



COMPARING FORM-BASED CODES AND URBAN DESIGN GUIDELINES IN THE URBAN AREAS OF TWO MOUNTAIN RESORT TOWNS

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Ian Pinchin

School of Urban and Regional Planning,
Department of Geography and Planning,

4 XHHQ 1 V 8QLYHUV

COMPARING FORM-BASED CODES AND URBAN DESIGN GUIDELINES IN THE CENTRAL AREAS OF TWO MOUNTAIN RESORT TOWNS

Ian Pinchin, September 2017

EXECUTIVE SUMMARY

Through a case study of two mountain resort towns and four study areas, this research investigates and evaluates the urban design and planning controls in place in Whistler, British Columbia and Mammoth Lakes, California. Specifically, this research evaluates a traditional Euclidian zoning bylaw that emphasizes the regulation of land use over form and its accompanying design guidelines (Resort Municipality of Whistler, BC) and a hybrid code (Mammoth Lakes, California). The question this research aims to answer is:

How are two mountain resort communities transitioning to incorpora

Each study area's physical built form was evaluated through direct observation and the results are summarized in Table Exe 3. Overall, Whistler Village satisfied the most criteria, with Mammoth Village and Whistler Main Street almost fulfilling all the criteria, while Old Mammoth Road fulfilled almost none of the evaluation criteria.

Table Exe 3: Built Form Summary

in Mammoth Lakes, a supermarket, and compared it to similar developments in other study areas. The study showed that future projects developed under the updated planning controls will contribute to addressing many of the gaps in Mammoth's urban design. The report also concluded that Whistler, despite its traditional planning controls, was developed from a greenfield using a method whereby the Municipality had strong controls on the design and was able to parcel out municipal land under the condition that it be developed in accordance with a master plan and set of design guidelines. This has led to a strong emphasis on maintaining a high-quality design from both the municipality and development community.

This report recommends that other resort communities and smaller municipalities look to Mammoth Lakes and Whistler for examples of how to enhance their urban design and public realm. Mammoth Lakes offers an example of how a small municipality can incorporate form-based standards into its zoning code without the costs (political and economic) of overhauling the entire set of planning controls and developing a true form-based code. Whistler demonstrates how a consistent standard of high development can increase a small municipality's control over urban design and have lasting impacts on the quality of design for its residents. The report also notes both Whistler and Mammoth Lakes have many elements of form-based codes and that these hybrid codes offer a solution for small municipalities that maintains continuity with familiar traditional zoning controls while

