



Town of Mammoth Lakes
Advisory Design Panel Memo
Meeting Date: February 26, 2024

AGENDA TITLE: Advisory Design Panel meeting for consideration of Design Review (DR) 23-006 and Adjustment 23-004, for the Town of Mammoth Lakes Civic Center Project located at 1344 Tavern Road in the Public and Quasi-Public Zone. The project consists of a 2-story building that is 19,337 square feet.

Applicant/ Property Owner: Town of Mammoth Lakes

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Community and Economic Development Director

Michael Peterka, Associate Planner

OBJECTIVE:

Hold Advisory Design Panel meeting and complete the following Concept Review procedures:

1. Introduction of Staff and Applicant
2. Staff presentation
3. Applicant presentation
4. Panel and applicant questions and discussion
5. Public comment
6. Panel discussion/identification of consensus comments

SUMMARY:

Proposal:	The proposed Civic Center project consists of a 2-story, 19,337 square foot municipal office building for the Town of Mammoth Lakes.
Project Name:	Town of Mammoth Lakes Civic Center
Location:	1344 Tavern Road (APN: 035-010-070-000)
Size of Property:	2.1 acres
Zoning:	Public and Quasi-Public (P-QP)

KEY ISSUES: Has the applicant team adequately addressed the review comments provided by the Advisory Design Panel at its February 1, 2024 meeting? Does the revised project design meet the applicable Design Guidelines?

Background

The Advisory Design Panel (ADP) reviewed the Civic Center project at their meeting on February 1, 2024. The staff report from the February 1st meeting is included as Attachment 1. A summary of the comments from the February 1st meeting is provided below.

At this meeting, the ADP is requested to review the revisions made to the Civic Center project and the response to the ADP comments. Staff requests that the ADP review, discuss, and provide comments on the revised site and building design.

Advisory Design Pannel Review Comments

The Civic Center project was presented to the ADP for initial review on February 1, 2024. A summary of the ADPs comments are as follows:

1. The overall project should add more warmth including more wood.
2. The roof pitch and valley may be problematic.
3. Provide renderings that show project lighting.
4. A physical materials board must be provided.
5. Consider not painting the main entry columns.

Project Resubmittal

On February 21, 2024, staff received a revised design submittal for the project. A summary of the project changes is below:

Site:

1. Removed shared access at the Superior Court driveway and provided a new driveway access off Sierra Park Road.
2. Provided additional parking stalls – northern parking lot count increased from 33 to 49 spaces.
3. Extended the parking lot to the east and provided a connection to the Police department.
4. Reconfigured accessible stall locations and outdoor bike parking.
5. Provided updated access to entry plaza and lobby showing stairs and ramps.

Building:

6. Eliminated outdoor fireplace and chimney stack on roof.
7. Reduced building height by 2'-0".
8. Relocated standing seam roof valley and roof articulation.
9. Updated wall base material to stone beneath the fiber cement panel.
10. Updated articulation at the entry plaza columns and included a concrete base.
11. Canopy overhangs added to entry points on North elevation.

Interior:

12. Refined the interior to provide more warmth.
13. Included windows and storefront doors on the Council Chambers to allow for more natural light.

Renderings:

14. Included a night shot of the entry plaza.

FIGURE 1: UPDATED SITE PLAN

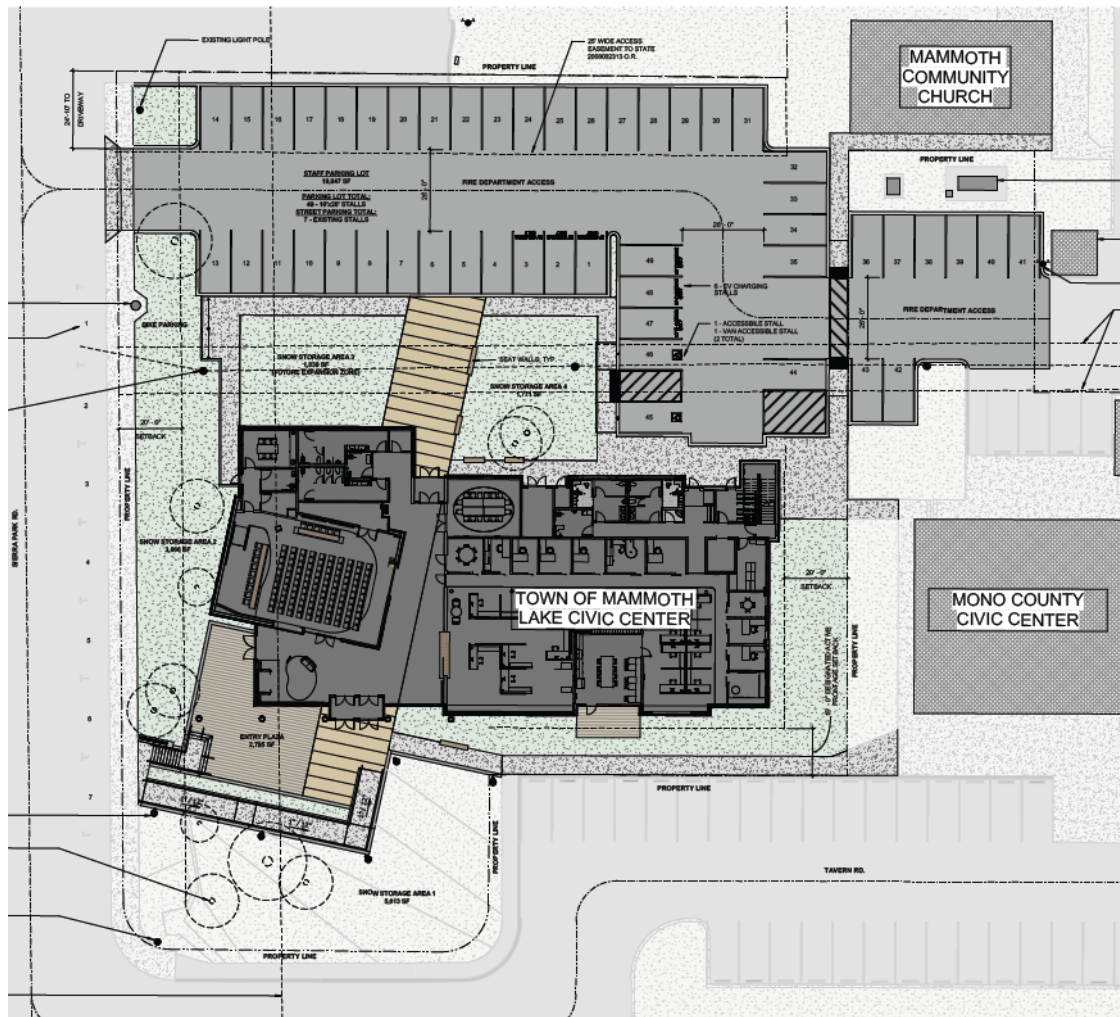


FIGURE 2: SOUTHWEST VIEW OF PUBLIC ENTRANCE



FIGURE 3: SOUTHWEST VIEW OF PUBLIC ENTRANCE – EVENING



FIGURE 4: NORTH VIEW - STAFF ENTRANCE



FIGURE 5: MATERIALS BOARD



Next Steps

The ADP's comments will be documented by staff and distributed to the applicant. After review of the project by the ADP has concluded, staff will include the ADP's comments on the project as a part of the staff report to the Planning and Economic Development Commission. The Planning and Economic Development Commission will ultimately approve or deny the Major Design Review application.

Attachments

Attachment 1: Staff Report from February 1, 2024 ADP

Attachment 2: Updated Project Plan Set