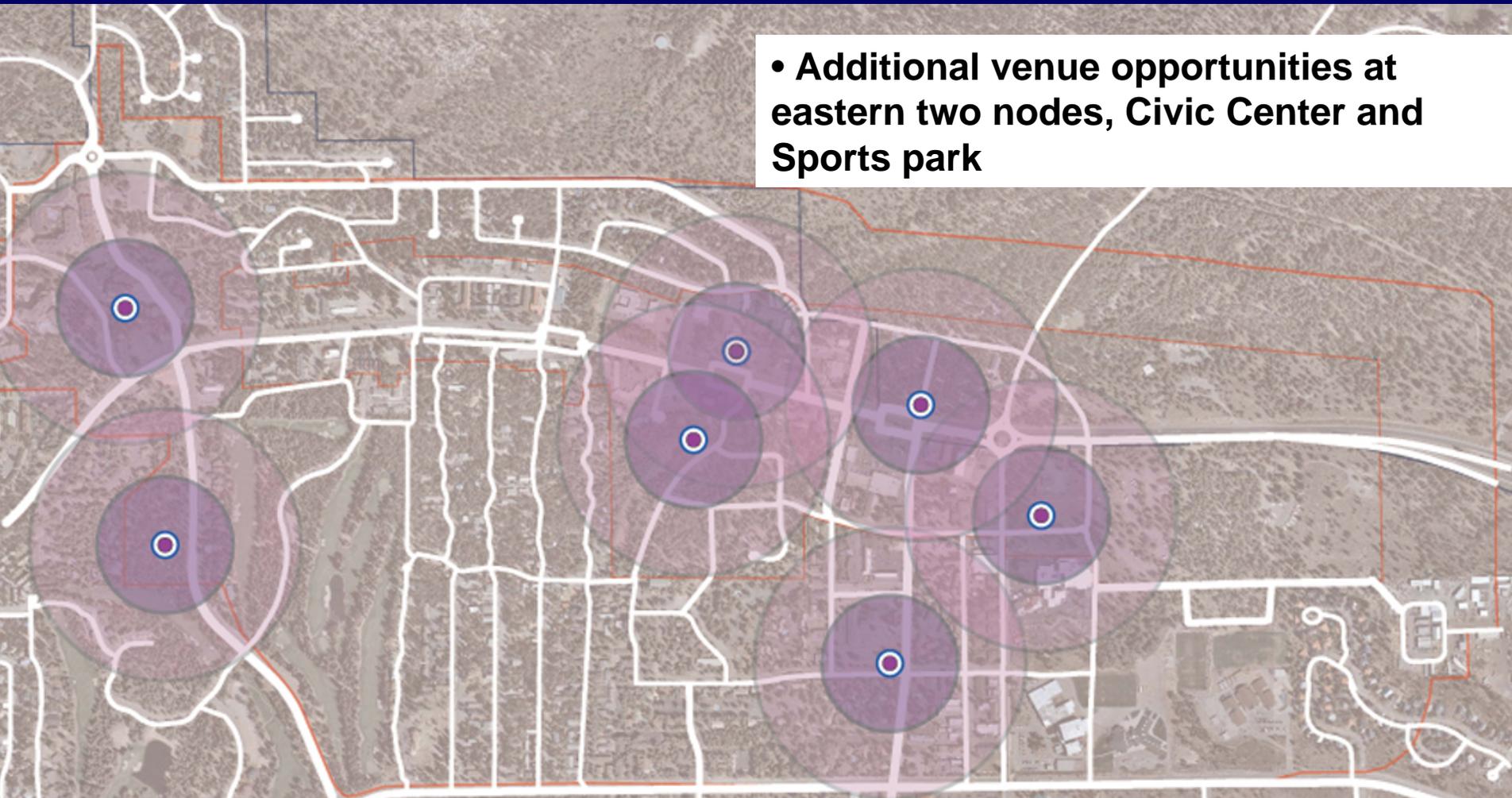
Walkable Nodes: Recreation and Trails



- Large sports park and event venue on Town/County site
- Park at Shady Rest
- Pocket parks and plazas with NOMR and at each node

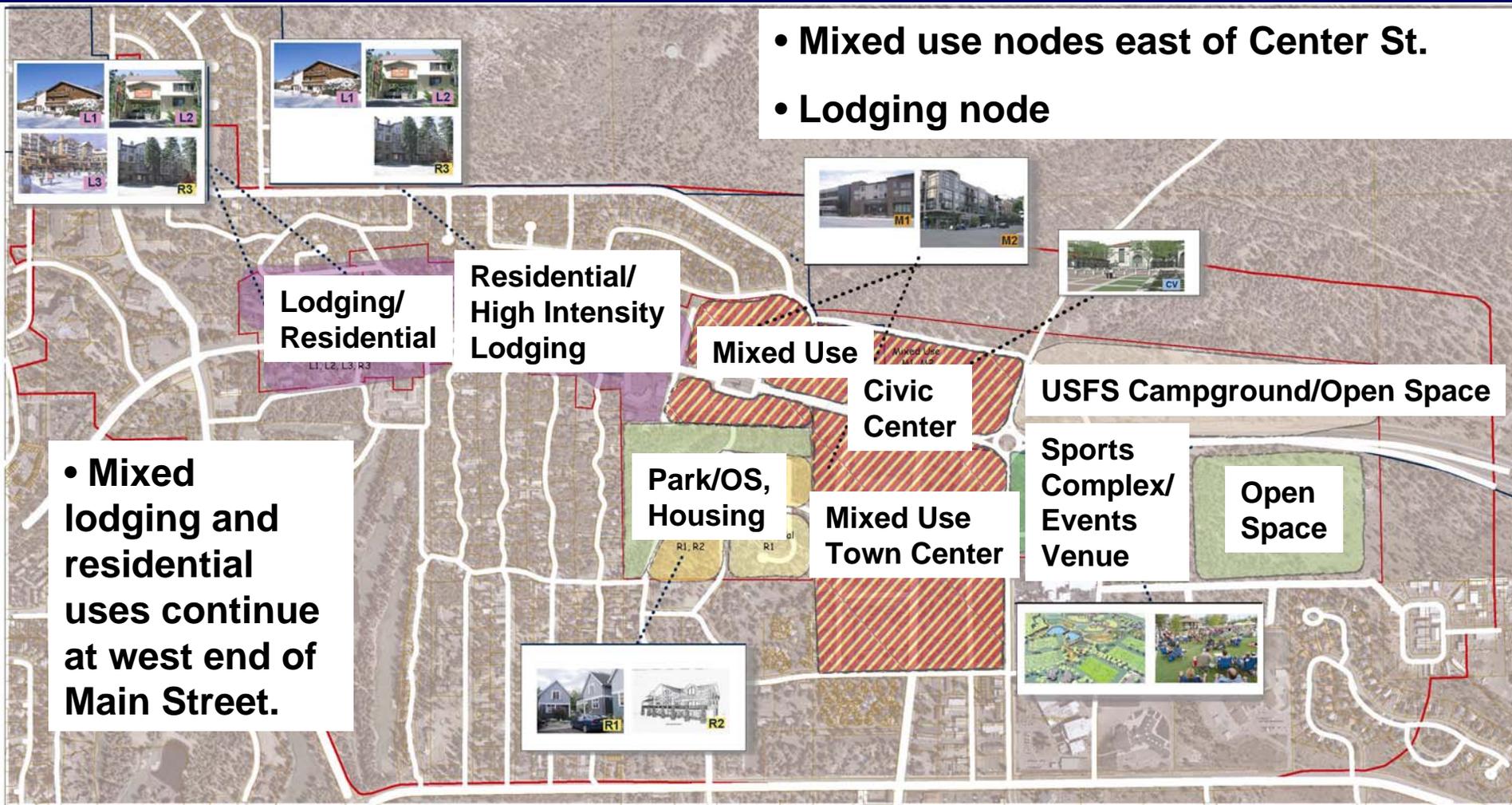
Walkable Nodes: Venues

- Additional venue opportunities at eastern two nodes, Civic Center and Sports park



Event Venue (with 500 and 1000 foot walking radius)

Walkable Nodes: Land Use



Walkable Nodes: Retail Streets

- Streetfront retail extends to nodes along Main Street



	Primary Pedestrian Oriented Retail/Commercial
	Secondary Pedestrian Oriented Retail Commercial

Gondola Options



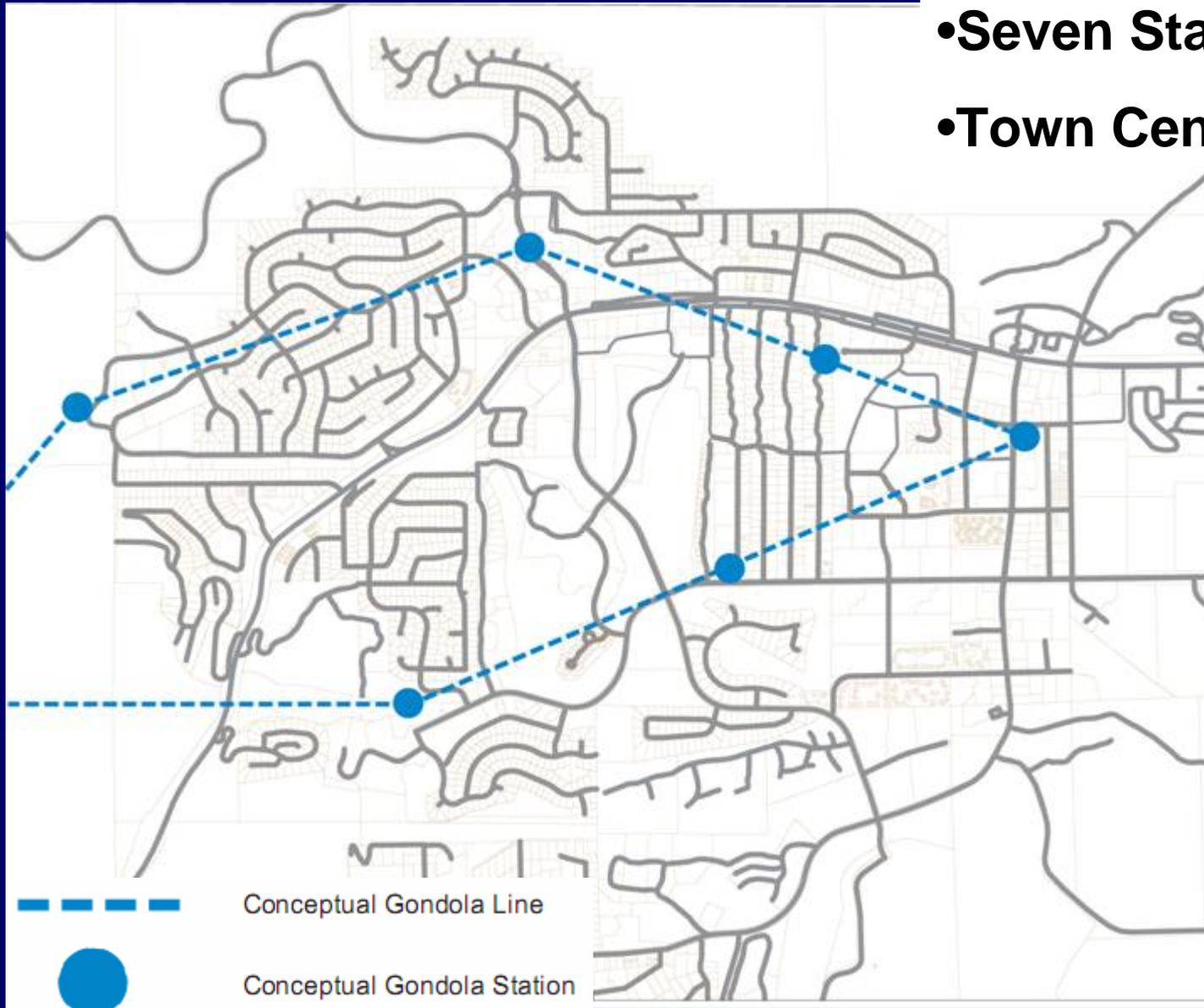
fishing sports ski
cycling biking swimming
artwork by Meghan T. Manseth Elementary

Gondola Options

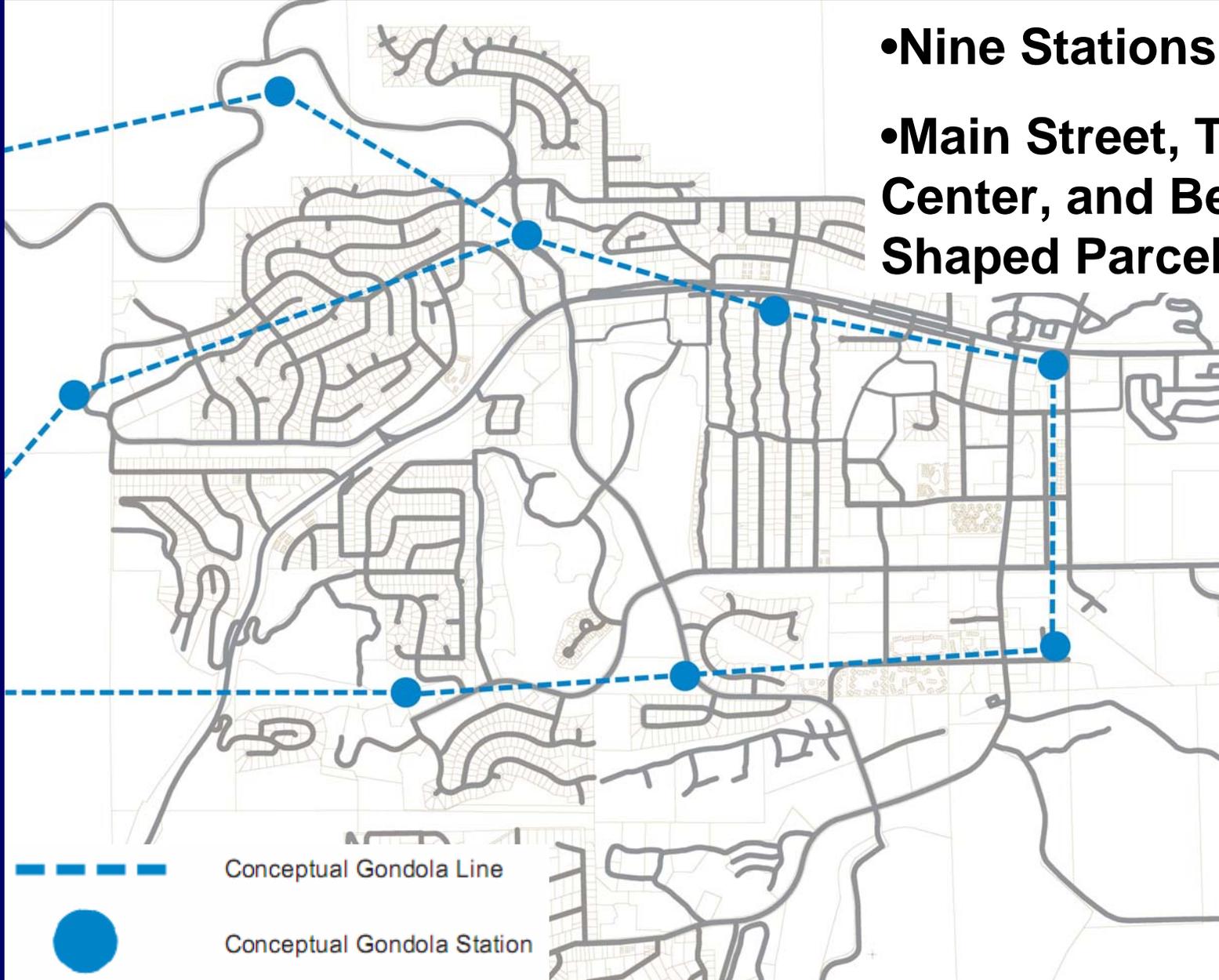
- Gondola most likely to be supportable with some increased development intensity
- Three concepts of extending gondolas through town developed with input from MMSA

Gondola Option A

- Seven Stations
- Town Center



Gondola Option B



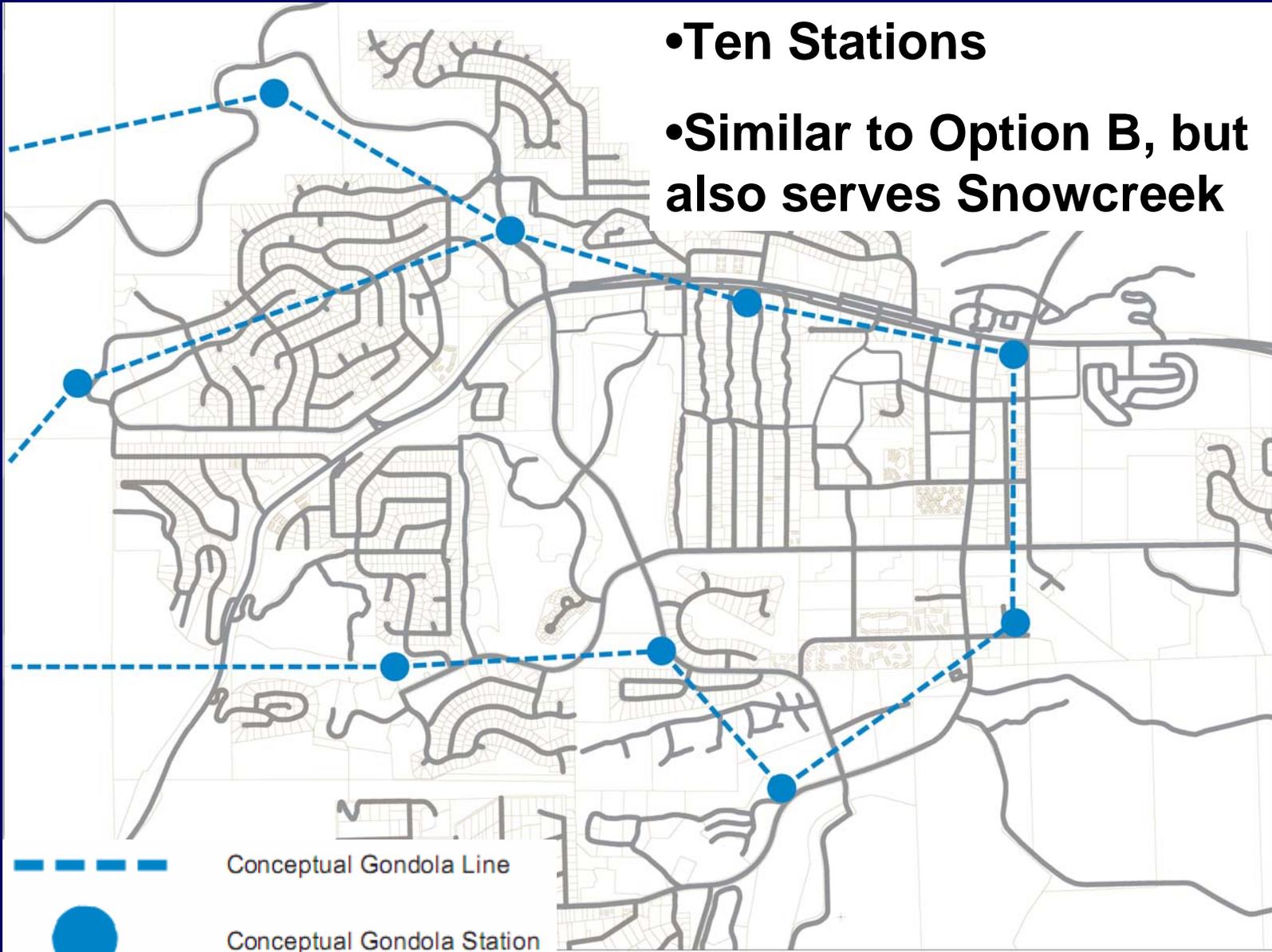
- Nine Stations

- Main Street, Town Center, and Bell-Shaped Parcel Stations

Gondola Option C

- Ten Stations

- Similar to Option B, but also serves Snowcreek



Group Exercise



fishing ★ sports ★ skiing ★ swimming ★ biking ★
artwork by
Meghan T.
Mason's Elementary



Group Exercise

Two groups: Discuss Two Alternatives Each

- Group A:
 - Polished Plan
 - Linked Anchors: Greenway
- Group B:
 - Linked Anchors: Median and Roundabouts
 - Walkable Nodes

Group Exercise

Five Discussion Questions:

1. What features of the alternative work well?
2. What features of the alternative don't work well?
3. Is anything missing from the alternative?
4. Should anything be removed or eliminated from the alternative?
5. How can the alternative be implemented?
What actions and steps will be critical to its success?

Next Steps

Evaluation

- PIEC
- PAOT
- Traffic model
- Phasing and implementation

Options Refinement and Selection

- Community workshops
- Agency meetings
- Planning Commission workshops

Process and Meeting Schedule

- *August 26 and Sept 16, 2009: Framework Approval*
- *Oct 13 and Nov 5, 2009: Focus Group and Community Workshop*
- **December 15, 2009: Focus Group**
Options Review and Refinement
- **January 2010: Community Workshop**
Options Refinement and Selection
- **February 2010: Planning Commission Workshop**
Preferred Option and Recommendations
- **Feb/March 2010: Planning Commission Workshop**
Planning Commission Review/Accept Draft NDP Report
- **Mar/April 2010: Town Council Review/Accept NDP Report**

Questions?

Thank You!

Did we miss anything?

Downtown Neighborhood District Plans (DNDPs) Focus Group Meeting # 2

December 15, 2009



fishing ★ sports ★ skiing
★ ★ ★
network by
Maghan T.
Macworth Elementary
★ ★ ★
biking
★ swimming ★