Sierra Star Neighborhood District Planning Study

Town of Mammoth Lakes, CA

Overview

I. Background and Intent
II. Planning Context
III. Existing Conditions & Site Analysis
IV. Issues, Opportunities & Constraints
V. Planning Objectives
VI. Guiding Principles
VII. Next Steps

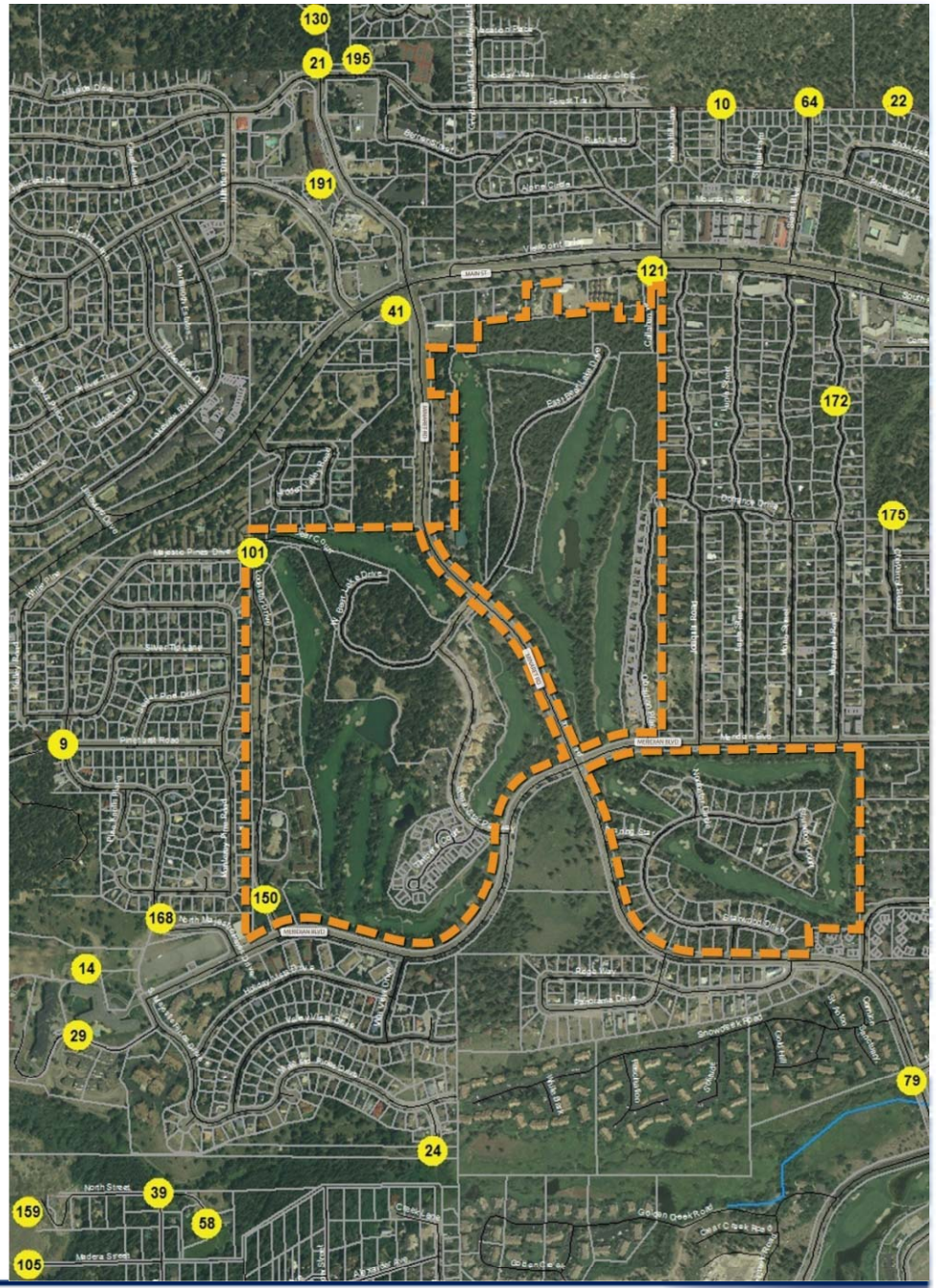
I. Background and Intent

Site

SSMP Site

52 Town GIS Informational Contract (GIC) point*

* GIC points are designated connection points for public access, as identified in a survey conducted by MLTPA under contract with the Town of Mammoth Lakes



Background

- 1991 Lodestar Master Plan
- 2005 Draft Sierra Star Master Plan
- 2007 Master Plan EIR

District Plan Intent

"Master planning of specific districts provides a basis for future land use decisions incorporating the goals, policies and actions in the Land Use and Community Design Elements as well as the Neighborhood and District Character Element."

p. 22, Town of Mammoth Lakes 2007 General Plan

District Plan Intent

- Study “the wider geographic area and conditions relevant to a project application and its site, project alternatives, and how it fits into the General Plan Vision Statement, goals and policies for the Town”
- District Planning adds to, not replaces, other “established and legally required review processes for individual projects, or CEQA.”

Town of Mammoth Lakes District Planning Facts, Questions and Answers, 2/15/08

Background

- Neighborhood District Planning Process: *Recommended Implementation Strategy for Existing Projects Already in Process*

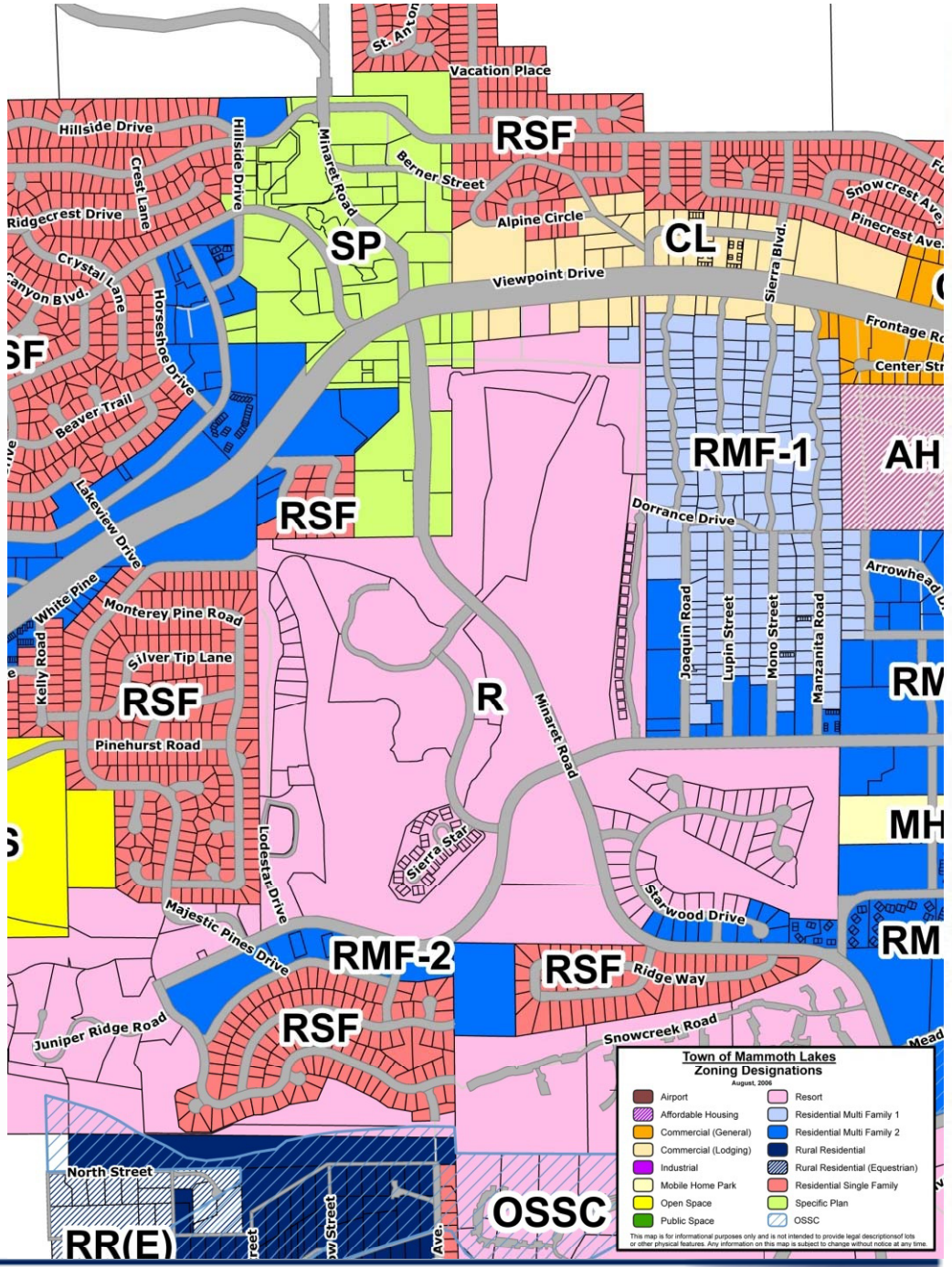
  (Adopted by the Town Council 4/2/08)

II. Planning Context

Current Zoning

Zoning Designations
Town of Mammoth Lakes - 2006

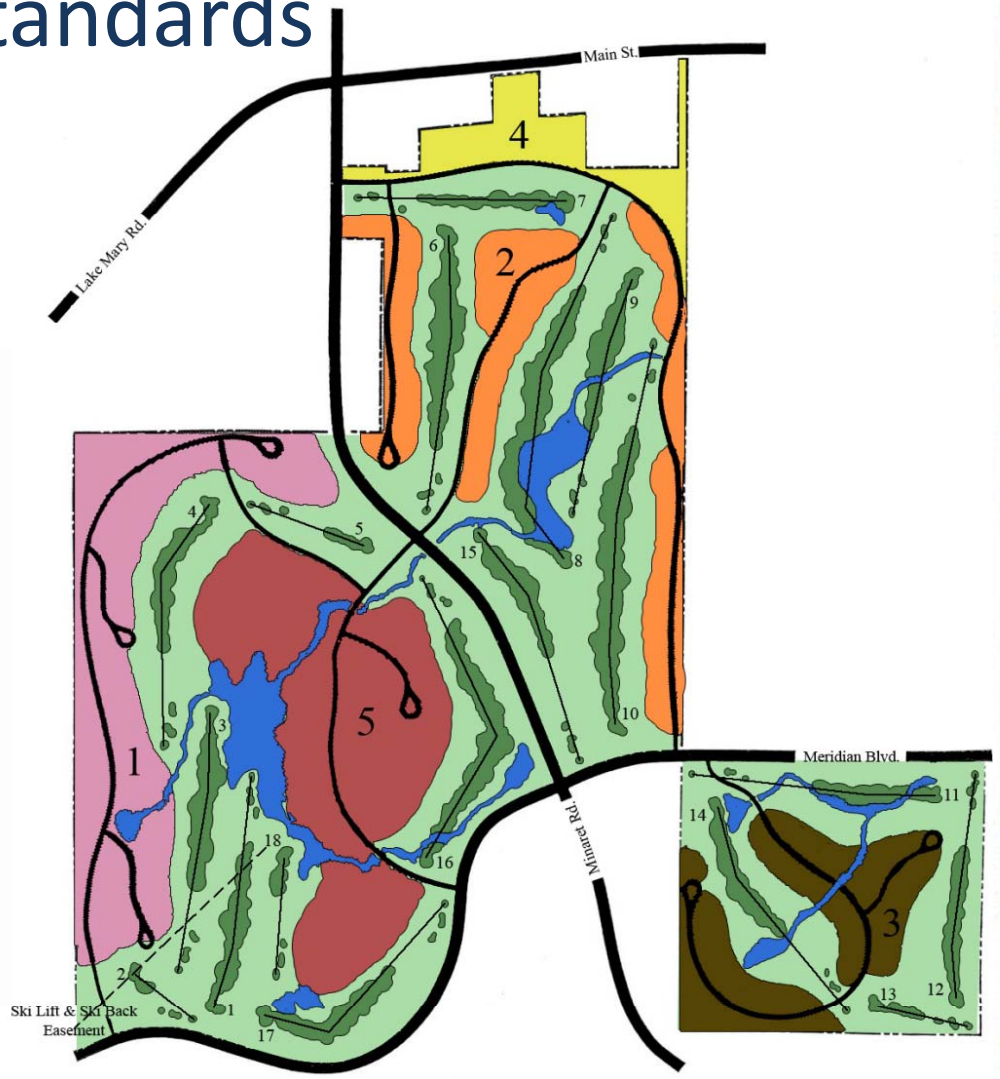
- (R) - Resort
- (SP) - Specific Plan
- (RSF) - Residential Single Family
- (RMF-1) - Residential Multi-Family 1
- (RMF-2) - Residential Multi-Family 2
- (CL) - Commercial Lodging



Current Land Use Standards

1991 Lodestar Master Plan

- Area 1 - Residential
- Area 2 - Residential
- Area 3 - Residential
- Area 4 - Lodge, apartments, employee housing
- Area 5 - Resort



1991 LODESTAR MASTER PLAN- Land Use Diagram
(Graphics Update 12/14/2005)

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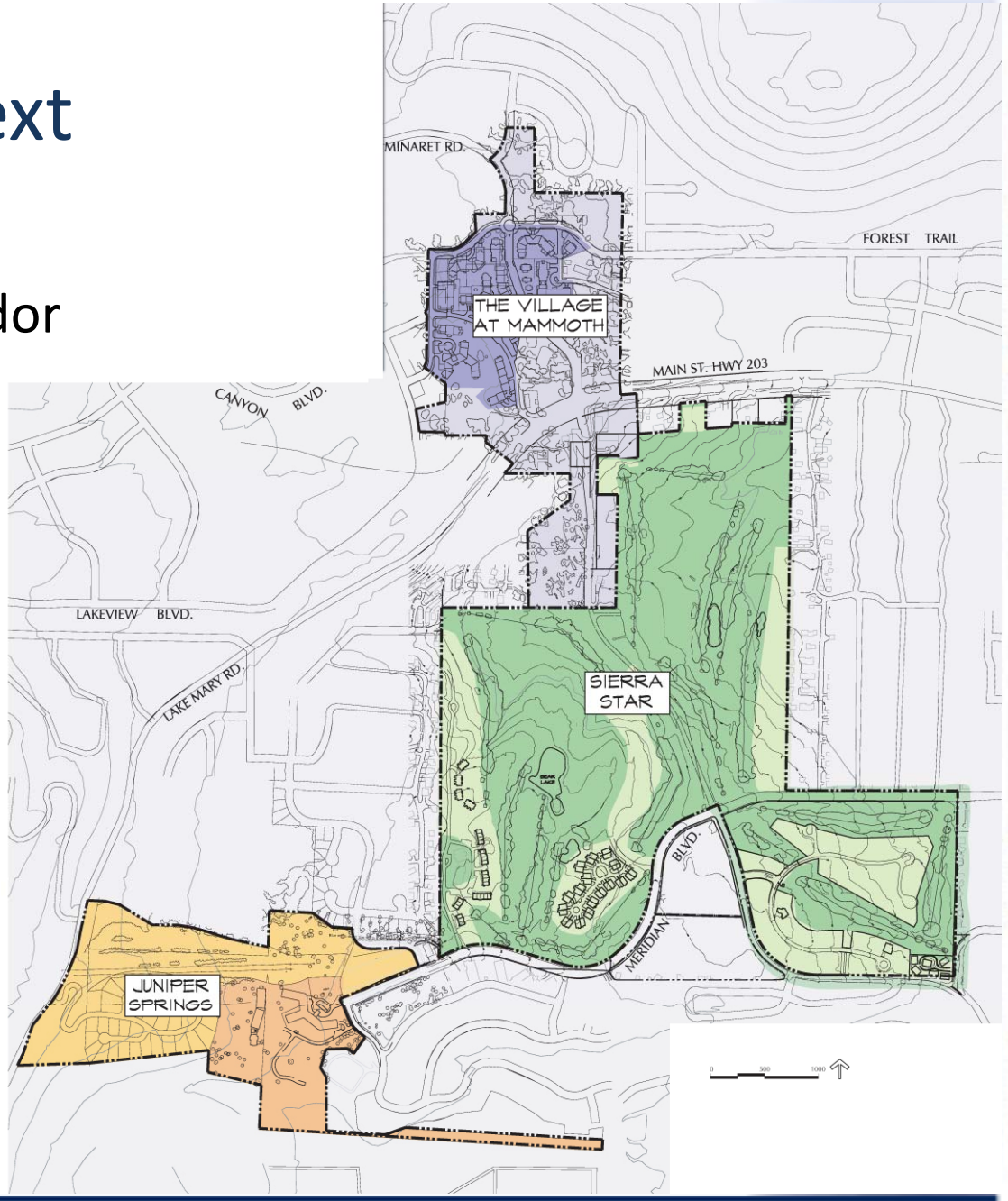
Sierra Star Context

Mammoth Resort Corridor

- The Village at Mammoth
- Sierra Star
- Juniper Springs (Eagle Lodge)



Components of a Resort Core Neighborhood

- Lodging
- Mixed unit types to accommodate range of visitors
- Connections to community and transit
- Easy connection to recreation opportunities, ski portals, community amenities
- Guest-oriented, year-round amenities on-site
- Natural setting, sense of seclusion

Sierra Star District Characteristics

- *Full-service four-season resort*
- *Landmark destination*
- *Special vistas to surrounding mountains*
- *Extensive open space and tree preservation*
- *Four-season recreation use; e.g. golf course and cross-country skiing, summer focus on open space and outdoor experiences*
- *Non-vehicular access options to the Eagle Lodge, North Village District, Main Street and Old Mammoth Road*

p. 27, Town of Mammoth Lakes 2007 General Plan

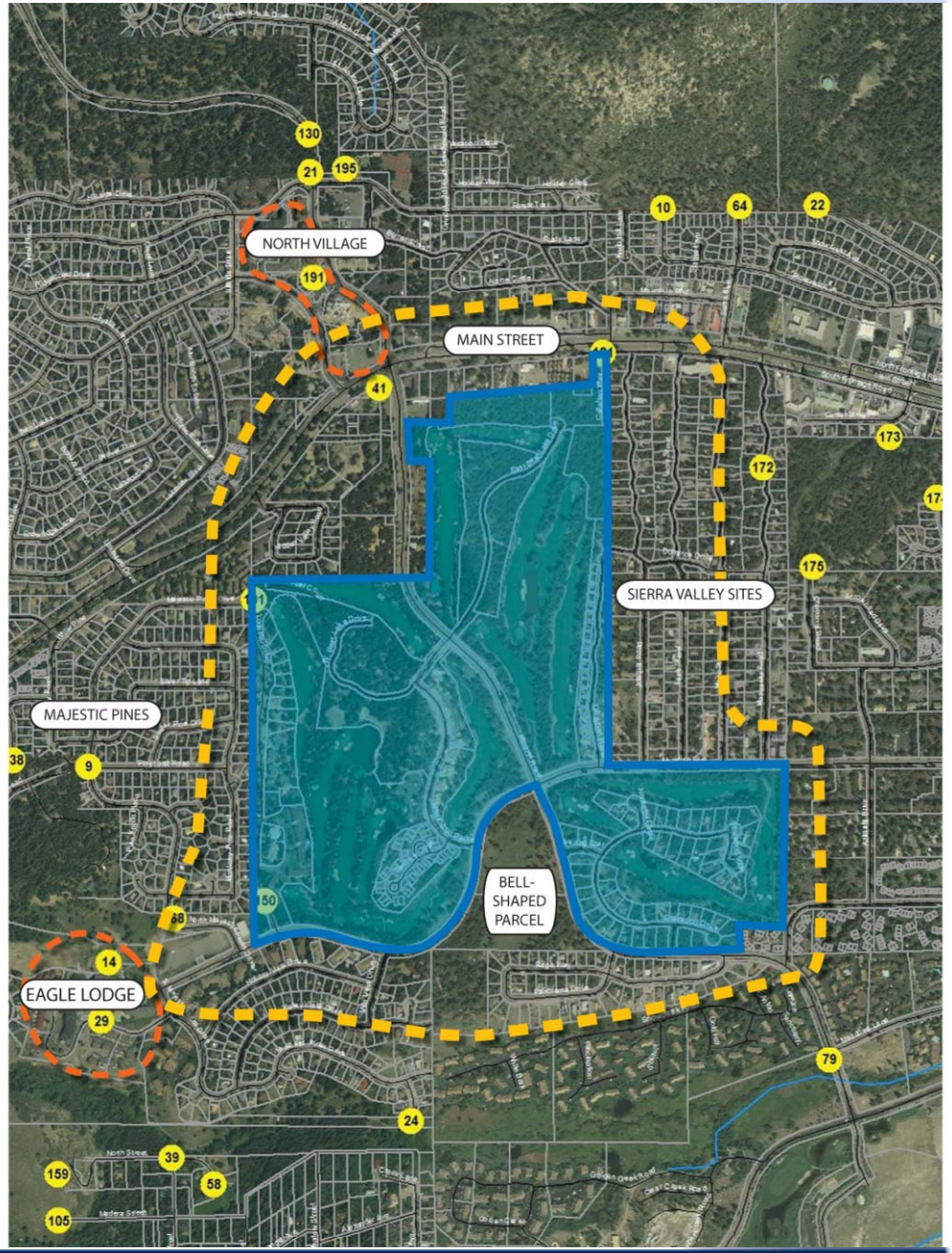
III. Existing Conditions and Site Analysis

Sphere of Influence

SSMP Site

Sphere of Influence

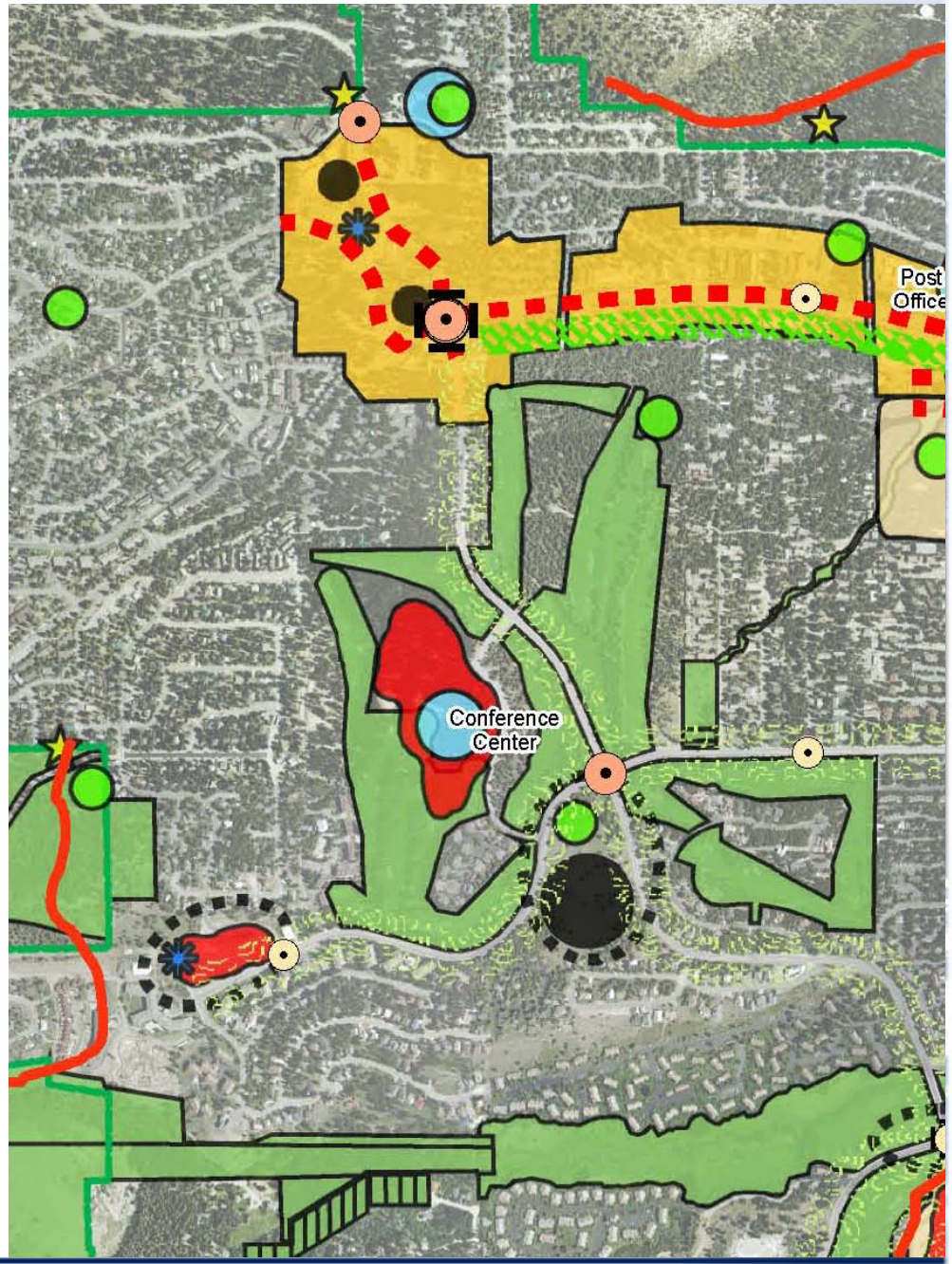
Related Use



Physical Development

Physical Development Plan
Town of Mammoth Lakes

- Primary Gateway
- Secondary Gateway
- Major Intersection
- Minor Intersection
- Portals
- Park
- Public Amenity
- Resort
- Transition Areas
- Mixed-Use Neighborhoods
- Mixed-Use Commercial Districts
- Street Level Retail
- Major Views
- Greenbelt
- Linear Park
- Venue Site
- Ski Portal
- Open Space
- Urban Limit



Mobility

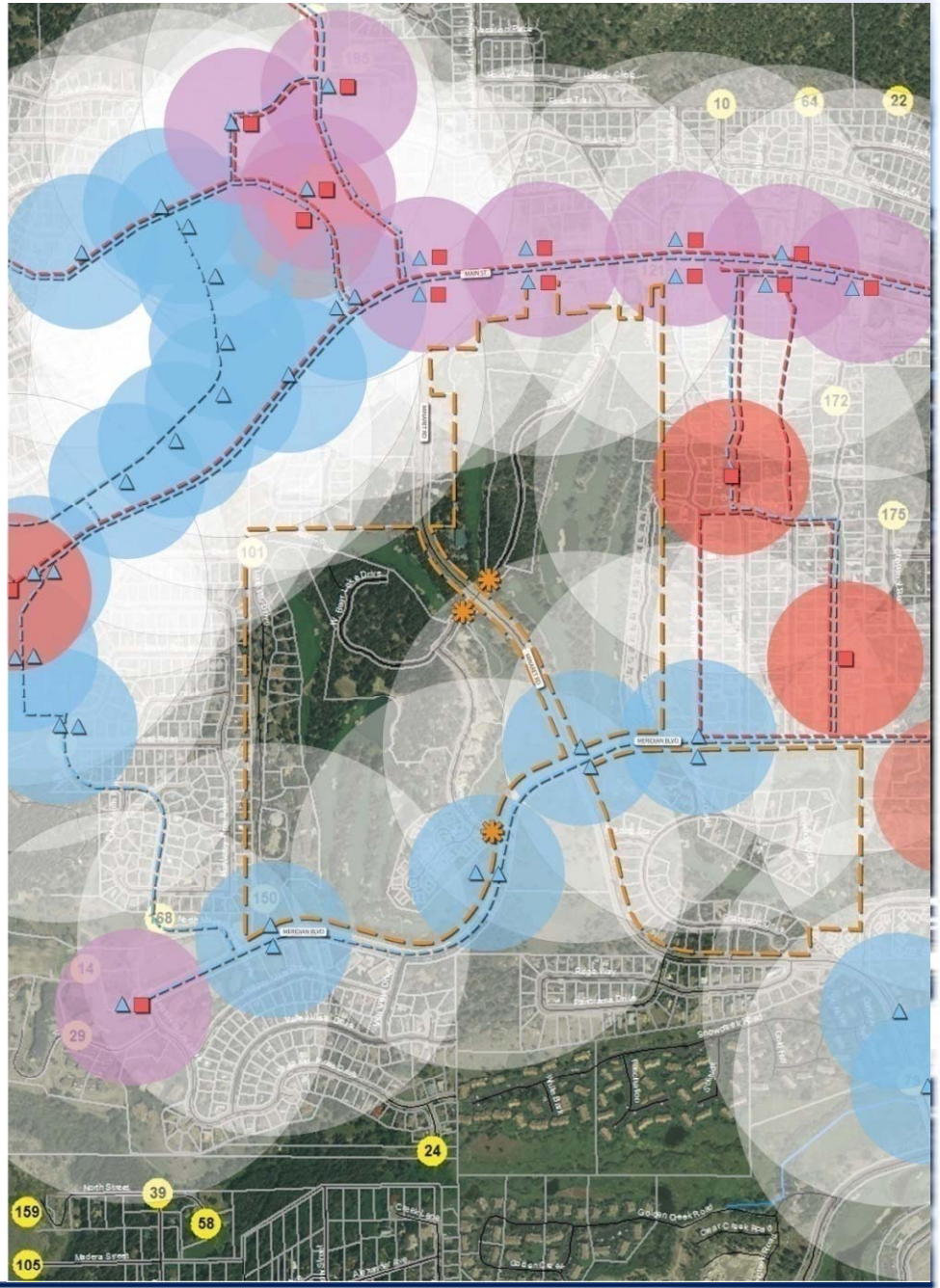
Circulation

- SSMP Site
- SSMP Site Access Point
- 52 — Town GIS Informational Contract (GIC) Point
- Winter Transit Stop
- Summer Transit Stop
- Existing Vehicular Circulation
- Existing Trails

Mobility

Public Transit: All Stops

- SSMP Site
- SSMP Site Access Point
- Winter Transit Route
- Summer Transit Route
- 52 — Town GIS Informational Contract (GIC) Point
- Winter Transit Stop
- Summer Transit Stop
- 500 foot radius from Summer Transit Stop
- 500 foot radius from Winter Transit Stop
- 500 foot radius from Year-Round Transit Stop
- 1/4 Mile Radius from Transit Stop



Mobility

Public Transit:
Direct Trail/Roadway Access

- SSMP Site
- SSMP Site Access Point
- Winter Transit Route
- Summer Transit Route
- 52 — Town GIS Informational Contract (GIC) Point
- Winter Transit Stop
- Summer Transit Stop
- 500 foot radius from Summer Transit Stop
- 500 foot radius from Winter Transit Stop
- 500 foot radius from Year-Round Transit Stop
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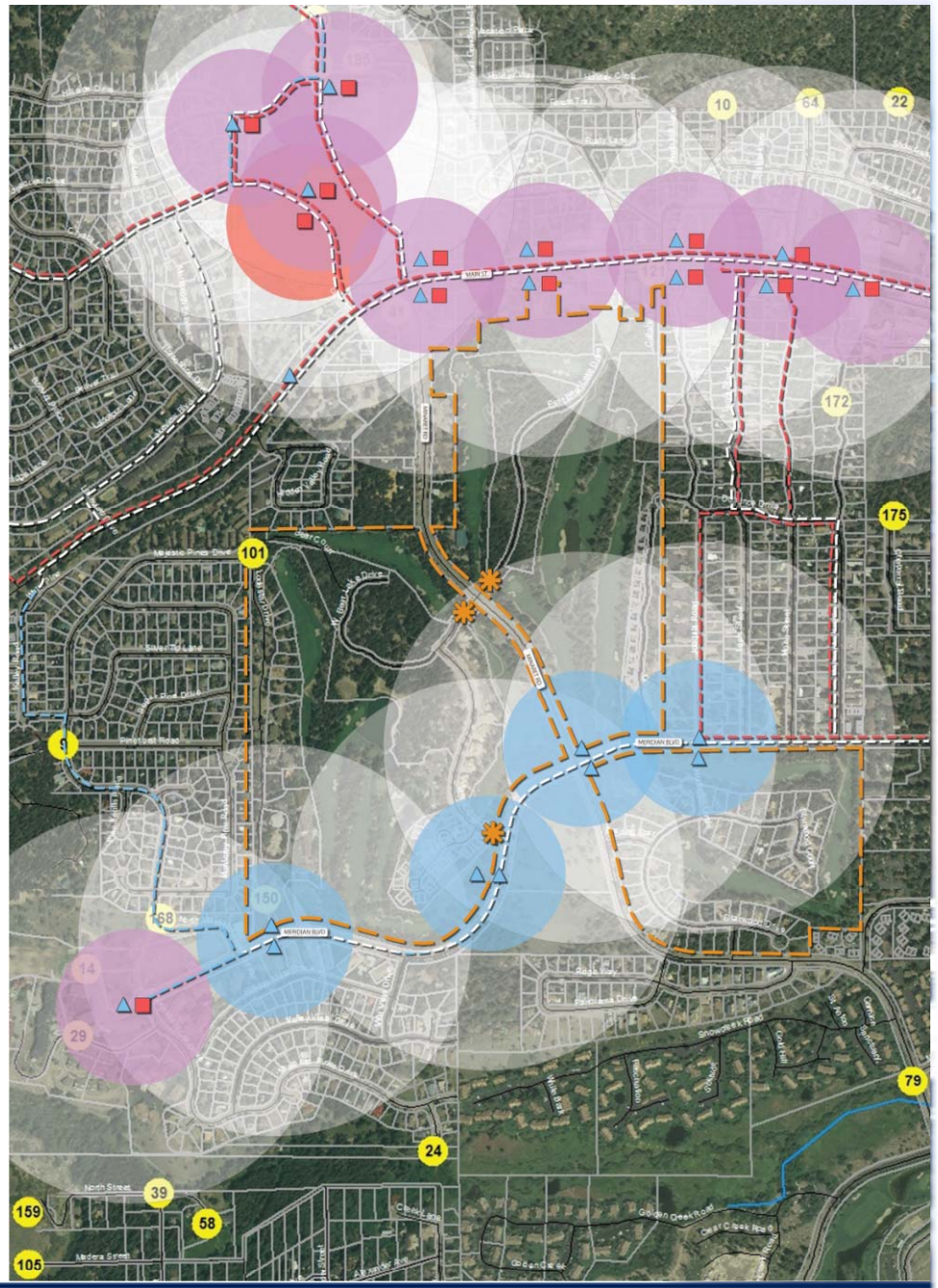


Existing Conditions

- Built/Sold
- Undeveloped
- SSMP site
- Existing Golf Fairway/Green
- Golf Setbacks
- Water
- Bear Lake 50 foot Setback
- Residential Multi-Family 1
- Residential Multi-Family 2
- Residential Single-Family
- Commercial (Lodging)
- Existing Structures
- Proposed Structures (Approved/Not Built)
- Existing Roads

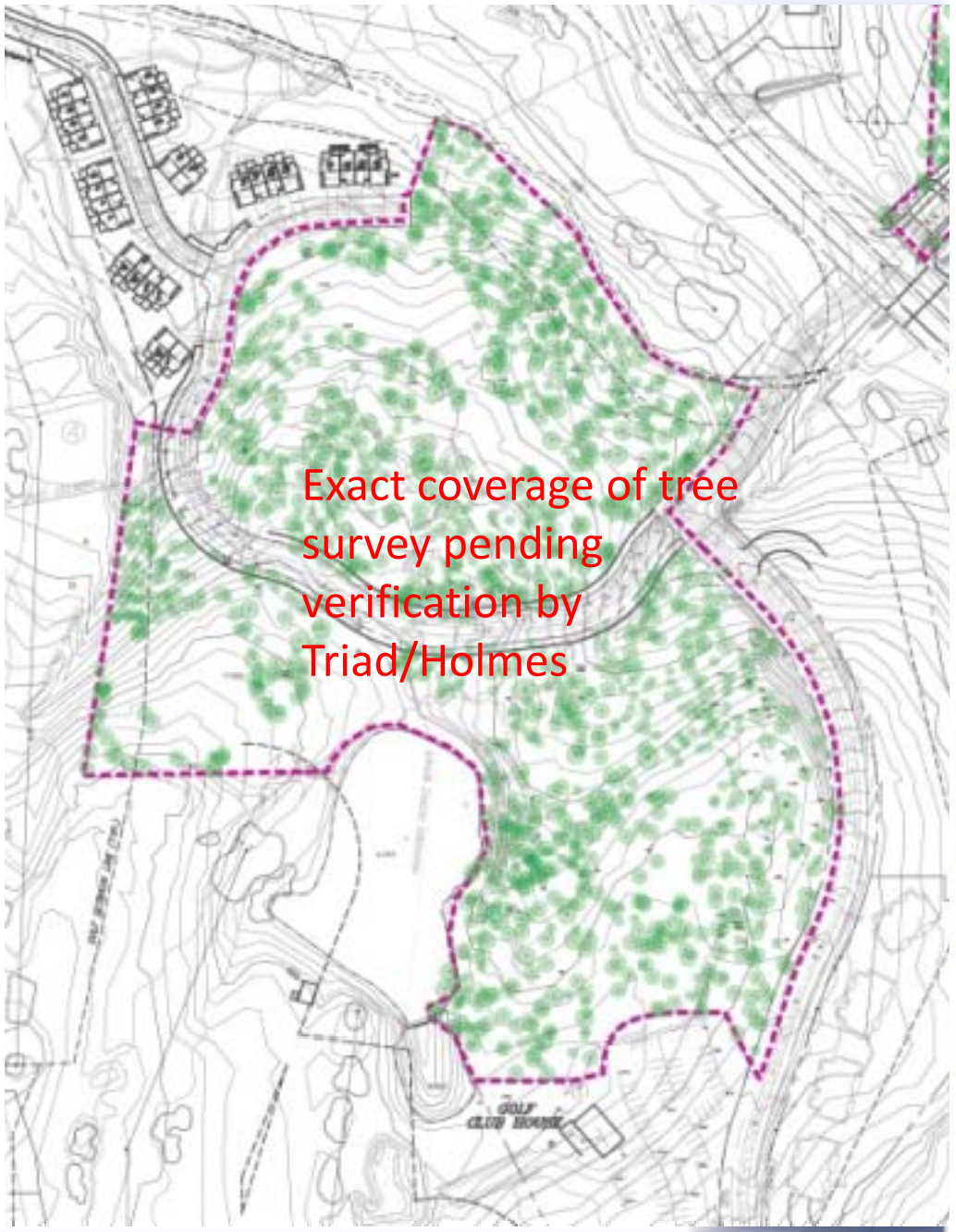
Existing Trees

West of Minaret Road

- Height Range:
  new growth – 128 feet

- Average height:
  70-80 feet
  (not equivalent to canopy height)

  – Study of Average Tree Heights Within SSMP Development Area 5, January 2007



Existing Trees

East of Minaret Road

IV. Issues, Opportunities & Constraints

Issues

- Deficiencies of 1991 Lodestar Master Plan
  - Lacks vision/comprehensive approach
  - Golf and development areas changed
  - Changing economy
- Building height
- Tree preservation/defensible space
- Site isolated by limited connections from resort core to recreation portals, rest of Town
- Golf management and water use
- Parking
- Impacts on Adjacent Areas - drainage
  - Sierra Valley
  - Majestic Pines

Opportunities

- Contribute to economic viability of Mammoth Lakes
- Improve trail connections within the district and sphere of influence
- Strengthen ‘Resort Corridor’
- Improve access to recreational opportunities in Mammoth, including cross country skiing, golf, etc.
- Provide for transient occupancies
- Views
- Bear Lake

Constraints

Site Specific

- Golf setbacks
- Bear Lake setbacks
- Trees
- Site topography
- Site circulation infrastructure already built

7/22/08 Focus Group Input

- [Summarize discussion from SSNDPS Focus Group. To be added after 7/22 Focus Group meeting]

V. Planning Objectives

Planning Objectives

Issue:

- Deficiencies of 1991 Lodestar Master Plan
  - Lacks vision/comprehensive approach
  - Golf and development areas changed
  - Changing economy

Objectives:

- *To draft and adopt a comprehensive Sierra Star Master Plan, establishing cohesive, contemporary standards for site development*
- *To create a document that sets the context for a comprehensive resort core vision*

Planning Objectives

Issue:

- Building height

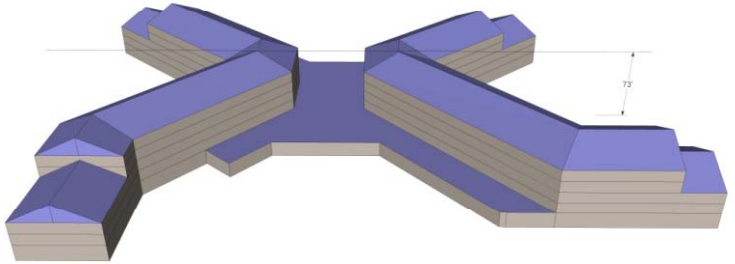
Objectives:

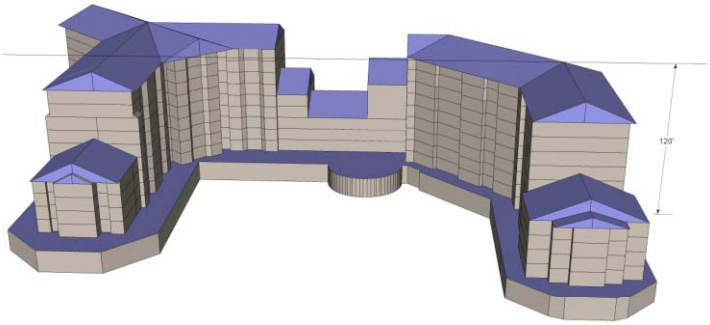
- *To limit maximum building height on West Side to 90 feet*
- *To design and site buildings with sensitivity to view impacts*

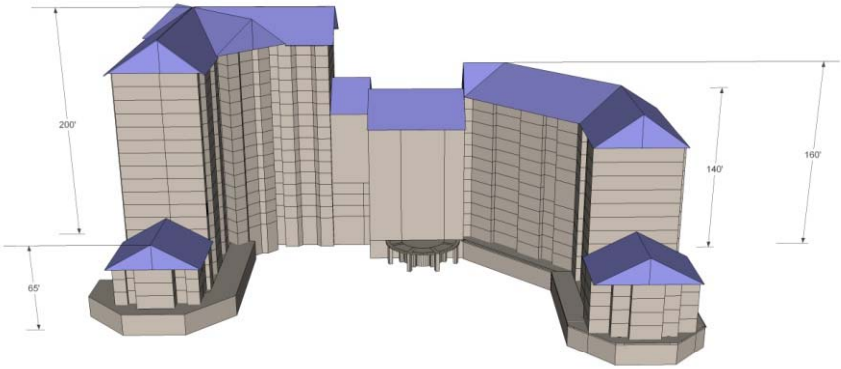
2007 EIR Alternatives

Analyzing 2005 Sierra Star Master Plan Draft Submittal

- 65 feet alternative
- 120 feet alternative
- 200 feet alternative



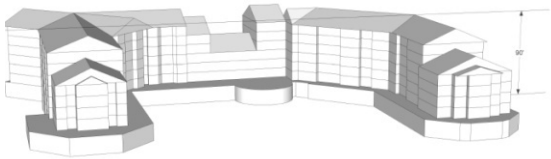




90 Foot Building Height Study

Internal analysis subsequent to EIR

- Studied visual impacts of a 90 foot hotel building – found not visible from Main and Minaret



Planning Objectives

Issue:

- Tree preservation/defensible space

Objectives:

- *To increase possibilities for tree preservation through careful siting of buildings and utilization of understructure parking*
- *To comprehensively address both tree preservation and fire safety through development of clear, defensible space standards*

Planning Objectives

Issue:

- Site isolated by limited connections from resort core to recreation portals, rest of Mammoth Lakes

Objectives:

- *To facilitate multi-modal and "complete street" connections to community, activity centers, and off-site recreational opportunities*
- *To ensure direct transit connections between North Village, Sierra Star, and Eagle Lodge*
- *To collaborate with MLTPA in planning trail connections*

Planning Objectives

Issue:

- Golf management and water use

Objective:

- *To continue with and expand on a resource-efficient and ecologically-sensitive golf management plan for the Sierra Star Golf Course*

Planning Objectives

Issue:

- Parking

Objectives:

- *To provide adequate, site-sensitive parking utilizing understructure facilities when possible*
- *To emphasize shared parking between multiple uses*

Planning Objectives

Issue:

- Impacts on Adjacent Areas - drainage
  - Sierra Valley
  - Majestic Pines

Objectives:

- *To work closely with the Town of Mammoth Lakes to ensure water passing through the Sierra Star site is directed in such a way as to avoid negative impacts on surrounding areas.*
- *To ensure any additional runoff generated by projects on the Sierra Star site will be safely and effectively mitigated on-site.*

VI. Summary: Guiding Principles

Guiding Principles

Enhance Connectivity

- Public access
- Trail connections
- Easy access to transit, ski portals

Guiding Principles

Foster Integration with the Community

- Evolving contemporary mountain town character
- Visual connectivity to site
- Support for local economy
- Relationship to other development
  - North Village
  - Hidden Creek Crossing

Guiding Principles

Promote Sustainability

- Concentration of density
- Water, golf operations
- Vehicle-free mobility opportunities
- Building siting/minimal grading when possible

Guiding Principles

Promote Sustainability

- Sierra Star Master Plan Sustainability Matrix
  - Water
  - Transportation
  - Architecture
  - Landscape
  - Energy systems
  - Construction/waste management
  - Maintenance
  - Others

SIERRA STAR - SUSTAINABILITY PROGRAM MATRIX

Low Impact Development Strategies

Strategies		Environmental / Social/ Economic Benefits	Action Items/Questions	Design Level
A	**WATER**			
A1	**Stormwater Management / Water Quality**			
A1.1	**Best management practices**		Overall: Design a sediment and erosion control plan specific to the entire project to conform to the 2003 EPA Construction General Permit or local erosion and sedimentation control standards and codes, whichever is more stringent.	DD / CD's /CA
A1.1.1	Use Vegetative filter strips / Bioswales	Slows rate and destructiveness of stormwater, allows water to infiltrate into ground, removes pollutants, reduced maintenance costs in hardscaped drainageways, reduces area water usage, can be used for snow storage	Use in drainageways, use in parking to slow water flow - place boulders around periphery to denote location in deep snow	Schematic Design
A1.1.2	Reduce / eliminate curb and gutter	Increased groundwater infiltration, reduced material use. Reduced material cost, increased aesthetics	Provide flat structural curbing around perimeter in place of raised curb to eliminate cracking, Use limited curb and gutter in areas that require water flow redirection, use natural objects like boulders or other to delineate edge of paving	DD / CD's /CA
A1.1.3	**Detach roadways from waterways to allow for landscape buffers**	**Will reduce pollutants and water flow rate entering waterways. Provide easier maintenance, increased aesthetics**	**Design in Landscape plan**	**Conceptual Development**
A1.1.4	Flatten slope channels to allow infiltration	Slow water flow to allow for sediment deposition. Reduce piping and increase open channel flow. Flat slopes, with drop structures will increase groundwater recharge	Areas can have appearance of dry creekbeds	DD / CD's /CA
A1.1.5	Drop structures to reduce slope	Slow water flow to allow for sediment deposition. Increased available land area for other amenities	Design to look like natural water/waterfall features	DD / CD's /CA
A1.2	**Sediment reduction/ponds**	**Reduce sediment in drainage ways, sewer systems and water ways, reduced nitrogen and phosphorus concentrations**	**Design into surface water amenities**	**Conceptual Development**
A1.2.1	Retain 24-hour, 2 year storm event for water quality standard	Reduce sediment and nutrient loading in drainageways and river. More effective means for enhancing water quality in local waterways and rivers	Incorporate water quality ponds into open spaces and the start of drainageways	Schematic Design
A1.3	**Maintain permanent water pools for water quality enhancement**	**Reduces phosphorous, nitrogen, and heavy metal discharges to the river system and provide amenity for visitors. More effective means for enhancing water quality in water ways**	**Design into surface water amenities**	**Conceptual Development**
A1.4	Model the drainageways for pre- and post development conditions	Allows for consistent decision-making for new development	Drainage basin master plans are models that can be adjusted as development occurs.	DD / CD's /CA
A1.5	Protect stockpiled soil from excavation to prevent turbid runoff	Causes harm to aquatic species, siltation of habitats. Costly cleanup, potential fines by local authorities	Cover soil stockpiles, use some of soil to create a surrounding berm, identify potential uses of excess soil to prevent soil exportation costs	DD / CD's /CA
A1.6	**Incorporate Green Roofs into Project**	**Reduces impervious areas, pollution. Reduces sizes of retention areas, increases marketabiity and projects connectiveness to nature for marketing**	**Identify potential areas for inclusion, consider design load for extensive system and snow load**	**Conceptual Development**
A3	**Greywater**			
A3.1	Greywater collection			
A3.1.1	Separate piping system for collection	Helps maintain quality of city main water and potable water	Construct separate piping system, keep separation from potable water system, use purple pipe to minimize mistaken connections	DD / CD's /CA
A3.1.2	Collect from showers and lavatories	Reduce Potable Water demand	Water must be treated before reuse, filtration and chlorination	DD / CD's /CA
A3.1.3	Collect rooftop rainwater	Reduce Potable Water demand	Usually best quality grey water	DD / CD's / CA
A3.2	Treatment			DD / CD's /CA
A3.2.1	Disinfectant	Eliminates bacteria that can harm users. Reduced health costs	Treatment is required before reuse	DD / CD's /CA
A3.2.2	Filtration	Helps visual quality, reduces residue		DD / CD's /CA
A3.2.3	Nutrient removal, nitrogen and phosphate	reduces algae growth	Water can be treated in constructed wetlands	DD / CD's /CA
A3.3	Distribution			DD / CD's /CA
A3.3.1	Separate municipal piping distribution system	Helps maintain quality of municipal potable water system	Use different color pipe to minimize mistaken connections to greywater system	DD / CD's /CA

Sierra Star - Sustainability Matrix

Page 1

Guiding Principles

Minimize Visual Impacts

- Sensitivity to views in relation to building heights
- Emphasis on understructure parking
- Preservation of perimeter trees

Guiding Principles

Carry out Vision of Sierra Star as defined in the 2007 TOML General Plan

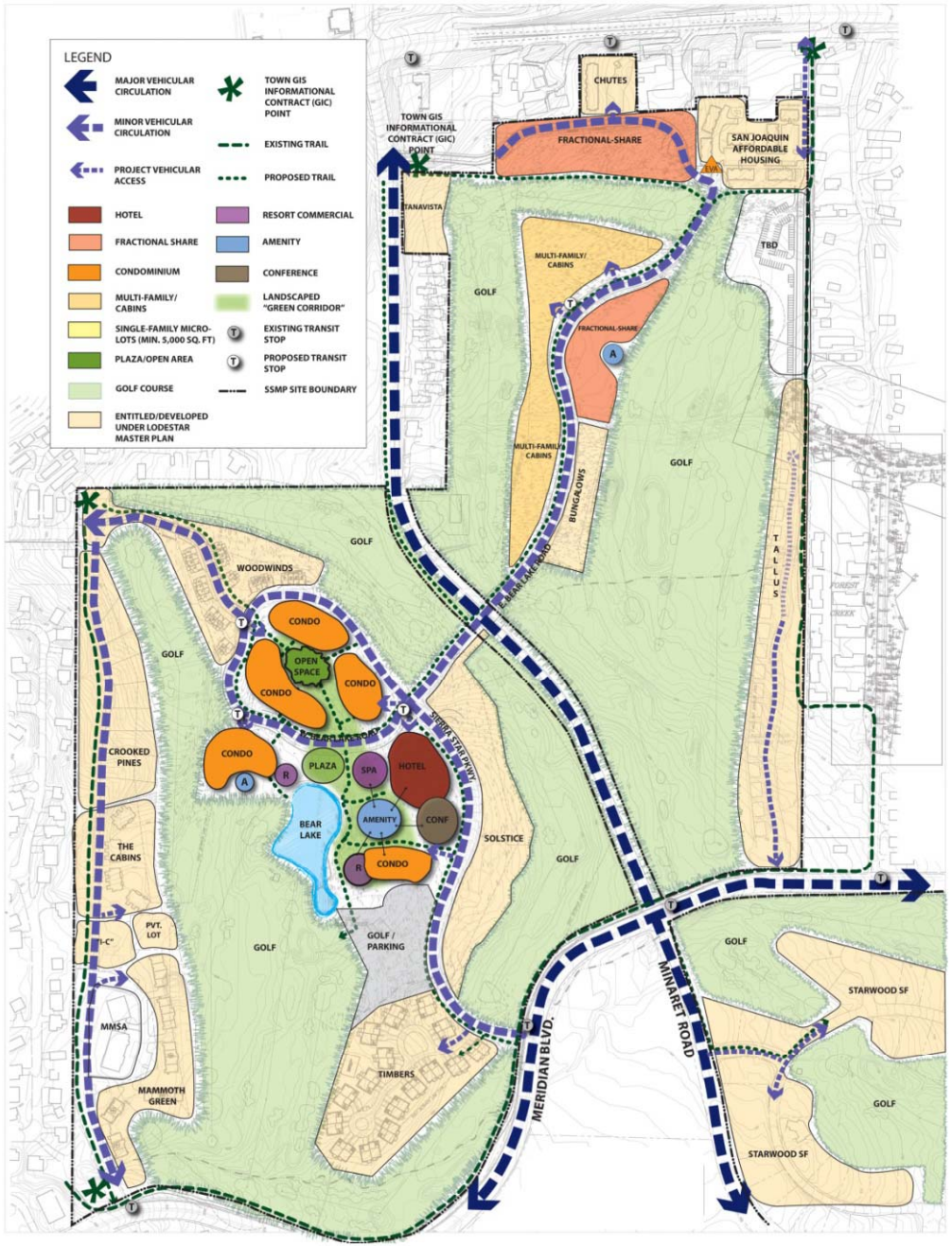
- On-site amenities and warm beds
- Year-round activities and services
- Enhanced recreational opportunities
- Usable Open space
- Sensitivity to forested character of site
- Stronger Resort Corridor
- Sierra Star as a “Resort within a Resort”

VII.Next Steps

Next Steps

- Collect feedback
- Integrate 7/22/08 Focus Group input
- Options analysis, as directed by Planning Commission
- Option refinement
- Draft Sierra Star Neighborhood District Planning Study

Next Steps


LEGEND
MAJOR VEHICULAR CIRCULATION
MINOR VEHICULAR CIRCULATION
PROJECT VEHICULAR ACCESS
HOTEL
FRACTIONAL SHARE
CONDOMINIUM
MULTI-FAMILY/ CABINS
SINGLE-FAMILY MICRO-LOTS (MIN. 5,000 SQ. FT)
PLAZA/OPEN AREA
GOLF COURSE
ENTITLED/DEVELOPED UNDER LODESTAR MASTER PLAN
TOWN GIS INFORMATIONAL CONTRACT (GIC) POINT
EXISTING TRAIL
PROPOSED TRAIL
RESORT COMMERCIAL
AMENITY
CONFERENCE
LANDSCAPED "GREEN CORRIDOR"
EXISTING TRANSIT STOP
PROPOSED TRANSIT STOP
SSMP SITE BOUNDARY
CHUTES
FRACTIONAL-SHARE
SAN JOAQUIN AFFORDABLE HOUSING
TANAVISTA
TBD
MULTI-FAMILY/ CABINS
GOLF
BUNGALOWS
TALLUS
WOODWINDS
CONDO
OPEN SPACE
PLAZA
SPA
HOTEL
AMENITY
CONF
BEAR LAKE
CROOKED PINES
THE CABINS
PVT. LOT
GOLF / PARKING
SOLSTICE
TIMBERS
MMSA
MAMMOTH GREEN
STARWOOD SF
MERIDIAN BLVD.
MINARET ROAD