



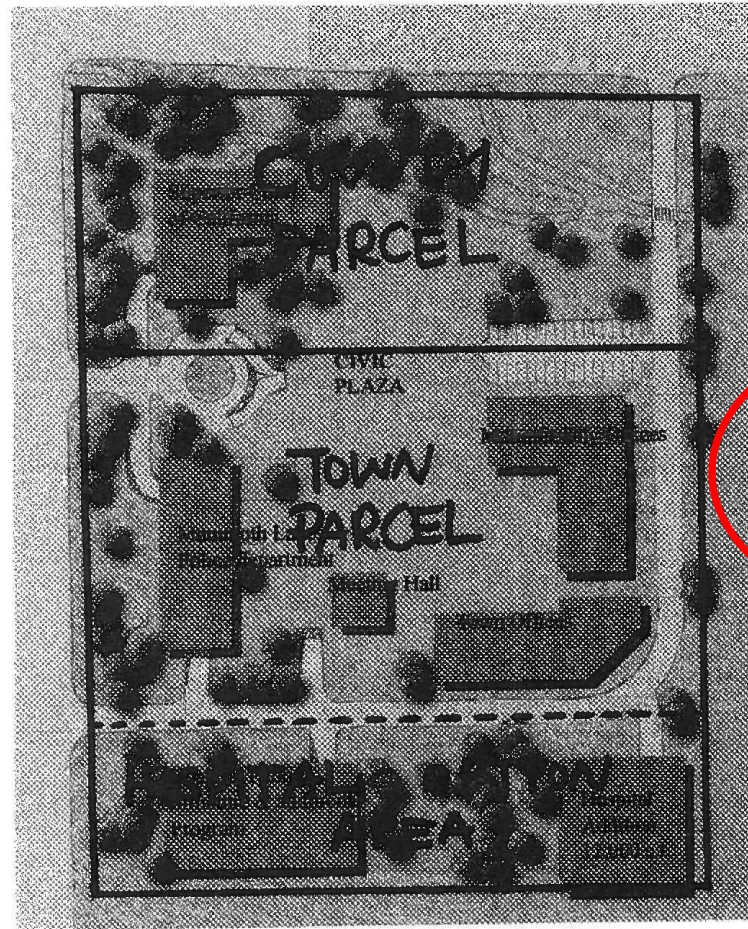
**CIVIC CENTER
PLANNING HISTORY**

South Gateway Master Plan (draft) - 2005



Figure 9- Opportunities and Constraints Diagram

McFlex Purchase Agreement – July 2007



ALTERNATIVE 2

Expanded to the extent of the setbacks.

Consolidate Hospital Expansions

Build Out with most of the Parking underground

700 parking spaces

Program Assumptions:

Police Department 15,000 s.f.
Superior Court 25,000 s.f.
County Offices 35,000 s.f.
Town Offices 25,000 s.f.
Hospital addition 12,000 s.f. (+ 100 parking)
Civic Plaza 30,000 s.f. (aprox.)

DESIGNWORKSHOP
Landscape Architecture Land Planning Urban Design Tourism Planning

Exhibit C

McFlex MOU Recitals- July 2007

G. The Town and the County agree to work together to maximize the best and most efficient use of the Property and to jointly participate in the planning for the future use and development of the Property. Both the Town and the County agree that the starting point for all planning and development of the Property is the mutually shared vision of a civic center containing municipal facilities and accessory uses that complement municipal facilities, including, but not limited to, adequate access, infrastructure, parking, transportation hub, and landscaping.

McFlex MOU – July 2007

- 5.1. Town. It is expected that the Town will use approximately three acres of the Property for the development of public facilities, including a building housing a police department and accessory uses, office space for the Town, and potentially a meeting hall/multi-purpose facility and other similar and related uses, including parking, infrastructure, road, and other necessary and convenient uses. The specific location of the Town's development will be determined by Agreement between the Town and the County. Factors to be considered in determining the location of the Town's development and use of the Property may include, but not be limited to, fair market value of the portion to be used, infrastructure cost-sharing, overall plan for civic plaza, and needs and requirements of the Town and the County in developing their respective public facility improvements.

- 5.2. County. It is expected that the County will use approximately three acres of the Property for the development of public facilities, including a building or buildings housing office space for the County, and potentially a meeting hall/multi-purpose facility and other similar and related uses, including parking, infrastructure, road, and other necessary and convenient uses. The specific location of the County's development will be determined by Agreement between the Town and the County. Factors to be considered in determining the location of the County's development and use of the Property may include, but not be limited to, fair market value of the portion to be used, infrastructure cost-sharing, overall plan for civic plaza, and needs and requirements of the Town and the County in developing their respective public facility improvements.

2007 General Plan

4. Landscaping and commercial mixed use development located so as to frame and enclose the boulevard
5. Incorporate Murphy Gulch as a natural landscape amenity.
6. Reduction or elimination of frontage roads
7. Long major street divided into distinct and unique areas:
 - a. From town entry to Laurel Mountain Road:
 - (1) Landmark entrance architectural design
 - (2) Integrates civic center design with Eastern Sierra forest
 - (3) Inspirational and inviting to the community, a town square
 - (4) Mixed use and shared parking resource
 - (5) Old Mammoth Road entrance
 - (6) Connected and integrated with Shady Rest workforce neighborhood and Sierra Nevada Road
 - b. From Laurel Mountain Road to Manzanita Road/Sierra Blvd:
 - (1) Create a vibrant mix of retail, commercial and workforce housing
 - (2) Neighborhood commercial for central Mammoth neighborhood
 - (3) Outdoor enjoyment
 - (4) Forested and natural
 - c. From Sierra Blvd to Minaret Road and Lake Mary Road:
 - (1) Mountain portal and gateway to the North Village District
 - (2) Lake Mary Road gateway
 - (3) Smooth transition and connectivity from commercial to commercial
 - (4) Mixed use, lodging and residential
 - (5) Heavily forested, greater setbacks and acknowledgement of slopes
 - (6) Lower lot coverage
 - (7) Promenade on both sides

Old Mammoth Road characteristics:

1. Traditional small-scale mixed use "Main Street" development pattern

Shady Rest characteristics:

1. A livable in-town neighborhood for the workforce.
 - a. Not fractional, not second homes
 - b. Mechanisms to ensure units remain at determined rates in perpetuity
 - c. Variety of unit size and scale

2. Preservation and restoration of unique site features, including wetlands
3. A community-oriented design:
 - a. Neighborhood context and connections:
 - (1) Pedestrian and auto connections to adjoining areas and neighborhoods (e.g. Sierra Valley District, Tavern Road, Main Street and Center Street)
 - (2) Traffic calming and management with adjoining neighborhoods
 - (3) Trail and pedestrian emphasis
 - (4) Transit accessible
 - b. Integrated site planning and architectural design:
 - (1) Accessible wetlands and community park(s) connected to the community
 - (2) Significant tree preservation
 - (3) Unobtrusive, articulated buildings
 - (4) Minimum paving, maximum permeable surface
 - (5) High quality materials
 - (6) Parking
 - (7) Energy efficient design
 - (8) Innovative snow management
4. A future catalyst to surrounding commercial areas
5. Developed in phases:
 - a. High quality of living throughout (no disparity, grouping or phasing by income)
 - b. Reasonable product absorption rate
6. Long-term affordability:
 - a. Durability of materials and design
 - b. Designed for low operating and maintenance costs and energy efficiency
 - c. Transit accessibility
7. Provision of key resident amenities such as:
 - a. Child care
 - b. Active and passive recreation

2. Gateway

Located south of State Route 203, east of Old Mammoth Road, the Gateway District should be an attractive and iconic corridor in to and out of town, and should communicate Mammoth Lakes' character. It includes schools, hospital, industrial park, library, parks, trails, open space and the future Civic Center site. The District should provide a safe pedestrian environment, and emphasize linkages between all elements in the Gateway District and the community's residential neighborhoods. Significant public views should be preserved through high-level design standards.

2007 General Plan

General characteristics:

1. Views to White Mountains, Sherwin Range, the Knolls and Mammoth Mountain are preserved
2. Campus setting, spacious and comfortable with gathering areas
3. Civic character and a town square
4. Civic, educational, recreational, public uses and athletic fields
5. Broad setbacks and open space between buildings
6. Pedestrian-friendly approach along Sierra Park Road and Meridian Boulevard
7. Pedestrian linkages among all uses
8. Access to surrounding forest lands
9. A sense of arrival to each component within the district
10. Circulation pattern to provide for short-term visits and drop-offs
11. Long-term parking underground
12. Industrial uses screened from public view
13. Shared use of facilities and parking
14. Transit with bus pullouts and shelters

Civic Center

The Civic Center, located within the Gateway District on the southeast corner of State Route 203 and Sierra Park Road, should be attractive, welcoming, accessible, and the symbolic center for the community. The Civic Center should embody the natural setting and spirit of Mammoth Lakes, and be designed as a functioning public space to support special events.

The Civic Center should have a cohesive design with building elements and forms in common and appropriate building placement and design. Civic architecture should recognize historic patterns of the town and represent rugged mountain architecture. Buildings should be articulated, elegant and built with design elements that create a sense of permanence and strength. Building design should include a building base designed for pedestrians with a high level of detail and quality materials. Iconic features should be integrated into civic architecture and places.

Civic Center characteristics:

1. Attractive, welcoming and symbolic center for the community
2. Reinforce rugged, natural setting of the town
3. Conveniently accessible to the community and clients:
 - a. Emergency access
 - b. Transit, vehicular, bike and pedestrian access
 - c. On-street and underground parking
 - d. Customer service
4. Serves as important community activity center:
 - a. Strategic parking resource linked to transit

- b. Public event venue
- c. Economic development catalyst to Tavern Road and Sierra Park Road areas
5. Sierra Park Road design as a significant public street/open space
6. Reinforce the importance of:
 - a. Legislative and judicial function of the people
 - b. Public safety and security
 - c. Civic events and functions
 - d. Daily use and enjoyment
 - e. A place of employment

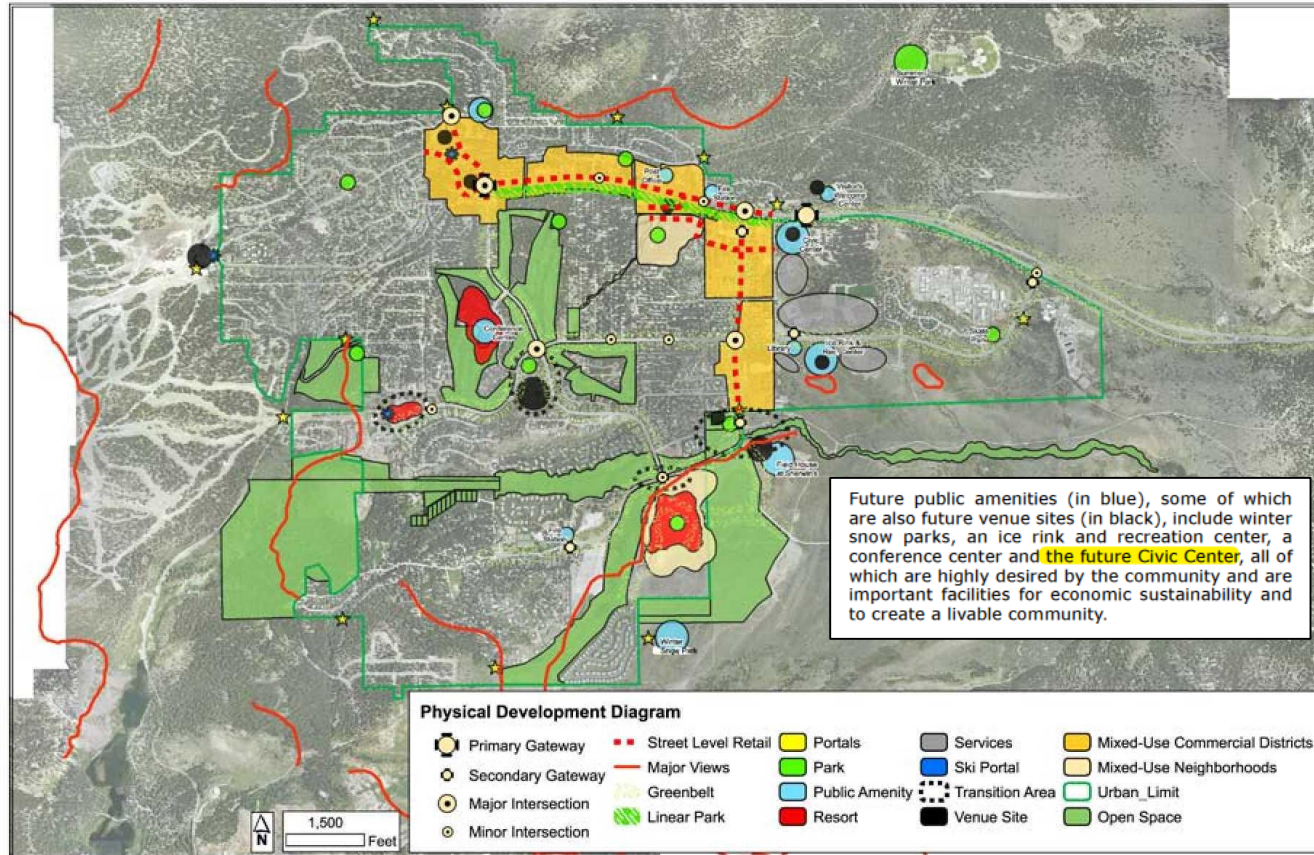
3. North Village

The North Village District, in the northwest portion of town adjacent to Main Street, Lake Mary Road, and Minaret Road, is primarily comprised of more urban development. It includes hotels, restaurants, visitor-oriented and general commercial operations, professional and medical offices, condominiums, single family homes and community facilities. The North Village is an intensely focused entertainment district. It should incorporate active open pedestrian plazas showcasing mountain views with retail, entertainment, and public art including local talent.

North Village characteristics:

1. Views to Sherwin Range and the Knolls are preserved
2. Landscape that recalls the Eastern Sierra and establishes scale and street edge
3. Create a sense of exploration using pedestrian-oriented sidewalks, plazas and courtyards with pedestrian comforts
4. Easy pedestrian access across main streets
5. Gateway intersection at Minaret Road and Main Street/Lake Mary Road
6. Visitor-oriented entertainment retail district
7. Active day and evening through all four seasons, designed to achieve a 2-3 hour visit
8. Resort and resident activities, amenities and services
9. Animation with retail and significant businesses oriented to the street
10. Retail and services in "storefront" setting located at the sidewalk
11. A variety of resort lodging supported by meeting facilities, outdoor activities and restaurants, arts, culture and entertainment
12. Create year-round non-vehicular links to mountain portals
13. Lake Mary Road connected to the North Village District by trails
14. Shared and pooled parking, convenient structured parking and small-scale street adjacent surface parking
15. Encourage living and working in close proximity to transit-oriented development

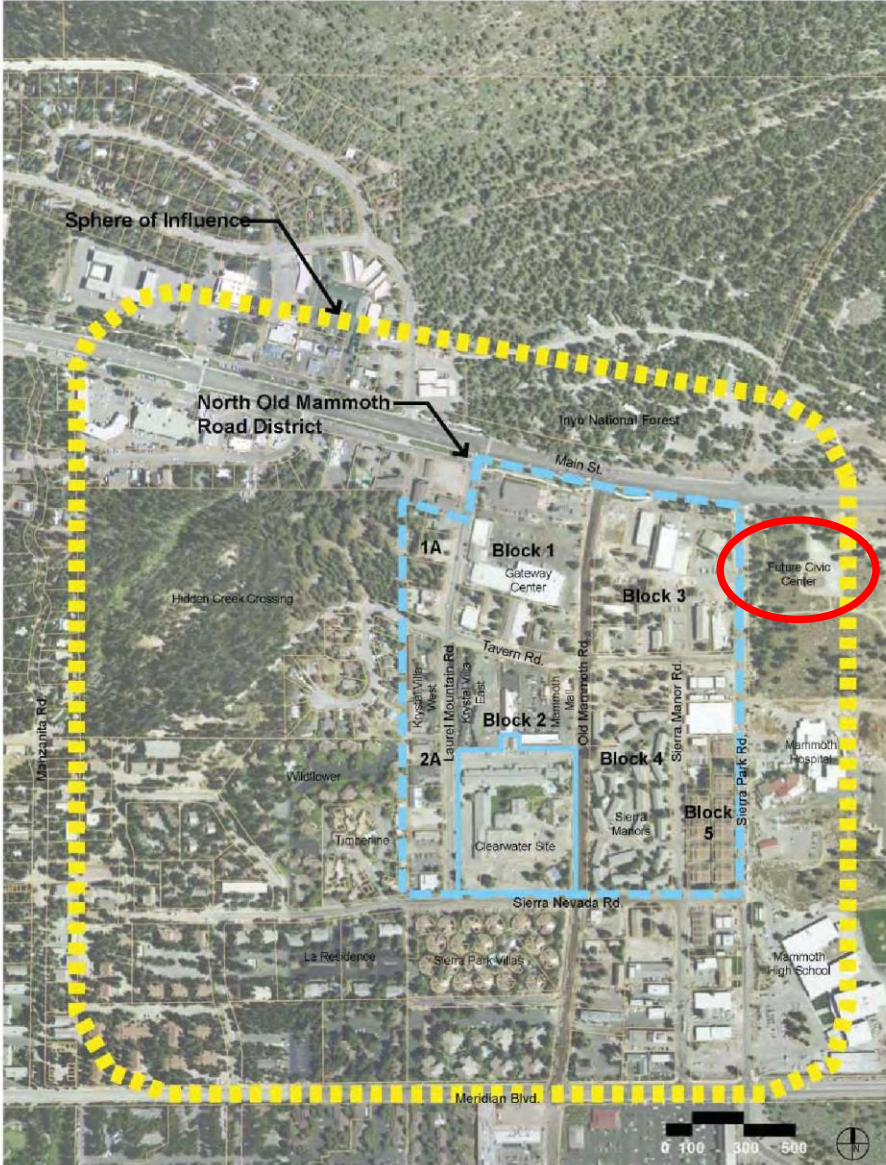
2007 General Plan



2008 Master Facility Plan

TOWN OF MAMMOTH LAKES Master Facility Plan							
Project Title: Town of Mammoth Lakes Civic Center							Project # GF-01
Location: Southeast corner of Main Street (SR 203) and Sierra Park Road				Date: May 2008			
				Prepared by: Public Works			
Program: General Facilities		Est. Project Cost: \$23,131,794		Est. yearly ops cost: \$133,409			
Project Description: Construction of a Civic Center, which will include a new Town Hall for the administrative, parks/recreation, public works, and planning functions. This project will likely be built in conjunction with a new South Mono County Administrative Center. It is anticipated that a 25,000 square foot facility is needed.		Justification: The proposed civic center is required to allow for the expansion of services related to new development. The same space standard as currently exists has been applied to the growth in government staffing and functions.		Public Benefit: The public would benefit by having all Town functions in a centrally-located area and would save in operating costs and eliminate rental costs.			
PROJECT FINANCING							
Project Expenditures							TOTAL
Planning							\$1,526,331
Design							\$1,526,331
ROW/Land Acquisitions							\$1,000,000
Construction/CE/Contingency							\$ 19,079,133
TOTAL	\$	-	\$	-	\$	-	\$ 23,131,794
Project Funding							TOTAL
Assessment District							
Developer Impact Fees							
Federal/State Funding							
General Fund							
Other							
TOTAL							
Review and Comment: 2 acres required. 125 parking spaces needed based on the preliminary site plan prepared for the church site. Based on 2006 estimates. All costs (except land acquisition) adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008 Completion of land acquisition occurred in 07/08 for \$3,687,591, of this only 35.88% of the \$1,000,000 estimated for this project was eligible for DIF funds. This project is eligible for 35.88% in DIF funding							

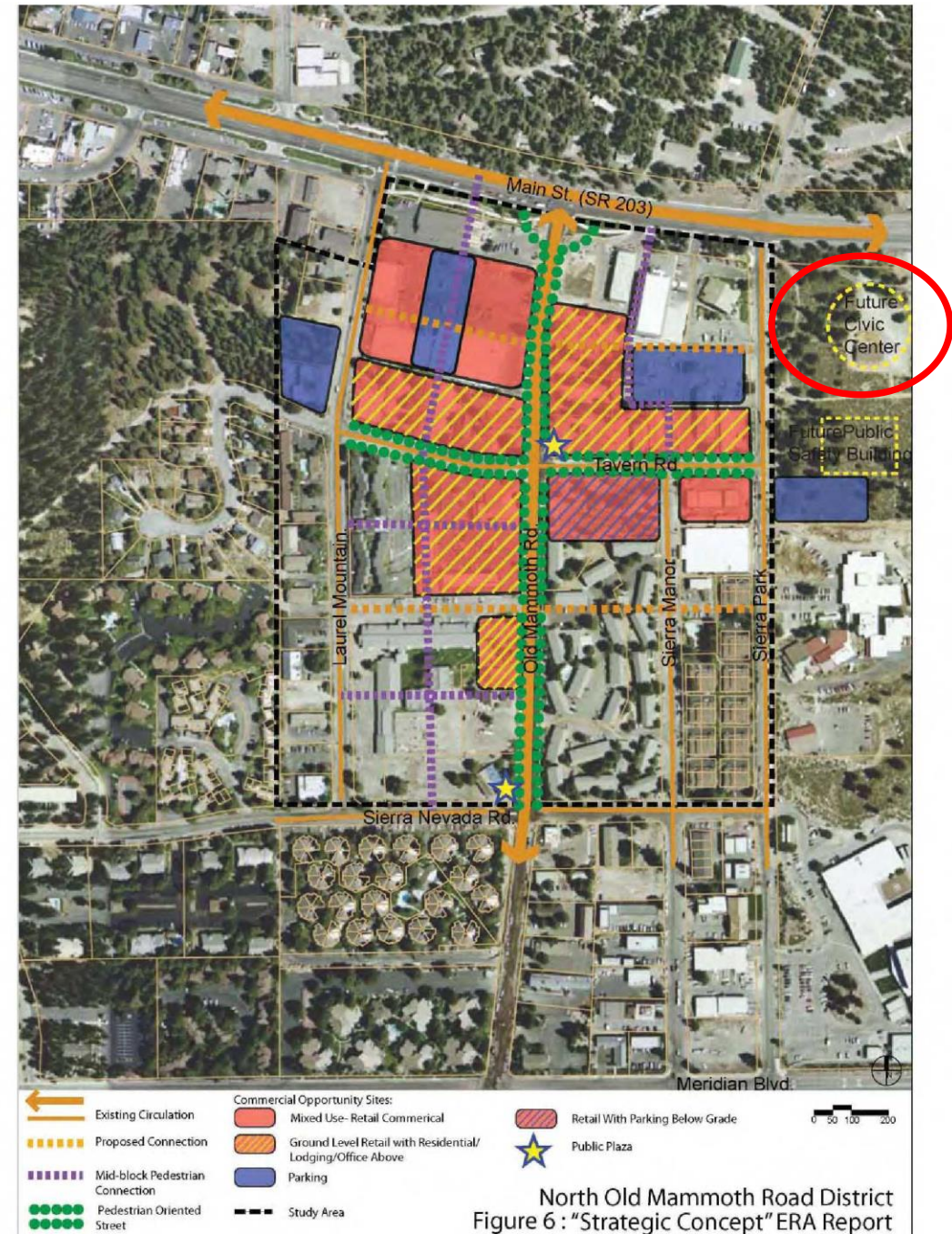
North Old Mammoth Road District Special Study – June 2008



North Old Mammoth Road District
Figure 1: Vicinity Diagram

ERA Real Estate Market Outlook and Development Strategy Recommendations – Oct. 2007

North Old Mammoth Road District Special Study – June 2008



Construction of Courthouse - 2010



Downtown Concept for Main Street - 2010

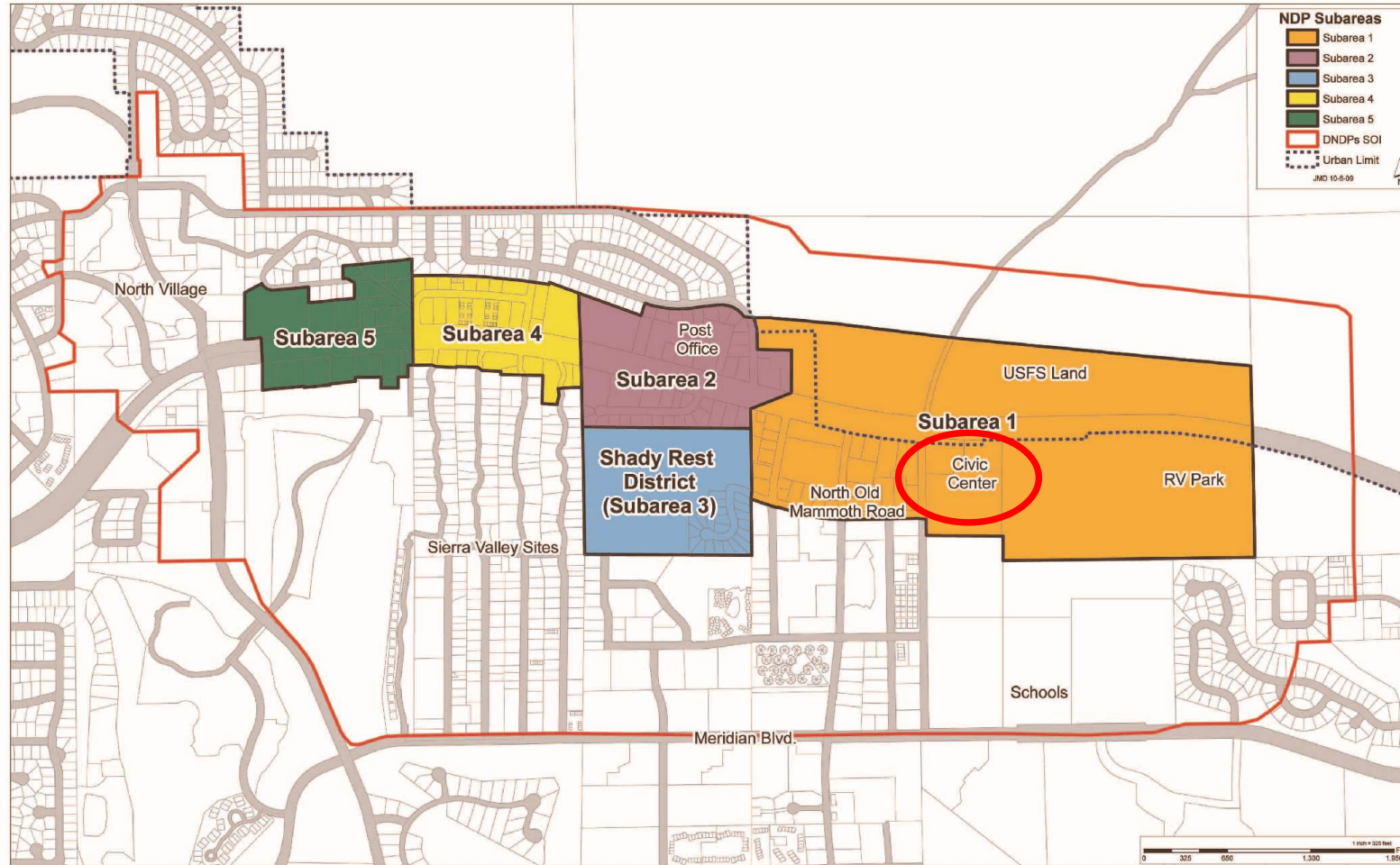


Figure 3-1: Study Area Boundaries

Downtown Concept for Main Street - 2010

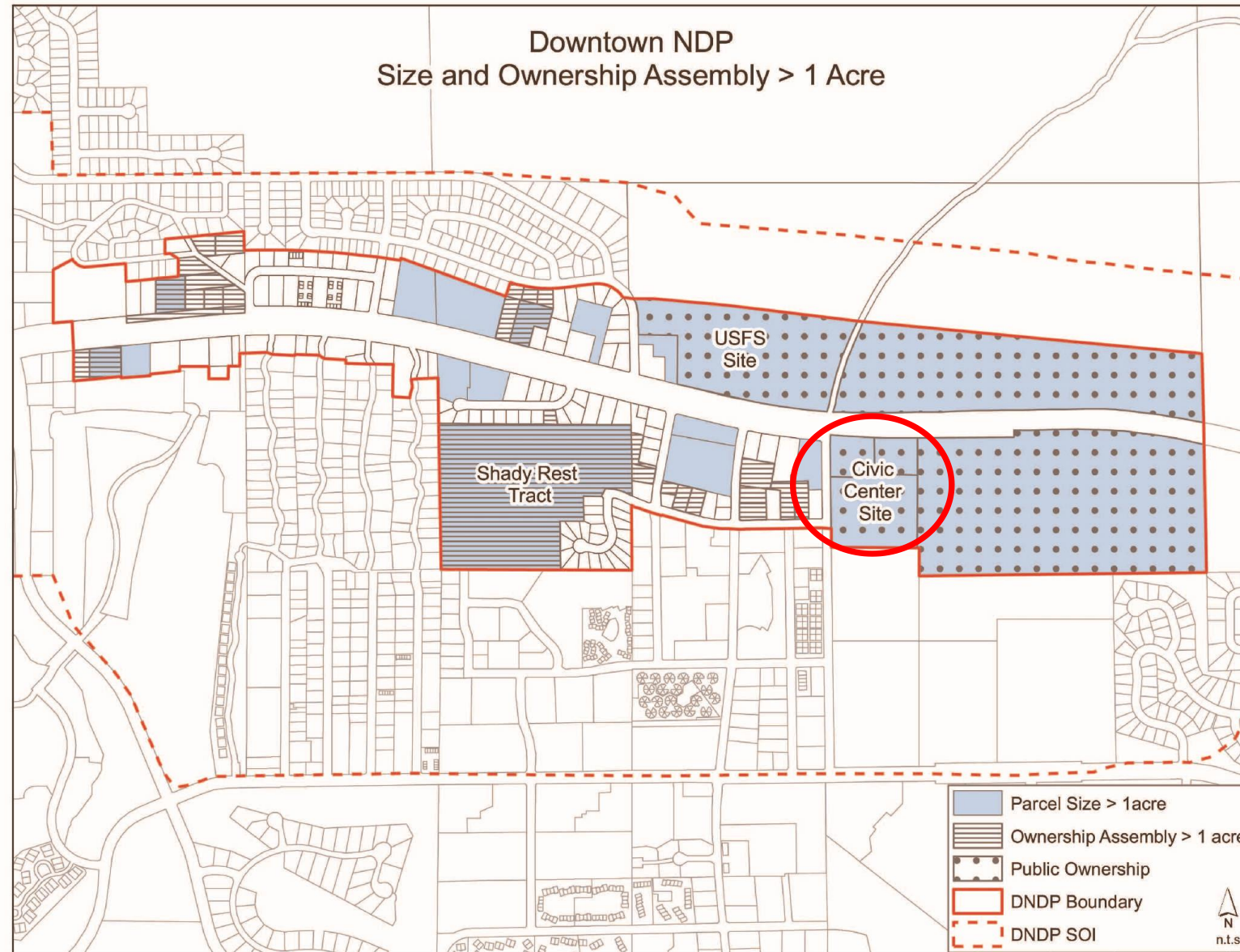


Figure 3-8: Land Ownership

Downtown Concept for Main Street - 2010

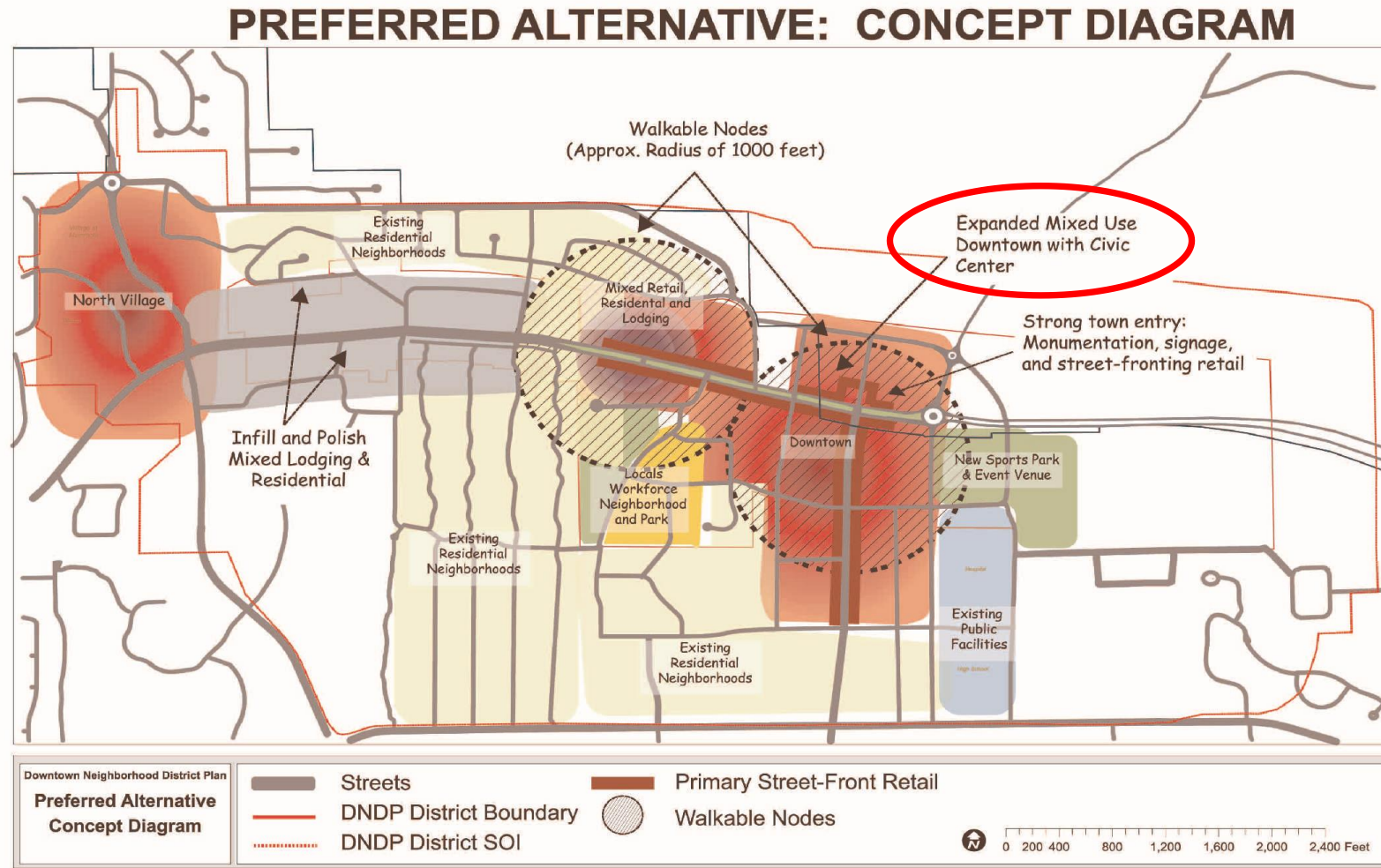


Figure 5-1: Preferred Concept Diagram

Sierra Park SRTS gap closure - 2012



Begin Construction of Police Station - 2016

