

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Thursday, November 14, 2013

437 Old Mammoth Road, Suite Z, 9:30 A.M.

ROLL CALL

The meeting was called to order at 9:35 a.m. with Panel members Elliott Brainard, Colin Fernie, Steve Noll, Elizabeth Tenney, Larry Walker, and Larry Young present. Brandee Dell'Aringa had an excused absence.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. Review of Advisory Design Panel Procedures.

There was a brief discussion among Panel members and staff. No action was required or taken.

2. Election of Advisory Design Panel Chair.

Elliott Brainard was appointed unanimously as Chair.

DESIGN REVIEWS

3. Inn at the Village Design Review. Staff contact: Jen Daugherty, Associate Planner, ext. 260.

Jen Daugherty, Associate Planner, introduced the applicant team and presented the staff report.

Dana Severy, Severy Realty Group, and John Ashworth, Bull Stockwell Allen Architects, presented the Inn at the Village project.

Discussion between the Panel members and Mr. Severy and Mr. Ashworth.

Mr. Ashworth stated that the intent is for the project to meet the standards of LEED Silver. Mr. Severy concurred with Mr. Ashworth but stated that they do not intend to obtain LEED certification.

Mr. Severy stated that the project will function as a hotel, and the ownership structure is to be determined.

Site Design; Building Entrances

- Overall support for Minaret Road pedestrian porte cochere (“lantern”) concept. The lantern activates the street and creates a point of interest and a visual connection from the street to the hotel and amenities. Additional work is needed to emphasize this feature.
- Consider additional improvements to continue to animate and enhance streetscape south of the pedestrian porte cochere while also camouflaging the existing electrical transformers.
- Discussion of practicality and functionality of pool. Pools are desirable for hotels with a spa, and there has been success with pools in the winter (e.g., Juniper Springs Lodge and the Village). Discussion of trade-off between the pool and building height due to the constrained site (size and configuration), efficient hotel circulation pattern, and critical mass of rooms.
- Although Zen garden will be snow melted, it is a challenge to make these spaces appealing in the winter due to shading.
- Overall, there was no concern with the increased density.

Building Form, Mass, and Scale; Building Façades; Roof

- Landscaping improvements along Minaret Road helps to ground the building and have an organic appearance of the building growing out of the ground.
- Concern with the severity of the wall along Minaret Road (east building elevation), and that because of the building wall along Minaret Road, the building may appear out-of-scale and urban.
- Discussion of options to improve east façade such as more articulation/cascading to break up the facade, bringing lower floor(s) closer to the street, and revising the penthouse configuration by setting them farther back from the street.
- Concern was raised with the overall height; however, height towards the rear (west) of the buildings seems more acceptable.
- Discussion of options to reduce overall height such as shifting more rooms to lower levels, using flat roof elements, and reconfiguring the penthouse levels.
- The Panel acknowledged the need for a critical mass of hotel rooms and hotel standardization (stacking of rooms/floors).

Colors and Materials; Windows and Doors

- Overall, support for proposed colors and materials. Suggestions to use indigenous materials to the maximum extent possible and avoid bright colors.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

December 12, 2013: Inn at the Village - preliminary sketches addressing the Panel’s comments from today’s meeting.

ADJOURNMENT

The meeting ended at 12:00 p.m. and adjourned to the next regular meeting on December 12, 2013.