

**Neighborhood District Plan Table of Contents**  
**Revised 7/15/09**

- 1) **Executive Summary:**
- 2) **Introduction:**
  - a) Briefly state the vision, goals and objectives.
  - b) 07 GPU Community Design- Briefly state the applicable high-level goals.
- 3) **Planning Area:** Briefly describe and show graphically
  - a) Boundary- Area of the district shown in 07 GPU (pg 23).
  - b) Sphere of Influence- Consistency of transition within the vicinity around the district.
  - c) Existing Conditions- Existing character, function and form.
- 4) **Element and Issue Discussion:** Briefly describe and show graphically
  - a) 07 GPU Element Analyses
    - i) Character- How should it feel?
      - (1) Neighborhood and District Character: Restate description as defined in the 07 GPU (pg 22), briefly describe any changes or additions and why.
    - ii) Function- How should it work?
      - (1) Economy
        - (a) Opportunity and constraint analysis of identified issues.
        - (b) Does this district require a ~~minimum or maximum~~-level of commercial, resort or housing amenities unique to achieving the character of the district or that could be enhanced to better serve the community?
        - (c) Tie in to the Destination Resort Community and Economic Development Study.
      - (2) Arts, Culture, Heritage and Natural Resources
        - (a) Opportunity and constraint analysis of identified issues.
        - (b) Does this district require a ~~minimum or maximum~~-level of arts and culture ~~or offer heritage and natural resources~~ unique to achieving the character of the district or that could be enhanced to better serve the community? Does the District offer a unique heritage or natural resource that should be preserved?
      - (3) Community Design
        - (a) Opportunity and constraint analysis of identified issues.
        - (b) Confirm the transect characteristics of the district.
        - (c) Form- How should it look and how does it fit within the forest as a “village in the trees?”
        - (d) ~~Does this~~What are the district’s required minimum and maximum height limits ~~to achieve the character of the district?~~
      - (4) Land Use
        - (a) Opportunity and constraint analysis of identified issues.
        - (b) Does the district require a ~~minimum or maximum~~-set of land use characteristics such hotel, mixed-use, single family or multi-family unique to achieving the character of the district or that could be enhanced to better serve the community?
        - (c) Density and Impacts to PAOT
          - (i) Opportunity and constraint analysis of identified issues.
          - (ii) Does this district require a ~~minimum or maximum~~-level of density unique to achieving the character of the district or that could be enhanced to better serve the community? (If density is different than the existing zoning, analyze using PAOT model.)

- (5) Mobility
    - (a) Opportunity and constraint analysis of identified issues.
    - (b) Does this district require a ~~minimum or maximum~~ level of mobility such as circulation, parking, transit, way-finding and/or trail amenities, and snow removal unique to achieving the character of the district or that could be enhanced to better serve the community?
    - (c) Tie in to the Mobility Study and Trails Master Plan.
  - (6) Parks, Open Space and Recreation
    - (a) Opportunity and constraint analysis of identified issues.
    - (b) Does this district require a ~~minimum or maximum~~ level of park, open space or recreation amenities unique to achieving the character of the district or that could be enhanced to better serve the community?
    - (c) Tie in to the Parks and Recreation Master Plan.
  - (7) Resource Management and Conservation
    - (a) Opportunity and constraint analysis of identified issues.
    - (b) Does this district require a ~~minimum or maximum~~ level of tree retention or sensitive natural resources preservation such as wetlands and riparian habitat unique to achieving the character of the district or that could be enhanced to better serve the community?
    - (c) Tie in to Sensitive Natural Resource Studies such as OSSC study.
  - (8) Public Health and Safety
    - (a) Opportunity and constraint analysis of identified issues.
    - (b) Does this district have special public resource needs such as emergency access, fuel-tree reduction or public services unique to achieving the character of the district or that could be enhanced to better serve the community?
  - b) NDP Recommended Alternative Alternatives
    - i) Given the character, function and form analyses, ~~identify~~ provide the recommended alternative for the district.
      - (1) Briefly describe rationale and show graphically
      - (2) Briefly describe consistency of transition within Sphere of Influence.
      - (3) Briefly state contribution to 07 GPU Triple Bottom Line: Social, Economic and Natural Capital.
      - (4) Briefly describe at least two reasonable alternatives that were considered for the district. ~~Briefly describe and show graphically.~~
    - ii) Briefly describe consistency of transition within Sphere of Influence.
  - c) Recommendations-
    - i) What is the preferred alternative? Briefly describe recommendations and rationale.
    - ii) Briefly state contribution to 07 GPU Triple Bottom Line: Social, Economic and Natural Capital.
- 5) Conclusion:** Briefly restate the overall recommendations and conclusions of the plan and describe the needed level of CEQA compliance and list action items if any.