

# Downtown Neighborhood District Plans



## Place Types Workbook



October 13, 2009

# How to Use the Place Types Workbook



Thank you for participating in the Downtown Neighborhood District Plans (NDP) meetings and workshops. This workbook provides background material for the small group mapping exercise that will be featured at the first public workshop and at the Focus Group meeting.

During the exercise you will be asked to identify the areas within the Downtown NDPs study area that are appropriate for different types of development and uses, illustrating how you think the Downtown study area should develop in the future. You have a selection of place types, grouped into residential, commercial, mixed use, lodging, civic, and open space categories, from which to describe the type and characteristics of uses you would like to see.

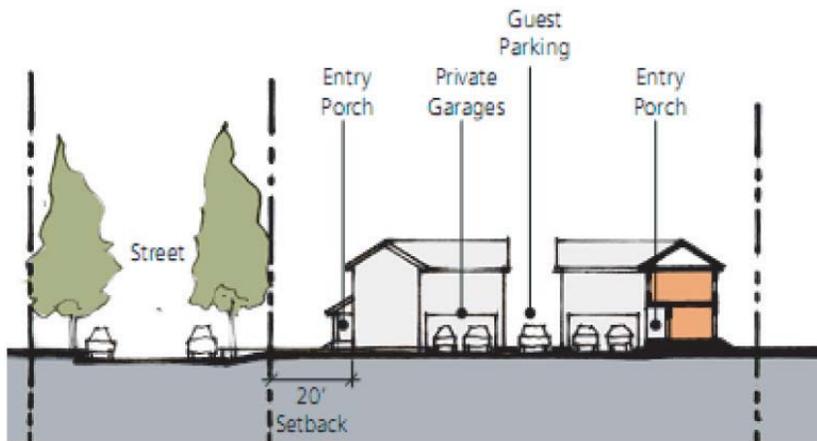
This workbook describes the character of the different place types. Each place type is illustrated with photos and illustrations of typical building types and conditions. Supporting information is also provided describing the place type's relationship to the transect and possible zoning/land use districts, physical characteristics including building stories and height range, typical uses, and parking conditions. Many of the examples are drawn from within Mammoth or our peer resort communities.



**R1**

**RESIDENTIAL**

Small-lot Single Family, Duplex and Triplex



Building Section A-A



**Description**

**Transect:** T3, T4  
**Land Use Districts:** Low/Medium Density Residential

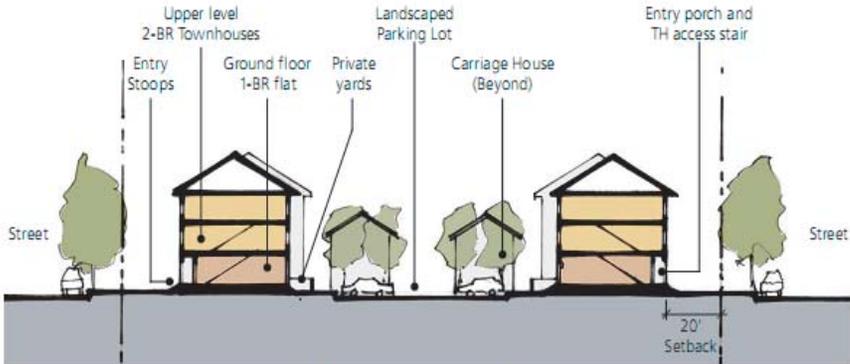
**Form and Character:**

1-2 stories  
25 to 35 feet  
Detached or attached units  
Courtyard parking and integrated garages

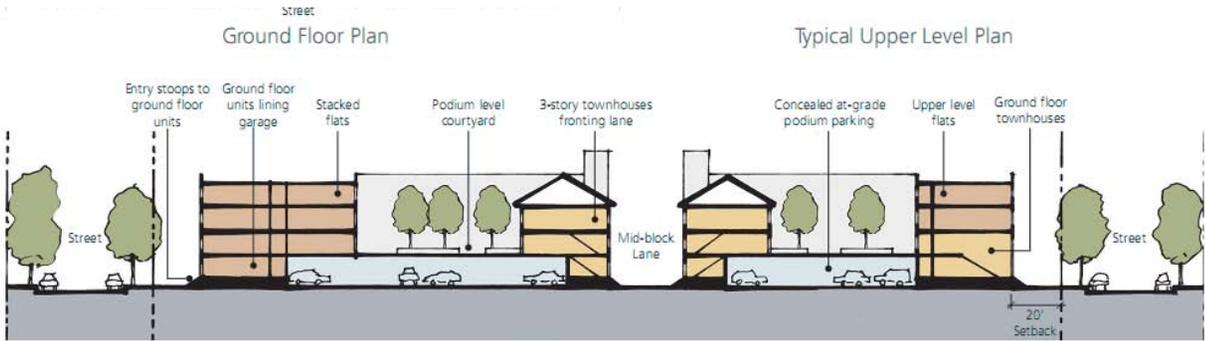
**R2**

**RESIDENTIAL**

**Stacked Flats and Townhouses**



Building Section A-A



Building Section A-A

**Description**

**Transect:** T4, T5  
**Land Use Districts:** Medium/High Density Residential  
 Low/Medium Density Residential  
 Downtown Mixed Use

**Form and Character:**  
 3 stories  
 35 to 45 feet  
 Residential flats, 3 story townhomes,  
 and ground floor townhomes  
 Understructure or courtyard parking

R3

## RESIDENTIAL

### Multi-Family Apartments or Condominiums



#### Description

**Transect:**

T4, T5, T6

**Land Use Districts:**

Medium/High Density Residential  
Downtown Mixed Use

**Form and Character:**

3-5 stories  
35 to 65 feet  
Understructure or surface parking

**M1****MIXED-USE**

## Medium Density Mixed Use

**Description**

**Transect:** T4, T5  
**Land Use Districts:** Downtown Mixed Use  
 Visitor Mixed Use

**Form and Character:**  
 2-3 stories  
 25 to 45 feet  
 Retail ground floor with residential apartments  
 or lodging above  
 Underground and on-street or shared parking

**M2****MIXED-USE**

## Medium/High Density Mixed Use

**Description****Transect:**

T5, T6

**Land Use Districts**Downtown Mixed Use  
Visitor Mixed Use**Form and Character:**

3-5 stories

35 to 60 feet

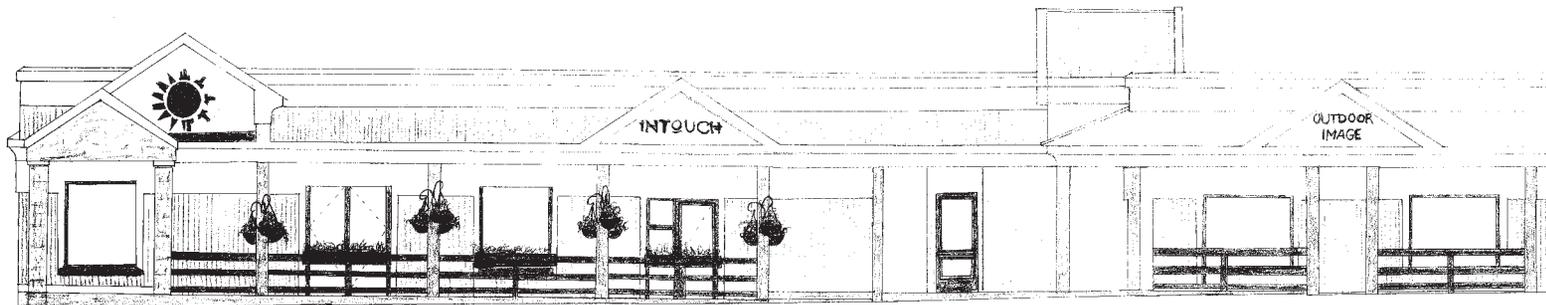
Retail ground floor with residential apartments  
or lodging above

Underground and on-street or shared parking

C1

## COMMERCIAL

### Small-Scale Commercial

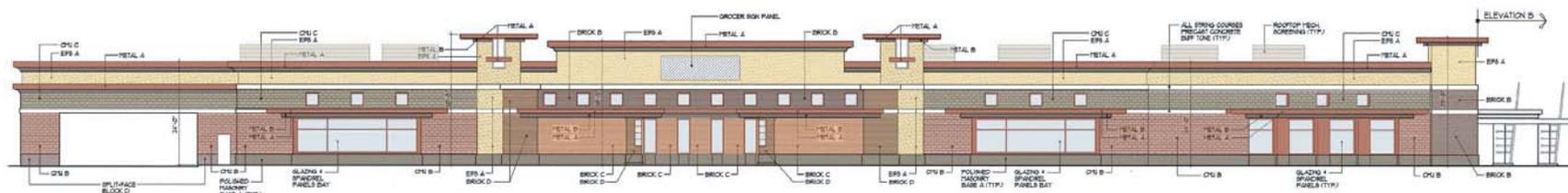


EAST ELEVATION

### Description

**Transect:** T4, T5  
**Land Use Districts:** Commercial General  
Downtown Mixed Use

**Form and Character:**  
1-2 stories  
25-35 feet  
Single or multi-tenant  
Surface parking



## Description

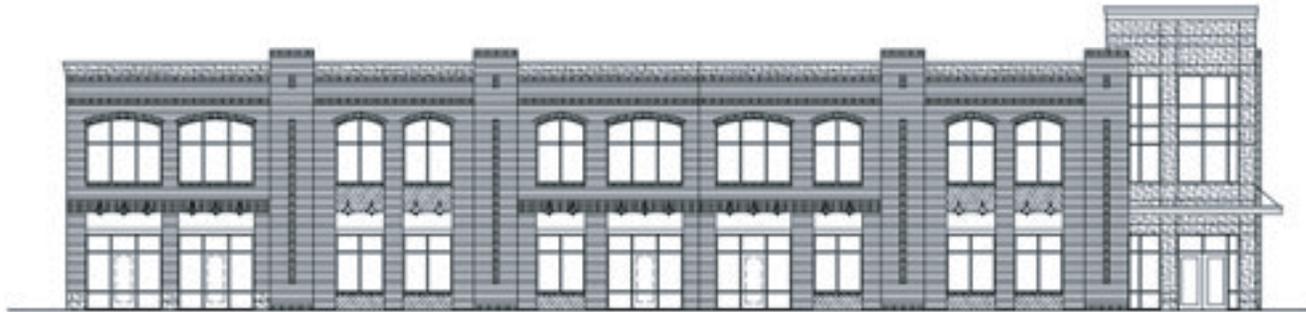
**Transect:** T4, T5  
**Land Use Districts:** Commercial General  
 Downtown Mixed Use

**Form and Character:**  
 1-2 stories  
 25-35 feet  
 Single major tenant  
 Surface parking

C3

## COMMERCIAL

Mixed Retail and Office



### Description

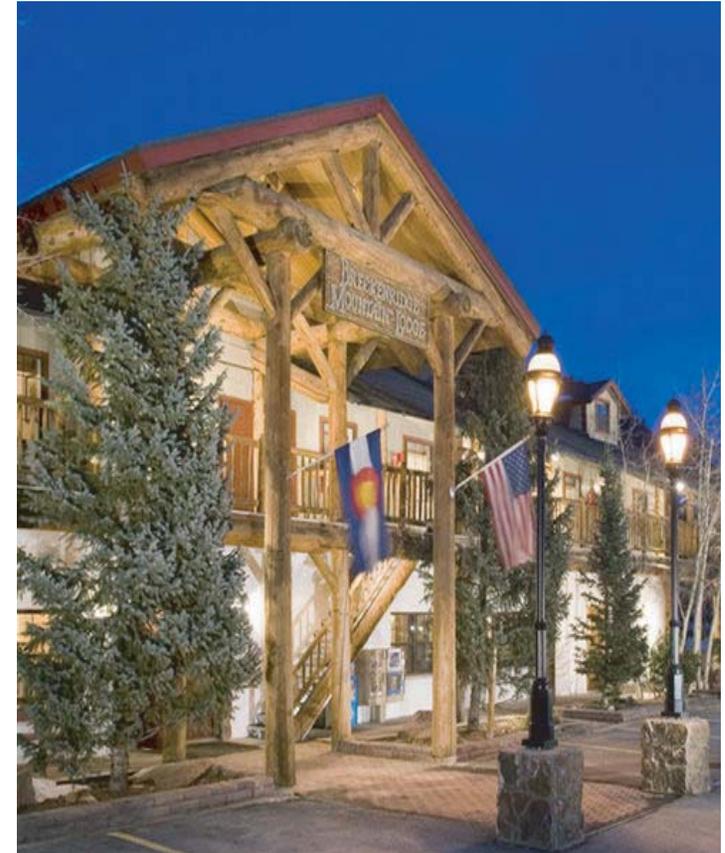
**Transect:** T4, T5  
**Land Use Districts:** Commercial General

**Form and Character:**  
2-4 stories  
35-55 feet  
Retail ground floor with office above  
Multiple tenants  
Surface parking

L1

## LODGING

Boutique Hotel or Inn



### Description

**Transect:** T4, T5  
**Land Use Districts:** Visitor Mixed Use  
Hotel

**Form and Character:**  
2 - 3 stories  
25 to 45 feet  
25-50 rooms  
Surface and understructure parking

**L2****LODGING****Mid-Size Hotel/Motel****Description****Transect:**

T4, T5, T6

**Land Use Districts:**

Downtown Mixed Use

Visitor Mixed Use

Hotel

Medium/High Density Residential

**Form and Character:**

3 - 4 stories

40 to 55 feet

100-150 rooms

Branded or flag hotel

Surface or underground parking

**L3****LODGING****Large Scale Resort Hotel****Description**

**Transect:** T5, T6  
**Land Use Districts:** Visitor Mixed Use  
Hotel

**Form and Character:**  
4 - 6 stories  
45 to 75 feet  
>200 rooms, conference space,  
full-service restaurant(s)  
Branded or flag hotel  
Underground parking



# Civic

## Civic Center



### Description

**Transect:** T4,T5,T6  
**Land Use Districts:** Civic/Public

**Form and Character:**  
2-4 stories  
35-45 feet  
Civic Buildings  
Public plaza

OS1

## OPEN SPACE

### Passive Open Space



#### Description

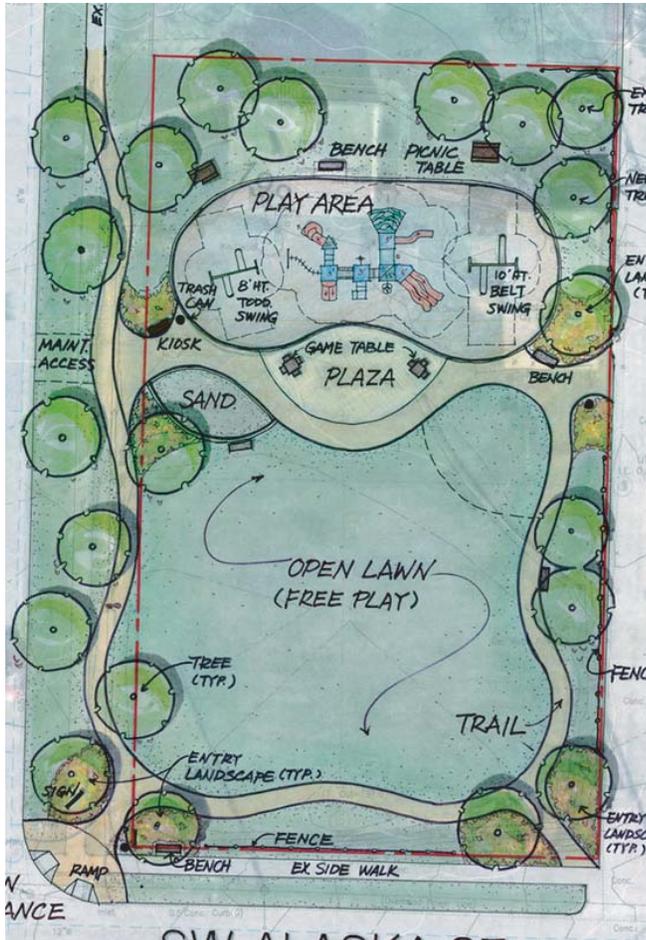
**Transect:** N/A  
**Land Use Districts:** Open Space

**Form and Character:**  
Natural/undeveloped open space  
Trails  
Limited ancillary facilities and uses (restrooms, picnic areas, interpretive facilities)

OS2

## OPEN SPACE

### Neighborhood Park



#### Description

**Transect:** N/A  
**Land Use Districts:** Open Space  
Civic/Public  
Low/Medium Density Residential

**Form and Character:**  
Open play areas  
Playground or tot lot  
Ancillary facilities (restrooms, picnic tables)



**Description**

**Transect:** N/A  
**Land Use Districts:** Open Space

**Form and Character:**  
 Multi-use sports fields  
 Outdoor performance/event space  
 Ancillary facilities and uses (restrooms, concessions, picnic facilities)