

## Draft Downtown Neighborhood District Plan (DNDP) Report

July 8, 2010



### Meeting Purpose

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- Present major concepts and recommendations from the Draft DNDP Report
- Q&A
- Commission and public comments to Town Council

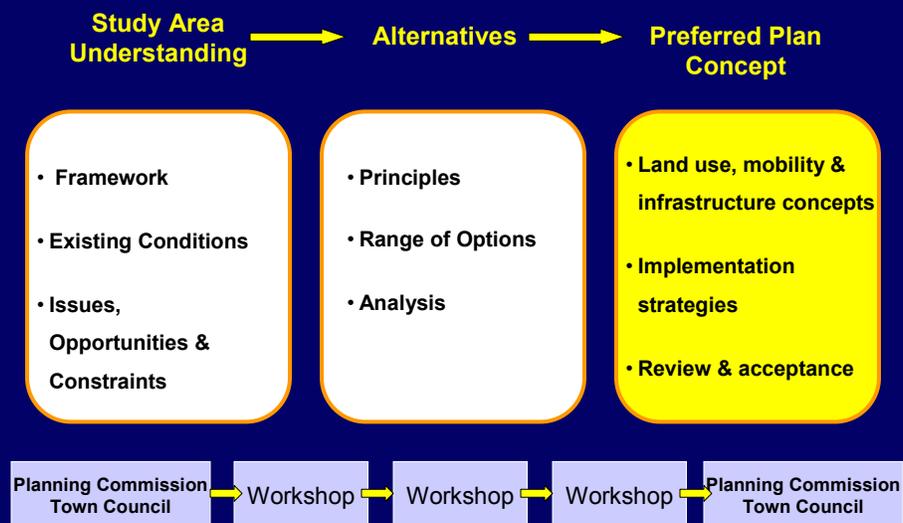
## What Is the Draft DNDP Report?

***A COMMUNITY-DRIVEN planning study that is a well-defined starting point for additional analysis to test and refine the Preferred Plan Concept and recommendations***

- Not “The PLAN”
- Additional analysis to be completed
  - Traffic modeling
  - PAOT/PIEC
  - Infrastructure
  - Phasing
- Refine Concept and recommendations
- Zoning Code Update (“codified”)

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## NDP Process



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## Public Participation

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- 5 Focus Group meetings
- 3 Community Workshops
- 2 Open houses
- Numerous on-going agency partner (e.g. Caltrans) and stakeholder meetings

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## Meetings/Workshops on Draft Report

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- June 18<sup>th</sup> – Draft Report published
- June 23<sup>rd</sup> – Introduction to Planning Commission
- July 8<sup>th</sup> – Recreation Commission
- July 14<sup>th</sup> – Planning Commission
- July 20<sup>th</sup> – Mobility Commission
- TBD – Town Council review and acceptance<sub>6</sub>

## Preferred Concept



## Preferred Plan Concept

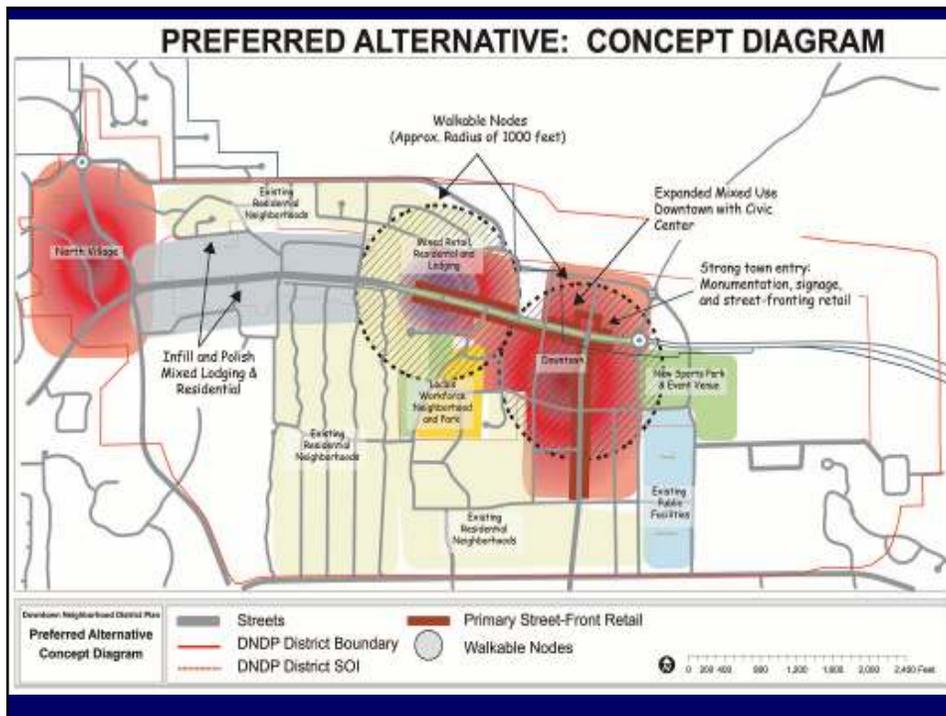
### The Community's Concept

- Visionary – by and for the community
- Doable – practical, phaseable and scalable, not wholesale change
- Implemented by property and businesses at their own pace
- No takings, no down zonings
- Bold, long-range vision
- Incremental change, evolution and improvement to Main Street corridor

## Principles and Approach

- The opportunity for a more successful commercial district and revitalization efforts.
- Opportunities and incentives for re-investment.
- Additional property available for development if the Main Street right-of-way is relinquished or “given back” from the Main Street roadway.
- Updated planning requirements that allow for more efficient use of property (e.g. shared parking that can reduce required on-site parking needs).

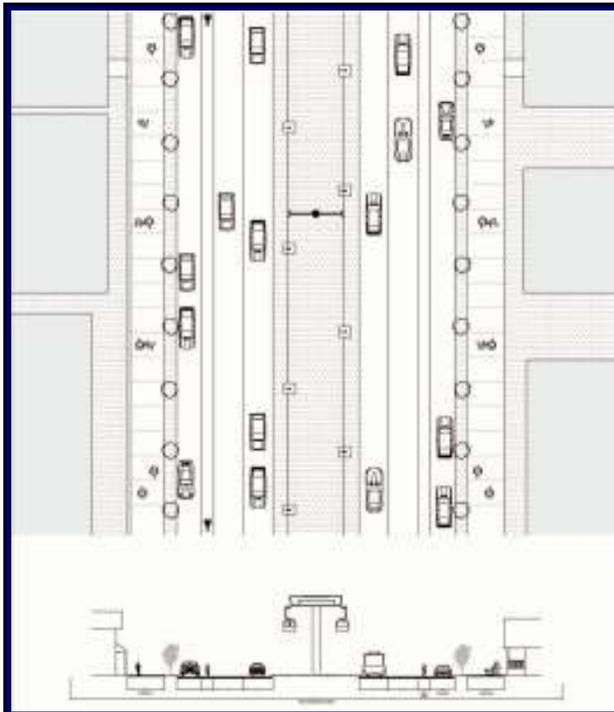
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## Transportation and Snow Management

- Maintain four travel lanes
- Complete street design (sidewalk, landscaping, bike path, on-street parking and transit)
- Linked and expanded street network
- Traffic management – roundabouts and wayfinding
- Increased mode split – transit, etc
- Year-round pedestrian facilities, safe road crossings
- Walkable public parking linked to transit
- Snow storage in on-street parking, removed after storm

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### Typical Main Street Section: Downtown

- Center median
- Frontage roads removed
- Complete streets (on-street parking, sidewalks and bike lanes)
- Buildings oriented to the street

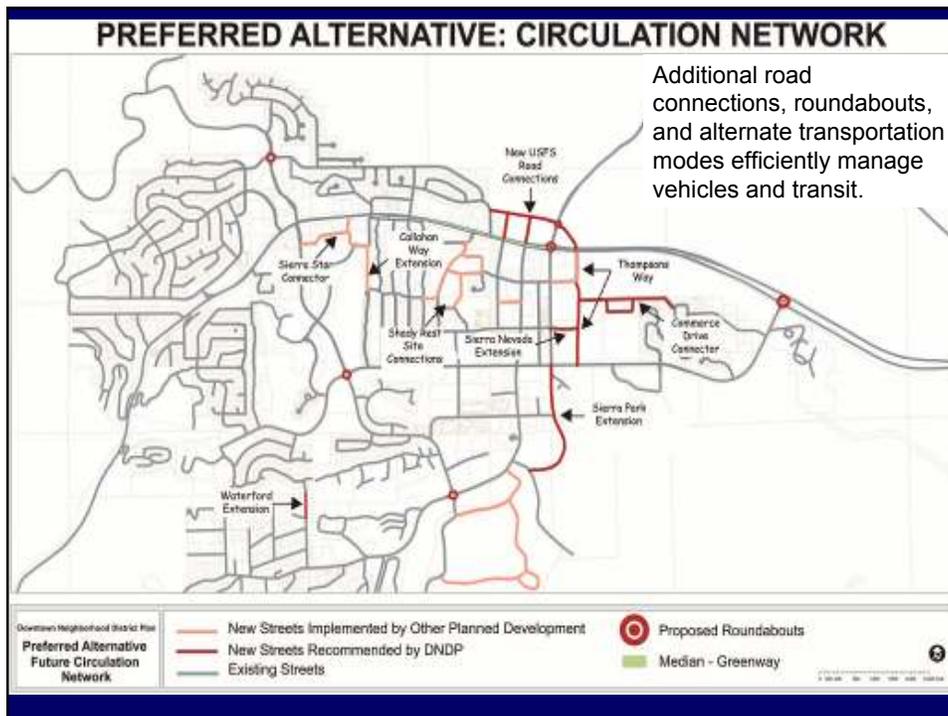
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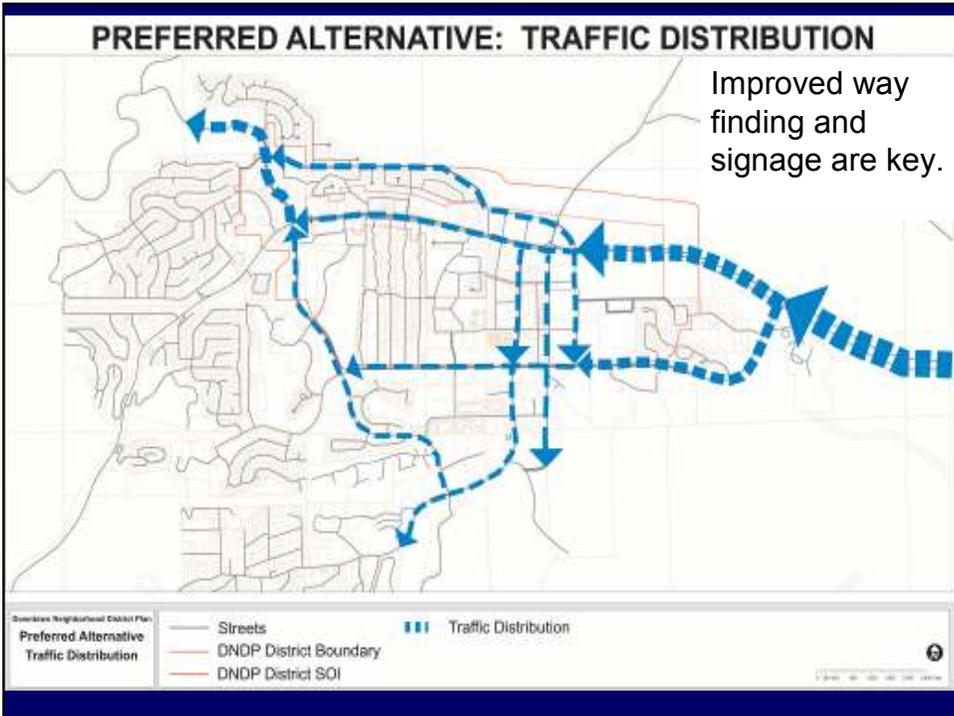
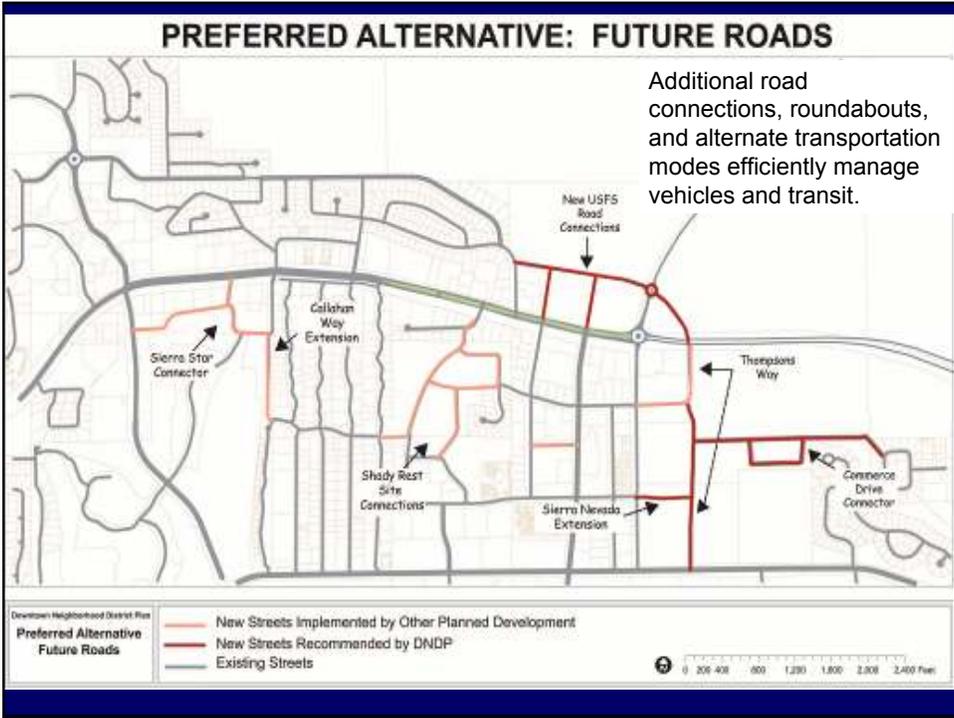
# Medians and Roundabouts

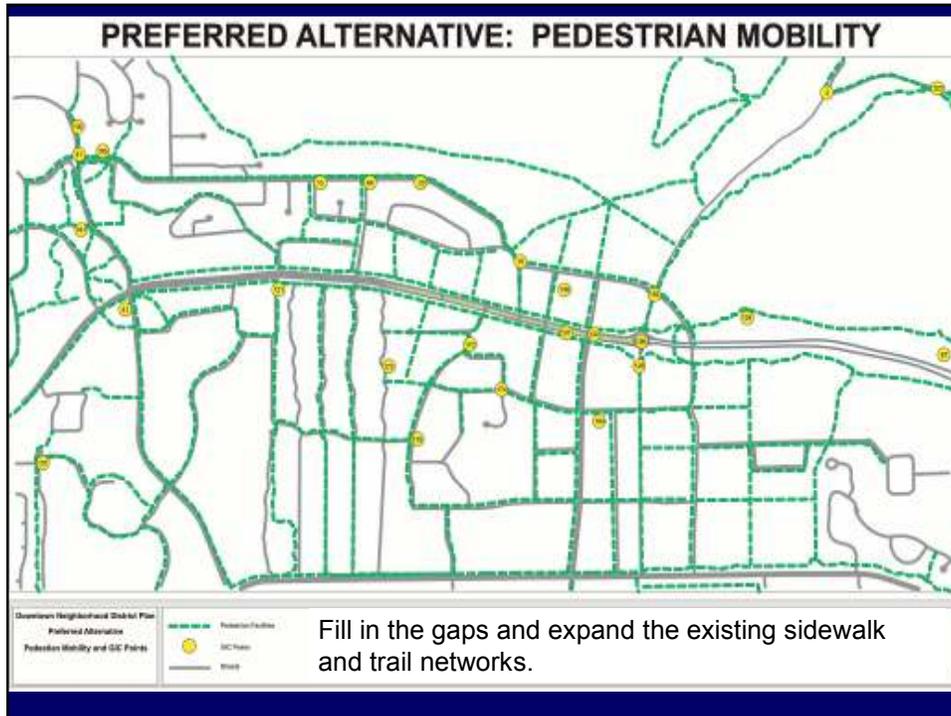


- Main Street median breaks up traffic lanes and provides an area for public art and streetscape features.
- Potential for gondola right-of-way (to be determined based on additional analysis).
- Roundabouts smooth traffic flow, provide focal point and streetscape feature.

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## Aesthetics

- Dramatic town-entry sequence from “wild” to transition to downtown
- Sense of arrival/welcome statement
- Attractive streetscape – natural landscaping, public art, community signage and wayfinding
- Traditional “Main Street” scale and charm

## Gateway

A distinctive gateway entry to town frames the transition along Main Street from forested to the urbanized area.



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## Downtown Core – Mixed Use, Street Front Retail, and Pedestrian Friendly



- Buildings oriented to the street
- Sidewalks and plazas
- On-street parking
- Landscaping and public art



OUTDOOR DINING, ETC.

PATH OF TRAVEL

PARKING

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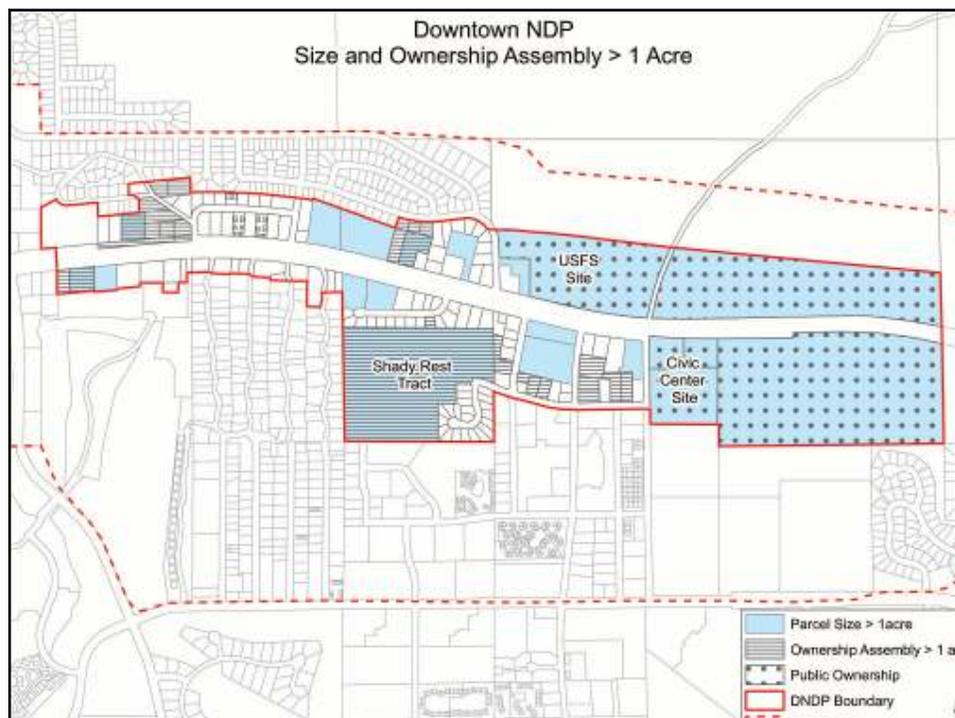
## Economic Development

- Future buildings moved “to the street” – frontage roads returned to productive use and development
- Major Events/Sports Park
- Multi-use animated spaces in commercial areas
- Joint use public parking
- Shady Rest Site

## Catalyst and Opportunity Sites

- Large and/or publicly-owned
- Opportunity for new public facilities, recreation, venues, and housing
- Influence surroundings and implement vision
- Assemble smaller properties with common ownership

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## Catalyst Site - USFS

The US Forest Service property north of Main Street is a civic center with public spaces to activate the area.

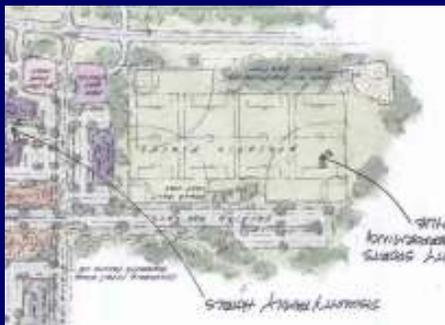


- Civic / government uses
- Public open space
- Employee housing

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## Catalyst Site – Town/County property

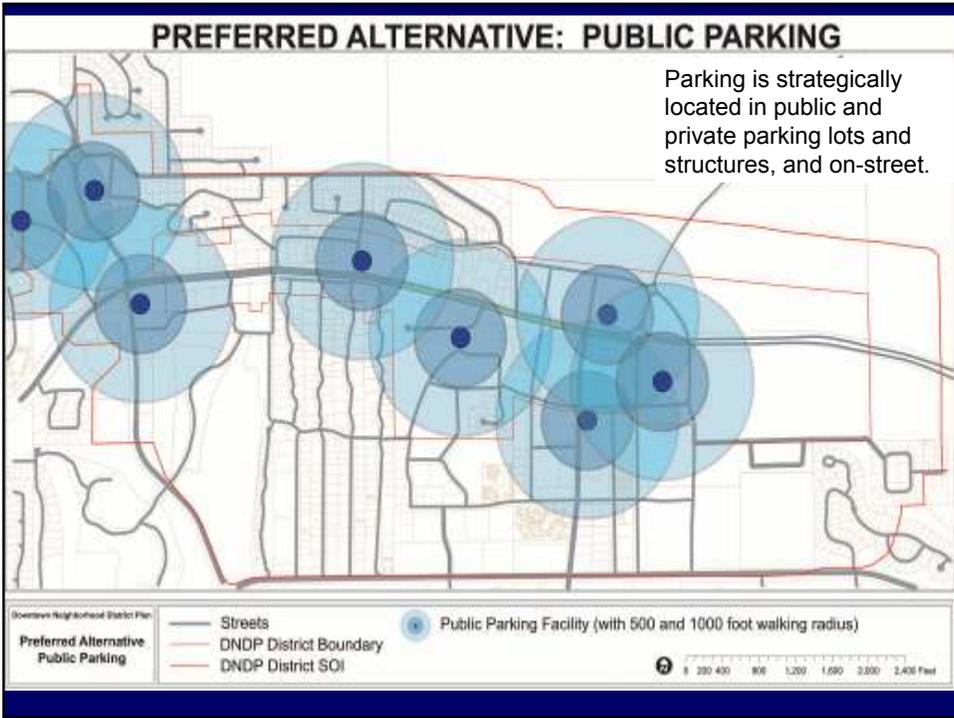
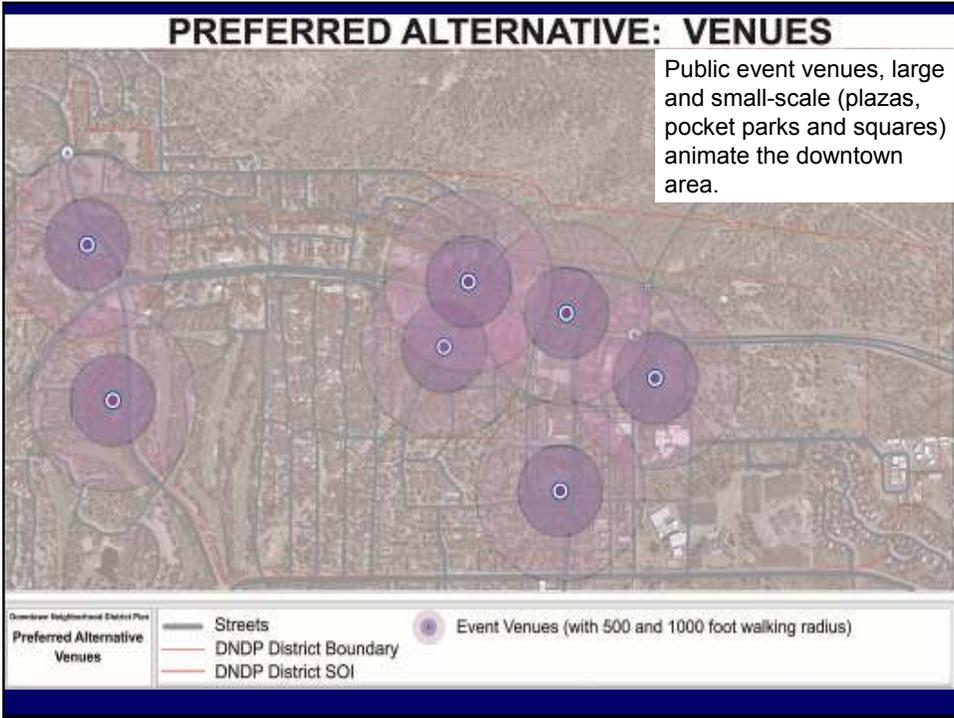
The Town/County property at Sierra Park Road/Main Street is a sports park and event venue.



- Civic / government uses
- Recreational open space
- Event venue



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## Shady Rest Site Concept

Shady Rest is a livable workforce neighborhood within with a range of housing types and affordability for locals, along with significant open space areas and parks.



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## Preliminary Development Standards

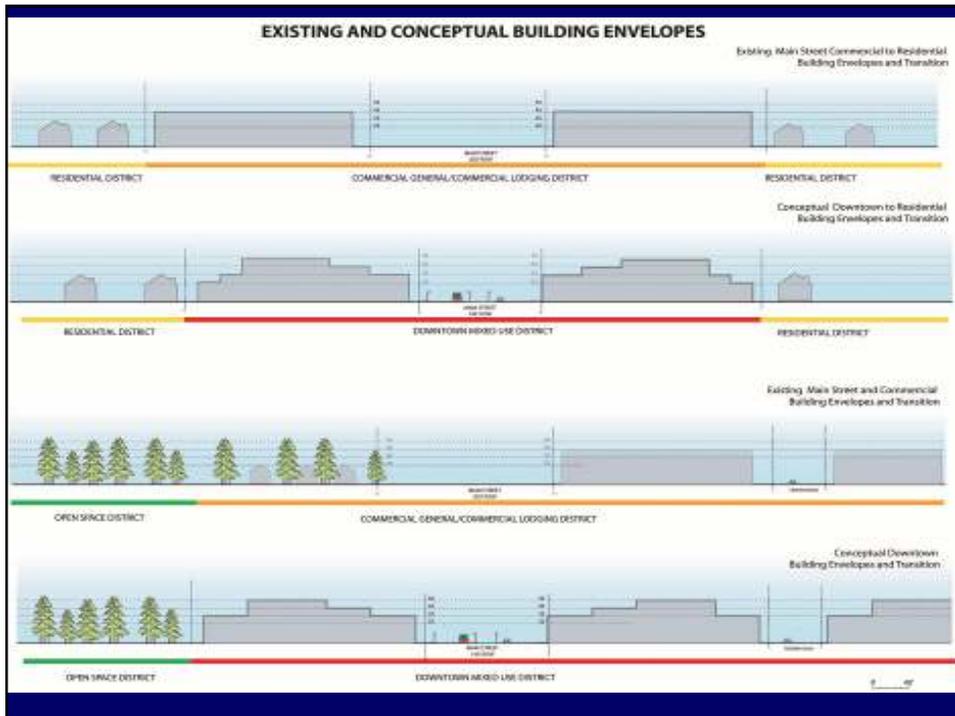
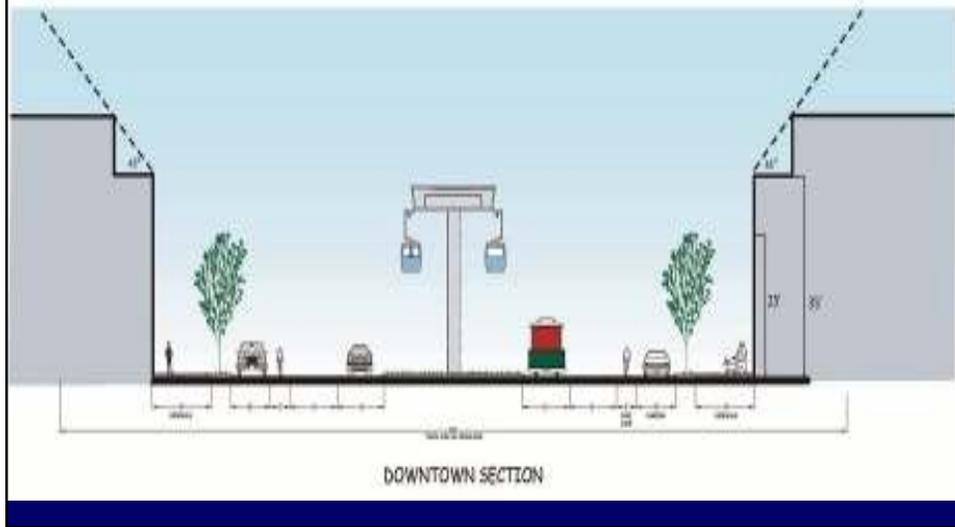
To be refined/further analyzed before incorporation into the Zoning Code

- **Land Uses:** Mixed use, commercial, residential, lodging, and open space
- **Setbacks, height and massing:**
  - Transitions to open space and residential
  - Minimize visual impacts
- **Street level development standards:**
  - Animated retail streets
  - Pedestrian scale
- **Community benefits:** Required features vs. community benefits

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# MAIN STREET CROSS SECTION AND BUILDING HEIGHTS

Minimum 45 degree step-back



## Discussion Questions

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1. Does the DNDP Report adequately describe the key program and character components for the Study Area, as a basis for development of future zoning/development standards?
2. Does the DNDP Report include an appropriate list of project requirements and community benefits that can guide future decision-making on CBIZ proposals within the Study Area?
3. Are the Report's program elements described adequately to guide future implementation and financing plans?

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## Discussion Questions

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4. Do the DNDP's concept and recommendations adequately relate back to the Framework Guiding Principles and issues?
5. Was the DNDP process adequate to ensure that the Report recommendations reflect a reasonable degree of community and stakeholder consensus?
6. Are the next steps and additional analysis tasks described appropriate, or is other information needed to refine the DNDP Concept and recommendations?

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