

RECREATION COMMISSION RECREATION STAFF REPORT

Subject: Conceptual Park Master Plans
Initiated by: Recreation Commission
Written by: Stuart Brown, Recreation Manager

BACKGROUND

The Recreation Commission has been working with the community, staff and consultants to complete conceptual master planning for four of the Town's parks as recommended by the Parks and Recreation Master Plan (PRMP) adopted by Town Council on February 1, 2012.

“Prepare a feasibility master plan for each of the Town's parks and other potential park areas, to assess alternatives for new facilities and parkland expansion—this includes analysis of program feasibility, consideration of each facility's role in a comprehensive and linked parks and recreation system, and developing conceptual plans for these areas of focus.¹”

Parks and Recreation Master Plan (PRMP)

Adopted by Town Council on February 1, 2012 the Parks and Recreation Master Plan (PRMP) is the first step toward creating a system of parks and recreation facilities to serve the recreation needs of Mammoth Lakes' residents and visitors. Specified in the Parks Master Plan, the parks and recreation vision is to *"Provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors."* Further, our parks and recreation system will promote personal health and well-being, foster community interaction, promote connectivity within and beyond the Town, nurture collaborative partnerships, and encourage appreciation of the Town's spectacular natural environment.

¹ Parks and Recreation Master Plan – “Summary and Next Steps”, page 67.

The PRMP articulates a vision for parks and recreation, describes anticipated recreation needs, proposes general standards, and outlines a broad strategy to realize the vision.

Measure R Funded: Parks Planning Process

The PLAN Your PARKS process is the next step in the comprehensive implementation of the PRMP. It represents the culmination of the efforts of the Recreation Commission and their directive to identify and prioritize recreation programs and facilities for the community. On January 15, 2014 Town Council approved the recommendation of the Recreation Commission to appropriate Measure R funds in the amount of \$55,000 for this planning effort to be managed by Town staff.

The Town contracted with Verde Design, Inc. to provide master planning services and to facilitate the PLAN Your PARKS process with the goal of ‘conceptually’ master planning Town owned or managed parks including Whitmore Recreation Area, Mammoth Creek Park East and West, the Community Center, Park and Tennis Courts and the Bell Shaped Parcel. The scope of work also included services to assist in identifying a preferred location for a recreation/community center. That effort was to include a master plan with buildings and site elements drawn to scale. The potential for a facility to be placed on other property not currently controlled by the Town is not precluded, but is beyond the scope of this work effort and the Town’s authority.

PLAN Your PARKS Workshops

On March 20, 2014 and April 17, 2014 the Town hosted the first two of three community PLAN Your PARKS workshops at the Community Center. A total of 122 community members participated in the process with the stated goal of planning their parks. Meeting notes and maps are available on the Town’s website at: <http://www.townofmammothlakes.ca.gov/index.aspx?NID=591>.

The Town hosted a third PLAN Your PARKS workshop specifically to consider the Recreation/Community & Aquatic Center on May 22, 2014. This was also well attended and the meeting notes are attached to this staff report. The goal was to better understand the needs and desires of the community as it relates to this facility. Specifically, this workshop considered whether both facilities could be sited on one location, or, due to programming needs and overall space requirements, would they need to be in two locations? In addition, the question was asked: which of the alternatives might be preferred by the community?

The programming needs and desires of the community that resulted from this workshop have been incorporated into the conceptual design of the Recreation/Community & Aquatic Center. In agreement with the apparent community consensus, Town staff and the consultant recommend for this planning process that both facilities should be integrated on the same site. It was further noted the facilities can be phased based on funding and other factors. The comprehensive presentation made by Larry Young of Verde Design can be viewed online: <http://www.townofmammothlakes.ca.gov/index.aspx?NID=600>

Recreation Commission Presentation

On June 10, 2014 Brett Long of Verde Design presented the four preferred conceptual designs to the Recreation Commission. Included in the presentation was the preferred community consensus location for the Recreation/Community & Aquatic Center on the Mammoth Creek Park West site along with conceptual park designs for Whitmore Recreation Area, Mammoth Creek Park East and West, the Community Center, Park and Tennis Courts and the Bell Shaped Parcel. The conceptual designs of the four park sites are attached to this staff report.

At the conclusion of the presentation, the Recreation Commission discussed each of the four park sites. After receiving public comments, the Commission passed a motion directing staff to capture the Commission's comments for review at the next meeting with the idea the packet could be forwarded to the Town Council for timely review and consideration.

The Recreation Commission meeting minutes of the June 10, 2014 meeting are attached to this staff report.

ANALYSIS/DISCUSSION

The purpose of the "PLAN Your PARKS" process was to obtain public consensus and Recreation Commission acceptance of a preferred conceptual design for each of the four parks and to select the preferred location of the recreation/community center and aquatic center within the four town-owned or managed parks.

To assist in moving this effort forward, on July 8, 2014 Town staff met with Recreation Commission Chair and Vice Chair. In that meeting, staff stated they were in the process of incorporating the June 10, 2014 Recreation Commission comments into the presentation materials. Staff recommended to the Chair and Vice Chair that an effective process would be to complete the update of the materials, present the update to the Recreation Commission on August 5, 2014, obtain any additional Commission comments, and then

present the conceptual park master plans along with Commission final comments and recommendations to Town Council on August 6, 2014. At this meeting, the Chair and Vice Chair indicated this approach appeared to be in keeping with previous Commission direction to staff. Staff also presented a preliminary list of short-term projects from each of the four preferred conceptual community designs that could be implemented in one to three years and stated that list would be a part of the presentation.

Staff has summarized the recommended steps:

- Incorporate the June 10, 2014 Recreation Commission comments into the Town Council presentation now scheduled for August 6, 2014.
- Finalize the Parks Master Planning presentation with the consultant to include the conceptual master plans of each of the four park sites and the accompanying narratives.
- Complete the Agenda Action Sheet for Town Council review on August 6, 2014 and present to the Recreation Commission at their regular meeting on August 5, 2014 for review and acceptance.
- Complete the Recreation Department staff report (this document) for presentation to the Recreation Commission on August 5 and to the Town Council August 6
- Summarize final Recreation Commission comments from August 5 for presentation to Town Council on August 6.
- Identify short-term projects from each of the four preferred conceptual community designs. Staff provides the following in no particular priority order:
 - *Community Center Park & Community Tennis Courts*
 - Perform forest thinning in and around playground area and adjacent to restrooms to create a brighter experience.
 - Rebuild/replace the tennis storage facility.
 - *Mammoth Creek Park (EAST/WEST)*
 - Develop a plan for the installation of an all-inclusive playground on Mammoth Creek Park West.
 - Develop a plan for the installation of a community garden on Mammoth Creek Park West.
 - Develop a plan for the installation of a performance stage on Mammoth Creek Park East.
 - Develop a plan for the installation of a fishing platform on Mammoth Creek Park East.
 - *Whitmore Recreation Area*
 - Winterize the existing restroom
 - Develop a plan for construction of a locker room, concession area and storage room (one building).

- Develop a plan for the construction of a pavilion in the park picnic area.
- *Bell Shaped Parcel*
 - Delineate existing wetlands
 - Conduct a wind analysis of the site.

It has been emphasized the four park site designs are understood to be conceptual only and are intended to be used to guide future development of the four 'Town-owned or managed' park sites. At the meeting on July 8 the Chair and Vice Chair concurred with staff that future development would be based on further public and professional analysis, necessary environmental action and applicable Town Council direction.

Recommendation

Staff recommends the Recreation Commission:

1. Accept the preferred conceptual community designs of each of the four parks sites;
2. Based on the four 'Town owned' park sites evaluated, affirm Mammoth Creek Park 'West' as the preferred location of the Recreation/Community Center and Aquatic facility; Affirm the short-term projects from each of the four preferred conceptual community designs.

Attachments:

- A. Bell Shaped Parcel Conceptual Design
- B. Community Center Park Conceptual Design
- C. Mammoth Creek Park West/East Conceptual Design
- D. May 22, 2014 Recreation/Community & Aquatic Center Workshop Notes & Presentation
- E. Conceptual design of the Recreation/Community & Aquatic Center
- F. Shane's Inspiration: "Creating Playgrounds for all Children"
- G. Whitmore Recreation Area Conceptual Design
- H. June 10, 2014 Recreation Commission Meeting Minutes (not adopted, to be considered August 5)

A. Final Conceptual Design for the Bell Shaped Parcel

B. Final Conceptual Design for the Community Center Park

C. Final Conceptual Design of Mammoth Creek Park West/East

D. May 22, 2014 Recreation/Community & Aquatic Center Workshop Notes & Presentation

Overview: Based on staff research and community input, recommendations include a 2 basketball size multi-use gymnasium with elevated running track, community room/kitchen, wood floor multi-purpose community room (gymnastics), dance studio and kids play area. This main building would also include restrooms and administration/lobby space that would be shared with the potential Aquatic Center. A 50m x 25yd. pool was preferred over a smaller 8 lane x 25m pool that would also include a warm water therapy pool and wading pool. Based on funding or other circumstances, the facilities have been designed to be phased.

As presented in the conceptual floor plan (Attachment E), phase one represents a total of just under 28,000 sq. ft. and includes the larger programming needs of the community, such as the 2 court gymnasium, elevated running track and community room with kitchen. Phase two is comprised of 3,700 sq. ft. incorporating a kids play room, dance/fitness studio and larger multi-use purpose room that can be utilized for gymnastics. Phase three is the 33,200 sq. ft. Aquatic Center that includes the 8-lane 50m pool, kids play pool and therapy pool. This phase also includes the larger locker rooms and storage. Total square footage of the proposed facility is just under 65,000.

E. Final Conceptual Design of the Recreation/Community & Aquatic Center

F. Shane's Inspiration: "Creating Playgrounds for all Children"

Overview: The Mammoth Creek Park West conceptual design also includes significant space (Approx. 20,000 – 25,000 sq. ft.) for an all-inclusive playground that would be developed with extensive local support and fundraising as part of a "Shane's Inspiration Project."

The vision of Shane's Inspiration is to foster a bias-free world for children with disabilities. Shane's Inspiration's mission is to create inclusive playgrounds and programs that unite children of all abilities. Shane's Inspiration have opened 48 playgrounds in California, Colorado, Mexico, Canada, Ecuador, and most recently in Sochi, Russia in association with the 2014 Winter Olympic Paralympic Games and McDonald's with another 14 opening this year across the United States and in Israel.

In 2013 Shane's became a member of the Clinton Global Initiative with a Commitment to Action that will establish inclusive playgrounds and programs on five continents by 2018. Shane's also has projects in development in Connecticut, Iowa, Colorado, Texas, North Dakota, Washington, Louisiana, Illinois, Utah, Kansas, and as far away as South Africa.

Shane's Inspiration also offers innovative programs that utilize these playgrounds in their highest possible capacity...as classrooms. Each year, we bring thousands of children with and without disabilities together through school field trips, monthly community events, and a school-based disability awareness program.

Mono County Office of Education, First 5, Early Start, California Children's Services, Great Steps Ahead, Kern Regional Center, IMACA and Heart to Hand Family Resource Center have expressed interest and support for the Inclusive Park and would put their weight and support behind this unique and truly needed community project. Staff has attached information and examples of creating playgrounds for all children to this staff report.

G. Final Conceptual Design for the Whitmore Recreation Area

H. June 10, 2014 Recreation Commission Meeting Minutes (not adopted)

I. July 8, 2014 Meeting Agenda with Chair Sauser and Vice Chair Stehlik