

# **Mono County Community Development Department**

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## **BRIDGEPORT VISITOR CENTER DEVELOPMENT TEAM MEETING AGENDA**

July 23, 2013 at 10:00 pm

74 N. School Street (Annex I), Bridgeport, California

Public Works Conference Room

Videoconference: CAO Conference Room, 3<sup>rd</sup> Floor Sierra Center Mall (452 Old Mammoth Rd)

Teleconference: 605.475.6700, access code: 628-0373

### **1. INTRODUCTIONS**

### **2. REVIEW OF WORK TO DATE** (See files located in <https://www.dropbox.com/sh/zra17t3dv6o61qm/7YbqWiSCjD>)

- Goals, project assumptions, potential sites
- Conceptual programming
- Conceptual site plans/test fit cases
- Input from the Board of Supervisors and public

### **3. MONO COUNTY'S STRATEGY**

- Engage the CHP as an additional long-term tenant
- Attract a developer to own, construct, operate, and maintain

### **4. BRAINSTORM NEXT STEPS & RESOURCES**

### **5. SET NEXT MEETING DATE?**

**AGENDA ITEM #2A**  
**Review interests identified in 2012 Main Street Focus Group**

**Bodie State Historic Park**

- The Park's governing planning document includes a visitor center in the Bodie Hills, but BLM has environmental concerns
- Current Park Administration is likely to support a visitor center in Bridgeport.

**Humboldt-Toiyabe National Forest**

- Current Bridgeport Ranger District office south of Bridgeport serves as the visitor center because there is no other option.
- Would need office space for staff and could help staff a visitor center, may provide some retail.

**Yosemite National Park**

- Could be interested in expanding the Park's presence in the Eastern Sierra.
- Opportunities to provide information to travelers on US 395 and promote connections from a regional perspective such as transportation, logistics, tips for places to visit, etc.

**Mono County**

- Would want a facility to spur economic development in Bridgeport by increasing likelihood visitors will explore the community.
- Reviewing current County facility needs and needs of partners, such as the health clinic, and considering the need for: new facilities, reconfiguring/renovating old facilities, and configuration/location.
- Could be willing to provide facility space for rent, but would not staff a visitor center.

**Bureau of Land Management**

- Managing their large blocks of sensitive lands (Bodie Hills, Travertine) is a challenge with no local office space; staff must travel to and from Bishop with no support facility
- Would want a contact point with the public to provide education to share the story of the area, educate travelers about the unique natural resources, etc.

**Bodie Foundation**

- Non-profit organization, very supportive of an interagency, multiple purpose visitor center
- Want to promote Bodie State Historic Park as a destination in the area.

**AGENDA ITEM #3**  
**“Mono County Tourism/Film Commission Bridgeport Visitor Center Feasibility Study”**  
(ca. 2004)

**1. Need**

- a. Attract and educate visitors about the Bridgeport community, surrounding natural lands, and offerings, such as Bodie State Historic Park; Native American, mining and ranching heritage; public land management, activities and recreation
- b. Enhance the highway traveler experience by providing services, education, and information about activities
- c. Stimulate visitor spending within and repeat visitation to the region

**2. Project Assumptions**

- a. In-town location preferred
- b. Inter-agency perspective: USFS, BLM, Caltrans, California State Parks, Bridgeport Chamber, Mono County Tourism Commission, Native Americans
- c. Site must accommodate recreational vehicles and trailers as well as easy access for passenger vehicles
- d. Provide public restrooms
- e. Demonstrate financial feasibility
- f. Add: include community perspective via RPAC outreach, delete: option of potential future out-of-town location

**3. Visitor Center Development**

- a. Phase I complete: in-town location, provide basic visitor information, housed in an existing structure, can be developed within 12 months, involves the local community (public and private sector)
- b. Phase II (subject of current effort): extensive visitor interpretive and educational exhibits, larger in scale, in-town ~~or out-of-town~~ location TBD, housed in an existing or new structure, meets project assumptions as stated above
  - Add: staff to provide visitor use assistance, delete: option of out-of-town location per community input

#### AGENDA ITEM #4: Programming Needs & Resources

1. Do you need office/work space for permanent/full-time staff?
  - a. How many staff? \_\_\_\_\_
  - b. Can office space be shared within the agency/firm? \_\_\_\_\_
  - c. Are “cubicles” acceptable or are individual offices needed? \_\_\_\_\_
  - d. Does the work space need to be confidential/securable? \_\_\_\_\_
  - e. What is the minimum net square footage\* required per staff? \_\_\_\_\_
2. Do you need office/work space for part-time, temporary and/or seasonal staff?
  - a. How many staff? \_\_\_\_\_
  - b. Describe staff occupancy level, e.g. seasonality, # of days/week, etc.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - c. Can work space be shared with other staff from the same agency or different agencies? \_\_\_\_\_
  - d. Are “cubicles” acceptable or are individual offices needed? \_\_\_\_\_
  - e. Does the work space need to be confidential/securable? \_\_\_\_\_
3. Do you need a conference room?
  - a. On average, how many people does the conference room need to accommodate?  
\_\_\_\_\_
  - b. Does you need video/phone conferencing capabilities? \_\_\_\_\_
4. Are you willing to provide staff to service the visitor center / retail sales / visitor use area?
  - a. Number of staff: \_\_\_\_\_
  - b. Number of days/week: \_\_\_\_\_
5. Do you need retail space? How much (in net square feet\*)? \_\_\_\_\_
6. Do you need space in which to interact with the public? How much (in net square feet\*)?  
\_\_\_\_\_
7. Do you need storage space? How much (in net square feet\*) and what would you need to store? \_\_\_\_\_
8. How would your agency/firm contribute financially to the project (select any that are applicable):
  - a. Rent space (please list any cost limits, requirements or other constraints)
  - b. Cost sharing of some type, e.g. direct contribution to acquisition or capital expenses
  - c. Other: \_\_\_\_\_

9. Other comments:

\* Net square feet refers to space directly used by persons and does not include space for building infrastructure, janitor closets, corridors, etc.

**AGENDA ITEM #5**  
**Brainstorming: Potential Sites**

**1. Site criteria from ~2004 study**

- a. In-town location on US 395
- b. Ability to accommodate buses
- c. Easy access and parking
- d. Public restrooms
- e. Financial feasibility
- f. Availability
- g. Other criteria???

**2. Locations considered by ~2004 Study (locations in **bold** were analyzed further):**

- a. **Mono County Courthouse**
- b. Mono County Museum
- c. **Bryant House – US 395 location**
- d. CHP office –US 395 location
- e. **Pink House –US 395 location**
- f. **North town open lot – US 395**
- g. **Bridgeport toy storage – US 395 location**
- h. Buster’s Market – US 395 north of town location: considered an “out-of-town” location in the study

**3. Locations investigated recently by Mono County Facilities – TBD**

**4. Other locations for consideration**