

Mammoth Lakes Town Council Agenda Action Sheet

Title: Review and provide comments on the Town Civic Center design

Council Meeting Date: 2/7/2024

Prepared by: Haislip Hayes, Public Works Director; Nolan Bobroff, Acting Community and Economic Development Director

Recommended Motion: Review, discuss, and provide comments on the Town Civic Center site and building design.

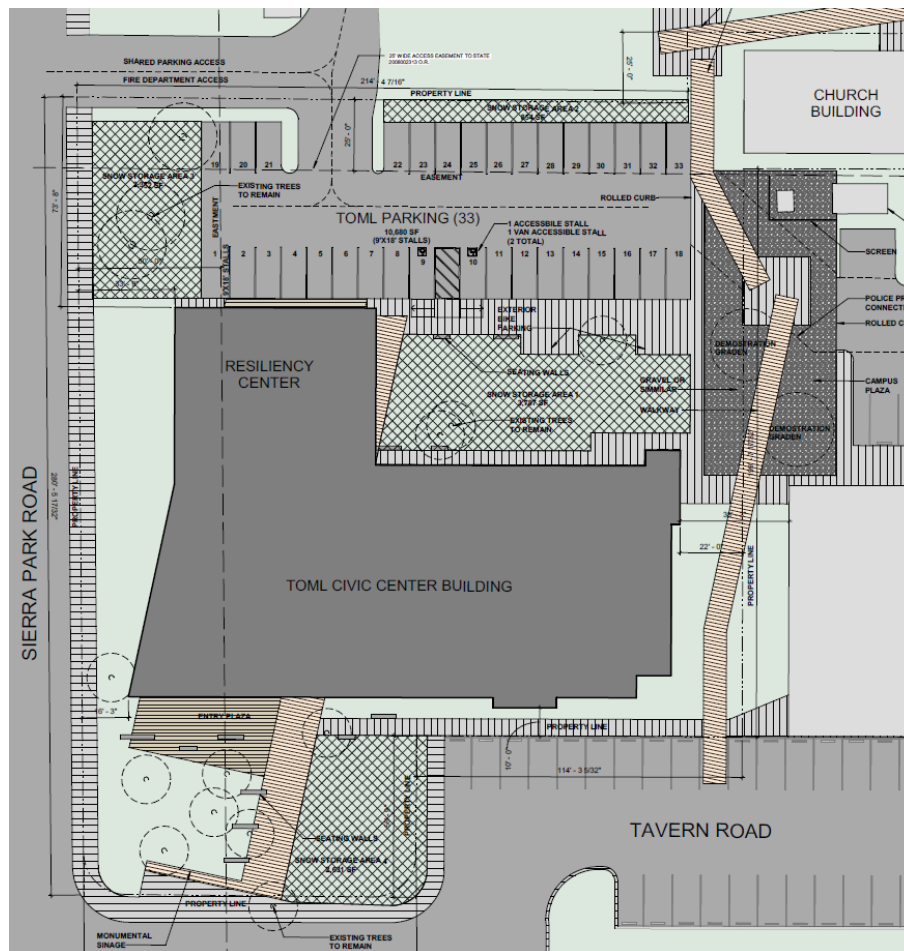
Summary: The proposed Town of Mammoth Lakes Civic Center project, located at [1344 Tavern Road](#), consists of a 2-story, 19,337 square foot municipal office building for the Town of Mammoth Lakes. The project site is within the Public and Quasi-Public (P-QP) zoning district and the site is owned by the Town. The project site is 2.1 acres in size and is centrally located within the larger 11-acre Civic Center plaza property. The 11-acre Civic Center plaza property has been divided up into separate ownership parcels amongst the State of California, Mono County, Town of Mammoth Lakes, and the Southern Mono Healthcare District and was envisioned to be developed with a variety of public uses including the California Superior Court building (*completed in 2011*), the Mammoth Lakes Police Station (*completed in 2016*), the Mammoth Community Church (*existing*), the Mono County Administrative offices (*completed in 2019*), the expansion of the Mammoth Hospital (*future development*), and the proposed Town Civic Center. The proposed Town Civic Center building will be located on the western portion of the lot that is currently undeveloped (See Figures 1 and 2).

FIGURE 1: PROJECT SITE



The 19,337 square foot Town Civic Center is conceptually segmented into three elements: public, semi-private, and business operations. The public elements include a main lobby, public restrooms, large

The project was reviewed by the Town's Advisory Design Panel (ADP) on February 1, 2024 and is tentatively scheduled for review by the Planning & Economic Development Commission (PEDC) on March 13, 2024 to consider approval of the Design Review permit for the project (DR 23-006). The anticipated timeline for the project is to break ground in spring 2024 with a target move-in date of summer/fall 2026.



¹ The Resiliency Center / Emergency Operations Center (NW wing of the building) are included in the design review package, but will be developed as a future phase of the project and is dependent on securing adequate funding through grants and other sources.

The entry plaza is located on the south side of the site and uses building elements to capture the public eye in the southeast corner where the entrance lobby will be located. The roof slants upward to exaggerate the building entry and provide wayfinding. The exterior building materials closely match the adjacent Mammoth Lakes Police Department building to maintain a cohesive appearance. The proposed building and site will be compatible with the architectural character of the area.

The exterior of the building utilizes Corten steel, fiber cement panels, and natural stone as finish materials. Corten steel is a weathering steel that will develop a natural rust over time and is used on other adjacent buildings, including the police and courthouse buildings. The fiber cement panels provided added texture to the exterior of the building. They also complement the Corten steel. Natural stone provides unique beauty, while also being durable and requiring minimal maintenance.

FIGURE 1: SOUTHWEST VIEW OF PUBLIC ENTRANCE



FIGURE 2: NORTH VIEW – STAFF ENTRANCE



FIGURE 3: WEST VIEW FROM SIERRA PARK ROAD



Attachments:

1. Draft Project Plan Set (Site Plan, Exterior Elevations, Floor Plans)