

# Stakeholder Workshop

## Tourist Core Area Plan: 2023 Updates

Participant Feedback – Wednesday, February 1, 2023

### Increasing Housing Opportunities: Density

- General consensus that a minimum density requirement would make sense
- Potential impacts to parking needs are concerning; however, support for development incentives/alternatives and increase in alternative transportation options increases support
- Increase in density also creates an increased opportunity for Vacation Home Rental and potential for those properties to act similar to hotels
- Concerns around affordability of these potential housing units for local residents
- Question regarding how coverage plays a part in constructing increased density; discussion around how area plans provide additional opportunity under TRPA regulation
- Should be an overall increase in vertical parking configurations
- Current disconnect in the park once theory; it isn't used because there isn't sufficient transportation options (e.g., frequent transit)
- Lake Link proving an encouraging model, but not enough. Should be expanded to other parts of the City
- Parking issues will require a cultural shift
- Mammoth trolley as a good example for the City; several fixed route services that cross paths so several points to be picked up nearby with varying times so never a long wait; it is easy, affordable and has an app that gives route updates/times
- Increased density supported with good transportation availability
- TTD funding from the City could be used for more programs similar to Lake Link
- Explore requirements for mixed income projects
- Inclusionary housing
- Public frequently expresses concerns about additional high end and unaffordable housing in this area
- Preserving recreational zones/areas (e.g., Van Sickle Bi-State Park)

### Increasing Housing Opportunities: Permissible Uses

- Clarification of "Employee Housing" definition and use
- Special Use Permit for employee housing seems like an undue burden, housing should be allowed
- Ensure preservation of open space/recreation
- Employee housing allowed in recreation seems unusual and needs to be clear who the developer is of the employee housing; employee housing for individuals who work for the open space makes sense but not for another area of town; should be relatively limited ability to develop employee housing in recreation zoned areas

### Increasing Housing Opportunities: Boundary Changes

- Current Area Plan boundary is unusual, further boundary changes should be explored to create a more intuitive boundary; especially around Pioneer Trail and leading to Heavenly Ski Resort CA Base Lodge
- Opinion that neighborhood off of Moss Rd. should not be incorporated into the TCAP area

### Activating Town Centers: Outdoor Dining

- Expand for more outdoor dining opportunities which can be used year round
- Can have significant impacts to parking and other businesses in certain locations; effective transportation option is key

### Activating Town Centers: Permissible Uses

- Eating and drinking should be an allowed use throughout the Area Plan
- Provide flexibility for amusement and recreation uses so not all need Special Use Permits; some of the uses within the definition make sense, others large scale uses may need special attention
- Smaller business types should be “Allowed Use”
- Create improvements to public art standards

### Increasing Transportation Opportunities: Infrastructure

- Implement a transit system similar to the design of the Mammoth Lake Trolley, extending to the Y
- Improve bus transit system efficiency similar to the North Shore (TART)
- Improve fixed transit routes to destinations
- Shifting investment to improving transit system
- Proposed a change of transit agency (remove TTD)
- Promote bike/walk access, businesses to maintain snow removal
- Potential for a pay-in system for snow removal to lift burden on property owners
- Improve/encourage/accommodate public transportation to minimize parking issues
- Provide more transportation options/contributions
- Need for reliable bus transit times

### Increasing Transportation Opportunities: Parking

- Expanding parking in Ski Run area (Vail/Heavenly Ski Resort)
- Enforcing a time limit for parking (e.g., 2 hour minimum)
- Density increase could have an impact on parking enforcement
- Propose a parking hub or central parking areas, especially for day visitors/single destination
- Improve bus system connections
- Need to accommodate for recreational toys/items and families with gear
- Manage boat trailer parking
- Parking enforcement on Lake Pkwy
- Manage snow storage
- Expand parking garages for Heavenly Village and Ski Run
- Recommend Vail to provide a designated parking garage/hub at Cal Base Lodge
- Address community needs vs. landlord opinion for residential parking
- Provide more parking spaces and zones for electric bikes and scooters
- Parking garage management (e.g., signage showing where spaces are full or open)