

# North Village

# District Planning Study



January 23, 2008

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Dotty Hardinger



# 1. Introduction & Agenda

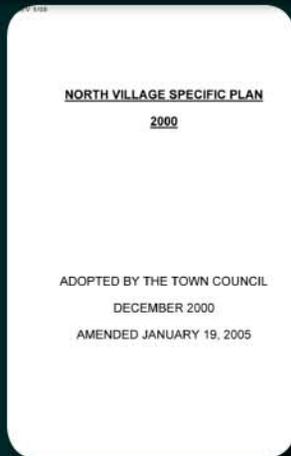
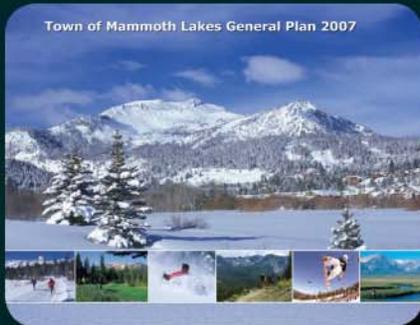


## A G E N D A

1. Introduction
2. Process
3. What makes a successful district?
  - Landmark community
  - Placemaking
  - Accessibility
  - Resources
4. How do we get there?
  - Economic drivers
  - Policy drivers
5. Next Steps

*Scope definition: Develop a District Planning Study for the NVSP area to refine GP guidance and recommend implementation criteria for updating the NVSP and creating a successful retail, entertainment and lodging district.*

## 2. Process



- GIS Mapping**
- Aerial
  - Circulation
  - Land Use
  - Trails
  - Open Space
  - Existing Uses
  - Proposed Uses
  - Programs
  - Transit
  - Views



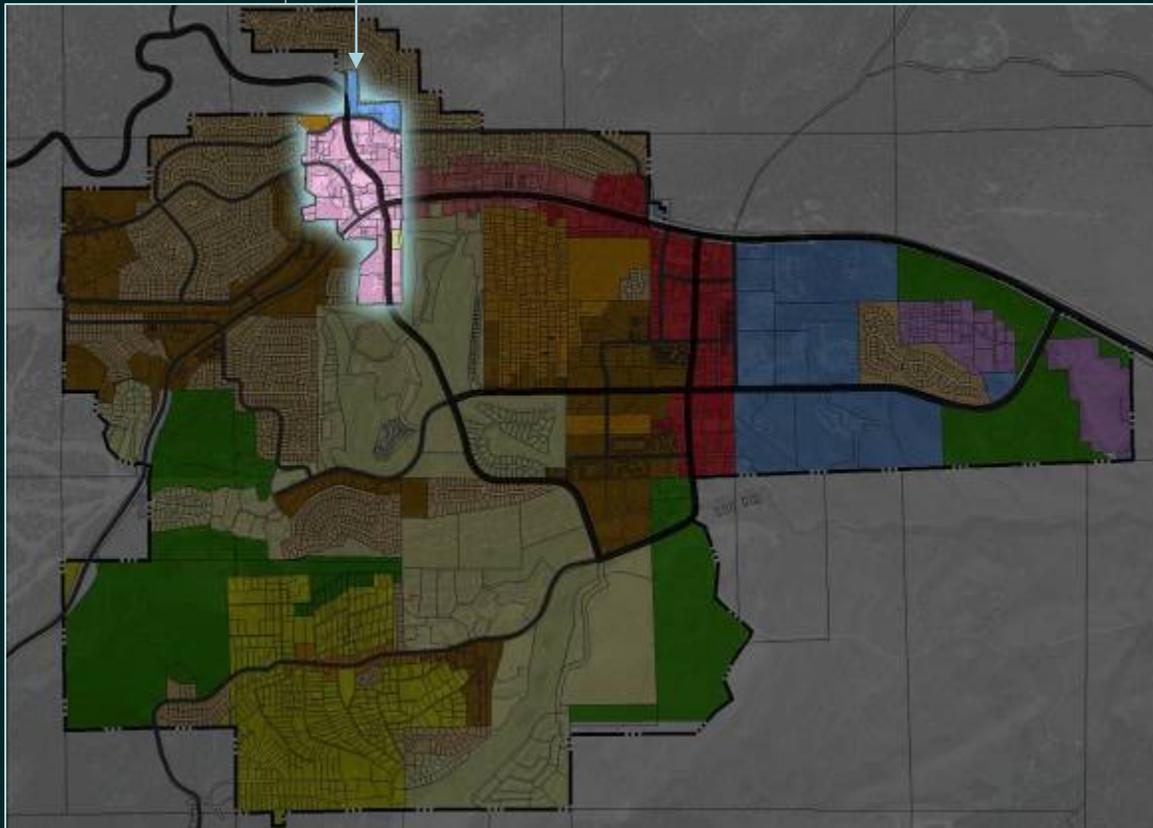
Public feedback



- District Study Recommendations**
- Development opportunities
  - Economic opportunities
  - Implementation Criteria

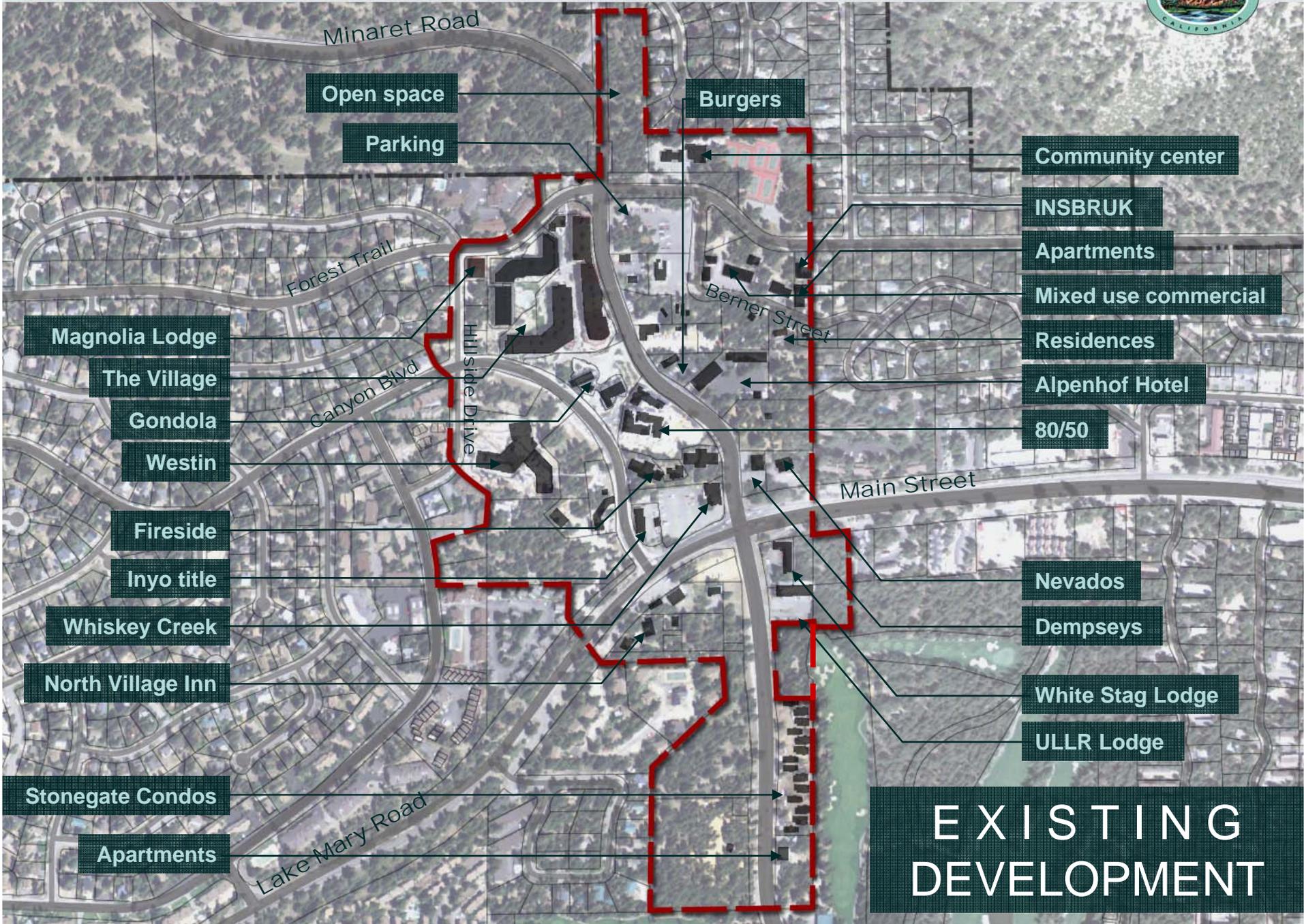
*District Planning Study development as an iterative process*

North  
Village



- Study the North Village Specific Plan (NVSP) under the current General Plan (GP)
- Review development directives under both the NVSP and GP
- Assess possible development opportunities for the NVSP area
- Develop a District Planning Study for the NVSP area in harmony with the GP
- Establish recommendations for implementation criteria

# Existing Development



Open space

Parking

Burgers

Community center

INSBRUK

Apartments

Mixed use commercial

Residences

Alpenhof Hotel

80/50

Nevados

Dempseys

White Stag Lodge

ULLR Lodge

Magnolia Lodge

The Village

Gondola

Westin

Fireside

Inyo title

Whiskey Creek

North Village Inn

Stonegate Condos

Apartments

Minaret Road

Forest Trail

Canyon Blvd

Hillside Drive

Berner Street

Main Street

Lake Mary Road

# Proposed Development



Roberts Village

Parking structure

Mammoth Hillside

South Hotel

Mammoth Crossing

PROPOSED DEVELOPMENT

# Potential Development



POTENTIAL  
DEVELOPMENT

### 3. What makes a successful district?



## TOPICS

- Landmark community
  - Welcoming gateway
  - Sense of arrival
  - Quality development
- Placemaking
  - Public gathering areas
  - Indoor and outdoor venues
  - Social infrastructure
- Accessibility
  - Circulation
  - Parking
  - Feet first – pedestrian mobility
  - Public transit
- Resources
  - Land uses
  - Pedestrian activity
  - Residents and visitors



# Landmark community



- **Welcoming gateway**
- Sense of arrival
- Quality development

Primary gateway

Secondary gateway

Ski portal

Main Street

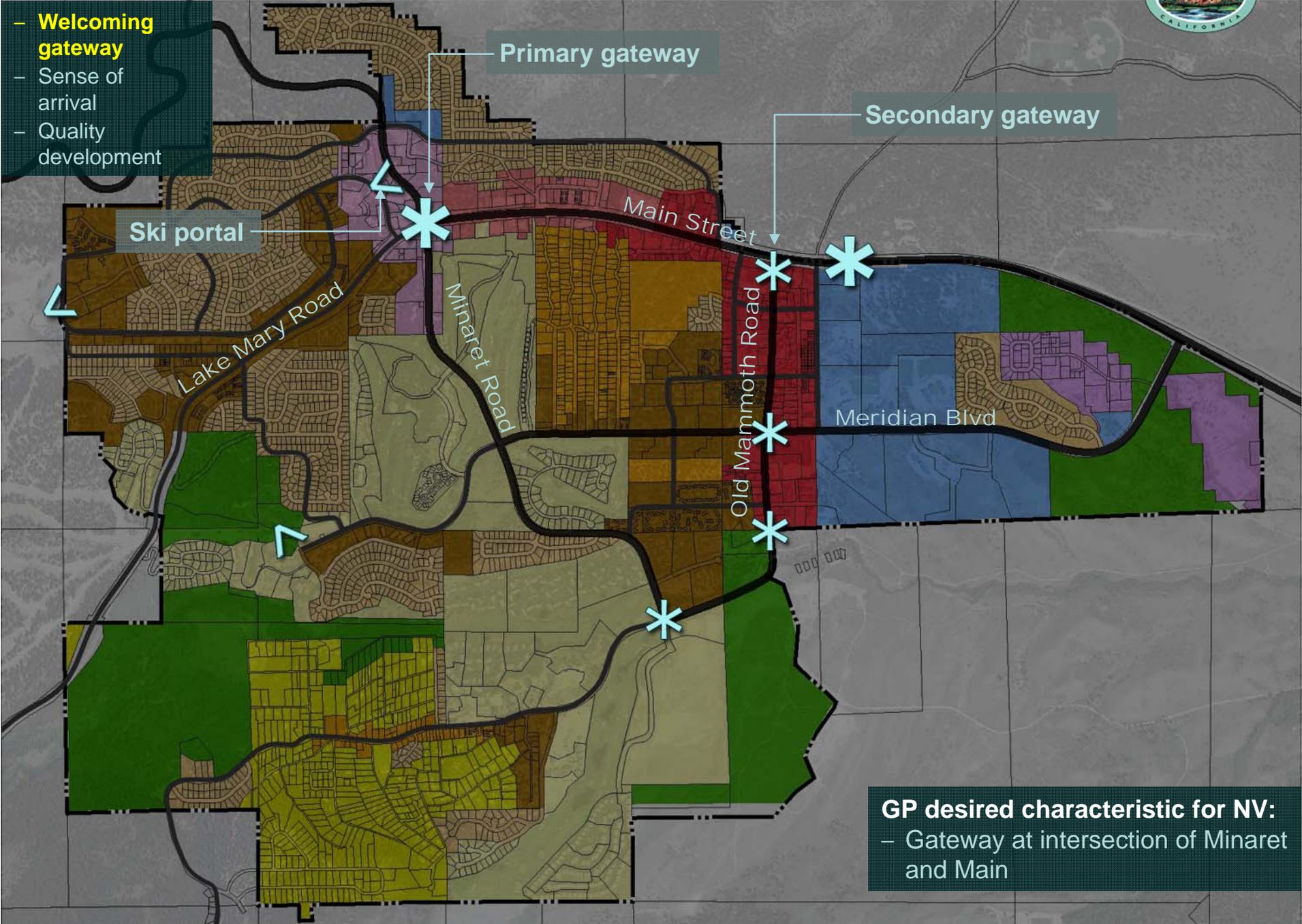
Lake Mary Road

Minaret Road

Old Mammoth Road

Meridian Blvd

**GP desired characteristic for NV:**  
- Gateway at intersection of Minaret and Main



# Landmark community



- Welcoming gateway
- Sense of arrival
- Quality development

## EXISTING



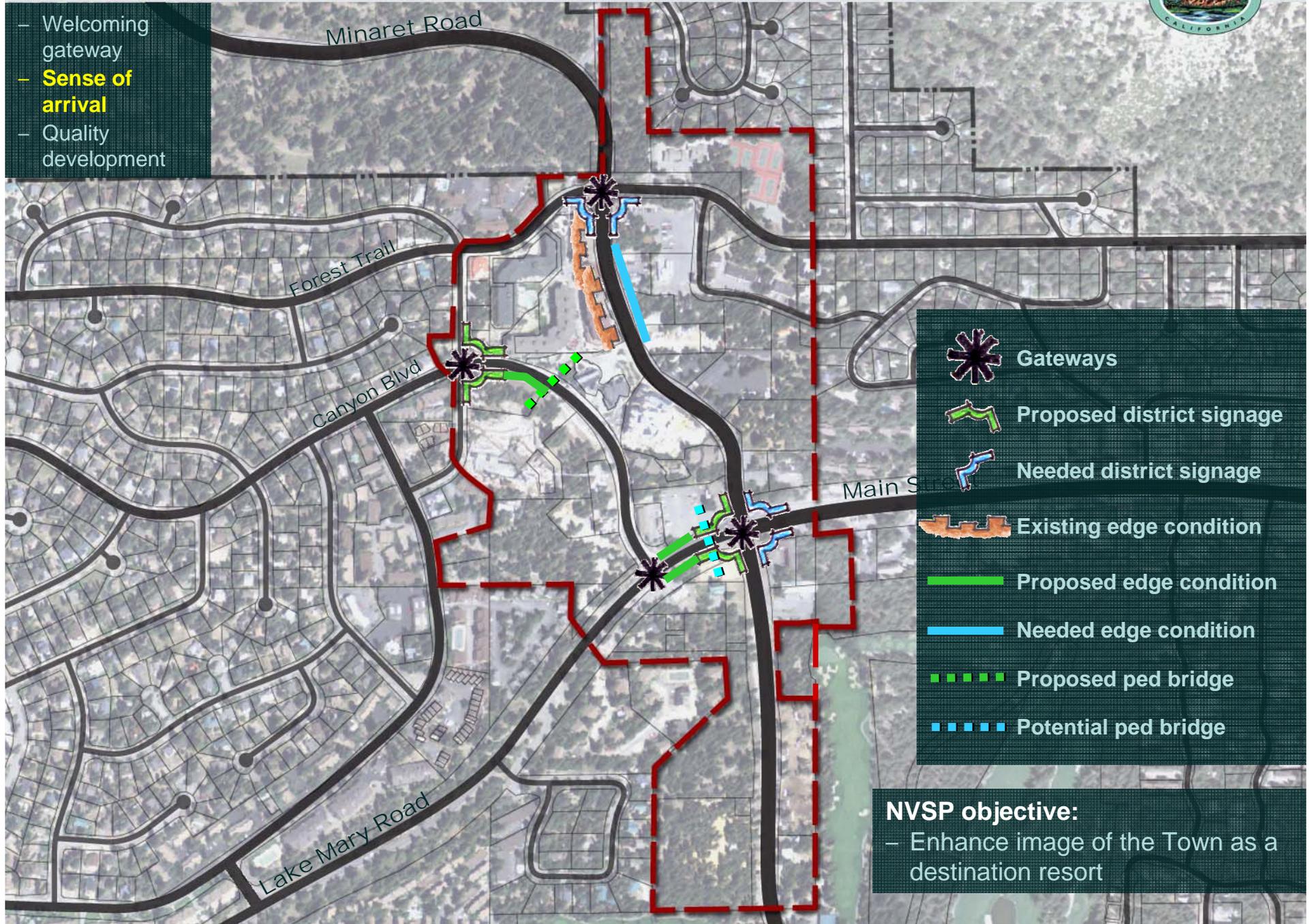
## POTENTIAL



# Landmark community-Form Makers



- Welcoming gateway
- **Sense of arrival**
- Quality development



# Landmark community

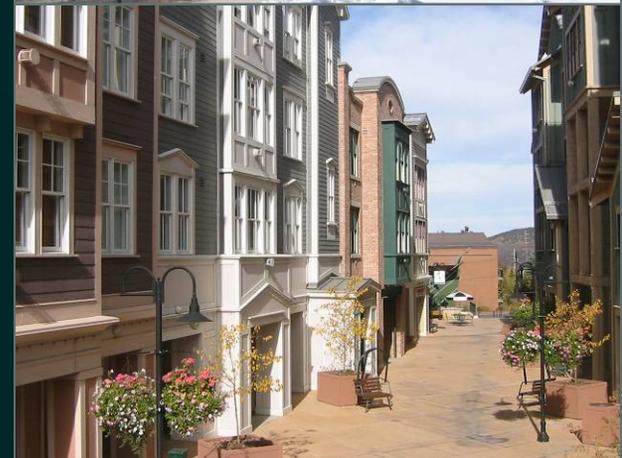


- Welcoming gateway
- **Sense of arrival**
- **Quality development**

## EXISTING



## POTENTIAL



# Landmark community



- Welcoming gateway
- Sense of arrival
- **Quality development**

## EXISTING



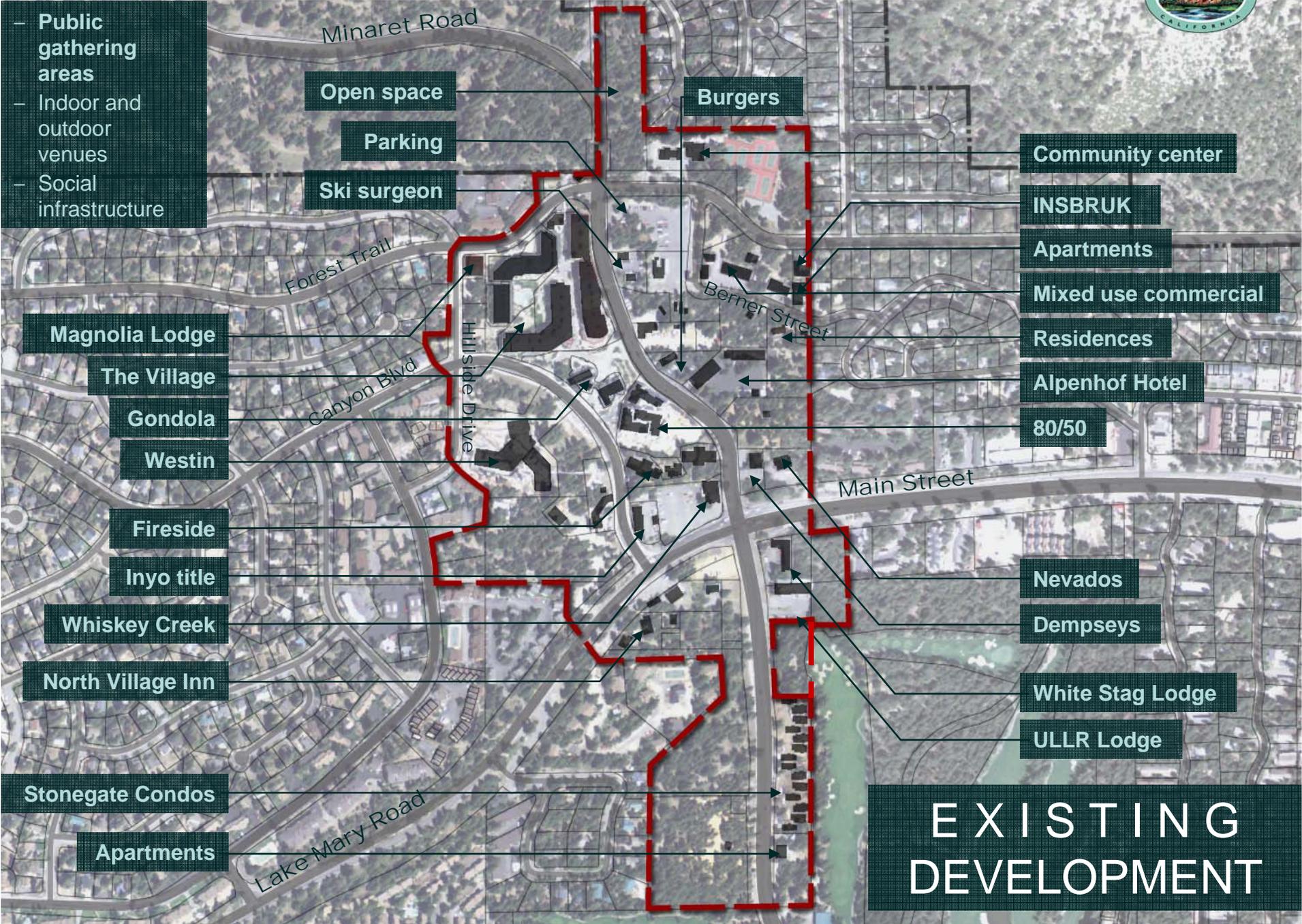
## POTENTIAL



# Placemaking



- Public gathering areas
- Indoor and outdoor venues
- Social infrastructure



**EXISTING DEVELOPMENT**

# Placemaking



- **Public gathering areas**
- Indoor and outdoor venues
- Social infrastructure

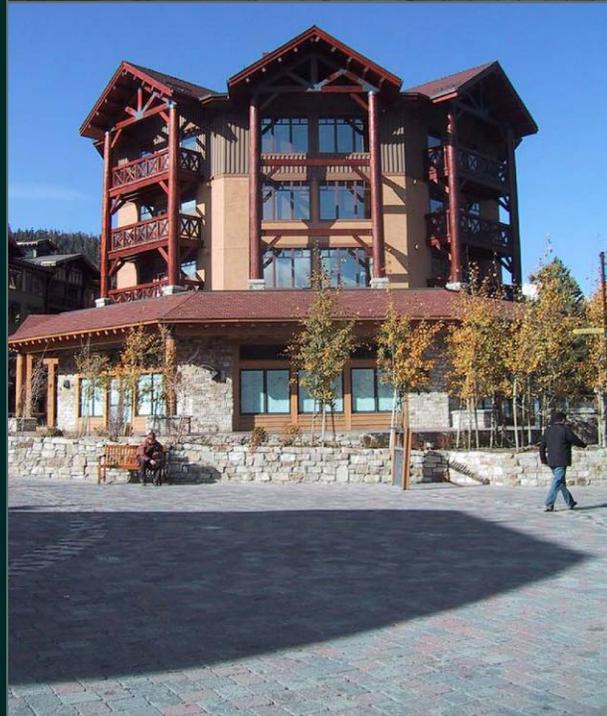


# Placemaking



- **Public gathering areas**
- Indoor and outdoor venues
- Social infrastructure

## EXISTING



## POTENTIAL



# Placemaking



- Public gathering areas
- Indoor and outdoor venues
- Social infrastructure



- Existing venue/activity
- Existing plaza
- Potential venue/activity
- Potential plaza
- Needed venue/activity
- Needed plaza

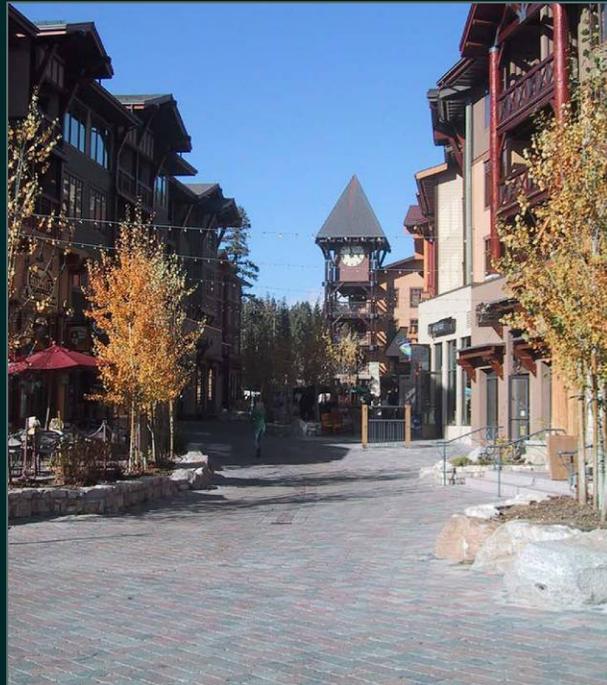
**NVSP objective:**  
- Establish NVSP area as a high-profile visitor activity core

# Placemaking



- Public gathering areas
- **Indoor and outdoor venues**
- Social infrastructure

## EXISTING



## POTENTIAL

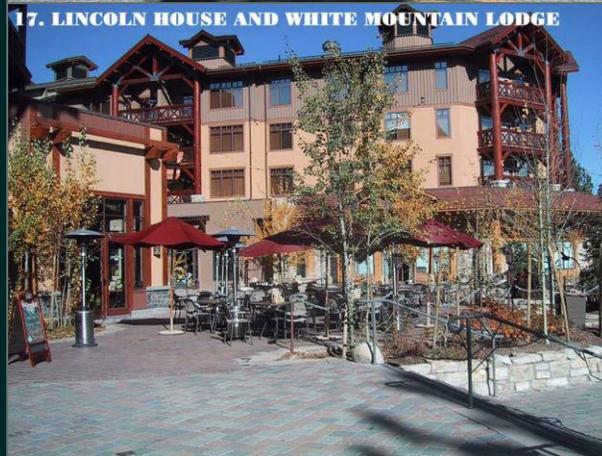


# Placemaking-Programing



- Public gathering areas
- Indoor and outdoor venues
- **Social infrastructure**

## EXISTING



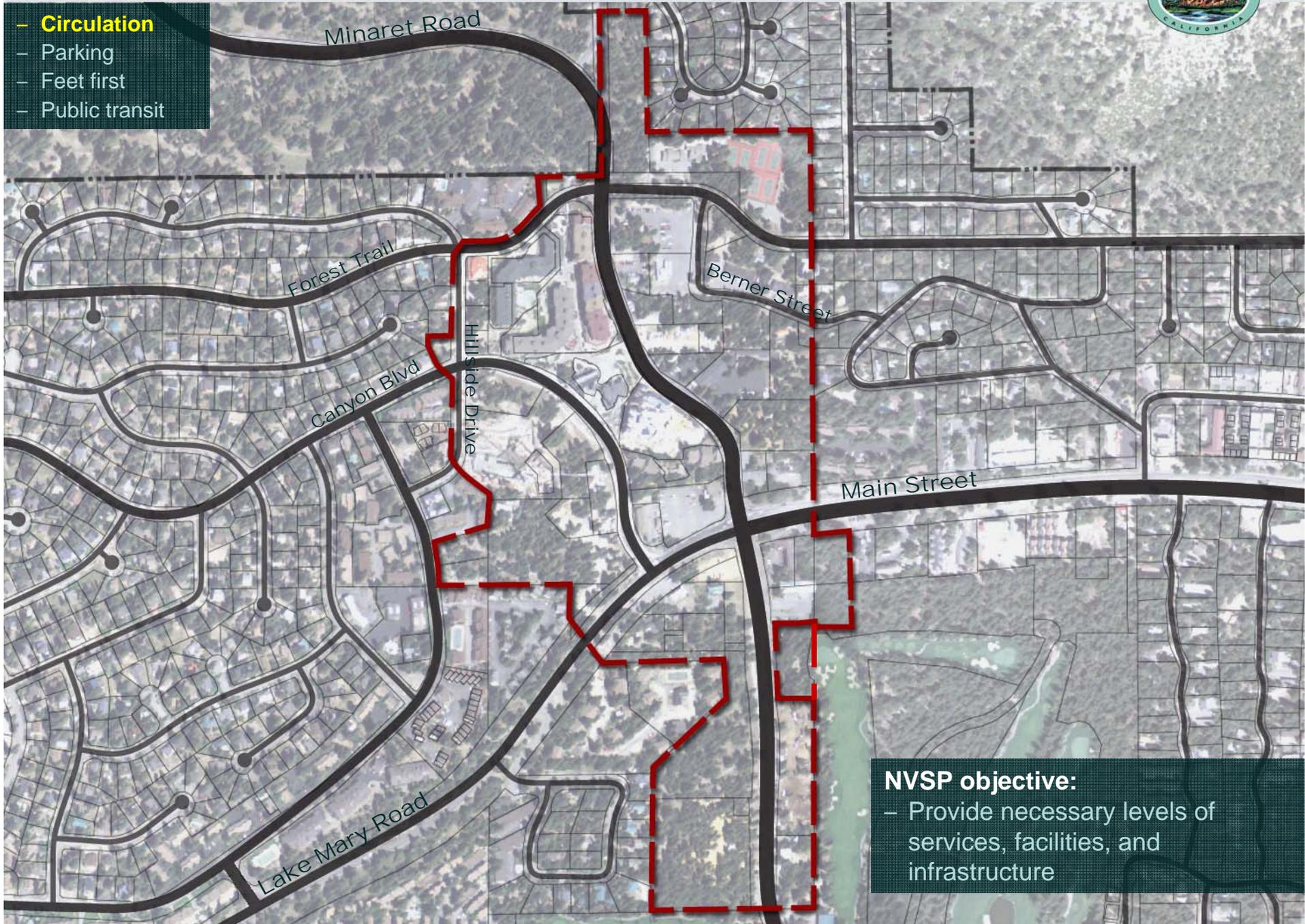
## POTENTIAL



# Accessibility



- Circulation
- Parking
- Feet first
- Public transit



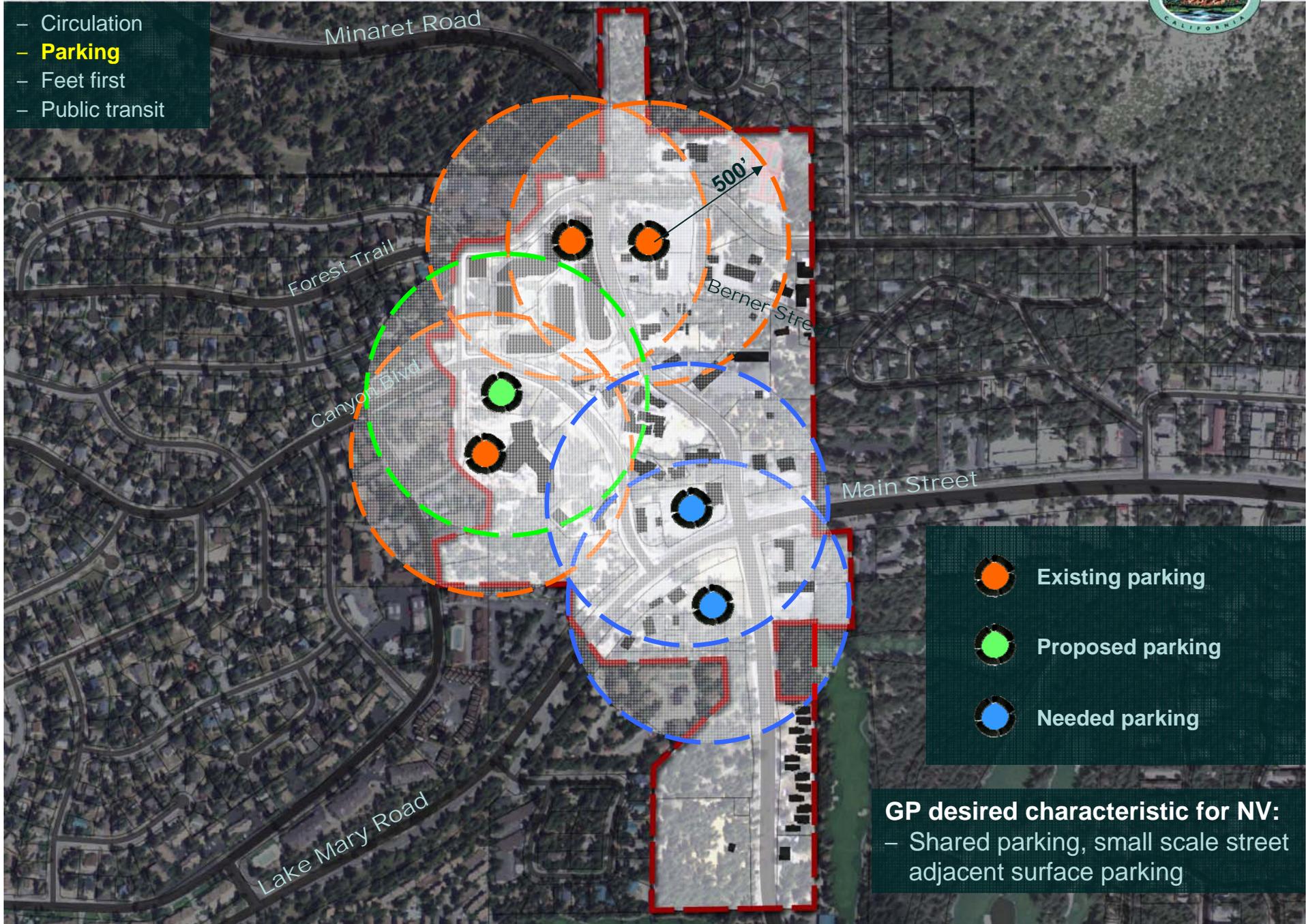
**NVSP objective:**

- Provide necessary levels of services, facilities, and infrastructure

# Accessibility



- Circulation
- **Parking**
- Feet first
- Public transit



**GP desired characteristic for NV:**

- Shared parking, small scale street adjacent surface parking

# Accessibility



- Circulation
- **Parking**
- Feet first
- Public transit

## EXISTING



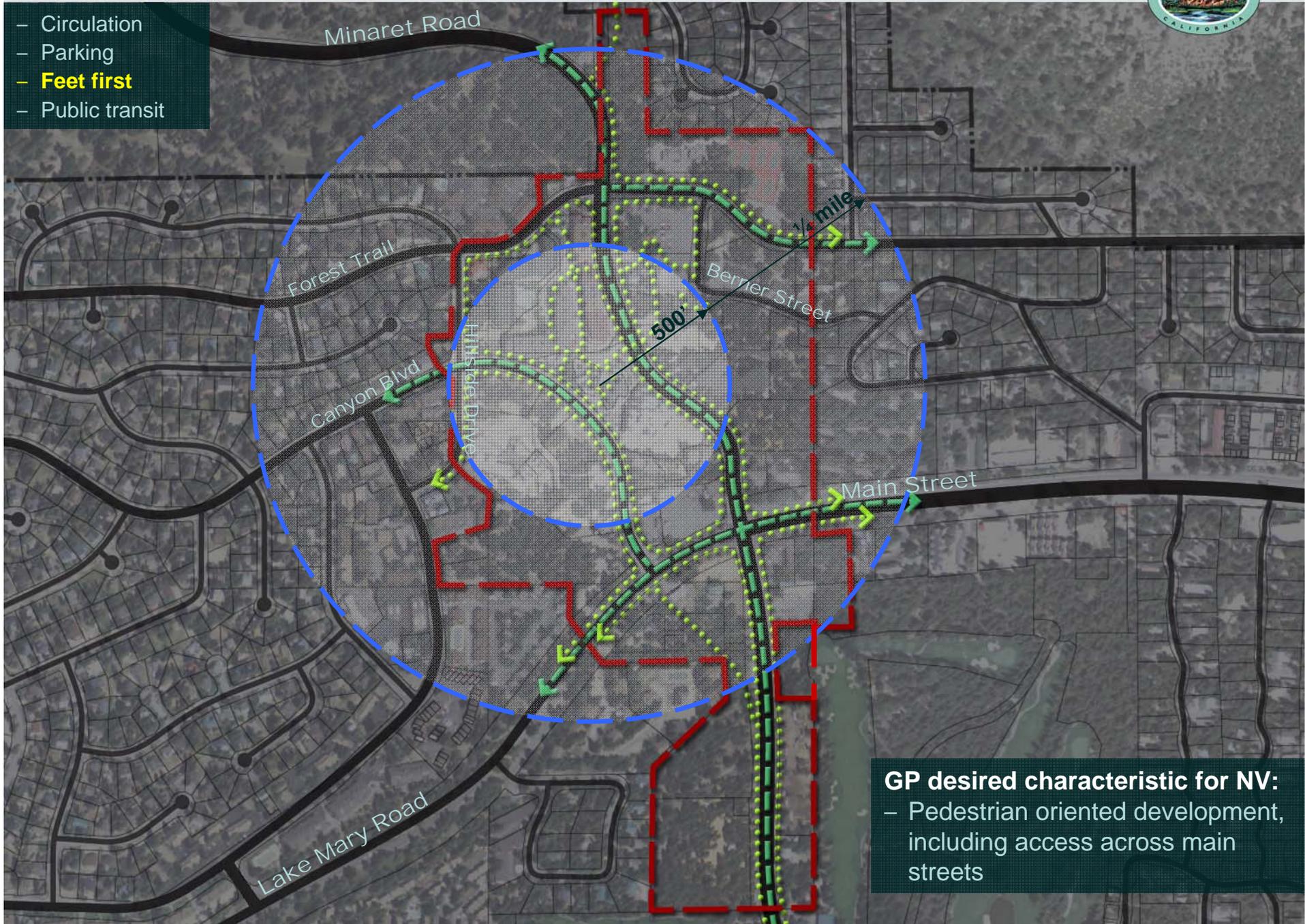
## POTENTIAL



# Accessibility



- Circulation
- Parking
- **Feet first**
- Public transit

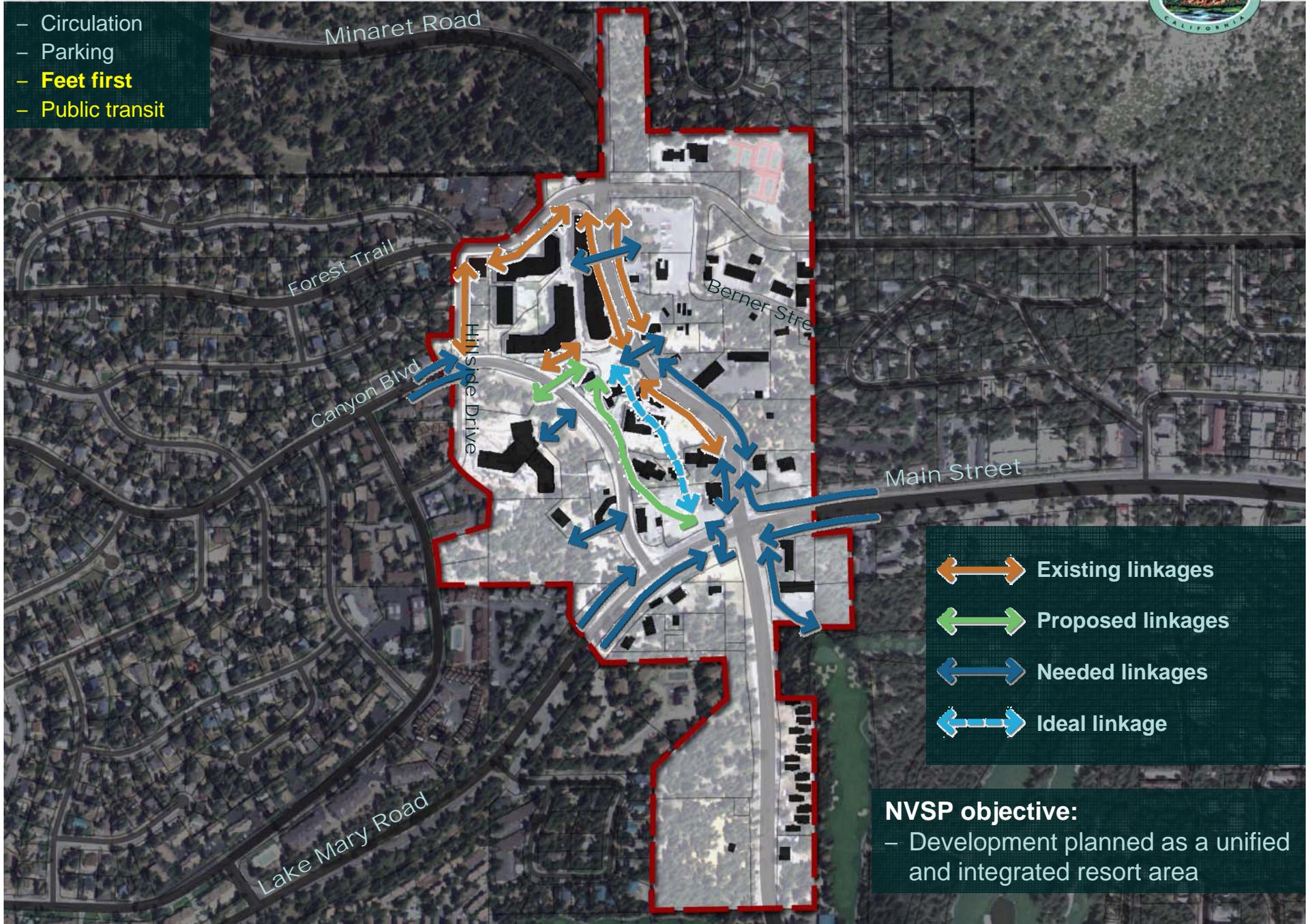


**GP desired characteristic for NV:**  
- Pedestrian oriented development, including access across main streets

# Accessibility



- Circulation
- Parking
- **Feet first**
- **Public transit**



# Accessibility

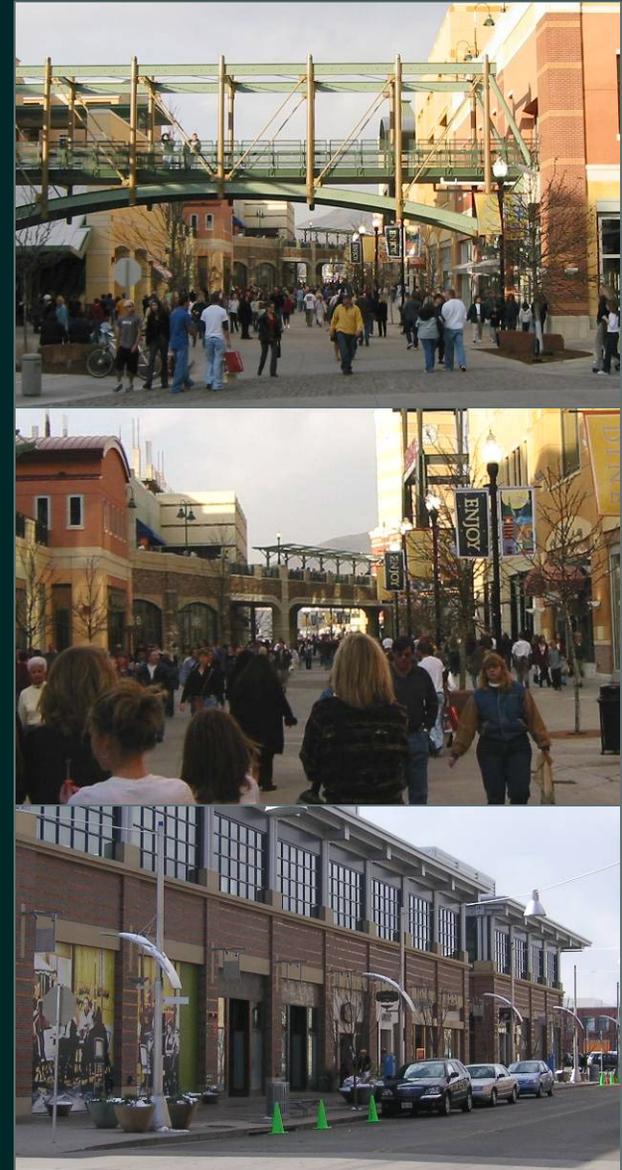


- Circulation
- Parking
- **Feet first**
- Public transit

## EXISTING



## POTENTIAL



# Accessibility



- Circulation
- Parking
- **Feet first**
- Public transit

## EXISTING



## POTENTIAL



# Accessibility



- Circulation
- Parking
- **Feet first**
- Public transit

## EXISTING



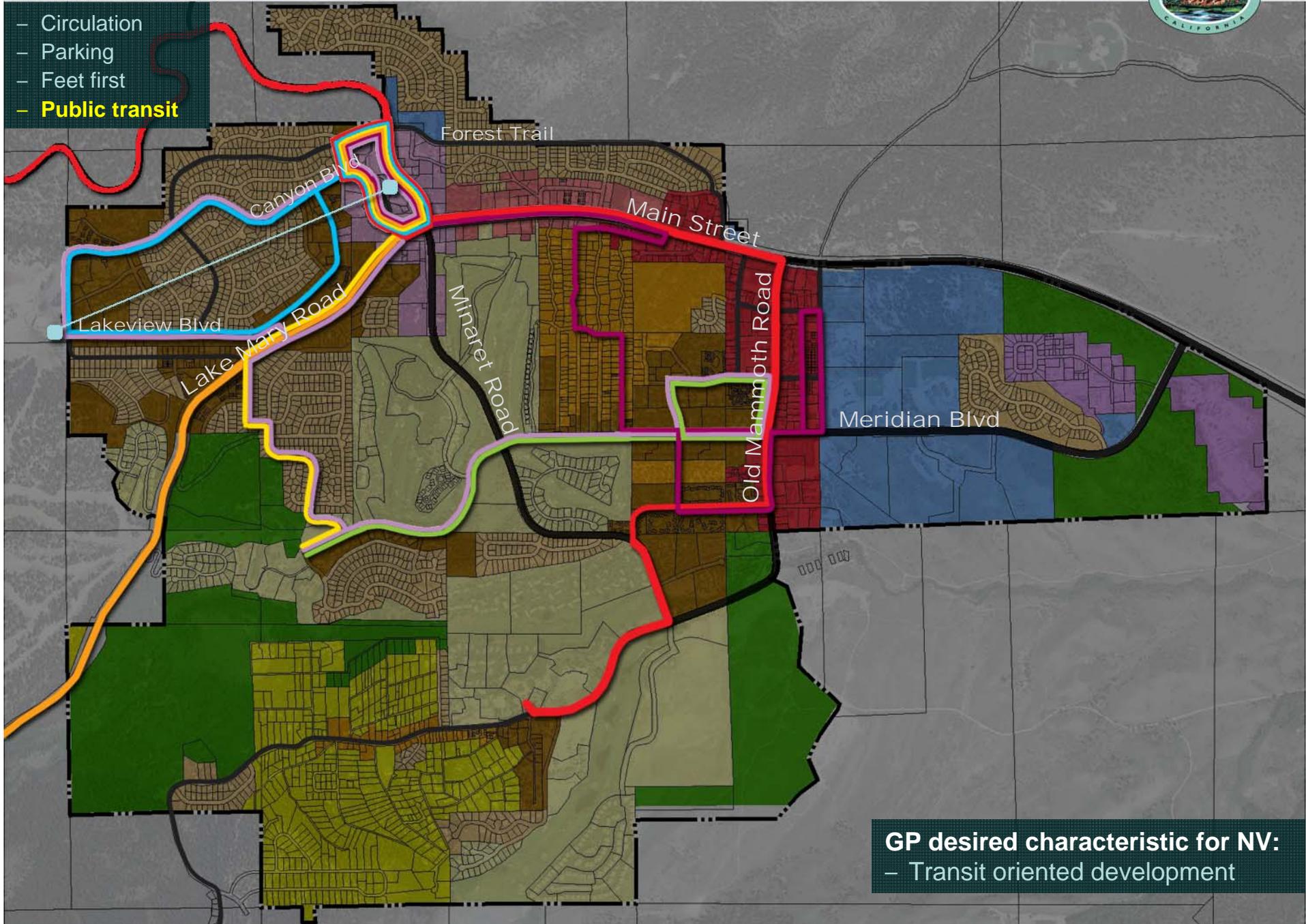
## POTENTIAL



# Accessibility



- Circulation
- Parking
- Feet first
- **Public transit**



**GP desired characteristic for NV:**  
- Transit oriented development

# Accessibility



- Circulation
- Parking
- Feet first
- **Public transit**

## EXISTING



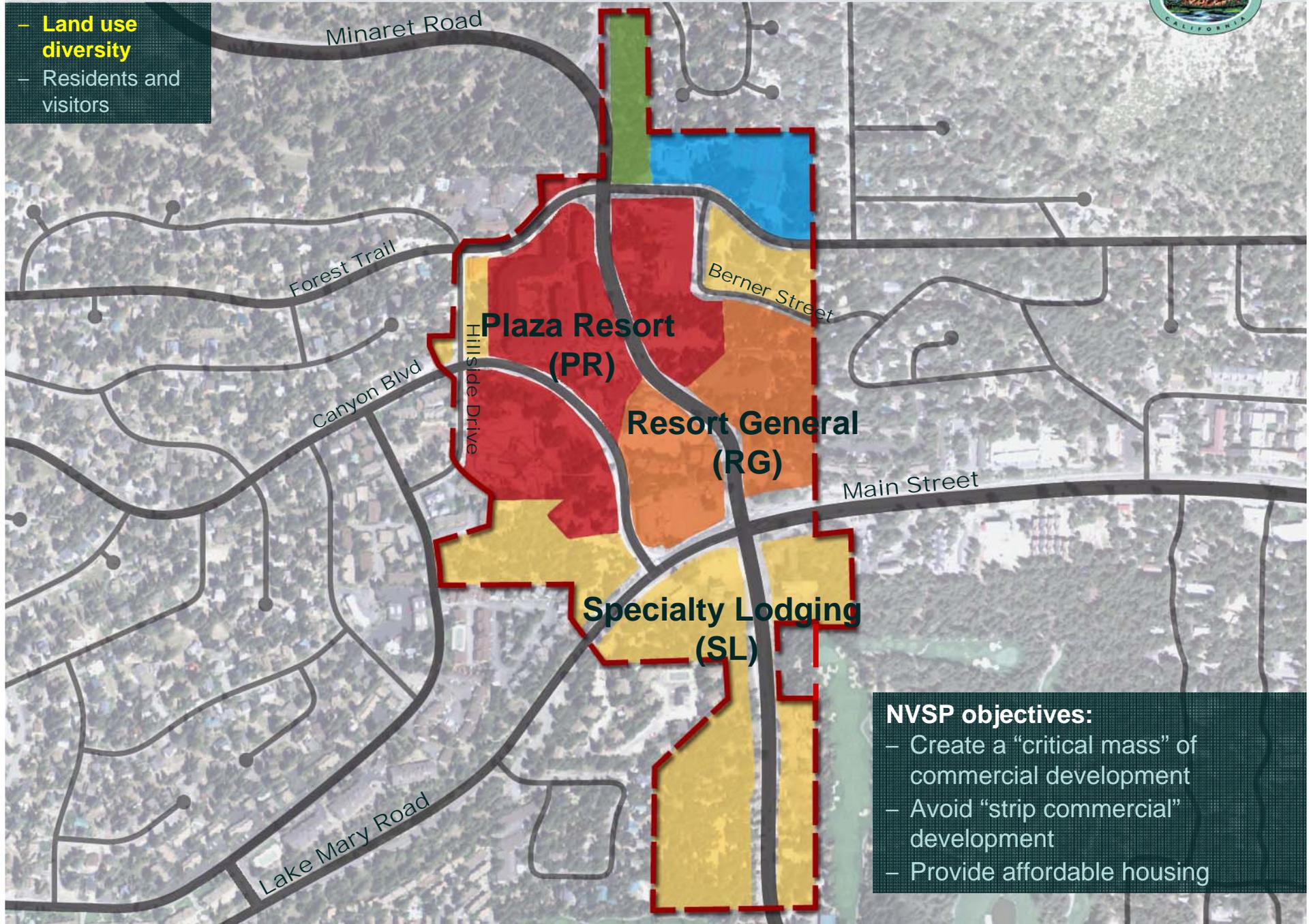
## POTENTIAL



# Resources



- Land use diversity
- Residents and visitors



- NVSP objectives:**
- Create a “critical mass” of commercial development
  - Avoid “strip commercial” development
  - Provide affordable housing

# NVSP development standards



- Land use directives
- **Permitted uses**
- Maximum density
- Maximum site coverage
- Maximum building floor area
- Height
- Setbacks
- Parking standards
- Parks and recreation standards

## • Plaza Resort (PR):

- Concentrated pedestrian oriented development
- Hotels, lodges, resort condominiums
- Specialty retail shops
- Restaurants
- Conference facilities
- Public recreation facilities



## • Resort General (RG):

- Visitor resort oriented services
- Hotels, resort condominiums
- Restaurants
- Residential and employee housing facilities



## • Specialty Lodging (SL):

- Lodges, resort condominiums
- Bed and breakfast establishments, European-style inns
- Residential and employee housing facilities



# Resources



- Land use diversity
- Residents and visitors

## EXISTING



## POTENTIAL



# Resources



- Land use diversity
- Residents and visitors

## EXISTING



## POTENTIAL



# Resources



- What is the service area?

1/4 mile walking radius

1/2 mile service area

1 mile service area

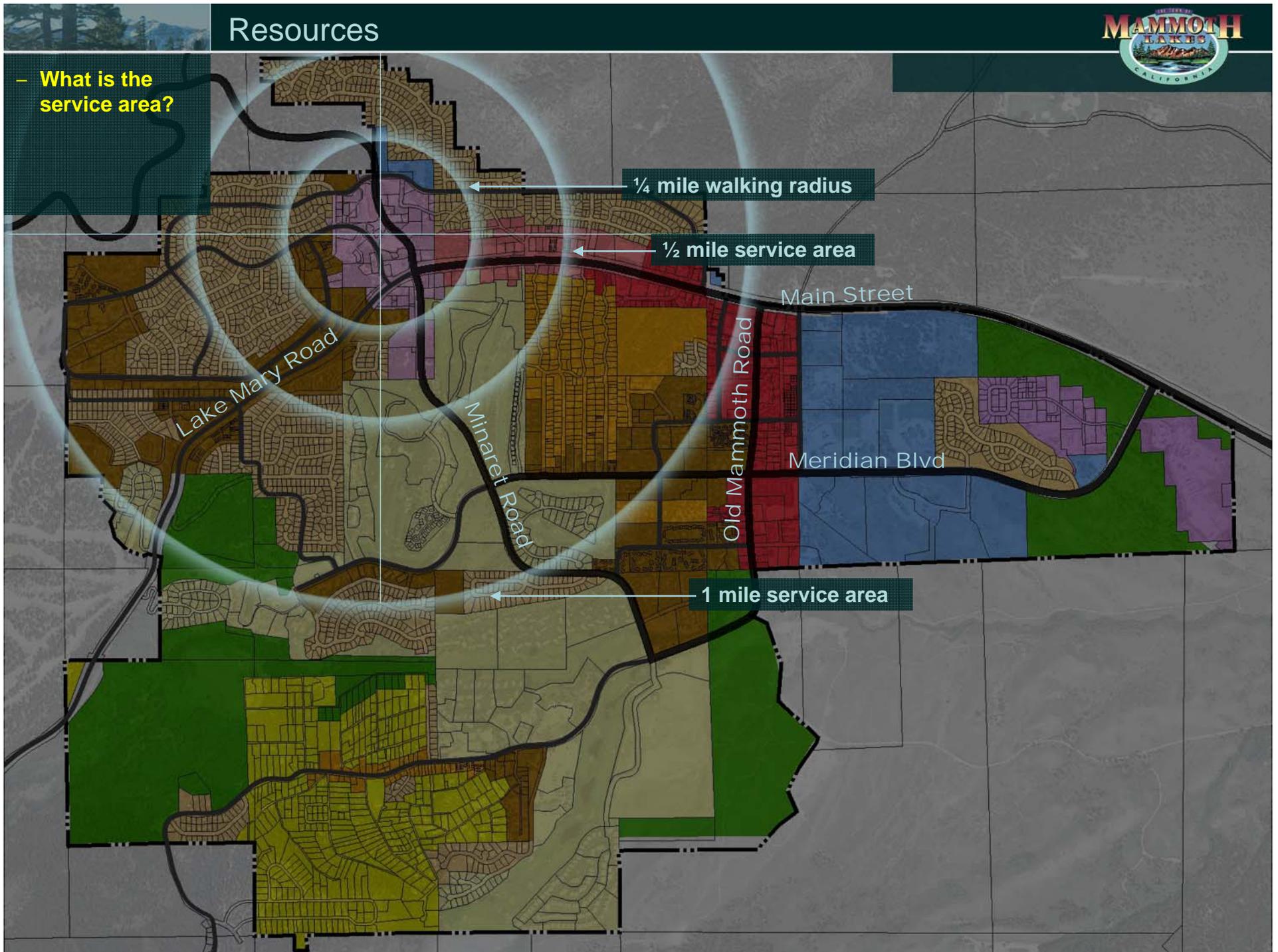
Lake Mary Road

Minaret Road

Old Mammoth Road

Main Street

Meridian Blvd

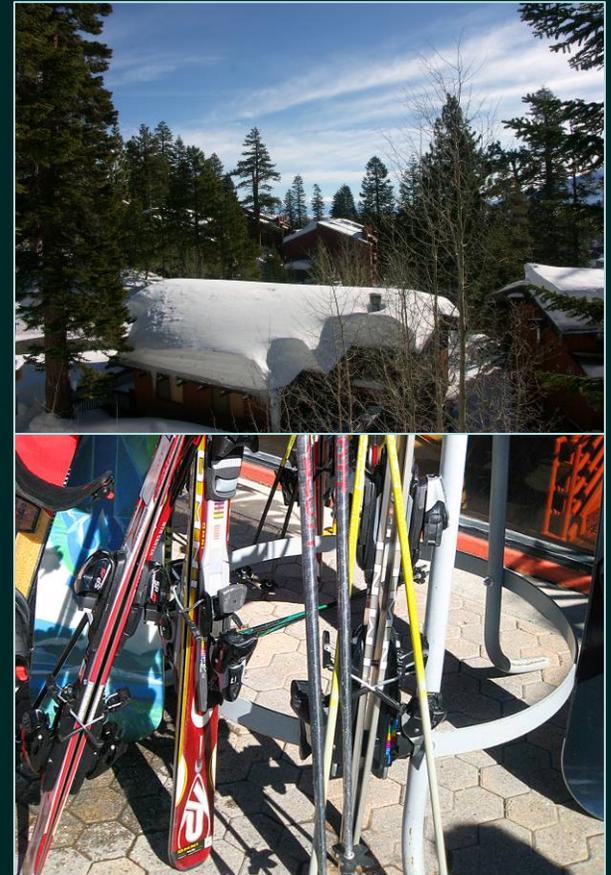


## 4. How do we get there?



### TOPICS

- Economic drivers
  - What is the service area?
  - Where is the critical mass?
- Policy drivers
  - Policy tools
  - Implementation criteria



# Economic drivers



- What is the service area?
- Where is the "critical mass?"

North Village

Lake Mary Road

Minaret Road

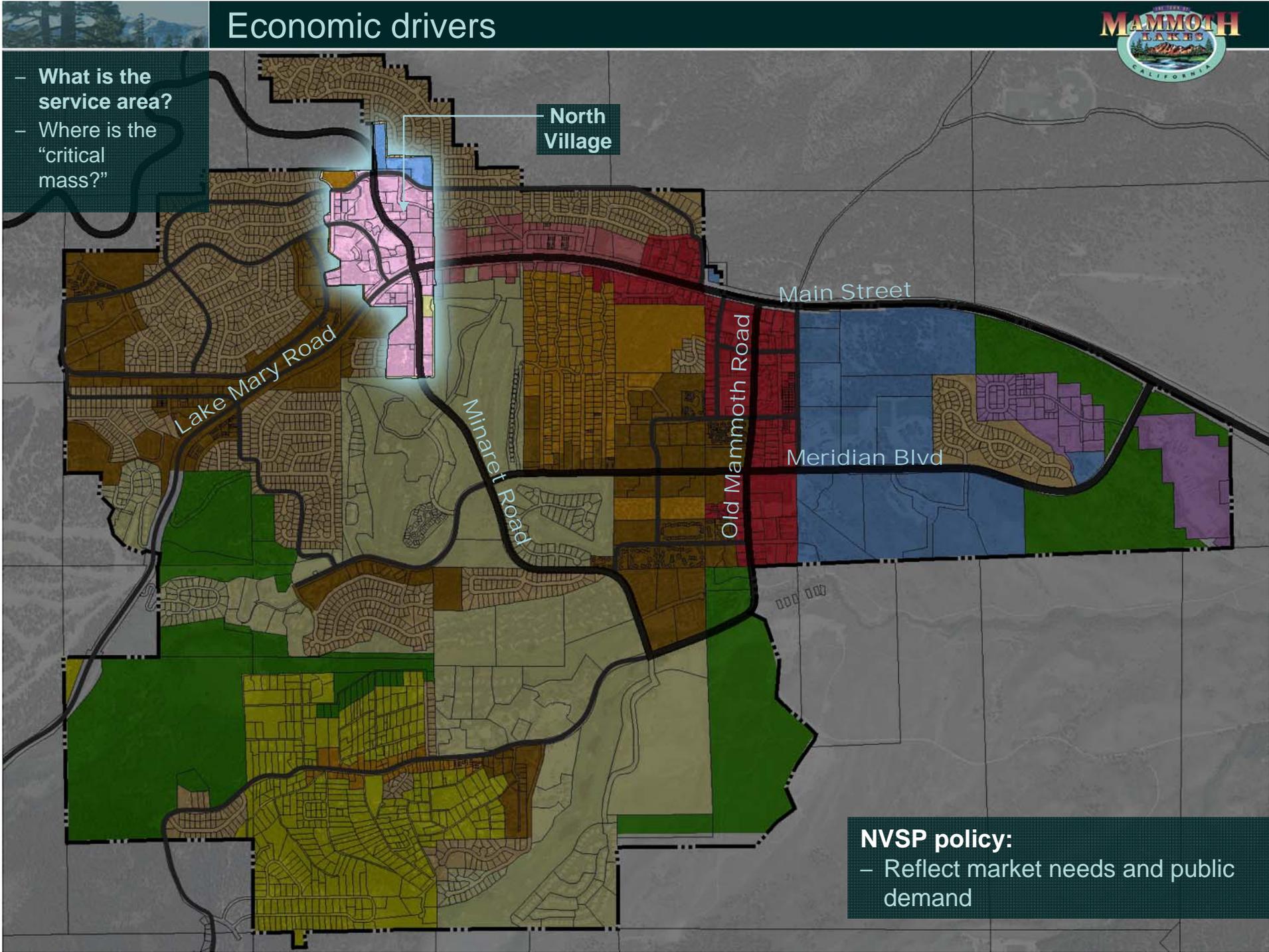
Old Mammoth Road

Main Street

Meridian Blvd

## NVSP policy:

- Reflect market needs and public demand



# Economic drivers



- What is the service area?
- Where is the "critical mass?"

1/4 mile walking radius

1/2 mile service area

1 mile service area

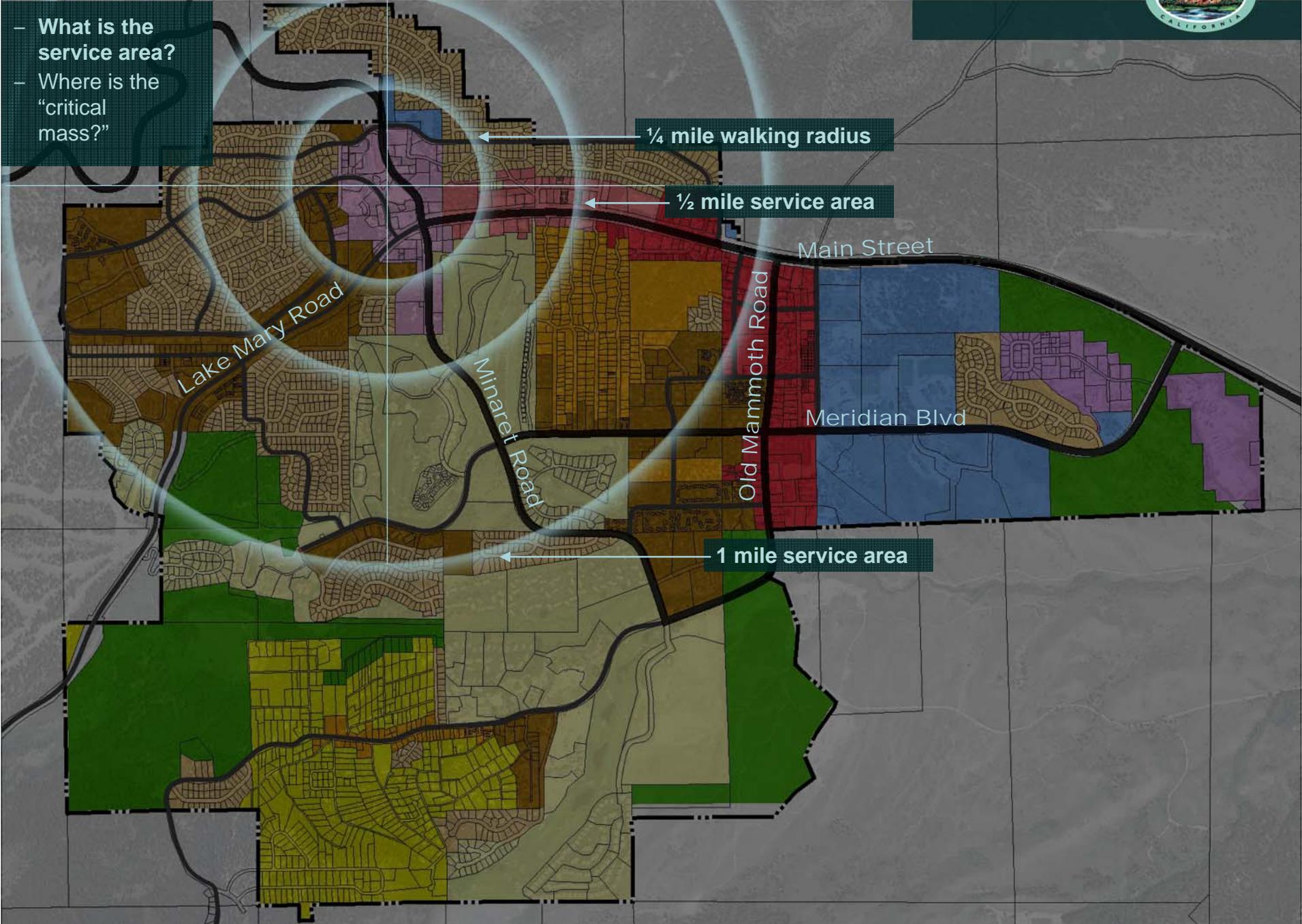
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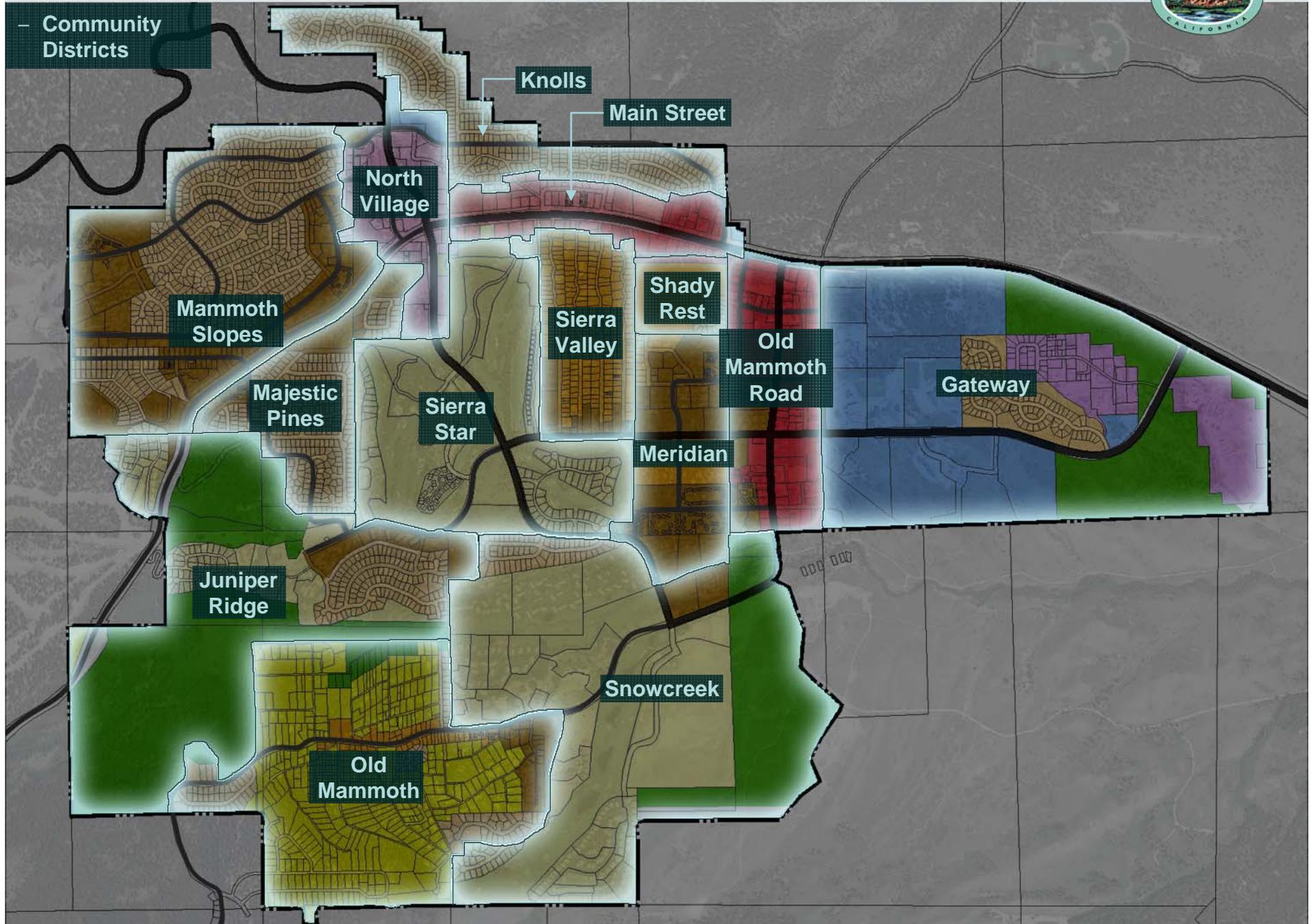
Meridian Blvd



# Mammoth Town overview



- Community Districts



## 5. Next Steps



### STEPS

- Collect feedback
- Explore development alternatives
- Define an acceptable development framework
- Evaluate types of implementation tools to apply this framework



## 5. Next Steps



### STEPS

- Meeting Schedule
  - Planning Commission Meeting #1 Issues and Opportunities  
January 23, 2008
  - North Village Community Café  
February 4, 2008
  - Planning Commission Meeting #2 Alternatives  
February 27, 2008
  - Joint Town Council/Planning Commission Meeting #3  
March 12, 2008
  - Planning Commission Meeting #4  
April 23, 2008

Thank you!



January 23, 2008

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