



Pedestrian Network

Sidewalks and trails in The Parcel could connect to safe routes to schools and other destinations.

- sidewalk/path
- - - proposed sidewalk/path
- multi-use path

Transit Network

Convenient access to transit should be provided for future residents of The Parcel.

- bus stop
- school bus stop
- transit routes

Parcel Access

Multi-modal access from Center, Tavern, and Chaparral is complemented by pedestrian access from Manzanita.

- ➔ access to The Parcel

Destinations

Many everyday destinations are within walking or biking distance from The Parcel. Good connections to these destinations could help reduce vehicular traffic by making it convenient for residents to walk or bike.

- "everyday" destination

Project Area

The Parcel is an approx. 25 acre site owned by The Town.

- Parcel boundary

5-Minute Walk

Shows destinations within a 5-minute or 1/4 mile walk from The Parcel.

- - - 1/4 mile

Main Street Crosswalks

Main Street is a state highway controlled by CalTrans. The Town can work with CalTrans but does not control the design of the roadway.

- ||||| crosswalk

Bicycle Lanes

Bicycle routes through The Parcel could help improve connectivity for nearby neighborhoods.

- bike lane
- sharrow - bikes share road with cars



Existing Condition Considerations: Context Around The Parcel



General Plan Land Use

The 2007 General Plan provides guidance for what type of uses are permitted and how much can be built on a lot.

- commercial 2 (mixed-use, 2.0 FAR*)
- high density residential 1 (12 units/acre)
- high density residential 2 (12 units/acre)
- low density residential 2 (4 units/acre)

*FAR = floor-area ratio, the amount of building floor area that can be built relative to the size of the lot

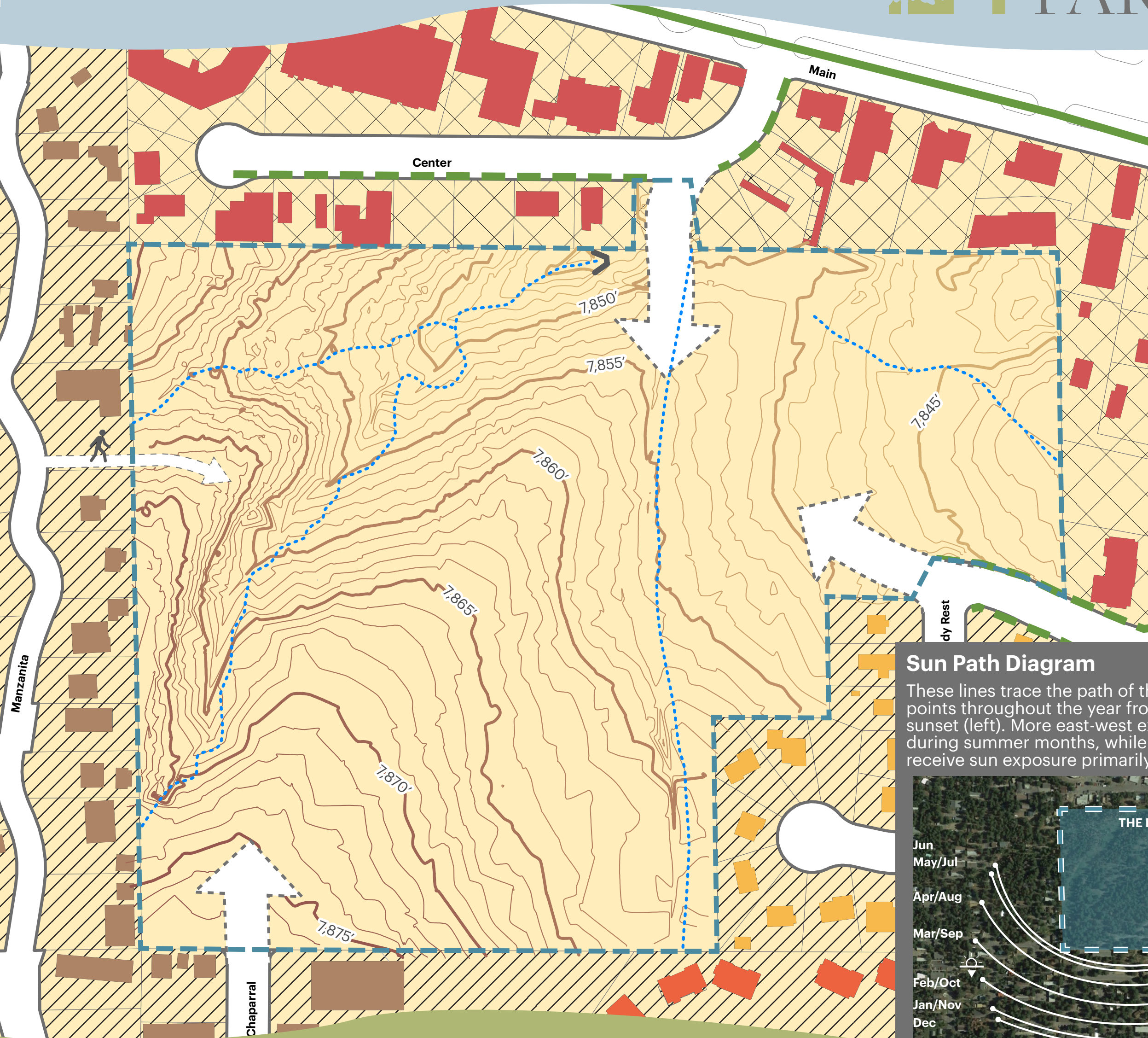
Pedestrian Network

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Drainage

Water from rain and snow melt drains across The Parcel from higher elevation to lower elevation.

- path of seasonal drainage



Allowed Height

Certain zones require that building heights are reduced (stepped) immediately adjacent to lower-height zones.

- 35' max.
- Stepped from 25' to 55' max.

Topography

The elevation of The Parcel slopes down from the southwest corner towards Center Street. There is an approx. 30' change in elevation.

- highest
- lowest

Sun Path Diagram

These lines trace the path of the sun at different points throughout the year from sunrise (right) to sunset (left). More east-west exposure is received during summer months, while winter months receive sun exposure primarily from the south.



Bicycle Connectivity
Bicycle routes provide another transportation option for residents of The Parcel to reach other parts of Town.

- bike lane
- sharrow - bikes share road with cars

Summer Bus Lines
Bus transit can help to connect residents of The Parcel to other parts of Mammoth Lakes without adding additional cars to local streets.

- Town Trolley
- Midtown LIFT
- Old Mammoth LIFT
- bus stop
- school bus stop

Existing Condition Considerations: Summer Transit Connections



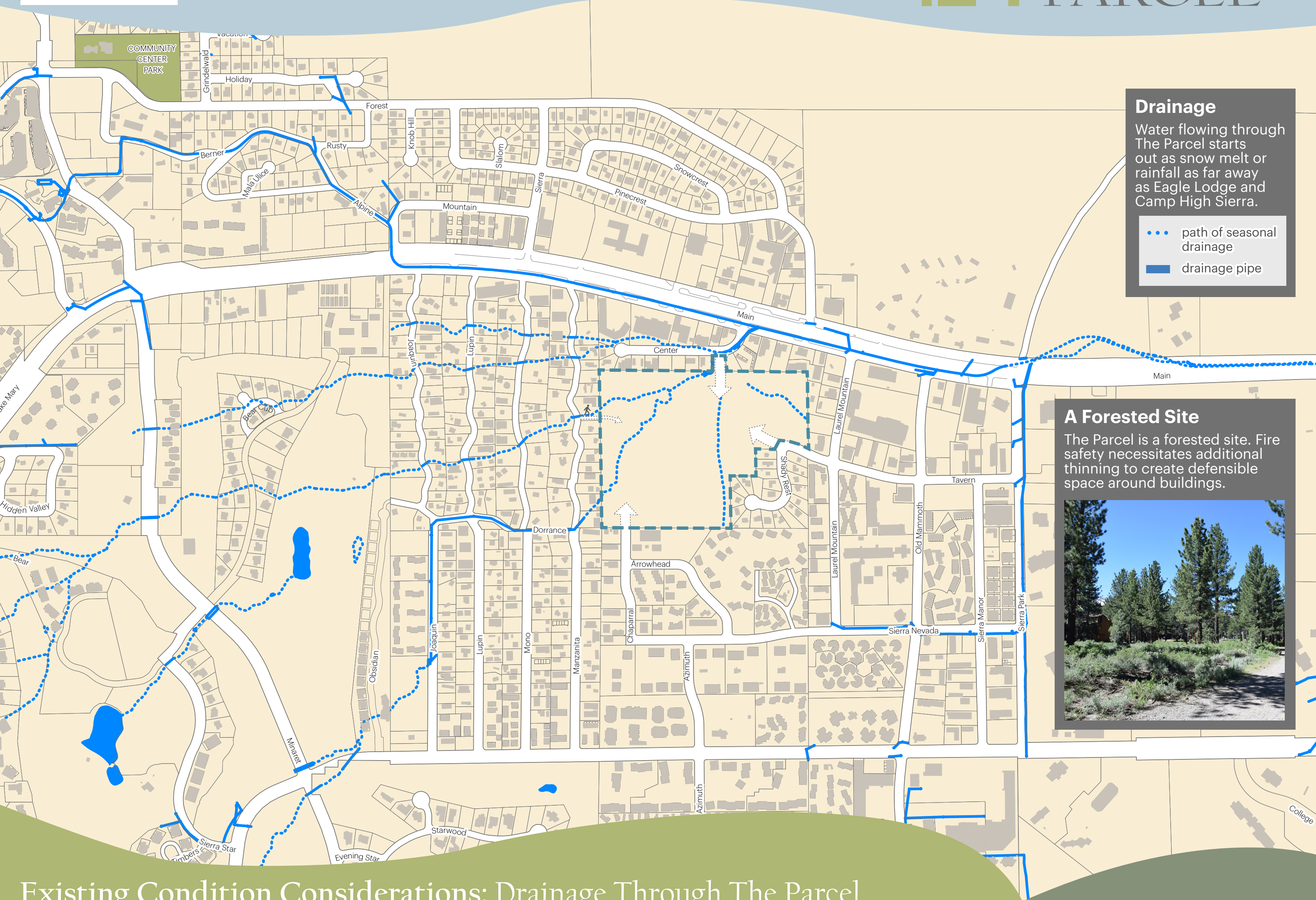
Bicycle Connectivity
Bicycle routes provide another transportation option for residents of The Parcel to reach other parts of Town.

- bike lane
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Winter Bus Lines
Bus transit can help to connect residents of The Parcel to other parts of Mammoth Lakes without adding additional cars to local streets.

- Red Line
- Purple Line
- Green Line
- Evening Trolley
- Evening Hospitality Shuttle
- bus stop
- school bus stop

Existing Condition Considerations: Winter Transit Connections



Drainage

Water flowing through The Parcel starts out as snow melt or rainfall as far away as Eagle Lodge and Camp High Sierra.

- path of seasonal drainage
- drainage pipe

A Forested Site

The Parcel is a forested site. Fire safety necessitates additional thinning to create defensible space around buildings.

Existing Condition Considerations: Drainage Through The Parcel