

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Monday, January 25, 2021

437 Old Mammoth Road, Suite Z, 1:00 P.M.

ROLL CALL

The meeting was called to order at 1:00 p.m. with members Elliott Brainard, Jennifer Burrows, Robert Creasy, Greg Enright, Jessica Kennedy, and Dawn Vereuck present. Larry Walker was absent.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. The minutes of the October 22, 2019 meeting were approved.

DESIGN REVIEWS

2. Limelight Hotel Concept Review (CR 20-002). Staff contact: Kim Cooke, Associate Planner, (760) 965-3638.

The following project representatives were in attendance via Zoom:

The little Nell Hotel Group

Limelight Mammoth, LLC

- Alinio Azevedo, Managing Director & COO
- Andy Reed, Vice President, Development
- Ken Ishiguro, Director of Architecture and Construction
- Don Schuster, Retired Senior Vice President

Blackline Group, LLC

Construction Management

- Craig Backhus, AIA , Principal

Reicker Pfau, Business Law

- R. Mark Carney, Partner

Wimberly Allison Tong & GOO (WATG)

- Monica Cuervo, Senior Vice President, Regional Director North & South America
- Bryan Algeo, AIA , Senior Vice President, Director of Design
- Greg Villegas, Vice President, Director of Construction + Full Services
- Lance Walker, Vice President, Director of Landscape
- Dan Patton, NCARB, LEED AP BD+C, Senior Associate, Senior Project Manager
- Diana Stoyanova, Senior Associate, Senior Project Designer + Architect
- Lichang Li, Associate, Project Architect
- Theodore Lin, Junior Designer

Sandra Moberly, Community & Economic Development Director, introduced the project and Town staff member, Kim Cooke.

Town staff began introductions followed by the ADP members and the applicant team.

Ken Ishiguro introduced the project on behalf of the applicant team.

Bryan Algeo (WATG) presented the concept plans to ADP and identified design changes that were made in response to initial staff comments received on the Concept Review application.

K. Cooke provided clarification that the plan set provided to ADP for review did not include the design changes that were presented today because staff received a copy of the revised plans this morning.

K. Cooke gave a Power Point presentation to outline the Concept Review process, ADP's role in Concept Reviews, a summary of The Village Design Guidelines and areas where staff determined additional design work is needed to improve conformance with The Village Design guidelines and NVSP development standards.

ADP Comments/Discussion:

Robert Creasy stated that a west elevation for the project should be provided and commented that the proposed concrete design may be too modern. Robert noted that textured concrete finishes can create warmth and asked how the other ADP members felt about the concrete material.

Dawn Vereuck stated that she preferred the use of concrete material as opposed to stone veneer because stone veneer is found everywhere else in The Village. Dawn mentioned that applying stain, color and texture could achieve a warmer appearance.

Elliott Brainard indicated that in the renderings, the concrete finish lacks texture and the aesthetic is too severe at the Canyon Boulevard and Lake Mary frontages. Elliott agreed that textured concrete could work if it is done well, but noted that smooth concrete doesn't work in this case.

Dawn Vereuck asked the group if stamped concrete could work.

Elliott Brainard responded that he thinks a form liner would work better than stamping and noted that the applicants should provide photos of the actual application of the concrete finish.

Don Schuster mentioned that they have used board formed concrete on another one of their projects.

Robert Creasy noted that a materials board will help the applicants show how they will meet the material requirements. Robert noted that the revised design of the entry to the project from the north is good.

Robert Creasy stated that he is concerned with the scale of the walls near the pool and that they look pretty tall. Robert also noted that the pool location can be very windy and the applicant should consider how to mitigate wind impacts. Robert commented that generally the proposed landscape areas look good and the width of the landscaped area along Canyon Boulevard provides adequate depth.

Elliott Brainard commented that the north end of the project looks good and provides a softer transition to the Westin and noted that the design revisions presented are an improvement over the version provided in the review packet. Elliott noted that he would prefer to see more natural building elements incorporated because the hardscape design appears very urban. Elliott noted that there is no covered seating and mentioned that people would not likely utilize the stepped seating area on cold winter days. Elliott stated he is concerned about size and massing of the wall as well as how well the landscape will hold up along Canyon Boulevard, since the area will be used for snow storage. Elliott commented that the illustration of the corner of Lake Mary and Canyon Boulevard does not read well and doesn't look like natural stepping walls. Elliott stated the design can be improved by incorporating a visual "crumbling design" of the wall like crumbling at the bottom of the Postpile, to help break down the corner and enhance the look of the building. Elliott mentioned that the landscape elements are an integral part of the building design and that severe or sharp edges should not be featured in the design.

Robert Creasy commented that the applicants should consider incorporating terracing and step the wall near the midway pavilion at the Canyon Blvd. frontage to provide pedestrian access. Robert noted that the site surroundings include the Mammoth Crossing sites, which will bring

people in from Lake Mary road and up Canyon Boulevard, so the design should look to future pedestrian circulation.

Sandra Moberly asked the applicant if bike racks are provided for public use in addition to the bike lockers shown for the project. The applicant team responded that additional bike racks can be provided throughout the project.

Elliott Brainard noted that the sidewalk extension along Lake Mary Road is no longer shown on the revised plans.

The applicant team confirmed that the sidewalk extension along Lake Mary Road was removed and stated that the driveway access off Lake Mary Road is too steep for designated ADA access from the sidewalk. The applicants noted that the ADA access is provided at the north end of the project. The team was concerned that providing an additional pedestrian access at the midpoint would trigger ADA accessibility requirements.

Jennifer Borrows stated that she thinks there is a need for pedestrian access at the midpoint of the building frontage along Canyon Boulevard in order to provide good pedestrian access, which is emphasized in the Town's Walk Bike Ride plan.

Robert Creasy stated that he also thinks another pedestrian access point is needed.

The applicant team responded that the north end of the project is anticipated to function as a mobility hub and that pedestrian oriented design efforts were focused at that location.

The ADP agreed that another pedestrian access to the building from Canyon Boulevard or up the entrance driveway is needed. The group commented that the north end of the project provides a good pedestrian-oriented design.

Elliott Brainard commented that the applicants should consider how guests will want to leave the hotel property and that providing another pedestrian route can help prevent people from wandering through areas of the project trying to find a short cut.

Elliott asked the applicant about the access to phase II of the project.

The applicant team responded that Phase II of the project would be accessed from Lakeview Boulevard and that an additional fire access road is being considered to connect to the hotel entrance roundabout or through a reciprocal access agreement with the Westin for use of their fire access road.

Elliott Brainard commented on the significant grade difference on the west side of the project and noted the large retaining walls.

The applicant team responded that six-foot gravity walls would be proposed as stacked stone walls and that the walls are "battered back".

Elliott mentioned that the applicant team may want to talk with Public Works or Building to make sure the design is feasible for approval as a retaining wall. Elliott stated that he likes the appearance of the dry stacked walls.

Elliott asked the applicant about their plans for snow removal and snow storage for the plaza.

Jennifer Burrows also asked the applicants to explain snow removal plans for the steps and seating in the plaza area.

The applicant team responded that their snow removal would include a combination of snow melt systems including heat trace roof melt system, possible use of geothermal, and snow removal equipment will be stored in a designated area of the parking garage.

Robert Creasy mentioned that in his experience deep wells are expensive and risky, but ground loop heat pump is feasible and works well however, you will not get the temperatures needed for snowmelt.

ADP had consensus that the applicants will need to provide a detailed plan regarding snow removal methods.

Kim Cooke noted that the ADP has provided consensus regarding site design and asked the group to discuss the proposed building base, siding materials, and colors.

Robert Creasy stated that highly textured and integrally colored concrete could work for the building base and that the building base material should be of a substantial nature, EIFS material at the building base would be a challenge.

Elliott Brainard stated that he does not like cultured stone and asked if the EIFS panel has a grid or expansion joint detail that could provide some definition.

The applicant team responded that the EIFS panels do feature a joint pattern.

Robert Creasy stated that the lightest color EIFS panel shown might be too light and that the concrete color is reading very white, so would suggest using an integrally colored concrete in a slightly darker color.

The applicant team noted that the lighter color is intentional in order to break up the massing of the structure.

Robert Creasy responded that forcing depth with color is good and noted that material boards will help convey the proposed colors. Robert commented that the color tones should be darkened as well as the color of the concrete.

Elliott Brainard stated that darker tones should be used especially with the black steel accent materials used.

Kim Cooke asked the ADP for consensus regarding the lighter or darker of the two color schemes proposed by the applicant team.

ADP consensus is that the darker (Shou Sugi Ban - Option 1) is preferred over the weathered cedar color scheme.

Kim Cooke asked ADP if the proposed window design is adequately recessed or trimmed to provide character and depth.

Elliott Brainard stated that it is hard to see that detail in the drawings and asked the applicant team about the type of window system.

The applicant team responded that the public spaces would have a storefront system and will integrate a nano-wall system to allow indoor/outdoor experience.

ADP did not provide any other comments regarding the window design.

Elliott Brainard commented that the applicants should make sure that the landscape design and renderings show trees that grow here. Do not show blue spruce or any type of spruce trees. Tree types should be native. Elliott also noted that some of the tree varieties on site may not be suitable for reuse.

Robert Creasy commented that metal material can be used in limited applications and stated that use of hot rolled metal paneling can be a successful accent material.

ADP Consensus:

1. The proposed Concrete material can work if it is significantly textured and if a darker integral color is incorporated. The smooth concrete finish is too severe and does not work.

2. Concrete can be used as a base material on the west elevation if it is textured and integrally colored. EIFS siding should not be used as a building base material.
3. The Darker color scheme presented to the ADP (Shou Sugi Ban Option 1) is preferred over the weathered cedar option.
4. The color palette for the EIFS panels and concrete should be darkened a couple shades.
5. An additional pedestrian access is needed near the mid-point of the Canyon Boulevard frontage or at the south end of the project.
6. The height of the parking podium wall along Canyon Boulevard and the retaining walls at the corner of Canyon Boulevard and Lake Mary road should incorporate design elements that help break down the height of the wall to create a more pedestrian scale.
7. The ADP generally liked the revised design of the northern site access with the pedestrian plaza and seating elements.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

Staff noted that the Concept Review application will be presented to the PEDC at their February 10, 2021 meeting and that the PEDC will determine if the entitlement application should return to ADP for final review.

ADJOURNMENT

The meeting was adjourned at 2:55 pm