

**BRIDGEPORT MULTI-AGENCY
OFFICE AND VISITOR CENTER**
PROJECT CONCEPT

Mono County Board of Supervisors 07.09.13

History & Context



- Acknowledge this is a long-standing discussion that never seemed to get traction.
- Agency interests appear better aligned at this time.
- “Bridgeport Visitor Center Feasibility Study” by the Mono County Tourism/Film Commission ca. 2004 provided baseline information.
- A new conversation about moving forward with an old concept was initiated during the Bridgeport Main Street Revitalization Project Design Fair.

Participants



- Bodie Foundation
- Bodie State Historic Park
- Bridgeport Indian Colony
- Bureau of Land Management, Bishop Field Office
- Caltrans District 9
- Eastern Sierra Interpretive Association
- Humboldt-Toiyabe National Forest
- Marine Corps Mountain Warfare Training Center
- Mammoth Hospital
- Mono County

Participant Interests



- ❑ Enhance the **visitor experience** through education and services connecting travelers to north county attractions.
- ❑ **Promote, interpret, share, and protect** the unique natural resources, destinations, and agency missions.
- ❑ Spur **economic development** by encouraging travelers to stop and explore local communities, and fostering repeat visitation.
- ❑ Provide **shared agency offices** to support effective operations, public service, and collaboration.
- ❑ **Contribute to local communities.**

Project Assumptions

- ❑ Located in town between Emigrant Street and the East Walker River Bridge on US 395;
- ❑ Includes perspectives of multiple agencies and cultures, and the local community;
- ❑ Provides easily accessible and sufficient parking, public restrooms, and an area for pets;
- ❑ Accommodates recreational vehicles, trailers, and trucks;
- ❑ Demonstrates financial feasibility;
- ❑ Provides an art and event venue;
- ❑ Retail sales include north county scenery and vistas;
- ❑ Includes conference room/center available for public use.

2004 Study Phase I - complete



- ☐ In-town location
- ☐ Provide basic visitor information
- ☐ Housed in an existing structure
- ☐ Involves community (public and private sectors)

2004 Study Phase II – in progress now!

- Meets project assumptions
- In-town location and housed in an existing or new structure
- Extensive visitor interpretive and educational exhibits

PLUS:

- Includes staff to provide visitor use assistance
- Includes and is directly connected to multiple agency offices
- Includes conference room(s)

Site Criteria



- ❑ In-town location on US 395
- ❑ Ability to accommodate RVs, trailers
- ❑ Easy access and parking
- ❑ Public restrooms
- ❑ Financial feasibility
- ❑ Availability: willing seller or renter basis
- ❑ Provide pet walking area
- ❑ Broadband capable

Conceptual Programming

□ **TOTAL SITE REQUIREMENT = 59,626 (1.4 acres)**

- Conditioned office and support space: 7,619 sf
- Conditioned medical clinic space: 1,500 sf
- Parking: 45,086 sf

Per Federal requirements:

Parking includes 20% allowance for access/driveways

Total uses includes 10% landscaping allowances

Locations Previously Considered



- ❑ **Bryant House** (east of Bridgeport Inn)
- ❑ **Buster's Market**
- ❑ Bridgeport toy/RV storage (east of Burger Barn)
- ❑ North town open lot (east of Redwood Motel)
- ❑ Pink House (west of Bodie Hotel, across from Courthouse)
- ❑ Mono County Courthouse
- ❑ Mono County Museum
- ❑ CHP office

Some Site Possibilities

Based on previous locations, a review of listed properties and/or anecdotal hearsay of willing sellers, and Main Street land use suggestions:

- ❑ **Buster's Market:** County previously inquired, consists of six parcels
- ❑ **South-side Assemblage:** south side of Main Street between the Bridgeport Inn and Hays Street, consists of three listed parcels and the CHP office
- ❑ **North-side Assemblage:** north side of Main Street between the bank and Walker River Lodge, consists of three unlisted parcels

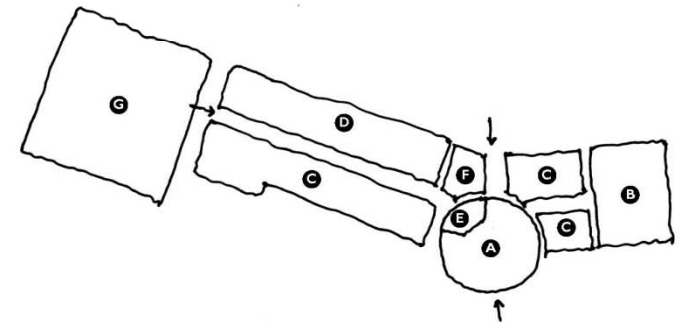
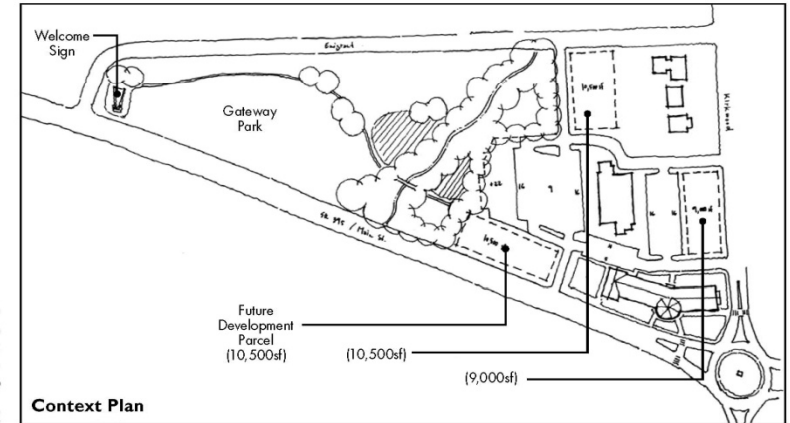
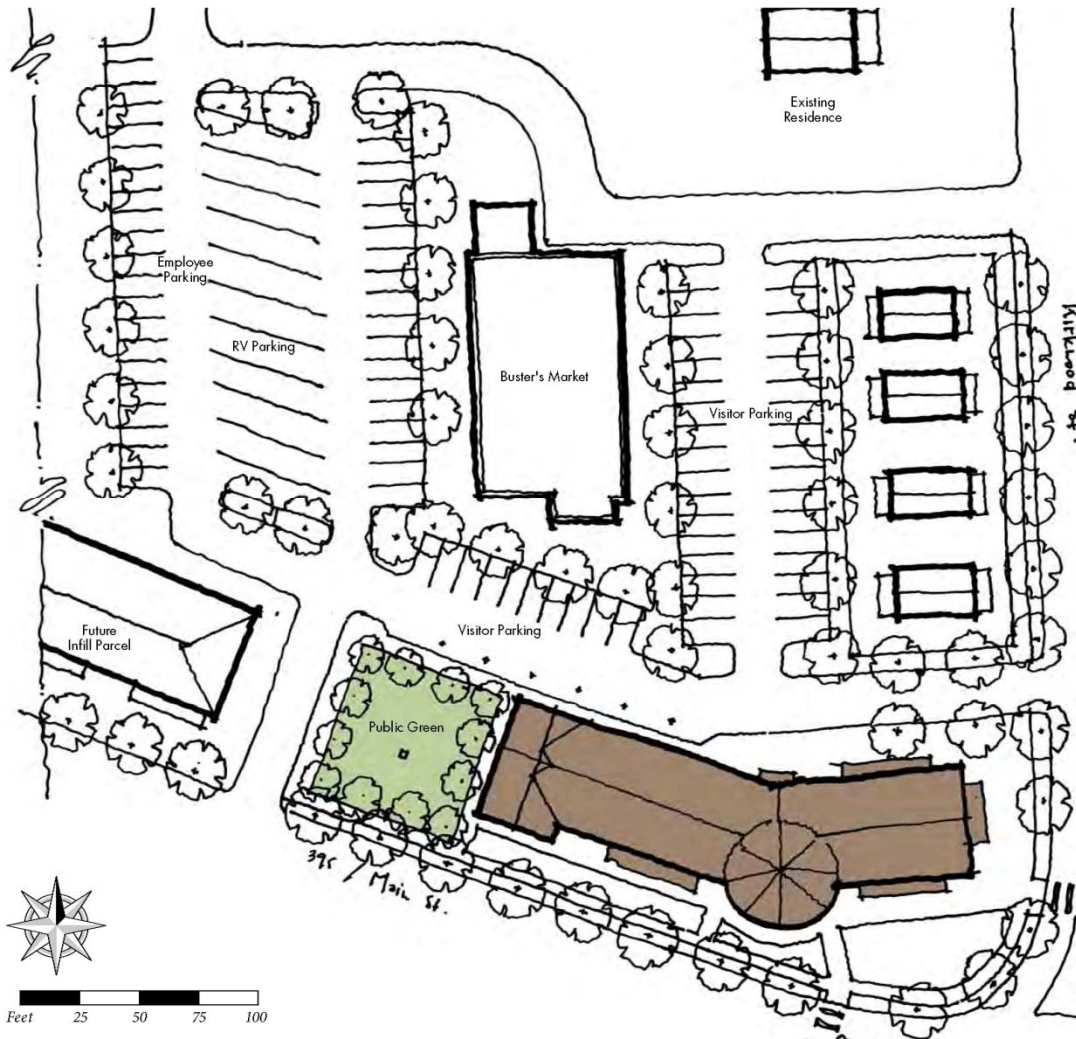
Conceptual Site Planning Alternatives



Assumptions:

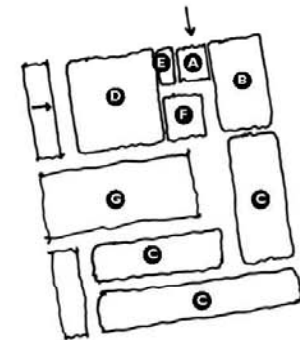
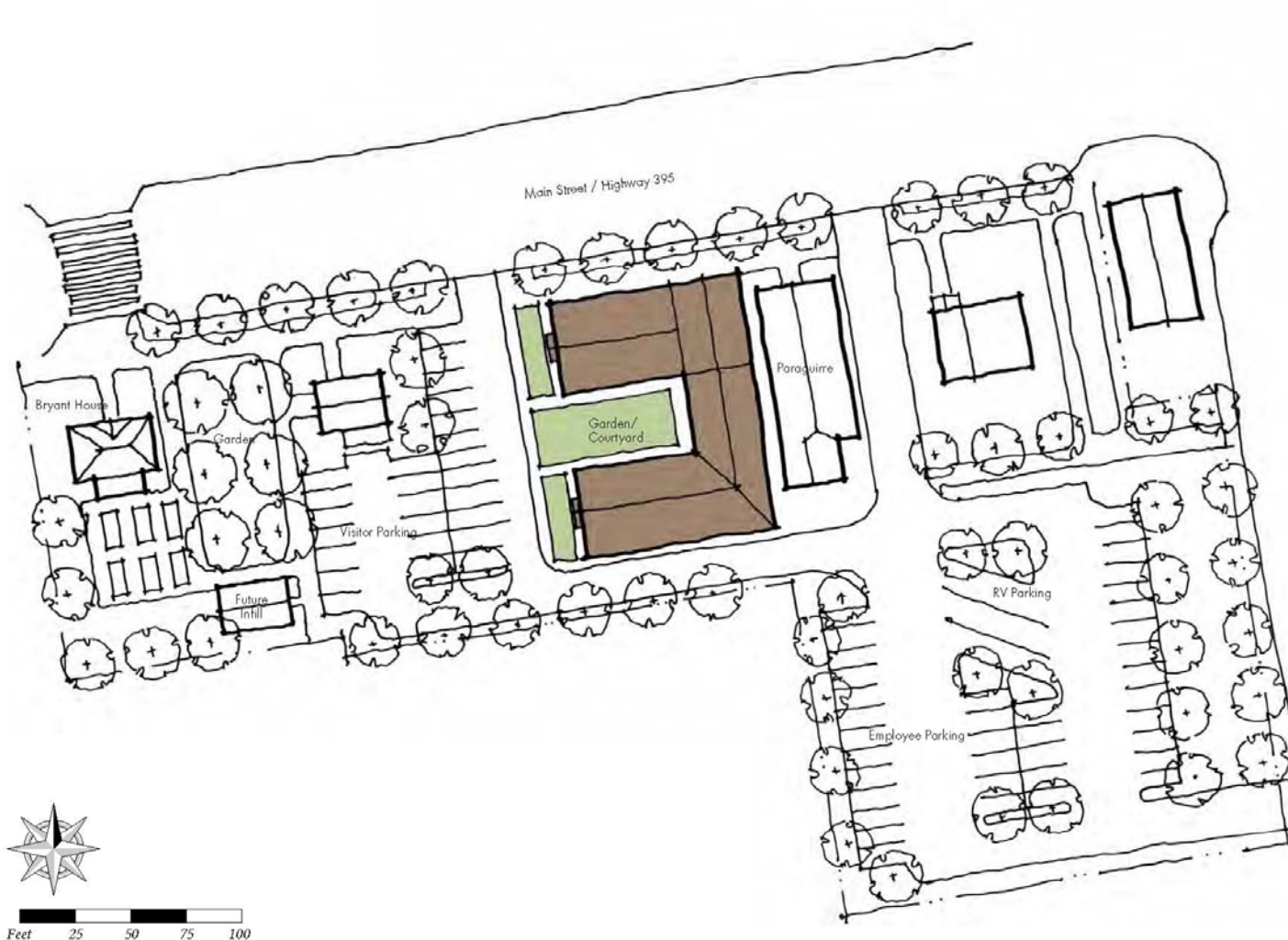
- ❑ One-story building to mitigate costs and ADA
- ❑ Renovation of existing buildings most cost effective
- ❑ New construction on vacant land is next strategy
- ❑ New construction requiring demolition most expensive
- ❑ Conference room, retail kiosk, lobby and support services (such as restrooms) should be visible
- ❑ Incorporate public space and southern exposure
- ❑ Property adjacent to building could be utilized for shared parking

Buster's Market



Program	
Lobby	A
Conference Room	B
Office	C
Medical Clinic	D
Retail	E
Public Restrooms	F
Outdoor public space	G

South-side Assembly, Option 1

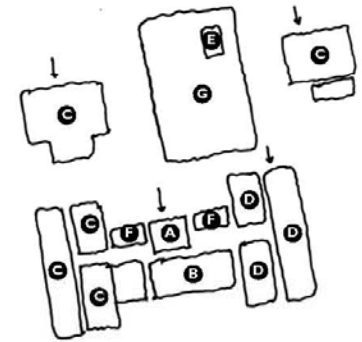
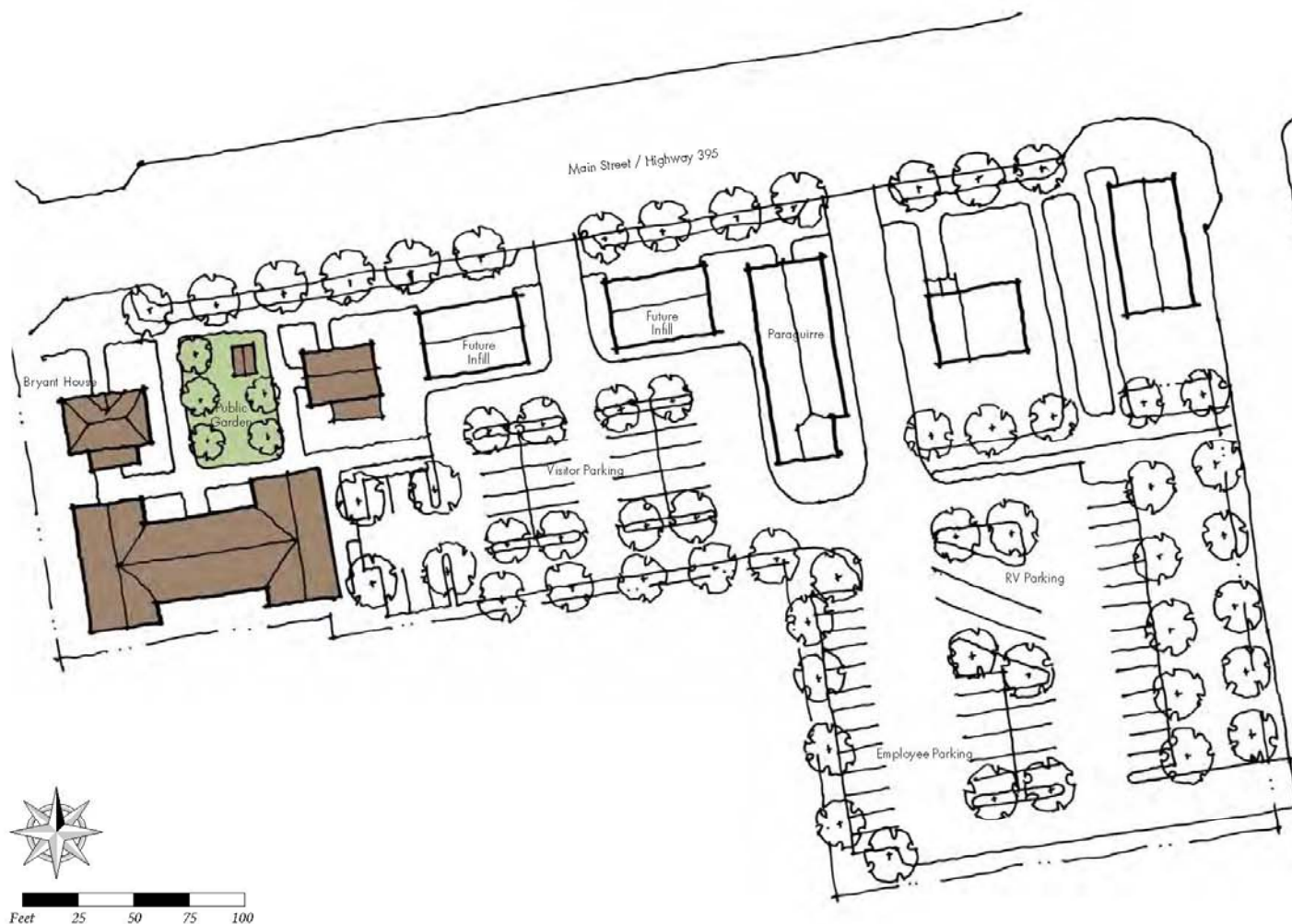


Program	
Lobby	A
Conference Room	B
Office	C
Medical Clinic	D
Retail	E
Public Restrooms	F
Outdoor public space	G



Feet 25 50 75 100

South-side Assembly, Option 2

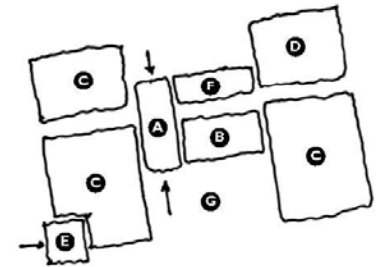
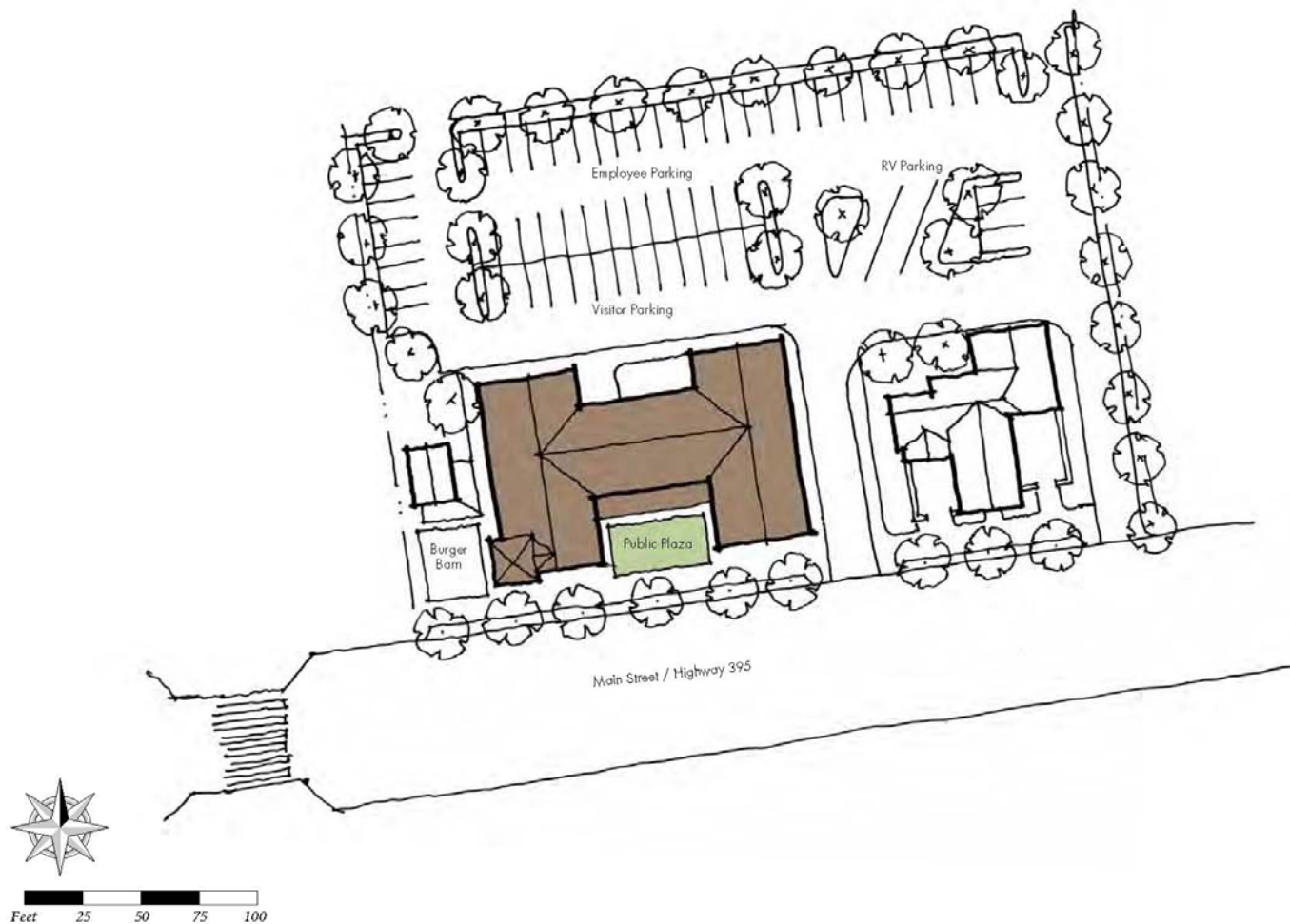


Program	
Lobby	A
Conference Room	B
Office	C
Medical Clinic	D
Retail	E
Public Restrooms	F
Outdoor public space	G



Feet 25 50 75 100

North-side Assembly



Program	
Lobby	A
Conference Room	B
Office	C
Medical Clinic	D
Retail	E
Public Restrooms	F
Outdoor public space	G

Next Steps



- Engage the California Highway Patrol
- Define the County's role and assign staff lead
- Open conversations with potential developers who would build, own and operate, possibly as part of a public-private partnership.