

## MEETING REPORT



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MEETING DATE: April 17th, 2014  
MEETING LOCATION: Mammoth Lakes Community Center  
MEETING TIME: 4:00 PM to 7:00 PM  
PROJECT NAME: Plan Your Parks – Workshop #2

FACILITATORS: Peter Bernasconi, TOML  
Derek McKee, Verde Design  
Brett Long, Verde Design

MEETING CONTEXT: Public charrette for the Town Parks and Recreation Planning facilitated by Verde Design Landscape Architecture

MEETING PURPOSE: Second public design workshop for planning 4 park parcels and recreation center

INTENDED RESULTS: Receive comments from the community and analyze the alternative designs prepared by Verde Design Inc.

- I. Introductions – Stuart, Peter & Brett
  - A. Stuart started and welcomed all
    1. Next step is to have two PRC presentations and provide recommendation for a council presentation in July.
    2. PRC has been working on this since 2007
    3. Last 4 parks to be planned
  - B. Brett's intro
  - C. Agenda review
    1. Goal for this workshop is to come up with a preferred concept / program for each park
    2. Consensus or direction needed
    3. Determine where the community, recreation, and aquatics should be located.
    4. Information from PR MP is the basis / foundation for this work
  - D. Four parks being reviewed because they have not been master planned
    1. Community Center
    2. Whitmore
    3. Mammoth Creek
    4. Bell Shaped
  - E. Schedule and process review
- II. Presented items from last meeting's break out session
  - A. One question about Mammoth Creek Park on which side the comments were applicable to. Response was that the comments are general.
- III. Design concepts review
  - A. Community Center Park

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1. Parking
    - a) Parking numbers are approximate
    - b) Parking is also on grade in the initial concept
    - c) Parking request for locals to help those that work across the street
    - d) Parking ratios used for parking spaces? Yes there is. Also based on the programs within the park
  2. Play area
    - a) What does enhanced mean? Could mean more features, improved surfaces.
    - b) Accessibility considerations? Equipment and play areas setup per standards related to accessibility.
    - c) 20% of construction costs to accessibility? Yes the facilities will be accessible
  3. Rec Center
    - a) Size? Larger footprint than needed.
    - b) Probably just be one building on this site due to limitations with trees and need for parking. Additional buildings would also reduce the other elements in the plan.
  4. Expand low impact uses on the Forest Service area is a potential
  5. Snow issue with tennis courts. We need to hear if this is an issue. Covering or heating system is an option.
  6. Easement item brought up for area north of center. Peter stated that the Towns owns this link to the community to the north. Need to add this to the base plan info.
- B. Bell Shaped Parcel
1. Wetland areas are a definite constraint. They will be studied to be verified.
  2. Bike trail exists on Meridian and planned for Minaret. Minaret shown on plan.
  3. Parking
    - a) Parking near staging for cross country circuit.
    - b) Parking similar on all plans based on programs? Yes. Bell Shape has on street parking and more than others.
    - c) Snow plowing should be considered
    - d) Parking should be reviewed with having two community buildings per plan.
    - e) No parking on option one on site. They would use the street parking.
  4. Potential issue with subsurface water and pool construction
  5. Outdoor concert program does not seem to be large enough. The open space is the area for the spectators.
    - a) 5000 people at some events.
    - b) Need to determine if this use is desired at this site.
  6. Play area definition. Traditional play area and would connect to the site conditions. May not have rubber surfacing and may be naturalized.

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7. Disc golf interest and might work well with the first option. Town is aware of interest and Shady is potential site.
  8. Natural life will be impacted. Have we thought of this? Option 1 does align with this more.
- C. Mammoth Creek Park
1. Town owns the NE corner and the rest is Forest Service land that is leased (lower impact)
  2. Shane's Inspiration – all inclusive parks. Provides facilities for disabled and all to use. Would like to see this at this site.
  3. Dog park next or near stream? There are options around the site. Erosion issue with proximity to creek.
  4. Rec center on the Forest Service land? Would need to purchase land to put rec center or a building there.
  5. Add play area in the 2<sup>nd</sup> concept
  6. What is included in the aquatic center? Larry will address and Brett ran through some of the elements.
  7. Past issues with the neighbors brought up and might be a barrier for the 2<sup>nd</sup> option.
  8. Need 3 buildings for community, rec and aquatics? No but they will be phased and may or may not be separate buildings. Looking at combining community center into the rec building.
  9. Performance shell orientation – face east? Trying not to orient east or west.
  10. Ice hockey arena at this site? Need for year round facility.
- D. Whitmore Park
1. One more person likes the aquatic / community center here. Need to provide mass transit to site.
  2. Need aquatics and community center in town? Input is needed on this and no decision has been made. Presented for discussion.
    - a) Substantially less users if located at this facility.
  3. One community member's comments
    - a) DWP land an issue.
    - b) Some hot springs around here.
    - c) Pool cost per user is high due to site location.
    - d) Aquatic facility should go on the college land
  4. Different water source for this site and pool facilities
  5. Balance needs in the town. Whitmore's facilities align with training.
  6. Restrictions with airport?
- E. Missing the college and potential for joint use facilities there.
- F. What are the two most expensive items? The two buildings. Larry will review program and costs. Town will not be able to pay for a \$30 M facility. It will be phased.
- G. Architecture – Larry
1. Rec center / Community center

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- a) 2 court gym has been discussed.
- b) Running track can be included. Elevated running track image shown.
- c) Wood floor multi-purpose floor
  - i) Lots of use options
  - ii) Equipment can be moved in and out
- d) exercise room
  - i) competition from private gyms
- e) Incorporate community rooms for community center needs
- f) Senior or youth areas
- g) Childcare areas
- h) Program intensive facilities – lots to schedule and setup for
  - i) Climbing wall? Can be installed in various areas.
  - j) Running track – determine width and size
  - k) Computer or homework room
  - l) Volleyball to be included
- 2. Aquatic
  - a) Decisions or input needed
  - b) Type of pools?
  - c) 50 M not typical for community aquatic centers
  - d) Can we use the geo thermal heating in the pool? We can look into.
    - i) Potential issue with water use or aquifer and being looked at.
    - ii) Two types of geothermal
    - iii) Have not looked into use or which site has.
- 3. Costs
  - a) 26K sf aquatic facility bid a month ago in Truckee – \$8M & \$10M
    - i) 8 lane pool
    - ii) Warm pool
    - iii) Gym
  - b) Rec center in Truckee is 40K sf approximately \$11M
  - c) \$10M has been discussed for first phase
    - i) Possibly work out to a 20K SF
    - ii) 16K SF would be needed for the rec center
- 4. Invite the Mammoth Foundation. One member would like them here in an official capacity. One member was here but not acting on the foundations behalf.
- H. Break Out Input
  - 1. Group One
    - a) Mammoth Creek Park
      - i) Aquatics to Whitmore
      - ii) Liked community rec center here
      - iii) No road on west side and extend Chateau road
      - iv) No amphitheater

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- v) Like fishing platforms
- vi) Liked accessibility
- vii) Liked Shane's Inspiration playground
- b) Whitmore
  - i) Liked concept 1
  - ii) No need for dog park here
  - iii) Bleachers on both sides of track
  - iv) Does not like the additional field but could do at a latter phase
  - v) Liked batting cages and locker room
  - vi) Pool
- (i) Liked aquatics there
- (ii) Add public transportation
  - c) Community center
    - i) Like option 2
    - ii) Community center more for community and less rec
    - iii) Perimeter trail needed
    - iv) Shane's Inspiration could go here
  - d) Bell Shaped
    - i) Liked open space and take advantage of it
    - ii) Like option 1
    - iii) No play area
    - iv) Keep as permanent open space
  - e) Pursue partnerships or multi-agency
- 2. Group 2
  - a) Community Center
    - i) Liked option 1
    - ii) Parking passes for locals
  - b) Bell Shaped
    - i) Liked option 1
    - ii) Provide parking off-site
    - iii) Keep birds and bears happy
  - c) Mammoth Creek Park
    - i) No dog park along creek – move it.
    - ii) Multi-use courts good and not tennis
    - iii) Covered ice rink on west side
    - iv) Aquatics first
    - v) Liked the buildings at this site
    - vi) No band shell here
  - d) Whitmore
    - i) Option 2
    - ii) Add more sports field lighting
    - iii) Check with airport on conflicts

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- iv) No community center here
  - v) Leave pool like it is.
- 3. Group 3
  - a) Community Center
    - i) Option 1 preferred
    - ii) 8 courts wanted
    - iii) Move covered courts to back
  - b) Mammoth Creek
    - i) Liked option 1
    - ii) Like road shift
    - iii) Not enough room for option 2 elements
  - c) Bell Shaped
    - i) Liked option 2
    - ii) Looked at the adjacent uses
    - iii) Likes the views from this site so put buildings here
  - d) Whitmore
    - i) Option 1 preferred
    - ii) Finish the track
    - iii) No dog park
    - iv) Focus on town facilities
    - v) No improvements to pool
- 4. Group 4
  - a) Bell Shaped
    - i) Option 1 preferred
    - ii) No play area
    - iii) Not a fan of picnic tables
    - iv) Incorporate disc golf
  - b) Mammoth Creek
    - i) Option 2 preferred
    - ii) Move buildings close to road
    - iii) No dog park
    - iv) No band shell
    - v) Disc golf
  - c) Whitmore
    - i) No improvements
    - ii) No paving
    - iii) Upgrade bathrooms
  - d) Community Center
    - i) Option 1 preferred
    - ii) Parking along road
    - iii) Park space along the north
    - iv) Do not divide green space

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5. Group 5
  - a) Whitmore
    - i) No pool improvements
    - ii) Liked option 2 due to the additional field
    - iii) No dog park
  - b) Bell Shaped
    - i) Option 1 better
    - ii) Too beautiful to develop
  - c) Community Center
    - i) Option 1
  - d) Did not get to Mammoth Creek
6. Group 6
  - a) Community Center
    - i) Liked option 1
    - ii) Liked 8 courts
    - iii) Covered court could be latter
    - iv) Liked keeping green space together
    - v) Wind a bigger issue than snow
  - b) Rec and community should go to Mammoth Creek
  - c) Whitmore
    - i) No pool improvements
    - ii) Minimize improvements here
    - iii) Additional field a low priority but could happen if facility is fully utilized
    - iv) Use money in town
  - d) Bell Shaped
    - i) Option 1
    - ii) Low impact
    - iii) Street parking good
    - iv) Liked the trails
  - e) Mammoth Creek Park
    - i) Liked buildings here
    - ii) No dog park at creek
    - iii) Option 2
    - iv) Synergy with the buildings here important
    - v) No shell on east end
    - vi) Good to have this as the active park
7. Swim board member
  - a) Whitmore not great
  - b) Nice to have pools in town
8. What comes first?
  - a) We will provide costing info to the Town staff

## MEETING AGENDA

- b) Town Council will make final decision
  - 9. Completion date?
    - a) Depends on council's direction and timeline
    - b) Funding needs to be secured
    - c) Fast track is 5 years
  - 10. Comment on Mammoth Creek park and neighbors – 1999 ice rink issue brought up
- IV. Closing items
  - 1. Next steps
  - 2. Verde will take comments and move toward a single concept (preferred per each site)
  - 3. PRC meeting is May 6<sup>th</sup> at 2:00pm.

**End of Report**