



July 23, 2008,

Town of Mammoth Lakes Planning Commission
P.O. Box 1609
Mammoth Lakes, CA 93546

Subject: Clearwater Specific Plan

Dear Chairwoman Tenney and Members of the Commission,

Thank you for the opportunity to comment on the Clearwater Specific Plan. Consistent with our mission, the Mammoth Lakes Trails and Public Access Foundation (MLTPA) has reviewed the proposed Specific Plan for its support of multiple mode access to trails and recreation resources. Our comments below reflect that review.

Section 3.5

Support for commuter bicycling and walking requires more than safe, convenient routes. On-site support facilities can substantially increase non-motorized commuting. Cyclists often need a change of clothes for work and anyone who has walked or taken the bus to work in Sorels and snow gear knows that a secure place for wet boots and clothes is a big help. Secure, convenient bicycle storage and changing facilities with lockers show strong support for biking and walking. We suggest that the following language be added to Section 3.5:

Secure, convenient employee changing rooms and lockers shall be provided to encourage and support commuting by bicycle and by foot. The design of these facilities will be reviewed at the time of the Use Permit Application.

Section 8.1

Successful multi-modal transportation requires physical improvements and informational connections to those improvements. Wayfinding including printed information is as important as new trails and sidewalks. The Clearwater Specific Plan should include a requirement for wayfinding to be developed in conjunction with the site planning. This will allow the needs of wayfinding to influence the site planning process. We suggest the following language be added to Section 8.1:

A wayfinding plan will be submitted in conjunction with the Use Permit Application. This plan will be consistent with Town of Mammoth Lakes

standards and will address the needs of both project residents and visitors. Information on connections to trails and other recreational destinations will be provided in a conveniently located kiosk or similar facility(ies). At a minimum, this information will direct residents and visitors to the portals and trails identified in Exhibit __ (GIC points).

GIC Points

MLTPA provided comments on the North Old Mammoth Neighborhood District Plan that included a map showing access points identified in the Town of Mammoth Lakes/MLTPA GIS Inventory Contract (GIC). That map showed access points in the general vicinity of the Clearwater project which would be most convenient for the Clearwater residents and guests. We recommend that the GIC points map submitted for the North Old Mammoth Road District Plan be inserted as an exhibit. MLTPA can provide the exhibit.

Bicycle Storage

Sections 3.5.1 and 7.3 set standards for on-site bicycle storage. These standards appear to have been designed around typical urban commuting needs. For a second home/lodging/permanent residential project in a recreation oriented community, the proposed ratios seem very low. Bicycle ownership of less than one per workforce unit and one per five visitor units is not consistent with our observations. It is our opinion that bicycle ownership and usage in Mammoth Lakes is substantially higher than provided for in the draft Specific Plan. For example, the Colorado DOT reports that there is an average of 2.7 bicycles per household in that state. We recommend that Paragraph 2 of Section 3.5.1 be amended to say:

“Bicycle parking and storage shall be provided on site at a rate of at least 2 spaces per commercial unit, 2 spaces per 2,500 square feet of Plaza Space, and 1 space per condominium/hotel unit.”

We also recommend that the second sentence of the second paragraph of Section 7.3 be amended to say:

“Storage spaces shall be provided at a rate of at least two spaces per unit.”

Section 7.3 should also address storage for skis and other recreational equipment that is typical of a Mammoth Lakes household.

MLTPA suggests that the applicant conduct additional research into actual bicycle ownership and usage in Mammoth Lakes and similar resort communities with extensive bicycle/multi-use paths. We will conduct similar research and provide further comment in conjunction with the Use Permit application.

Thank you again for the opportunity to comment on the Clearwater Specific Plan. In addition to these comments, we offer our services to the applicant and the Town to assure that the multi-modal system is successful and provides maximum utility to the project, its residents and guests, and the community.

Sincerely,

John Wentworth
Mammoth Lakes Trails and Public Access Foundation

