

ACTION PLAN SUMMARY *STAFF RECOMMENDATIONS TO COUNCIL*

ID	Action	Priority/ Timeline	Description/Action Steps
Note: Actions highlighted in blue crossover with the Walk, Bike, Ride Actions Updated 9-21-17			
VIBRANT DISTRICTS - (Infrastructure, Community Building & Collaboration)			
Impact Infrastructure			
1	Provide critical Infrastructure for redevelopment or infill development sites	High	<ul style="list-style-type: none"> Sidewalks, frontage improvements, public parking, utilities, bus shelters with technology Make strategic infrastructure investments that will leverage new small business and property investment.
2	Development programs for Town-owned sites	TBD	<ul style="list-style-type: none"> Park and Ride, etc. Public/private partnership
3	Update the CIP and prioritize infrastructure with consideration for economic development/return on investment and property owner investments	TBD	<ul style="list-style-type: none"> Coordinate CIP projects with property owner investment Prioritize projects that overlap planning processes/documents (e.g. Main Street sidewalk improvements) Site and construct parking structures with appropriate amenities (e.g. bike parking, restrooms, retail, etc.) Leverage DIF funds to create more opportunity Focus on triple benefit investments (e.g. public art/bike racks, public gathering spaces/snow storage)
4	Create Public Financing Authority	High	<ul style="list-style-type: none"> Form EIFD/BID/CFD and determine projects and costs as part of the process
5	District Animation	TBD	<ul style="list-style-type: none"> Create frontage road use program to allow adjacent businesses to use the frontage roads for temporary uses. Encourage outdoor dining, plaza spaces, and other uses that encourage public gathering. Create a façade improvement program to assist property owners in upgrading building facades.
Strategically Implement Shared Parking Solutions			
5	Establish a parking district in the commercial zones	High	<ul style="list-style-type: none"> Include public and private in parking pool Create a park once environment with distributed parking solutions
6	Provide additional parking in commercial zones	High	<ul style="list-style-type: none"> Acquire property and build parking. Be opportunistic when creating small off street municipal parking facilities and purchase properties as they become available. Develop plans for Tavern Road Park and Ride to add additional parking and leave room for possible retail/residential on OMR frontage. Consider adopting changes to the Zoning Code to allow public parking to satisfy private property parking requirements. Establish a parking district in the commercial zones. Conduct a parking demand study in the commercial zones to determine existing parking and parking needed for future development
7	Adopt parking in lieu fee program	TBD	<ul style="list-style-type: none"> The program can be established and the fee can be adopted separately through the Town's Master Fee Program (similar to Housing Ordinance and Fee)
District Identity/Distinctive Districts			
8	Identify and build welcome/gateway signs or features to identify districts	High	<ul style="list-style-type: none"> Construct municipal wayfinding program and district identification. Partner with Chamber and property owners to identify district boundaries and themes. Host guest speakers and events to showcase lessons learned from other vibrant districts created outside the area. Consider gateway features (e.g. overhead signs, streetscape features, infrastructure) to strengthen district identity.
9	Finance and build public art throughout the commercial zones	TBD	<ul style="list-style-type: none"> Develop public art program to be incorporated into the CIP. Incorporate public art into infrastructure developments.
10	Establish a business improvement district for Main Street	TBD	<ul style="list-style-type: none"> Focus on specific services that would benefit businesses

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INCREMENTAL DEVELOPMENT - (Make it easier to get started)

Updated 9-21-17

Create an Incremental Development Program (IDP) - (Hire/designate a Special Projects Consultant)

11	Promote alternative building construction standards/materials	TBD	<ul style="list-style-type: none"> • Provide education about modular construction • Develop standard plans for common projects (e.g. outdoor dining, decks, walls, etc.) • Develop a "kit of parts" and pre-approve Mixed Use Building Prototype • Market the IDP regionally and nationally
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Identify obstacles to construction in codes

12	Review Zoning Code and update to address and resolve issues raised by the public	TBD	<ul style="list-style-type: none"> • On an annual basis complete a Zoning Code cleanup to resolve issues and clarify requirements as needed. • Update the code with definitions of IDP, Flexible Codes, Tiny Homes, Micro Units, 80% Solutions etc. • Allow code flexibility, seek 80% solutions, use combined exemptions and variances where necessary
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Implement a Collaborative Planning Approach (Create a Downtown Design Center)

13	Create a local property owner capacity-building program	TBD	<ul style="list-style-type: none"> • Provide limited economic expertise (e.g. help prepare pro-formas, provide information on process and costs of redevelopment, etc.) to property owners interested in developing or redeveloping commercial property. • Develop and build a demonstration project in the commercial zones. • Work with the high school and community college to develop programs to help educate students for careers in development. • Host educational sessions on new/effective revitalization techniques.
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HOUSING NOW

14	Low Cost Affordable Housing	TBD	<ul style="list-style-type: none"> • Prioritize & incentivize reuse projects which create more housing from underutilized office space. • Consider changes to zoning requirements to allow small well designed units for local workforce, singles and transitional housing. Ensure that small units have adequate natural light, storage, etc. • Create an Accessory Dwelling Unit manual to encourage the construction of accessory dwelling units.
15	Flexible Workforce Housing Solutions	TBD	<ul style="list-style-type: none"> • Work with employers and modular builders to identify opportunities for modular construction designed specifically for the Mammoth Lakes climate, snow storage and design/character criteria. • Provide information on traditional FHA loans for four or fewer units. • Work to design buildings to provide accessibility on the first floor to avoid elevator installations.
16	Shopkeeper Units (Live/work)	TBD	<ul style="list-style-type: none"> • Work with development community to identify opportunities for housing above retail in existing and new buildings. • Consider creation of a funding pool or loan program to support new shopkeeper units.

CATALYST PROJECTS

17	Partner with Private Sector and Develop 2-4 Downtown Mixed Use Buildings/Preapproved building type	High	<ul style="list-style-type: none"> • Allocate funding to assist one or two property owners to develop mixed use buildings for placement on their property. Use the plans and specifications to create a development package/handbook that can be used on other properties in town.
18	Build a Housing NOW solution for an initial 5-6 units	High	<ul style="list-style-type: none"> • Identify a location and build 5-6 small community housing units.
19	Build movable streetscape architectural elements	High	<ul style="list-style-type: none"> • Use 50k of public art funds to build movable street furniture similar to Frisco, CO.