

## **North Village Plan Brief**

### **Setting and Community**

The North Village Specific Plan Area is located in the northwest portion of town, adjacent to Main Street, Lake Mary Road, and Minaret Road (Map #1). The specific plan area consists of 41 separate parcels totaling approximately 64 acres. Since the Specific Plan was adopted in 1991 some consolidation of ownership has occurred, but the majority of land remains under multiple ownerships.

The North Village Specific Plan Area is primarily comprised of urban development and includes hotels, restaurants, visitor-oriented and general commercial operations, professional and medical offices, condominiums, single family homes, and community facilities. Existing uses on the site include the mixed-use developments of the Village at Mammoth and 8050, the Fireside and Magnolia Lodge condominiums, the Town's community center and library, several commercial establishments, and a surface parking lot.

Map #2 indicates the specific locations (Planning Areas) for site-specific uses within the Plaza Resort (PR) district and other planning areas within North Village. The Specific Plan contains individual site requirements that describe the expectations for development of each planning area.

### **Chronology**

In 1991 the Town Council established the specific plan zoning designation and designated the North Village properties as a specific plan and adopted the North Village Specific Plan.

The Town Council adopted the North Village Specific Plan and certified an Environmental Impact Report (EIR) to provide a more refined description of land uses and development policies oriented toward the goal of establishing the North Village as a center for year-round resort activity. Specifically, the purpose of the Specific Plan was to provide new land use guidelines and development standards for the North Village area, in order to develop a cohesive, pedestrian-oriented resort activity node, and to provide for a year-round focus for visitor activity within the Town of Mammoth Lakes.

Since the North Village Specific Plan was approved, several major projects have been approved including:

- The Village at Mammoth (Grand Sierra Lodge, White Mountain Lodge, and Lincoln House)
- Village Gondola Building
- Village Skier Services Building
- Restaurants and Retail Sales

- 8050: Buildings “A”, “B”, and “C”

Please see Attachment A for photos of The Village’s major projects.

### Recently Approved Projects Status

#### *The Westin*

A condominium hotel with 230 dwelling units and a 236 space parking structure was approved by the Planning Commission in June, 2004. The project is located at 50 Hillside Drive, east side of Hillside Drive, south of Canyon Boulevard. The building is currently under construction and the model unit is in finish stage. The project is expected to be completed in summer 2007.

#### *8050*

A multi-family residential project progressing in 2 phases with 23 full service dwelling units in the first phase, a parking structure, and service facilities was approved by the Planning Commission in June, 2004. The project is located between Minaret Road and Canyon Boulevard, north of Main Street. Portions of the project are under construction; however, construction on Building “C” which abuts Minaret Road has stopped due to issues with the Fireside Condominiums setback.

#### *Stonegate*

A residential development with 14 town home units was approved by the Planning Commission in June, 2004. The project is located at 5808 Minaret Road, on the east side of Minaret Road, south of Main Street.

#### *Canyon/Hillside*

A 193-unit condominium hotel with 225 "lock-off" units in the North Village Specific Plan area was approved by the Town Council on February 15, 2006. The project is located on the west side of Canyon Boulevard above Lake Mary Road. The project includes 41 town home condominiums (Phase II), conference facilities, restaurant, spa, and understructure parking garage with 259 spaces on approximately a 7-acre site. The applicant has requested a Zone Code Amendment to allow for tandem parking with valet service. Staff is processing the Zone Code Amendment and anticipates public hearing in late September or early October.

#### *Golden Eagle*

A 6-unit condominium project was approved by Planning Commission on March 23, 2005. The ADP reviewed and approved the project, subject to design changes, on September 30, 2005. Staff has been working with the applicant to determine if ADP comments are adequately addressed and to eliminate any non-appropriate encroachments into the 5-foot easement along Forest Trail. Staff is currently waiting for revised plans.

## Pending Planning Status

### *Public Parking Garage*

In May, 2006, staff reviewed preliminary plans for a 340 space parking garage to be constructed at 99 Canyon Blvd. (southeast corner of Canyon Blvd. and Hillside Drive). Mammoth Mountain is preparing a proposal and will be submitting shortly. It may be possible to excavate and shore next summer, with a goal of completing construction in fall of 2008.

### *Round About*

Mammoth Mountain Ski Area is proceeding with the plans for the Minaret roundabout with the intent of breaking ground next spring.

### *Ski-Back Bridge*

In early 2006, preliminary drawings were submitted for a ski-back bridge across Forest Trail, west of Minaret Road. The applicant submitted the drawings in order to determine the discretionary review process for the project. Staff advised the applicant to submit for Design Review. The application has not been formally submitted at this time.

### *Berner Street Realignment*

The project consists of vacating the existing street as it connects to Minaret Road and connecting to Forest Trail along the easterly side of the existing temporary North Village Parking Lot. Work began during July, 2006 to realign Berner Street right-of-way.

### *South Hotel*

In June, 2005, a request for approval of the "South Hotel" in the East Village (Phase 2) of the Village at Mammoth was submitted to the Planning Department. The project is a 149 unit condominium "flag" hotel with spa and pool facilities, meeting rooms, two retail units along Minaret Road, and a two-level understructure parking garage with 211 spaces. Staff has been working with the applicant to obtain a complete application. The project has been presented at a PC Workshop and several ADP meetings. The applicant resubmitted revised plans on August 28, 2006.

## North Village Site Plan Criteria

The concept of the North Village development is to create a unique and attractive commercial center which will be of interest to local, regional, day, and destination visitors during all seasons of the year. The design emphasizes the creation of diverse shopping, recreational, lodging, and cultural opportunities which will appeal to all ages and family interests.

The objective of the North Village Specific Plan is to create a set of land use designations and development standards which will facilitate the development (or renovation) of "North Village" as a concentrated, pedestrian-oriented commercial and visitor accommodation center with public and private underground parking,

amenities and activities focused around three pedestrian plazas connected by retail, restaurant and cultural amenities. The North Village development should be oriented toward year-round uses and visitor activity to strengthen the existing winter visitor market and to improve Mammoth's attractiveness to spring, summer, and fall resort visitors. Unification of development throughout the Specific Plan Area through the establishment of architectural and landscaping guidelines will strengthen North Village's image as a resort activity node in Mammoth Lakes.

#### Site Density and Design

The North Village Specific Plan sets a maximum of 3,320 rooms and 135,000 square feet of commercial/retail area. The specific plan was created to facilitate the development and renovation of the North Village as a concentrated, pedestrian-oriented activity center with limited vehicular access and easily accessible public transit services. The development should be oriented toward year-round uses and visitor activity to strengthen the existing winter visitor market, and to improve Mammoth's attractiveness to spring, summer, and fall resort visitors.

#### North Village Characteristics

Some of the broad initial design and development ideas and observations that have been formed about the overall qualities of the North Village are:

1. Visitor oriented entertainment retail district.
2. Active day, night, and through four seasons, designed to achieve the 2-3 hour shopping, dining, leisure stay.
3. Resort and resident activities, amenities and services.
4. Pedestrian oriented, sidewalks, plazas and courtyards with pedestrian comforts linked to create a sense of exploration.
5. Create incentives for district animation with street-oriented retail and significant anchors.
6. Retail and services in "storefront" setting located up to the sidewalk, supporting uses above ground level.
7. A grocery store for northerly neighborhoods.
8. A variety of resort lodging supported by meeting facilities, outdoor activities and restaurants, arts and culture and entertainment.
9. Shared- and pooled parking, convenient structured parking and small-scale street adjacent surface parking.
10. Landscape that recalls the Eastern Sierra and establishes scale and street edge.
11. Encourage use by people living and working in close proximity.
12. Encourage transit oriented development.
13. Easy pedestrian access across major streets.
14. Gateway intersection at Minaret and Main streets.
15. Create year-round non-vehicular links to Canyon Lodge and the Mountain.
16. Lake Mary Road uses and trails connected to the Village.

### Issues and Opportunities

Staff has also been working to identify the key issues and opportunities that may be presented through an amendment of the North Village Specific Plan. Much of this thinking has been developed through meetings with the public, Planning Commission, and Town Council during the development of the Physical Development and Mobility study and General Plan update.

The key questions that we have framed are:

1. What are the program and design characteristics of a sustainable entertainment retail district?
2. How should the Village connect to the larger community and how does the community access the area and vice versa (i.e., transit, where do they park)?
3. How should the Village contribute to the Town's overall economy, tourism and mix of retail, entertainment, dining, and recreation amenities?
4. What are the special attributes of the area and how should it be designed to take advantage of these attributes?

Attachments:

Map #1 – North Village Specific Plan area

Map #2 – Planning Areas for site-specific uses within the North Village

Attachment A – Photo composite of approved projects

Attachment B – View montage of the North Village

# MAP 1



# MAP 2

## PR PLANNING AREAS AND OTHER SITE SPECIFIC USES

### PR PLANNING AREAS:

- |   |                                 |   |                                |
|---|---------------------------------|---|--------------------------------|
|  | COMMERCIAL/<br>RETAIL AREA      |  | RESORT<br>LODGING AREA         |
|  | PED. ORIENTED<br>MIXED USE AREA |  | CONDOLA/SKIER<br>SERVICES AREA |
|  | PERIMETER<br>SITE               |   |                                |

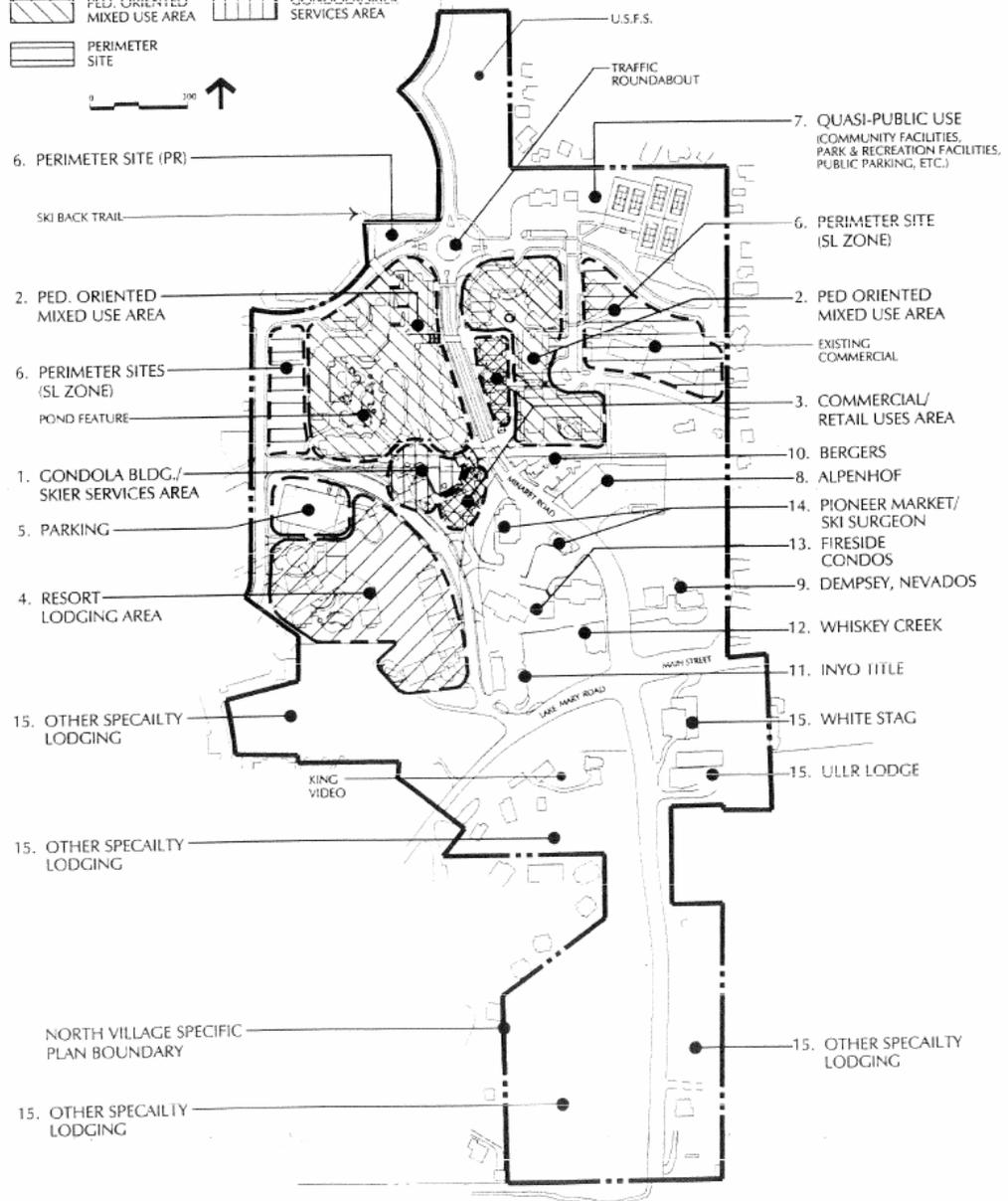


FIGURE 1

