



September 10, 2008

Jen Daugherty, Associate Planner
 Town of Mammoth Lakes
 P.O. Box 1609
 Mammoth Lakes, CA 93546

Subject: Snowcreek District Plan

Dear Ms. Daugherty,

Thank you again for the opportunity to provide suggestions for the content of the Snowcreek Neighborhood District Plan. These comments are MLTPA's follow-up to the meeting with Hart Howerton on September 3, 2008.

Where MLTPA comments suggest changes to recommendations that address multiple issues, those comments apply to all occurrences of those recommendations.

Issue #	MLTPA Suggested Principles and Plan
8	<ul style="list-style-type: none"> <input type="checkbox"/> All buildings will be located to best support recreational, leisure, and feet first use. <input type="checkbox"/> "Outfitter cabin" location will be convenient for hotel and condominium guests. [In addition to the meeting notes on the cabin, we note that the primary uses are as an outings "concierge" and rental shop. While location convenient to trails or portals is a consideration, the cabin itself is not a portal.] <input type="checkbox"/> Interpretive center will co-locate with other interpretive or park facilities. <input type="checkbox"/> Store will be located to provide maximum walking access (GP Policy C.2.G).
16	<ul style="list-style-type: none"> <input type="checkbox"/> Open space within the district will provide usable recreational areas and convenient pedestrian/bicycle connections to external recreational resources and destinations. <input type="checkbox"/> MLTPA specifically endorses inclusion in the NDP of the 3rd, 8th, 9th, and 10th points from Response 16a. The "On-site bike trails connecting the site with the Mammoth commercial district and other areas of town. On-site bike facilities shall include Class 1 Multi Use Paths and Class 2 bike lanes," and "Connectivity to open space portals as identified in the GIC inventory," should be requirements of the NDP. The statement regarding winter recreational activities should stay as a plan component.
22	<ul style="list-style-type: none"> <input type="checkbox"/> The trails connections to the Mammoth Creek corridor should be clearly described in the NDP.

23	<input type="checkbox"/> The district will include usable convenient access to and from recreational resources on public lands to its south and east. The NDP must acknowledge the Special Study under way for the Sherwin Area and provide for a functional access and use relationship between the project and the activities identified in the Special Study.
24	<input type="checkbox"/> The text of the NDP should clearly state that readily usable winter access to and egress from the Sherwin range as defined by Tele Bowl and the Bardini Chutes to the base of the Sherwin Bowl area will be provided. This access will be located and designed to serve both those residing within the district and those requiring access through the district.
25	<input type="checkbox"/> The NDP needs to include reference to the Sherwin Area Trails Special Study now being undertaken by the Town and the INF and to accommodate its findings.
26	<input type="checkbox"/> The GIC point descriptions should include existing and potential uses to assure that the connections from the district address seasonal demands, are appropriately located, and are of appropriate design. General Plan Policy P.3.C. should be included with this topic.
27, 28, 32, 33, 34	<input type="checkbox"/> All of the response recommendations should be included as plan direction. The number of transit stops should be identified as being the minimum number. Depending on final project layout, a greater number of stops may be warranted. The words “cart path system” should be deleted from the cross country trails on the golf course recommendation. Areas of rough and limited fairway locations may also be appropriate.
29	<input type="checkbox"/> The “Outfitters Cabin” location should be based on convenient walking access from its target user population as well as access to neighboring recreation.
30	<input type="checkbox"/> The recommendations for this issue should be included as plan direction. See transit stop comment above.
31a	<input type="checkbox"/> MLTPA recognizes the difficulties and expense with tunnels; however, they can provide the best alternative in many cases. The current tunnels on the Mammoth Lakes Trail System are used year-round. The drainage has not been a major problem other than occasional stormwater collection at Mammoth Creek. Icing can be treated in several different ways depending upon its extent. Tunnels should not be rejected as an option out of hand. depending upon the outcome of the intersection studies.
44	<input type="checkbox"/> The district plan should include direction that way-finding design and placement will be coordinated with the standards in the Trail System Master Plan.
45	<input type="checkbox"/> The facilities listed should be included in the district plan. The words “cart path system” should be deleted as described above. The reference to public restrooms in the hotel should be modified to add the potential for other locations (e.g., outfitters cabin) if warranted.

48	<input type="checkbox"/> The use of the golf course as a winter recreation facility including, but not limited to, activities such as X-C skiing, snowshoeing and winter walking is critical to the success of the project as a year-round resort. Design of the course to accommodate a variety of winter recreation uses should be required plan component.
49	<input type="checkbox"/> The X-C ski trail system should be laid out to avoid road crossings to the maximum extent feasible. The district plan should include the potential for a looped system to the south to provide extended trails and an opportunity to complete a circuit without having to remove skis.
50	<input type="checkbox"/> The district plan needs to require compliance with the standards of the Trails Plan once it is adopted.
51	<input type="checkbox"/> The recommendations should be included subject to the modifications suggested above.
56	<input type="checkbox"/> The recommendations should all be included in the plan. The specific location of the outfitters cabin may change and topography at the location shown on the exhibits is poor. The plan should indicate flexibility in the location of a variety of public access points on the southern border to assure maximum utility.
57	<input type="checkbox"/> MLTPA fully supports inclusion of usable egress routes from the Sherwins. Co-locating the routes with groomed X-C ski trails may not be the best solution because of the impact of snowboard boots and fat skis on the groomed trails. Tamarack Lodge in the Mammoth Lakes Basin maintains a parallel packed lane for walking, snowshoeing, etc. We suggest that this recommendation not limit the route to the groomed trails.
62	<input type="checkbox"/> See MLTPA's comments under issues 8 and 26.
Other	<input type="checkbox"/> At a minimum, the images on pages 32, 33, 40, 41, 79, and 80 from the July 29, 2008 PowerPoint should be included to illustrate the connectivity principles. Images 79 and 80 should be modified to show the revised outfitters cabin location discussed on September 3 rd and clarify that the southern access point is conceptual.

Thank you again for the opportunity to participate in the review process for the Snowcreek Neighborhood District Plan. We look forward to the presentation of the revised plan and the Master Plan and continue to offer our services to assist in working to develop a final project proposal that provides the maximum utility to its guests and the community.

Sincerely,

John Wentworth
Mammoth Lakes Trails and Public Access Foundation