

Town of Mammoth Lakes

Plan Your Parks

Community Parks Design Workshops

August 6, 2014



VERDE DESIGN

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN



Mammoth Lakes
CALIFORNIA

WARD ARCHITECTURE & PLANNING
YOUNG

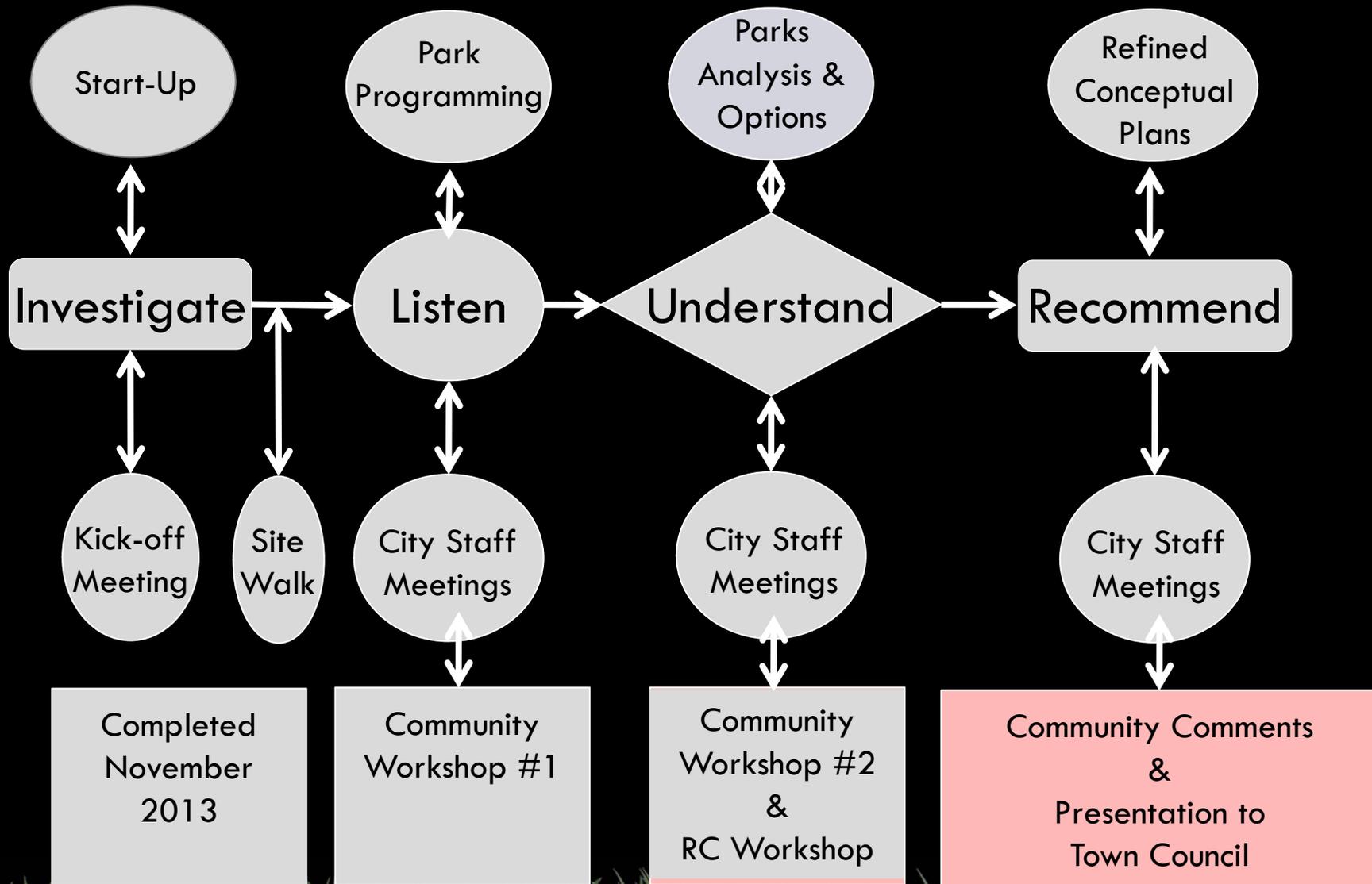


Project Schedule



- Community Workshop #1 March 20, 2014
 - Introductions & Programming
- Community Workshop #2 April 17, 2014
 - Analysis & Conceptual Options
- Recreation Commission Workshop May 6, 2014
 - Refining Conceptual Designs
- Recreation Commission Meeting June 10, 2014
 - Comments & Recommendations to Commission
- **Present to Town Council** **August 6, 2014**
 - **Council Presentation and Comments**

Design Process



What you told us



- Group 1
 - Community Center
 - Roof is too low for gymnastics
 - Expand and improve the center
 - Tennis courts are empty often
 - Bell Shaped Parcel
 - Would like a recreation center for kids
 - Mammoth Creek Park
 - Add an aquatics center
 - Basketball and volleyball courts
 - Whitmore
 - Larger pool needed for meets and training
 - Better locker room for pool
 - Like the track and new field

What you told us



- Group 2
 - Community Center
 - Site does not provide enough room for a rec center
 - Would relocate tennis courts if the center were to go here
 - Bell Shaped Parcel
 - Preserve wetlands – possible boardwalks
 - Large area good for rec and aquatics
 - Good location with other nearby uses
 - Dog park desired
 - Mammoth Creek Park
 - Most complete location for parks and rec
 - Lots of use by tourist and locals currently
 - Great trail connections
 - Good parking
 - Would like basketball, dog park, tennis, fishing platforms, horseshoes, BBQ areas, community gardens
 - Whitmore
 - Improve all facilities to match track and Locker room needed
 - Too far from town for a recreation center or aquatic center

What you told us



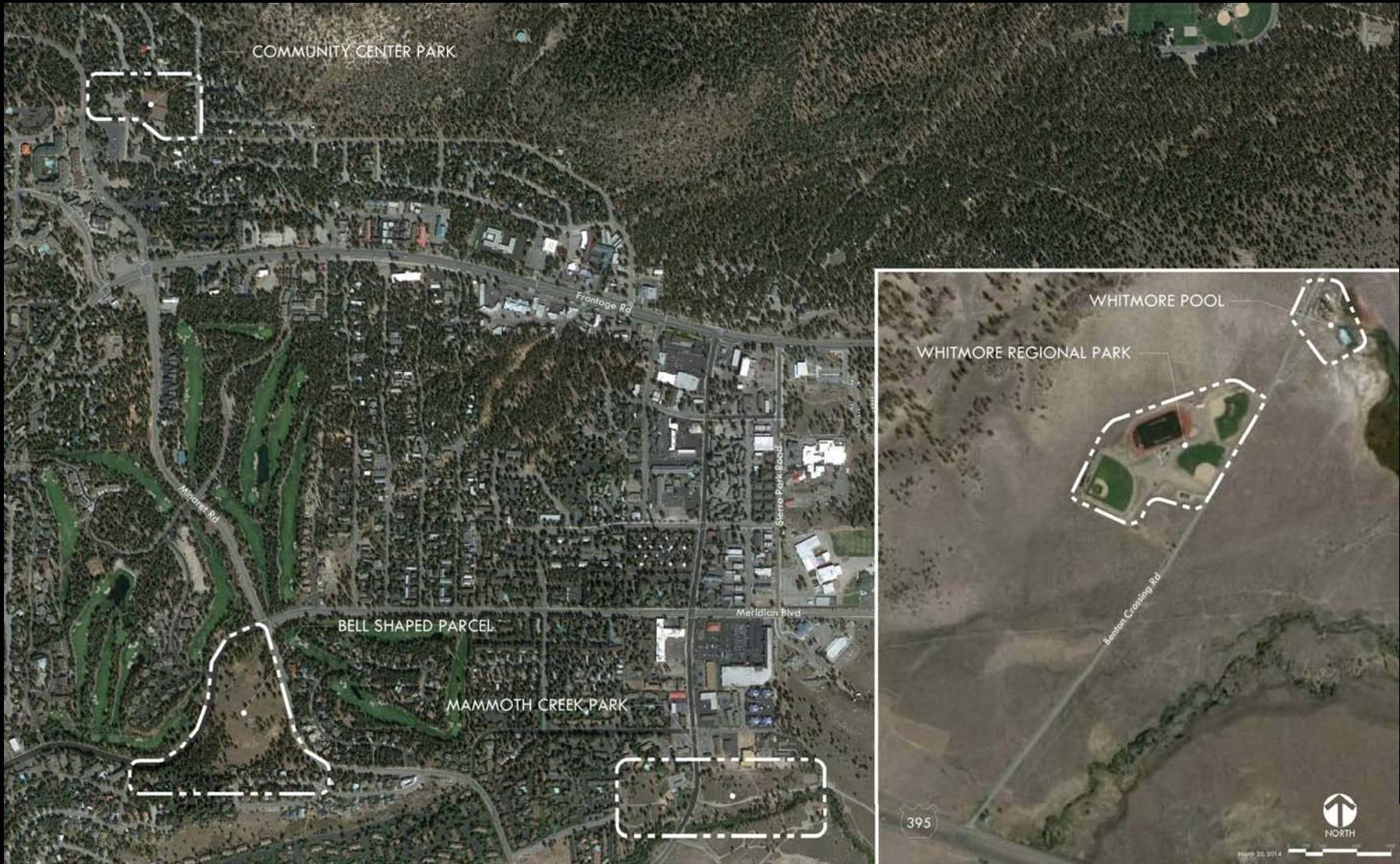
- Group 3
 - Community Center
 - Politics and lease may be a constraint
 - Street crossing to village is an issue
 - Community center needs renovation and tennis courts and playground are good here
 - Bell Shaped Parcel
 - Politics and environmental issues and wetland constraints
 - Great open space and it is a blank slate but low impact facilities preferred
 - Mammoth Creek Park
 - Forest service land development in question
 - Does have good location and access from town
 - Museum connection to the park Nearby historical site would like interpretive elements
Community and recreation center would be great here
 - Year round restrooms desired
 - Whitmore Park
 - Location and maintenance costs could be an issue
 - Less snow for outdoor fields is good
 - More lighted fields and improvements to the older facilities & renovate the pool

What you told us



- Group 4
 - Community Center
 - Like the tennis courts here and would like more
 - Great location near the village, but building needs renovation and upgrades for multiuse
 - Needs connection to trails
 - Bell Shaped Parcel
 - Like to keep the wetlands and open space undeveloped
 - Good representation of local flora and fauna
 - Low impact with bike connections and possible boardwalk
 - Mammoth Creek Park
 - Locate recreation and aquatic center here
 - Bike path connections and close to schools – and bowling
 - Desire year round restrooms
 - Prefer one recreation and community center location and this location is optimal
 - Whitmore Park
 - Like the fields and track here and like the pool but would like to see it upgraded and renovated but not take away from another aquatic center in town
 - Improve and pave the parking

Park Sites Vicinity Map



Community Center Park Existing Conditions



Community Center Park Opportunities & Constraints



- Opportunities
 - Existing tennis courts & playground
 - Existing community building
 - Existing parking
 - Located in town
 - Protected from wind
 - Existing restrooms
- Constraints
 - Small parcel size with tennis courts
 - Smaller space for building & parking
 - Higher elevation and shade
 - Existing building with lease



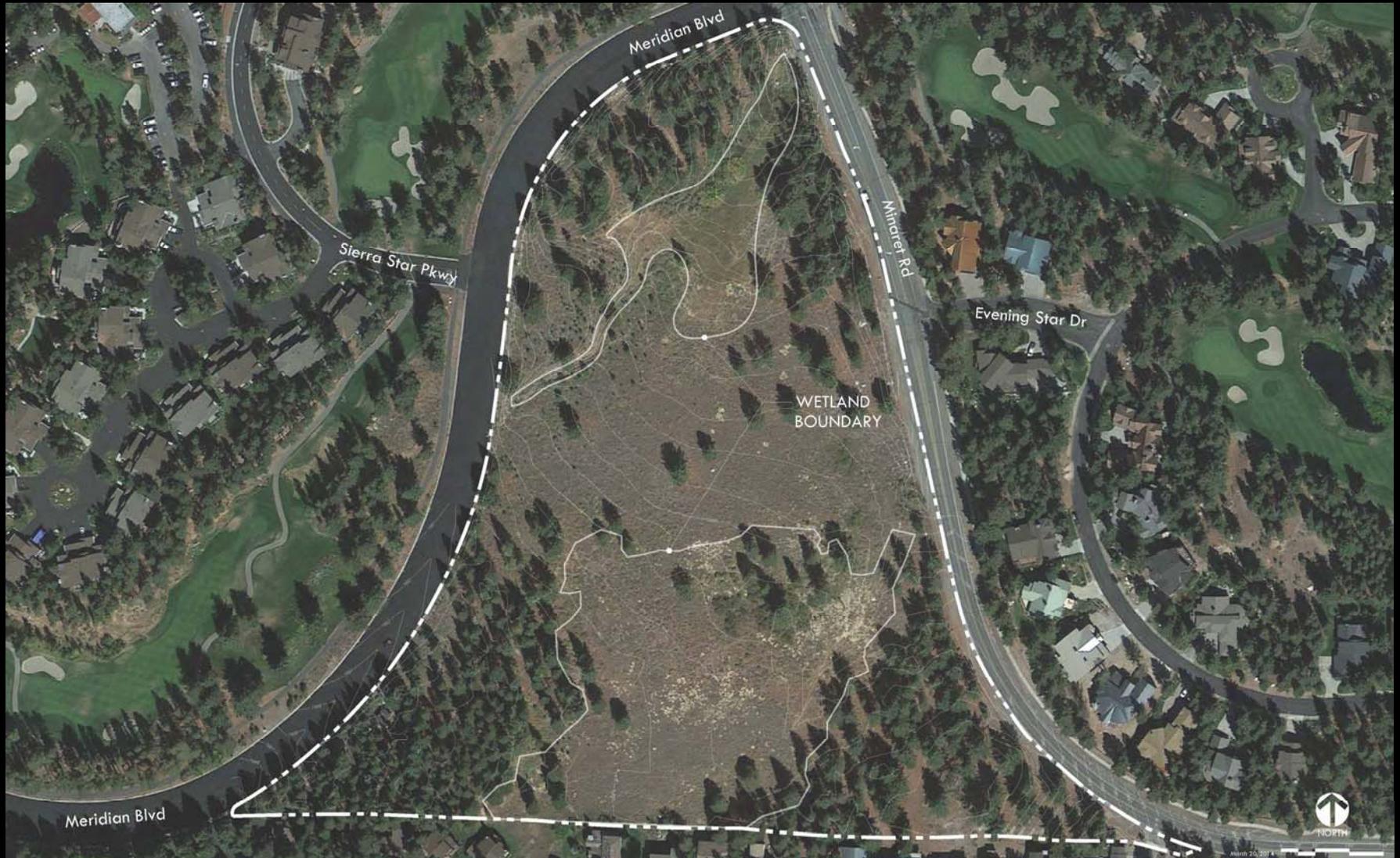
Community Center Park Concept 1



Community Center Park Concept 2



Bell Shaped Parcel Existing Conditions



Bell Shaped Parcel Opportunities & Constraints



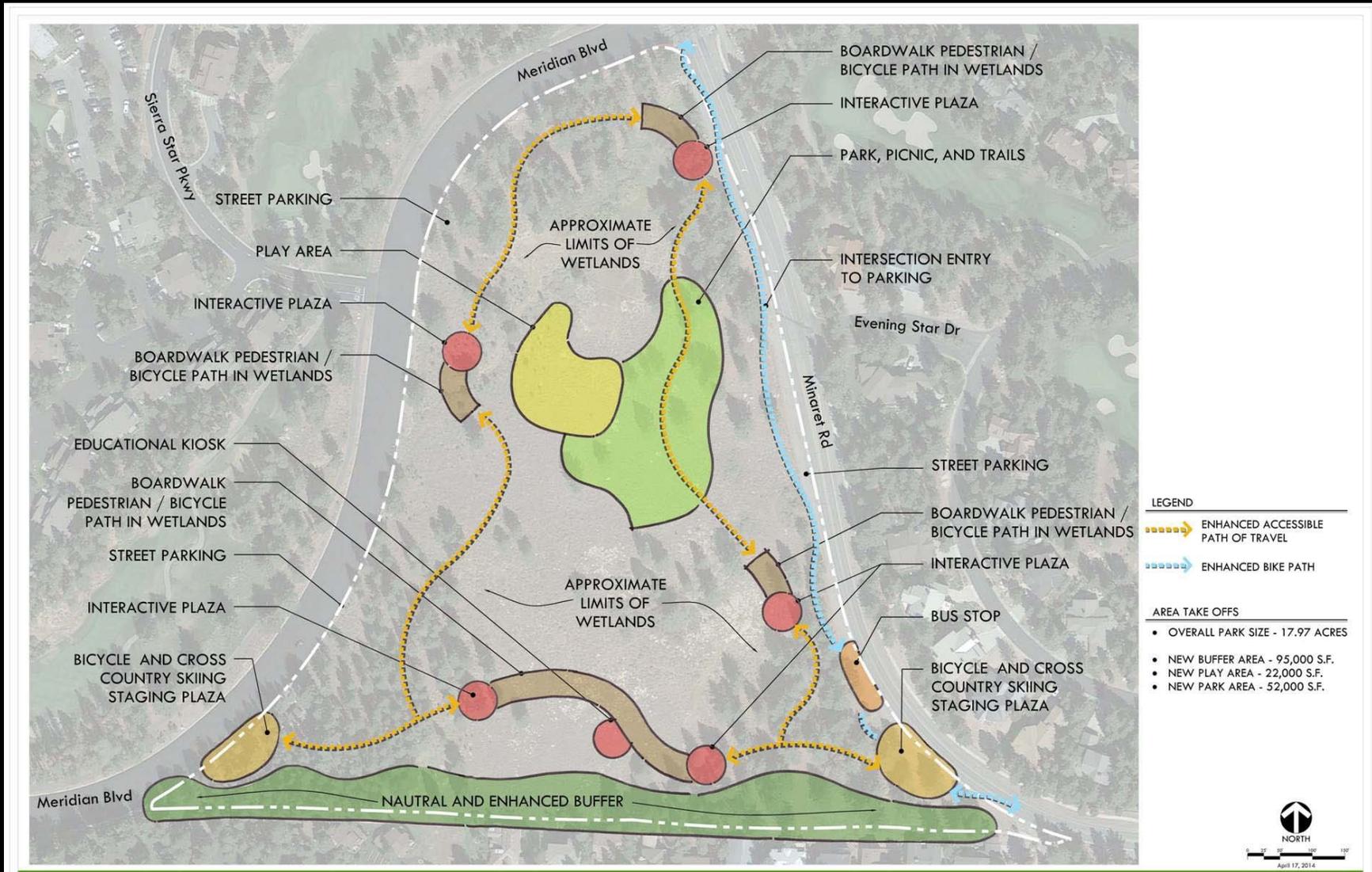
- Opportunities
 - Natural setting
 - Centrally located
 - Access from trails and major roads
 - Native flora and fauna



- Constraints
 - Wetlands over 1/3 of the parcel
 - No existing facilities
 - Value as natural open space



Bell Shaped Park Concept 1



Bell Shaped Park Concept 2



Mammoth Creek Park Existing Conditions



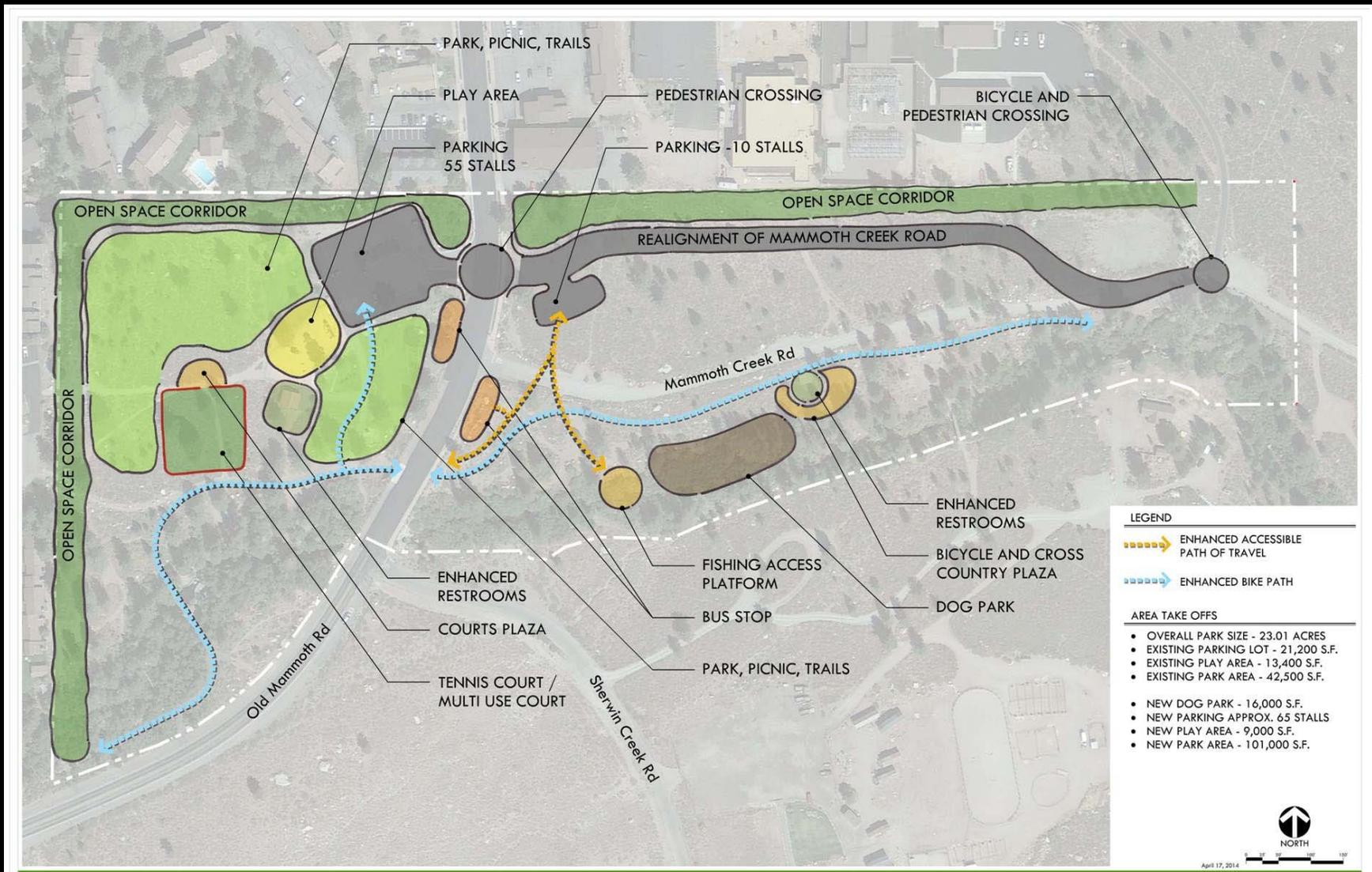
Bell Shaped Parcel Opportunities



- Opportunities
 - Located in town
 - Existing recreation & park facilities
 - Adjacent to creek & trails
 - Parking
 - Adjacent mixed uses
- Constraints
 - Eastern portion owned by Forest Service.
 - Proximity to residences



Mammoth Creek Park Concept 1



Mammoth Creek Park Concept 2



Whitmore Park Existing Conditions



Whitmore Park Opportunities



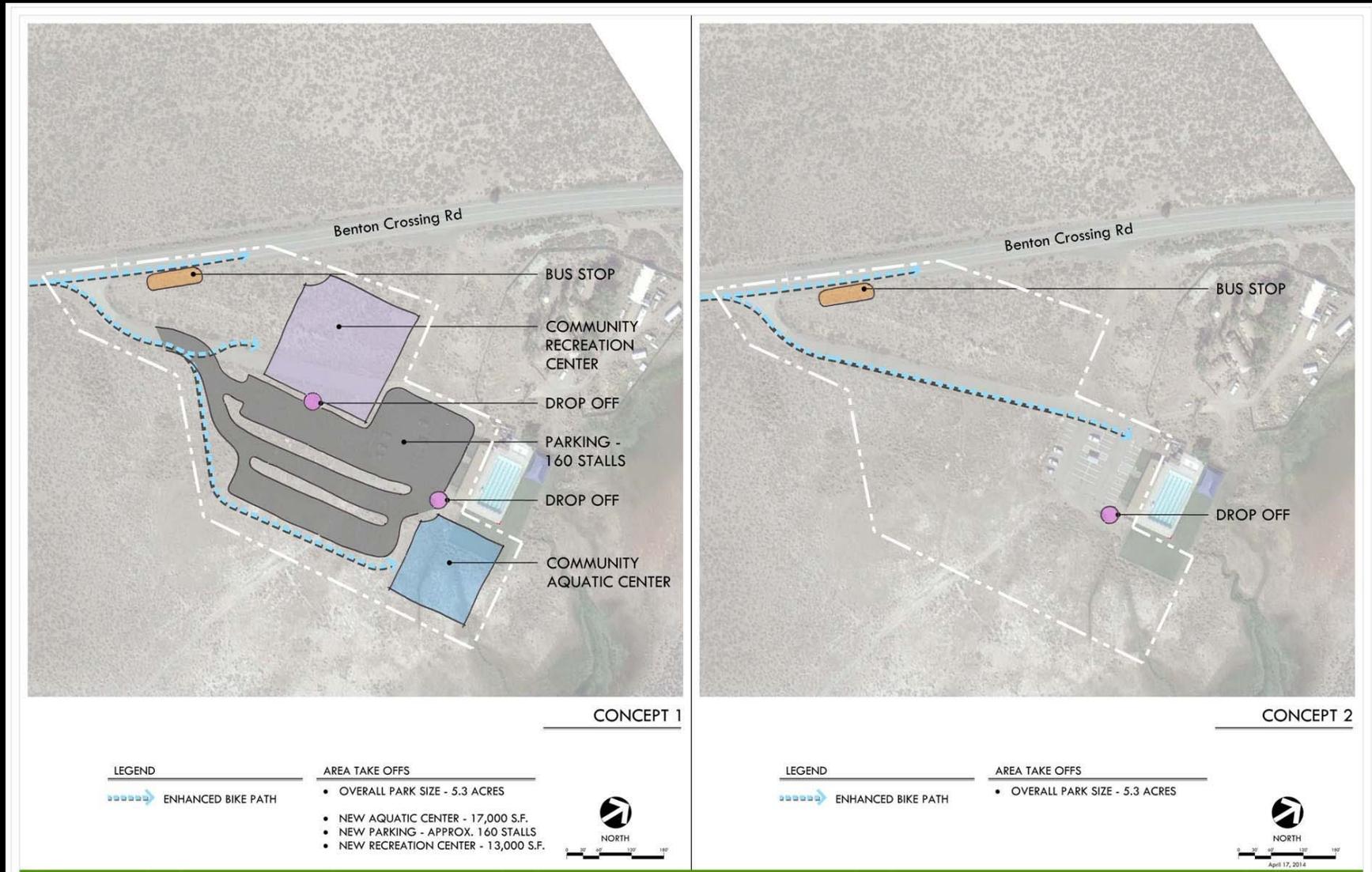
- Opportunities
 - Existing track & field, pool & lighted ball field
 - Space for more facilities & parking
 - Clear of snow much more than in town.
- Constraints
 - 9.5 mile drive from Town Offices
 - Not accessible to kids or citizens without vehicles or public trans
 - Cost of travel & maintenance for Town
 - Wind
 - Visual & environmental impacts



Whitmore Park Concept 1



Whitmore Pool Concept 1 & 2



Mammoth Creek Preferred Concept



Recreation Center and Aquatics Location



- Design rationale for locating Recreation and Aquatic Center at Mammoth Creek Park West
- WORKSHOP INPUT:
 - 4 of 6 breakout groups selected Mammoth Creek Park as the preferred alternative for the Recreation Center
 - 3 of 6 groups preferred the Aquatic center at Mammoth Creek Park
 - 1 group preferred the aquatics center at Whitmore
 - 1 group preferred bot the aquatic and recreation center at Bell Shaped
- SITE OPPORTUNITIES FOR RECREATION & AQUATICS AT MAMMOTH CREEK PARK
 - Central to community – Mammoth Creek Park is in town and located in an easily accessible location particularly from the schools and shops on Old Mammoth and Main
 - Availability of parking and capacity for additional parking – There is potential for on street parking and adequate space for at least 110 parking spaces within the site

Recreation Center and Aquatics Location



- Compatible to surrounding uses – The mix of commercial and residential with existing parks and trails is ideal for the proposed recreational and aquatic center programming
- Size and proportion – The size of the owned parcel provides space for an aquatic center, recreation center, parking and landscape buffers to neighbors
- Displacement of existing uses – Existing playground, park and recreation facilities will not be displaced but relocated and enhanced on the same site
 - Other park sites can maintain their uses and enhance them with the aquatic center and recreation center located at Mammoth Creek Park
- Prominence – The site provides a prominent location with natural elements, vistas and matching uses that enhance the proposed facilities
- Pedestrian, bike, auto access – Adjacent to main roads and direct existing links to Mammoth Creek trail and school/college district
- Town controlled property – The western portion of the park is owned by the Town allowing development without cost of land acquisition

Recreation Center and Aquatics Location



- Land Acquisition – No purchase of land is require for locations of the rec and aquatic center
- Convenient to public transit – The site is part of established routes for public transit and trails.
- LEED and Sustainable Sites award points for development of previously disturbed sites
 - Minimal habitat is affected by developing in the Mammoth Creek west park area
 - Public transit to existing location
 - Drive distance from town centers
 - Trails connections to site for bike and pedestrian access

Recreation Center and Aquatics Location



- **SITE WORK:**

- Site is generally flat reducing grading costs and site disturbance
- Town utilities are available and the site is connected to the town infrastructure
- Existing improvements are minor and low cost to relocate

- **NEIGHBORHOOD IMPACTS**

- Traffic impact – Environmental and traffic studies will be required, but at this level of design traffic for the proposed parking should not create a dramatic increase in daily peak vehicular traffic.
- Special consideration to crosswalks and increased bicycle and pedestrian use will need to be studied as well
- Noise – Exterior park facilities match existing uses and new sport facilities are inside so noise will be mitigated

Recreation Center and Aquatics Location

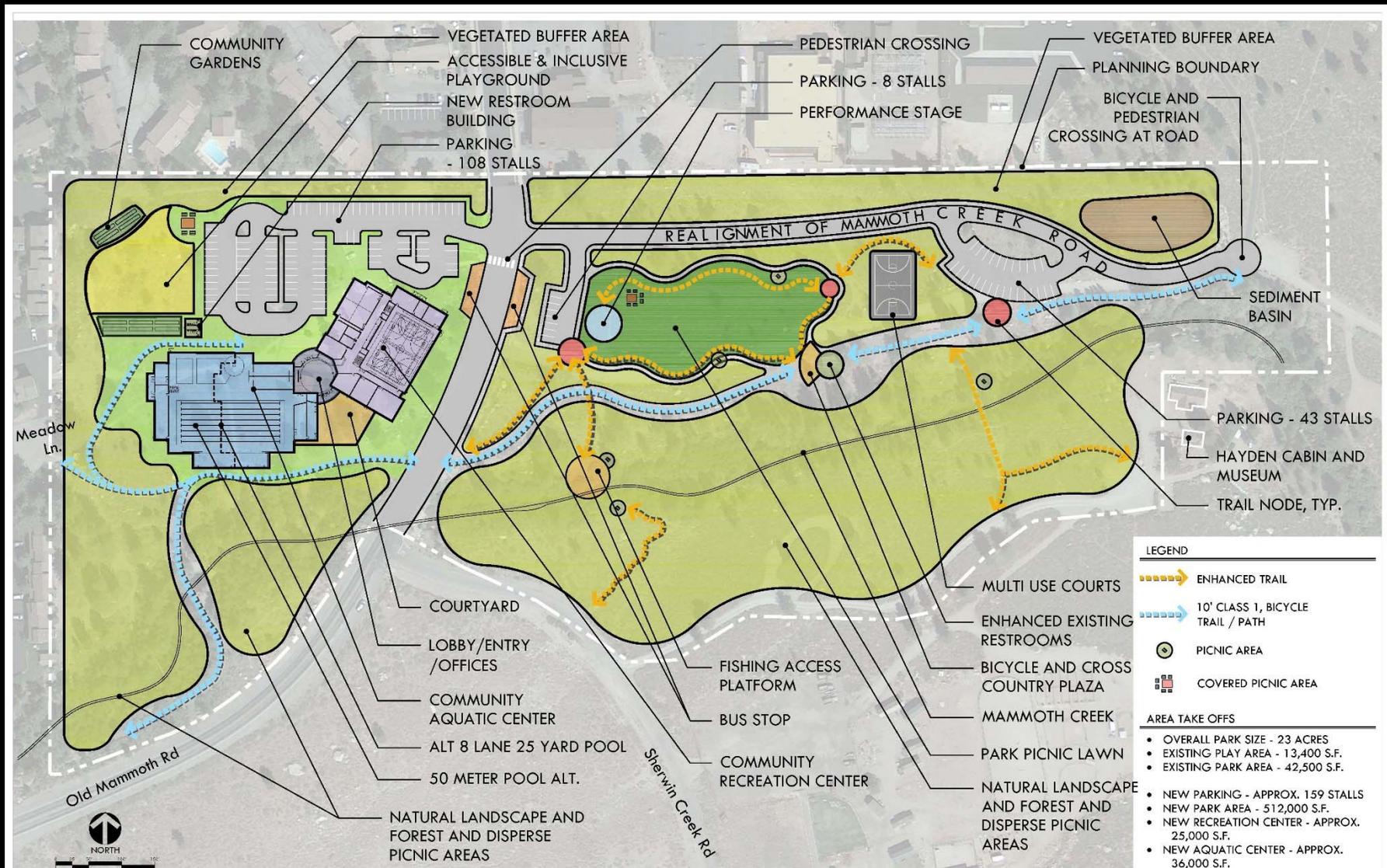


- Views and site lighting – Site allows for buildings to be situated away from neighbors at more than 150' from property lines.
- Neighbor's views should continue to be considered as design progress
- Lighting will be placed with the goal of eliminating light pollution and to preserve the views of the night skies
- The proposed uses are allowed within the current zoning
- Enhanced Parks – Neighbors will have existing parks and playgrounds enhanced and expanded.

Mammoth Creek Preferred Concept



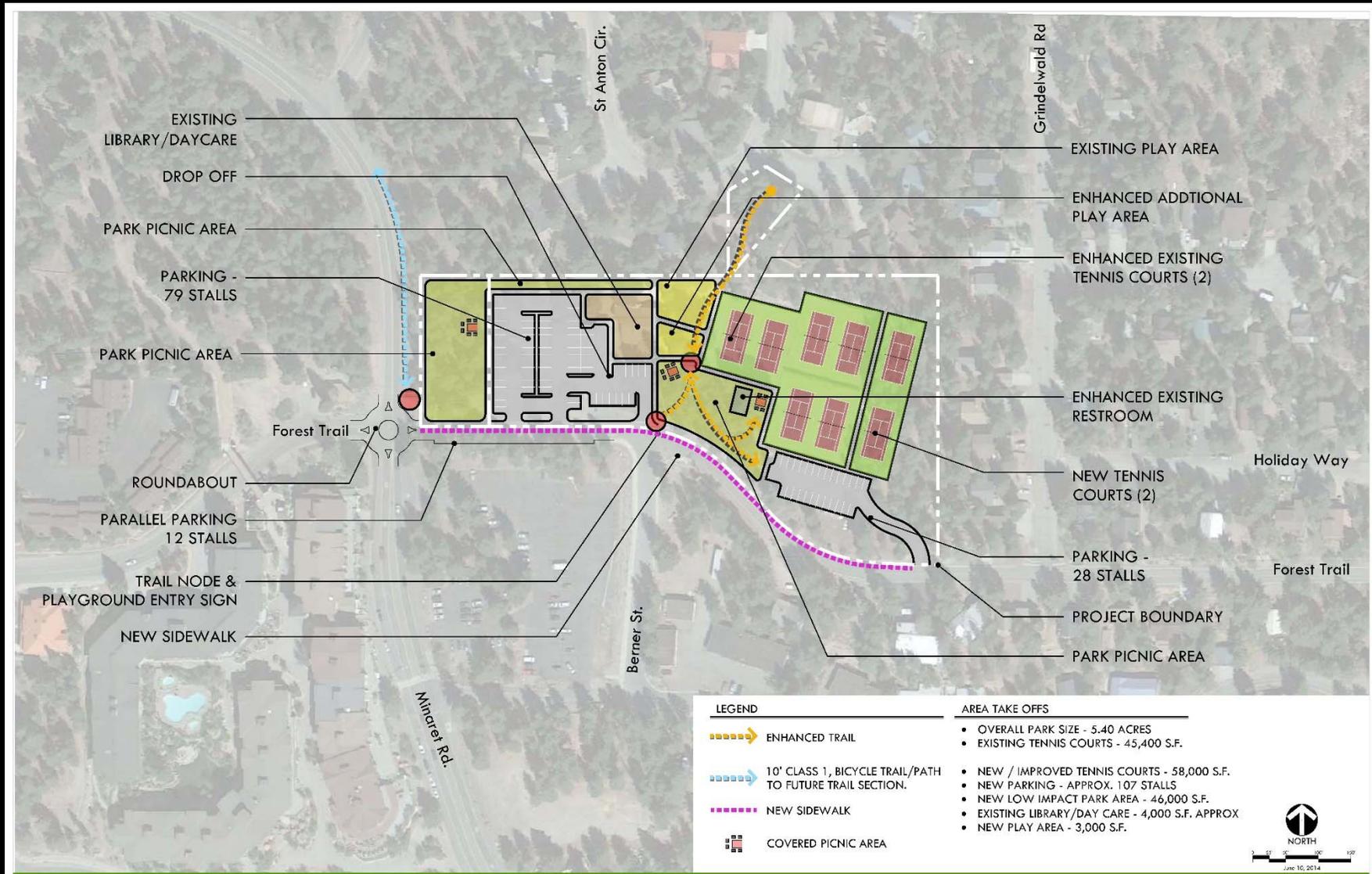
Mammoth Creek Conceptual Plan



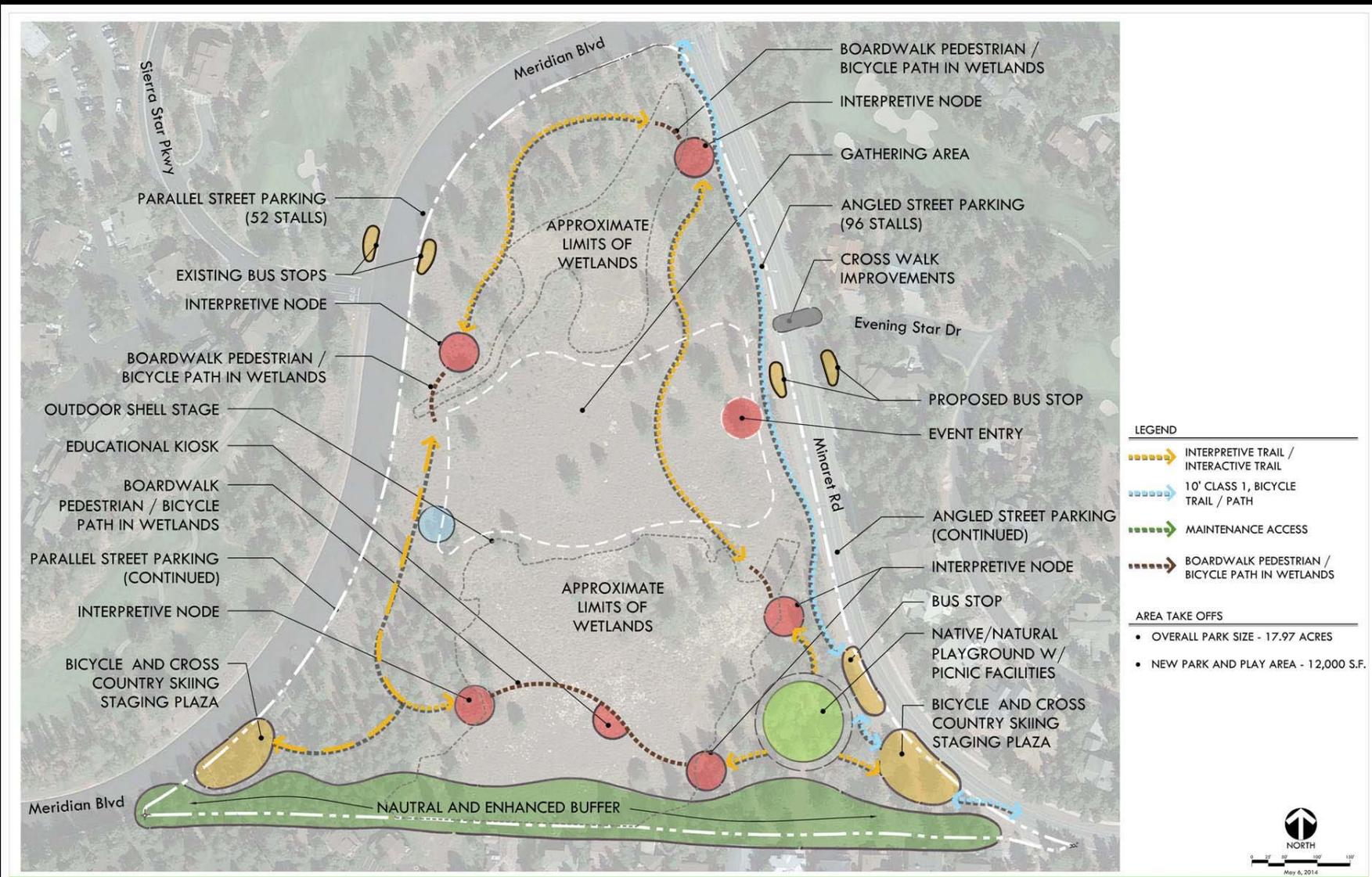
Community Center Preferred Concept



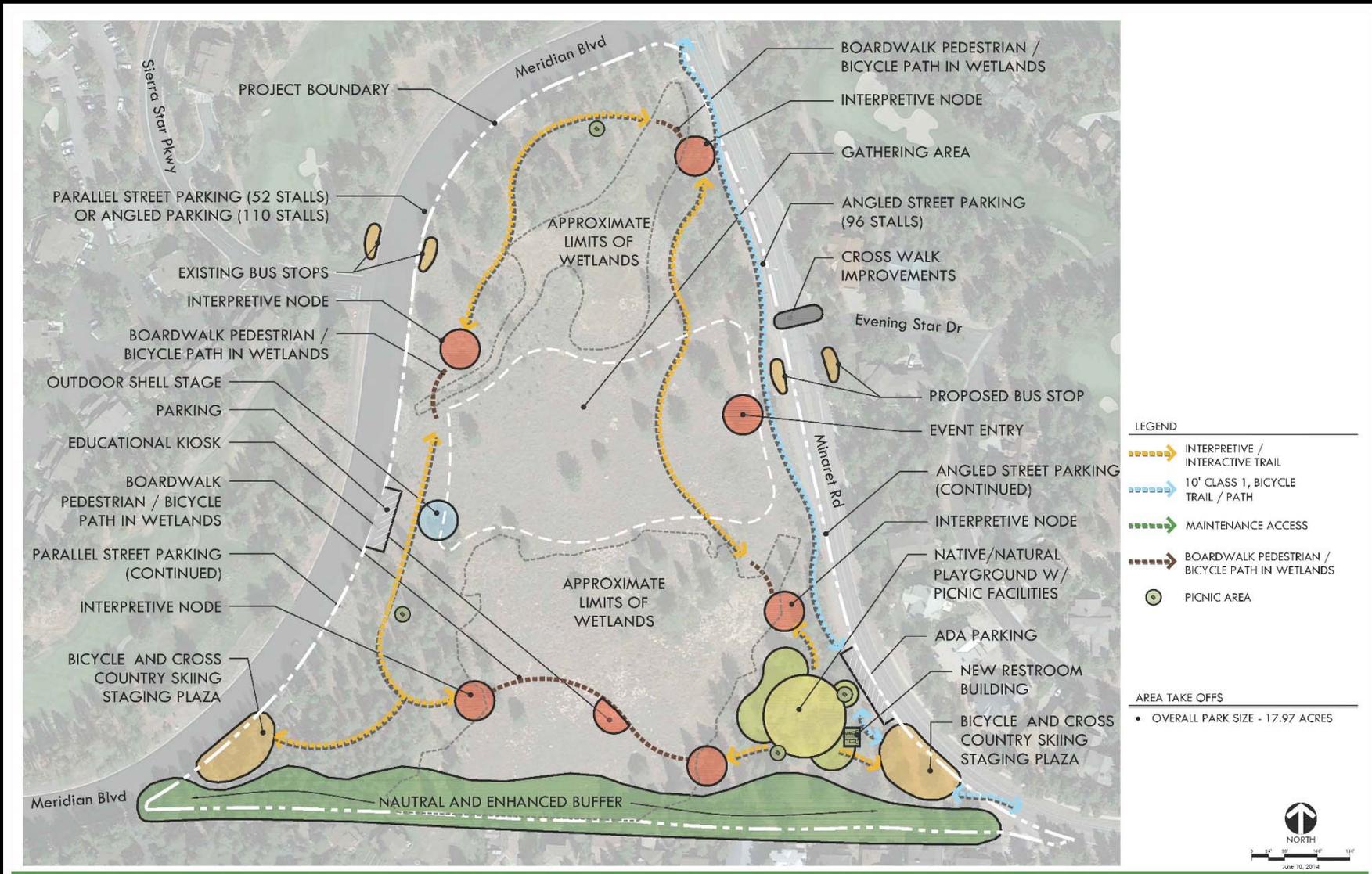
Community Center Conceptual Plan



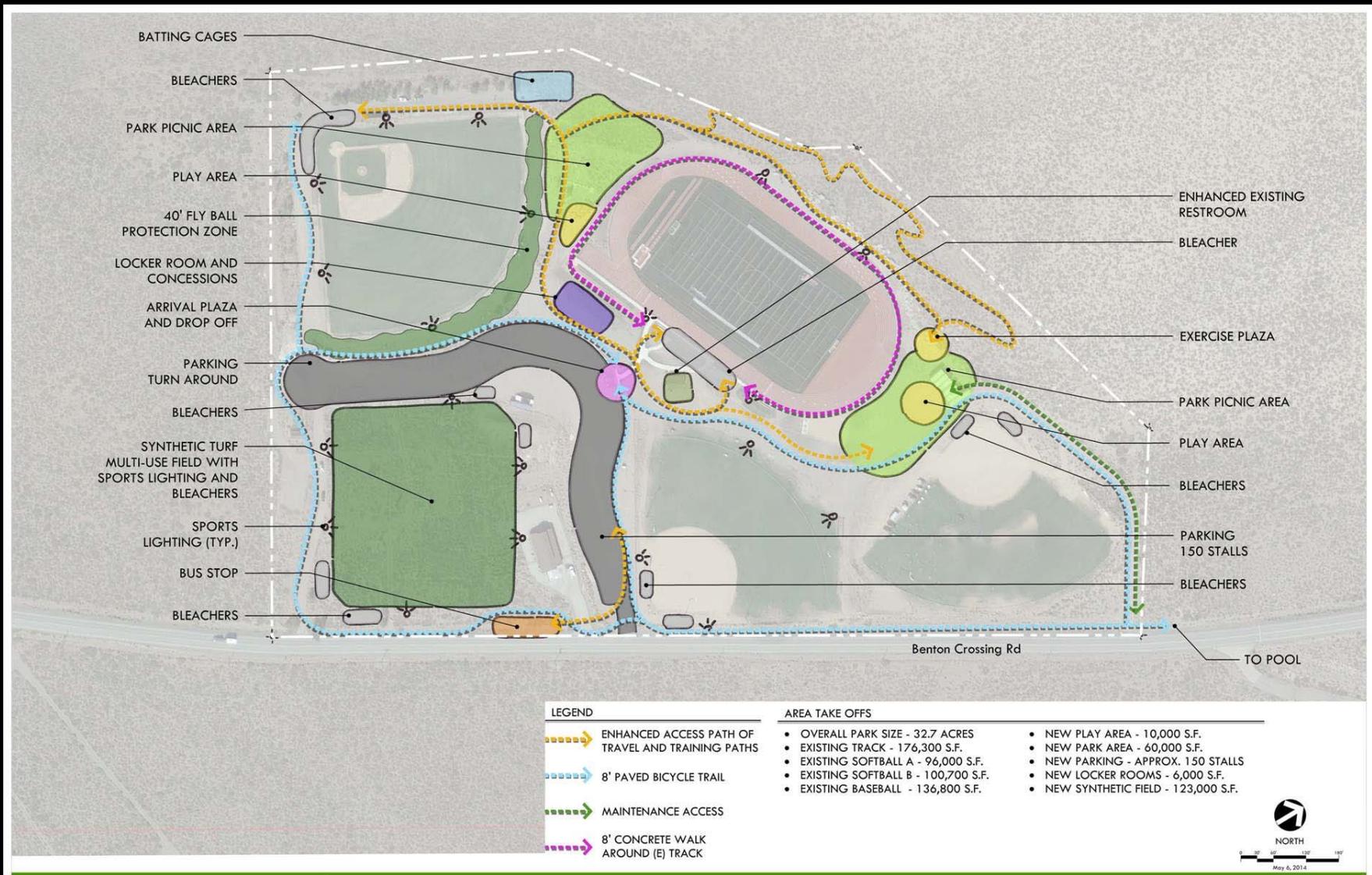
Bell Shaped Parcel Preferred Concept



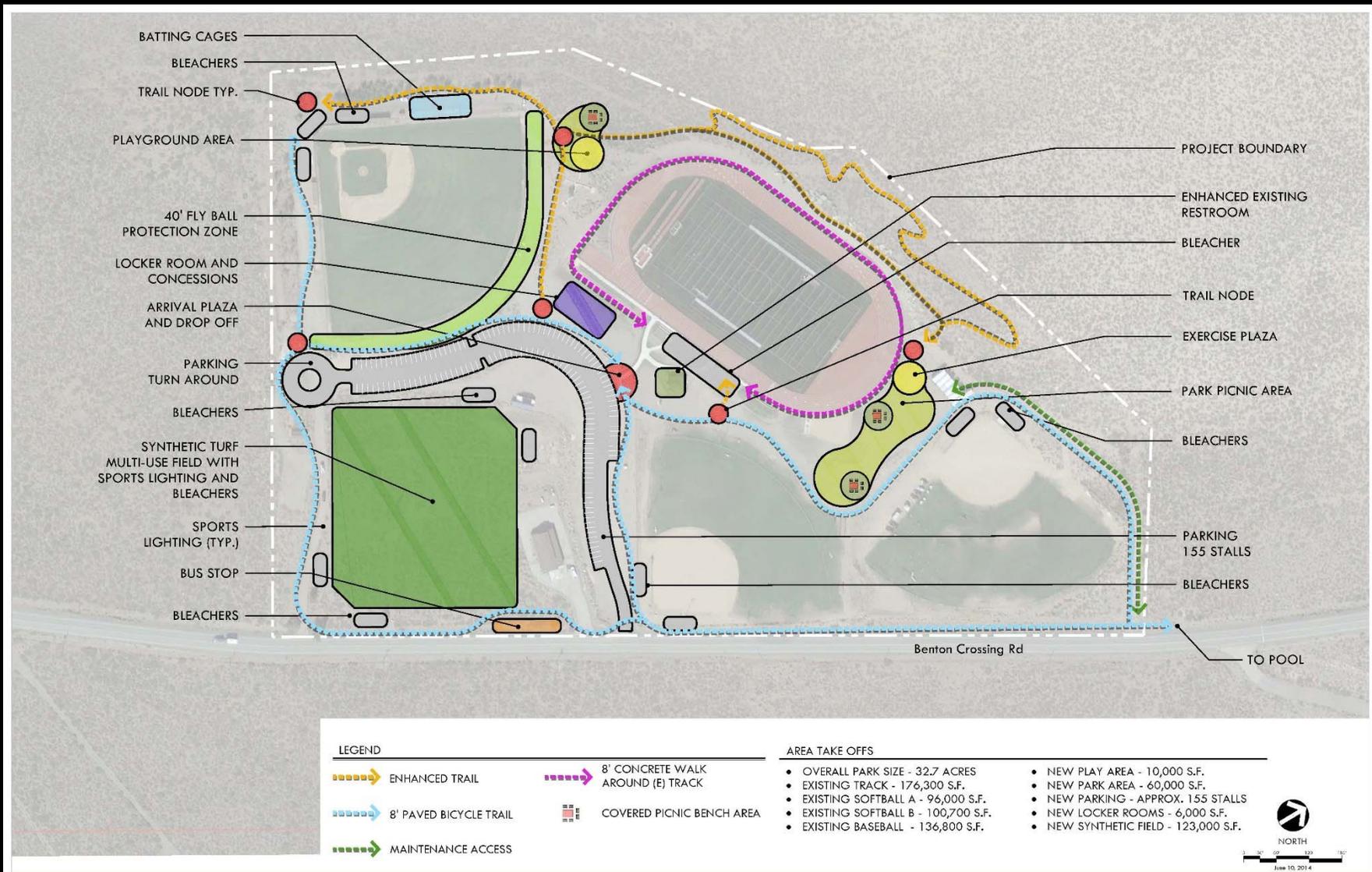
Bell Shaped Parcel Conceptual Plan



Whitmore Park Preferred Concept



Whitmore Park Conceptual Plan



Whitmore Pool Concept



LEGEND

 8' PAVED BICYCLE TRAIL

AREA TAKE OFFS

• OVERALL PARK SIZE - 5.3 ACRES



Recreation & Community Center



- Multi-use Recreation Center
 - Phased Development & Construction
 - Gymnasium
 - Gym, Track, Multipurpose Rooms, Fitness Studios, Locker Facilities
 - Aquatic Center
 - Lap & Training Pool, Kids Pool, Locker Facilities
 - Community Center
 - Multi-purpose rooms, Meeting Space, Adult Lounge, Youth Lounge, Technology Center, Childcare, Play Spaces

Gymnasium



- Leagues
- Open Gym
- Drop-In Sports
- Martial Arts
- Indoor Hockey
- Indoor Soccer
- Tournaments
- Prom Parties
- Teen Dances
- Large Gatherings
- Sports Camps / Clinics
- Special Olympics
- Graduations / Festivities
- Tumbling
- Facility Rentals
- Cheerleading Practice



Wood Floor Multi-Purpose Room



- Gymnastics / Tumbling
- Senior Fitness
- Dance Classes
- Martial Arts Classes
- Healthy Living Classes
- Nutrition Classes
- Lectures
- Parties / Dances
- Educational Classes
- Special Interest Groups
- Brown Bag Lunch Series
- First Aid / CPR Classes
- Music Classes
- Theme Activities
- Facility Rental
- Acting / Theater Classes
- Healthy Living Classes
- Music Recitals



Exercise Equipment Room



- Drop-in Exercise
- Cardiovascular Equipment
- Strength Training Machines
- Free Weights
- Instructional Programs
- Fitness Assessments
- Testing and Evaluation
- Senior Fitness Classes
- Toning and Shaping
- Conditioning for Teens
- Fitness Clinics



Multi-Purpose Room



- Flexible Space
- Gymnastics / Tumbling
- Senior Fitness
- Dance Classes
- Marital Arts Classes
- Healthy Living Classes
- Nutrition Classes
- Lectures
- Parties / Dances
- Educational Classes
- Special Interest Groups
- Brown Bag Lunch Series
- First Aid / CPR Classes
- Music Classes
- Theme Activities
- Facility Rental
- Acting / Theater Classes
- Healthy Living Classes
- Music Recitals



Senior / Adult Lounge



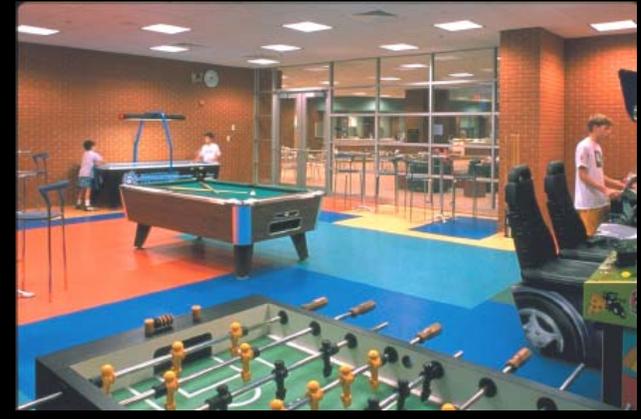
- Social Gatherings
- Coffee Bar
- “Living Room” Atmosphere
- “Rocking” Porch
- Card Tables
- Chess
- Reading Materials
- Fireplace
- Billiards Table



Youth Lounge



- Music
- Videos
- Ping Pong
- Foosball
- Pool Table
- Socializing
- Special Events
- Board Games
- Structured Games
- Electronic Darts
- Video Games



Child Watch / Play Space



- Child Watch
- Tiny Tot Classes
- Birthday Parties
- Activity Classes
- Children's Art
- Making Music
- Story Telling



Warm Water Pool



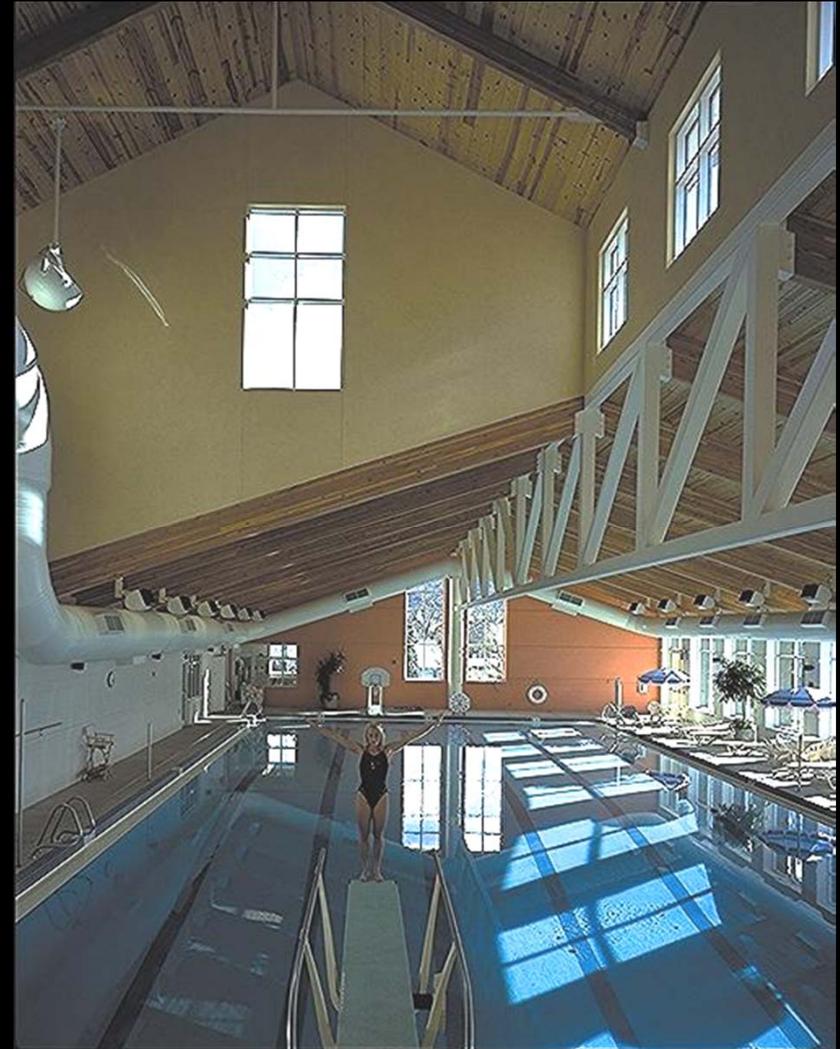
- Injury Recovery
- Aqua Aerobics
- Resistance Walking
- Water Play
- Learn to Swim
- Parent Tot Classes
- Family Swim
- Swim Parties
- Facility Rental
- Outdoor Swim Deck
- Water Games
- Open Recreation
- Adapted Aquatics
- Maternity Aerobics
- Toddler Water Safety
- Pre-School Programs



Lap Pool



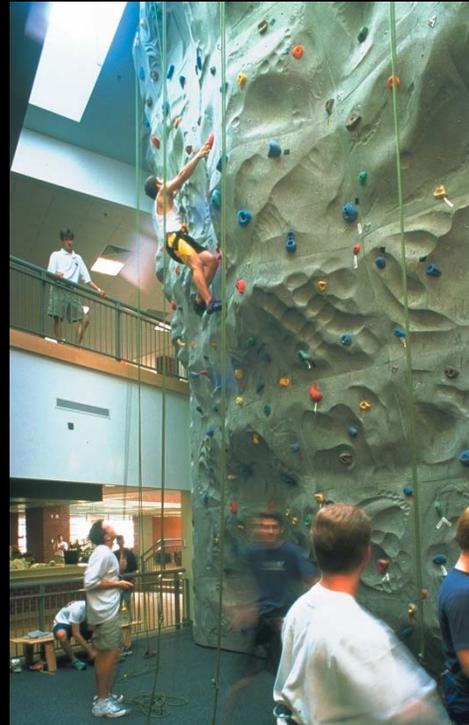
- Learn to Swim
- Parent Tot Classes
- Aqua Aerobics
- Open Recreation
- Lap Swim
- Water Volleyball
- Water Basketball
- Teen Swim
- Competitive Programs
- Short Course Swimming
- Master Swimming
- Swim Team
- Facility Rental



Climbing Wall



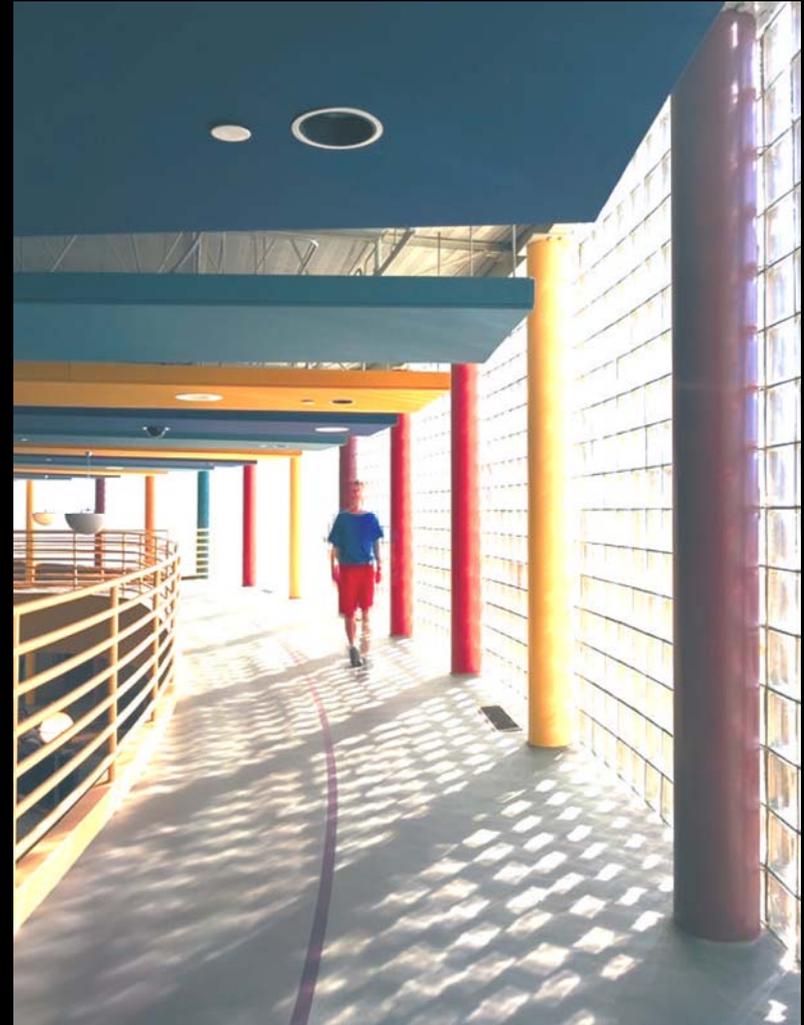
- Instruction
- Fitness Training
- Top-Rope Climbing
- Repelling
- Team Building
- Corporate Programs
- Bouldering
- Recreational Climbing
- Climbing Competitions
- Corporate Challenge Course



Walking / Jogging Track



- Drop-In Exercise
- Walking Programs
- Senior Stride
- Jogging / Running
- Cardiovascular Training
- Warm-up / Cool Down
- Triathlon Training



Computer / Homework Room



- Tutoring
- Senior Computing Classes
- Educational Programs
- Job Programs
- Mentoring Programs
- Children's Computing Classes
- General Computing Classes



Therapeutic Massage

- Potential Lease Space
- Guest Amenity



Mammoth Creek Park Rec & Aquatic



Mammoth Creek Park Recreation & Aquatic

- Large enough to use for additional team rooms during events and tournaments in the gym?
- Like connection of 2 facilities on one site – excellent access for students, locals, visitors (parking, transit, bike paths)
- Seek and gain USOC designation
- Cater to high altitude market that attracts professional athletes – sound, electronics, scoreboards, screens and live conferencing facilities
- Build a facility with recreational elements that augments Snowcreek – not replicates or duplicates activities
- Make the most of the views
- Serve the needs of both the community and the destination.
- Integration of contemporary technology (digital 395) – Wi-Fi ready and capable
- Be sure to fully vet and integrate the unique opportunities here in Mammoth Lakes into the facilities and programs
- Showpiece for sustainable/green facility – solar; geothermal , etc.
- Make sure there is access for shipping deliveries/trash
- Consider impact of snow removal and storage around facility and site
- Conduct a study of what sports the community is playing/participating in: adult, school, seniors, high altitude, etc.
- Analyze what other developments are being considered in town – DSES: Wounded Warrior building, Performing Arts Center, MMSA, Camp Woodward, etc.

Recreation/Community Center



- GYMNASIUM
- Use large courts as convention facilities – 500 to 1000 and serve buffet style.
- The facility needs to perform as a cultural center: concerts, dance, drama, art display etc.
- 2 full pro-size courts – 96 ft. long
- Include divider to play 2 sports at once – solid material for more privacy and noise reduction
- Gym can host multiple type tournaments:
- Basketball, Volleyball, Indoor soccer, Field hockey, Lacrosse, Tennis, Pickle ball, Badminton
- Additional gym augments training for high school programs
- Bleachers – 30 rows
- Portable bleachers to use in both gym and competition pool
- Scoreboard – 2 main and 2 side
- Consider removable square tiles for court floor – multi-use (consider additional storage)
- Consider indoor skate ramps – freeride teams

Recreation/Community Center



MEETING & CONFERENCE ROOM

- Large enough to use for additional team rooms during events and tournaments in the gym
- Also used to watch video and film
- Include commercial kitchen/catering/concession use
- Good acoustics – light
- Host a G8 summit one day
- Kids need a safe place to hang.

ADULT/SENIOR LOUNGE:

- Small adult/senior lounge
- Possibly not needed now
- Good idea, but should be 2nd or 3rd phase
- Can some of these activities be incorporated into the lobby?

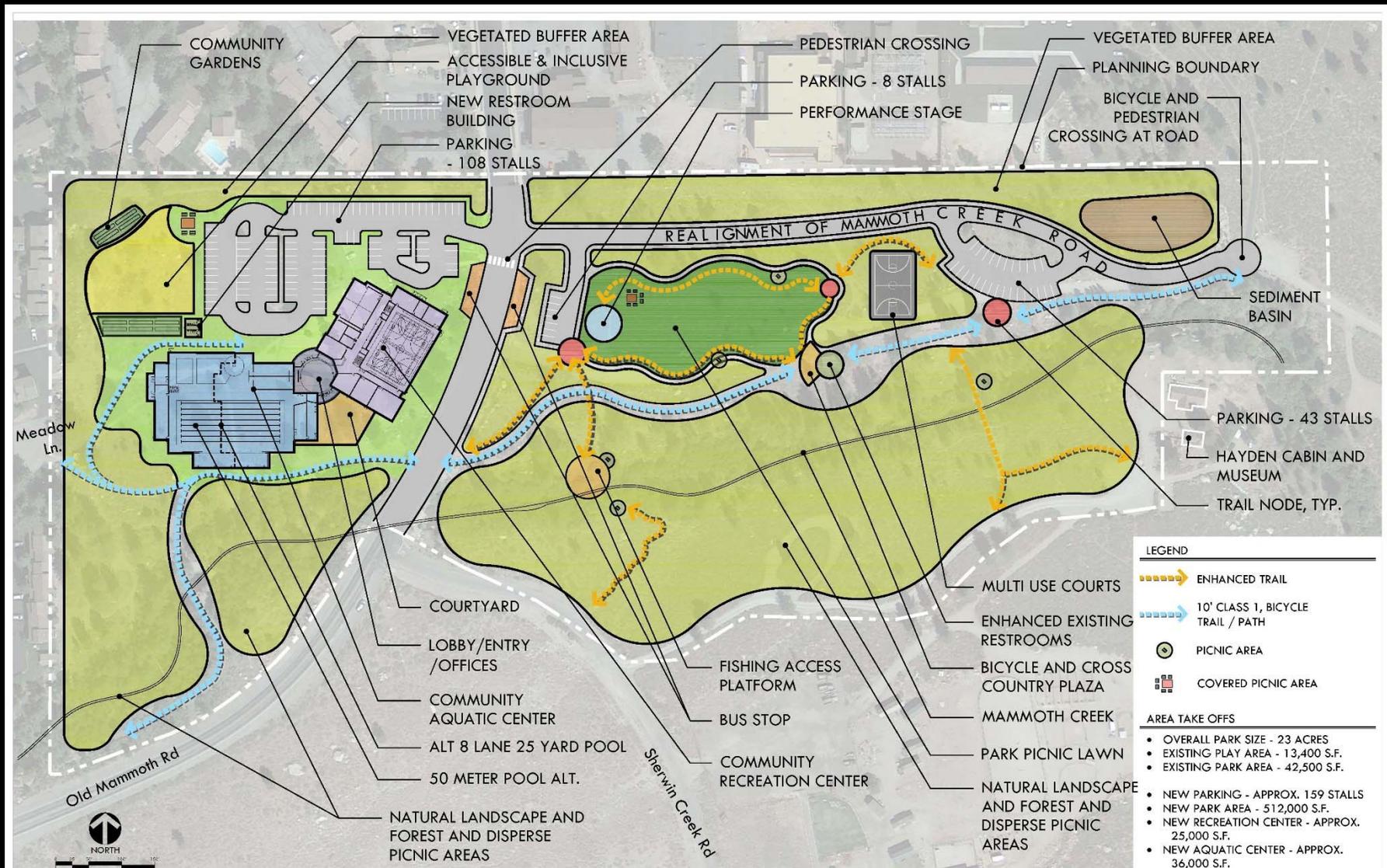
Aquatic Center



AQUATIC CENTER

- Plan for 50m pool.
- 50m pool desired for competitive swimming – 25yd wide pool can be used for lap swimming/recreation use. Moveable bulkhead, timing system.
- 50m pool with diving board and deep water
- Play leisure pool; slide; warm water therapy pool – consider track above pool
- Combine warm water therapy pool with play and leisure pool – great for swim lessons!
- Can the pool be covered for events?
- Opportunity to include water ramps
- Pool sanitized – not chlorine or bromine
- Water polo

Mammoth Creek Conceptual Plan



LEGEND	
	ENHANCED TRAIL
	10' CLASS 1, BICYCLE TRAIL / PATH
	PICNIC AREA
	COVERED PICNIC AREA
AREA TAKE OFFS	
•	OVERALL PARK SIZE - 23 ACRES
•	EXISTING PLAY AREA - 13,400 S.F.
•	EXISTING PARK AREA - 42,500 S.F.
•	NEW PARKING - APPROX. 159 STALLS
•	NEW PARK AREA - 512,000 S.F.
•	NEW RECREATION CENTER - APPROX. 25,000 S.F.
•	NEW AQUATIC CENTER - APPROX. 36,000 S.F.

Community Recreation Center

2 Court Gymnasium	15,500 sf
Running Track	4,500 sf
Weights & Cardio	800 sf
Fitness / Dance	1,200 sf
Kid's Play	1,000 sf
Community Room	1,200 sf
Admin / Offices	1,200 sf
Locker Rooms	5,000 sf
Lobby / Reception	1,200 sf
Restrooms	600 sf
Mechanical	2,000 sf
Storage	1,000 sf
Auxiliary / Circulation	7,000 sf
Total:	42,200 sf

Aquatics Center

Pool Area	11,000 sf
Warm Water Pool Area	2,600 sf
Pool Mechanical	1,500 sf
Storage	500 sf
Auxiliary / Circulation	2,000 sf
Total:	17,600 sf



Floor Plan Diagram



Phase I

2 Court Gymnasium	9,000 sf
Running Track	4,250 sf
Community Room	3,000 sf
Kitchen	600 sf
Administration / Offices	1,150 sf
Lobby / Lounge / Reception	2,700 sf
Restrooms	600 sf
Mechanical	1,000 sf
Electrical	500 sf
Storage	700 sf
Auxiliary / Circulation	4,250 sf

Total: 27,750 sf

Phase II

Kid's Play	1,000 sf
Dance & Fitness	1,100 sf
Multi-Purpose Room	1,600 sf

Total: 3,700 sf

Phase III

Men's Lockers	1,250 sf
Women's Lockers	1,250 sf
Lap Pool Area	18,000 sf
Therapy and Kids Pool Area	7,200 sf
Pool Equipment & Mech.	1,750 sf
Pool Storage	1,750 sf
Courtyard Storage	950 sf
Vending / Arcade	250 sf
Auxiliary / Circulation	800 sf

Total: 33,200 sf

Grand Total: 64,650 sf



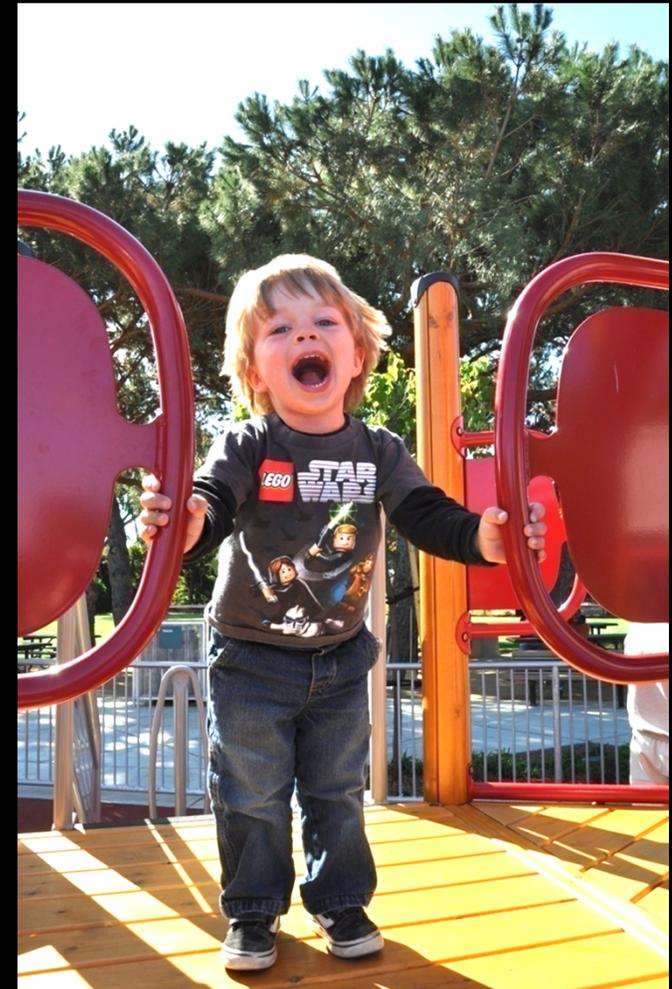
Conceptual Floor Plan



Next Steps



- Present to Town Council
 - August 6, 2014
- Begin Design Development



Questions & Answers

