

SECTION 4.3.A – COMMERCIAL CORE PLAN

Introduction:

In January 2016, the Town began the process of developing a conceptual plan as a guide for future land-use and transportation features in the Commercial Core. This project, pursuant to the above General Plan Section 4.3 Action Item 3, was based on previous studies and public comments regarding the future of the Commercial Core. Over roughly eight months, the Town took input from an advisory committee of local stakeholders, as well as from the community at large, through the course of a structured process that began with the establishment of **guiding principles**:

1. Preserve, respect, and enhance Alta’s sensitive lands, views, natural resources, and its unique setting.
2. Keep Alta eclectic, small scale, and respectful of the existing environment and conditions.
3. Sustain Alta environmentally, economically, and socially.
4. Balance the needs of residents, property owners, the business community, employees and visitors.
5. Enhance the Alta economy by appropriately leveraging existing resources.
6. Facilitate organic change over time.
7. Support and develop a year round economy that focuses on the summer in addition to the winter.
8. Develop one or more walk-able centers with mixes of uses, intensive activity, human scale development and a quality pedestrian realm.
9. Provide safe interactions among pedestrians, motorists, skiers and cyclists at Alta.
10. Improve multi-modal connections among winter and summer destinations in Alta.
11. Recognize the relationships that exist between Alta and other areas—Snowbird, the canyon, and the region—and respond accordingly.
12. Plan for Alta’s role in long term mountain solutions.

These principles were used to develop and critique a series of five **alternative plan concepts** showing distinct land use and transportation features. A **preferred alternative plan** was developed from input on the five alternatives. Key elements of this plan include:

-A community center is located along SR-210 between Alta Central and the current Alta Community Center/Library/Post Office on the north, and the Alta Lodge and Rustler Lodge on the south. The facility would incorporate mixed uses including conference and meeting space, employee housing, public restrooms and trailhead facilities, limited commercial opportunities such as a café, bakery, general or grocery store, and office space. The facility could also incorporate various public uses currently located elsewhere in Alta, such as a library, post office, and school.

-Pedestrian, bicycling, and active transportation improvements along the SR-210 corridor and between activity centers within the commercial core, and connections to areas beyond the commercial core such as the residential areas west of the Peruvian Lodge. Such pedestrian enhancements will compliment community center development to create an active, “main street” feel in the center of the Commercial Core.

-Improved transit facilities at activity centers such as the ski area bases, particularly at the Alta Ski Area Albion Base Area, which, as of 2016, serves as both a winter and summer transit and recreation hub.

The Town of Alta recognizes that as various elements of the preferred alternative plan are depicted on land that is owned by the US Forest Service and managed under Alta Ski Area's Special Use Permit, the Town's ability to implement several elements of the plan is limited. In the event that ownership of land in the Commercial Core changes, the Town recognizes that additional planning will be undertaken in partnership with landowners, community members, and service providers.

To view the Commercial Core Plan, the Preferred Alternative Plan, and the supporting documentation, please visit the Town of Alta website. (Insert link, description of specific page/section.)

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