

Agnitch
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July 18, 2017

Mammoth Lakes Town Council

Re: Walk, Bike, Ride Draft 2.0
Town Council Agenda Item, July 19, 2017

I have attended two Walk, Bike, Ride workshops and read the recent Draft 2.0 document. While the Alta Planning + Design consultants have prepared an interesting conceptual document for Town Council and the community's review, it does not appear that some of the comments made at the workshops were incorporated into the recent draft version. I am wondering if comments made by community members, such as myself and others, were not taken seriously or given the proper consideration. There does not seem to be a reference to comments received but not included in the document, nor an explanation as to why community input was not included.

I am asking that Town Councilmembers consider the following comments and questions before proceeding further.

- Has a Traffic Study been conducted in the vicinity of the proposed mobility hubs?
- The North Village Specific Plan (NVSP) is not referenced in the document. Before being adopted and becoming part of the General Plan (2000) and subsequently amended (2005, 2008, 2009, 2014), the NVSP went through numerous community meetings and reviews. The NVSP specifies that the activity hub is in the vicinity of Main Street and Minaret, with The Village and future projects such as Mammoth Crossing as an anchor.
- The NVSP has identified a Parking Structure to be built on the Hillside parcel to serve The Village and future projects. Why wasn't this site considered by the consultants as mobility hub? It is owned by the Town and design plans currently exist for the construction of a 2-4 story parking structure that would accommodate 300 vehicles. The per parking space may be higher than desired, however, the convenient parking and avoidance of added congestion to a major transit artery outweighs the cost.
- Encouraging vehicular traffic away from the main traffic corridor (Minaret) would be advantageous to limiting congestion especially during the winter months. The Hillside location for a parking structure is also more conducive for visitors to access the Village Gondola to Canyon Lodge.
- At a recent community meeting, the concept of directing vehicular traffic to park in the Canyon Lodge area and use the Village Gondola to access the Village was proposed. This concept has merit, especially during the summer months when the Canyon Lodge area is not parked. As referenced in the Walk, Bike, Ride document, this concept has been used in other communities. Why wasn't it considered for Mammoth Lakes?

- Adding restroom facilities to the Lakes Basin Mobility Hubs is a good proposal, however, the parking facilities remain about the same which is insufficient. Having a Mobility Hub/Parking Structure in the vicinity of the main corridor of Main Street and Minaret could help to accommodate the parking need for this popular visitor destination.
- As a Recreation professional for more than 30 years, I am acutely aware of the benefits of parks in a community and know that removing parkland from the inventory will never be recovered. According to the Mammoth Lakes Parks and Recreation Master Plan which was adopted by Town Council in February 2012, the Town is currently deficient in parkland by 10+ acres; by 2025 we will be deficient by almost 28 acres of parkland. Community Center Park, given its proximity to The Village and proposed developments, can be an important amenity to visitors and residents alike. With enhancements such as a MUP, exercise stations, an accessible playground, etc., the Park can be a recreational focal point in the community.
- Placing a Mobility Hub at the Community Center Park location lacks logic and regard for adjacent residential properties.

Thank you for giving consideration to my thoughts, comments and questions.

Best regards,

Pat Agnitch

Full-time Resident since 2008 (almost a “Local”)

Second Homeowner since 1995