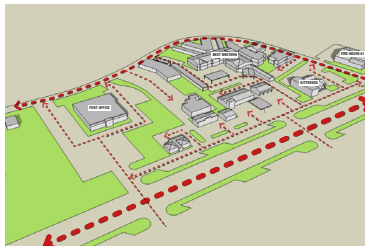


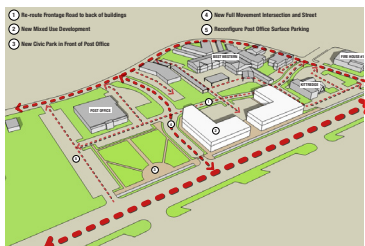
URBAN PLANNING SERVICES

MAMMOTH LAKES, CALIFORNIA

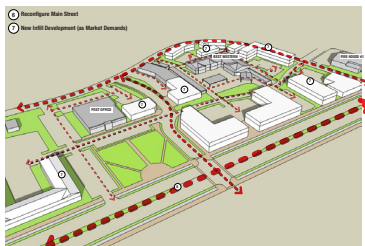
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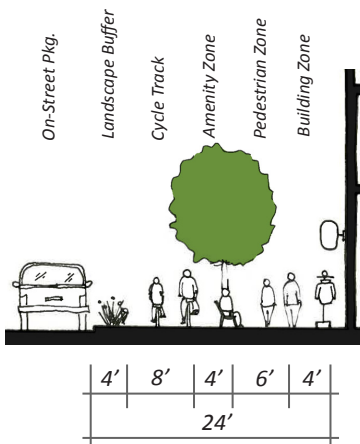
FRONTAGE ROAD CONCEPTUAL PHASING
EXISTING CONDITIONS



FRONTAGE ROAD CONCEPTUAL PHASING
PAGE 1



FRONTAGE ROAD CONCEPTUAL PHASING
PAGE 2



Separated bike and pedestrian facilities make each mode more safe, comfortable and enjoyable.

Main Street Plan

Mammoth Lakes is a premier ski resort, a highly popular summertime destination, and a year-round community for 8,000 people. However, while it has a vibrant economy, the town lacks a genuine downtown, where visitors and residents can gather, shop, work and engage in social and cultural events in a pedestrian-oriented environment. The central artery through town, Main Street, is instead a commercial strip, with buildings set back from the highway edge and with no distinct identity. This wide street section undermines the town's goals to create a more pedestrian-friendly place that can be the heart of the community. Realizing the need to create a more distinct identity and enhance the visitor experience, the town sought to remake Main Street with a strongly defined street edge, mix of uses and at a moderately higher density.

In response to the town's goals, Winter & Company led a multidisciplinary team in a charrette process. This produced a strategy to transform the corridor in a phased design that will encourage redevelopment and bring buildings closer to the street edge. Establishing continuity in sidewalks and bicycle circulation is a key concept. A new set of cycle tracks will protect bicycles from auto traffic, and new, wider sidewalks will accommodate outdoor uses and pedestrian circulation. Enhanced wayfinding and landscaping will reinforce a distinct identity for the area.

Town residents and the professional team collaborated to develop a preferred street section, and identified locations for public facilities, including a central plaza, a series of bus transit plazas and shared public parking sites. The plan is conceived to be phased in as individual properties redevelop.



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The team worked in tandem with a concurrent project to update the town's zoning code. In that assignment, Winter & Company developed a series of redevelopment scenarios that illustrated the impacts of the code, and then generated pro forma analyses that tested the feasibility of redevelopment. Close coordination with street performance requirement of CalTrans was also a key component of the project.

The plan outlines specific implementation strategies, including creation of a special management district to handle maintenance and snow removal and to develop shared parking facilities.

These elements were studied in more detail in a subsequent project: District Feasibility Study.

SERVICES:

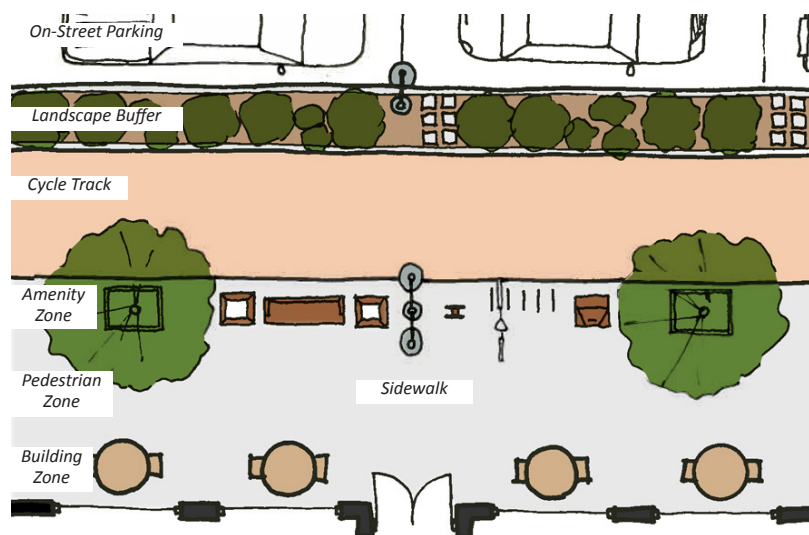
- » Public outreach process
- » Week-long on-site charrette
- » Framework plan
- » Opportunity site studies
- » Phasing strategies
- » Funding & regulatory strategies

CLIENT:

Sandra Moberly
Planning Manager
Town of Mammoth Lakes

DATE:

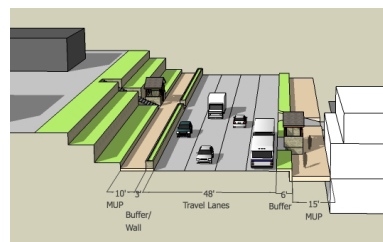
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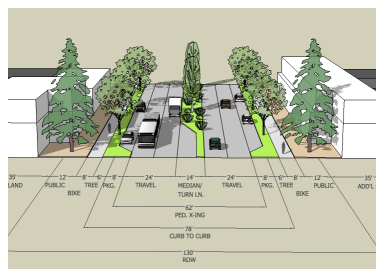
Continuous pedestrian and bike facilities increase multi-modal travel.



Participants explore opportunities for redevelopment and phasing scenarios along Main Street in a community charrette.



West Main Street proposed section with steep topography



Typical proposed Main Street section



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