

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Friday, June 8, 2018

437 Old Mammoth Road, Suite Z, 10:00 A.M.

ROLL CALL

The meeting was called to order at 10:00 a.m. with members Elliott Brainard, Jennifer Burrows, Amy Callanan, Robert Creasy, Greg Enright, and Dawn Vereuck. Larry Walker recused himself from the Mammoth Arts and Cultural Center review and was absent from the meeting.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. Review of Advisory Design Panel Procedures. Staff contact: Sandra Moberly, Community and Economic Development Director, (760) 965-3633.

There was a brief presentation of the procedures from staff. There was no discussion and there was no action required or taken.

2. Election of Advisory Design Panel Chair. Staff contact: Sandra Moberly, Community and Economic Development Director, (760) 965-3633.

Amy Callanan was appointed Chair of the Advisory Design Panel.

DESIGN REVIEWS

3. Mammoth Arts and Cultural Center Design Review. Staff contact: Ruth Traxler, Associate Planner, (760) 965-3637.

Ruth Traxler, Associate Planner, introduced the Mammoth Arts and Cultural Center (MACC) project and presented the design review analysis.

Evan Russell, CEO of Mammoth Lakes Foundation (MLF), Shira Dubrovner, Artistic Director for MLF, and Bruce Woodward, Architect, presented the history of the MACC, information on event and theater programming, and additional architectural information regarding the project.

The ADP members asked questions of staff and the applicant and there was a discussion. The ADP members provided the following comments, which have been organized based on comments applicable to site and building design:

Site Design

- The portable toilets and the area in which they are located should be reconsidered. Portable toilets themselves are not recommended and staff noted that the Building Official is working on a determination regarding their use in association with a

permanent event facility. Options to address the concerns include moving the portable toilet area further from the street to a less visible location to the north, adding a limited number (e.g. four) of permanent facilities with portable toilets available for larger events with designed screening, or creating an exterior entrance to the bathroom facilities within the Performing Arts Theater (“Theater”).

- Ticketing and concessions for the outdoor amphitheater should be planned for in detail on the site plan.
- The orientation of the outdoor amphitheater is appropriate because in the summer, the sun sets just north of west and the building will provide protection from the winds. Special consideration should be given to the protection of the trees framing the stage during construction.
- No additional landscaping, from what has been proposed in the landscape plans, is necessary on the east side of the new parking lot. The change in elevation likely mitigates the visibility of parked vehicles from College Parkway.
- Pedestrian access between the new parking lot and the entrance of the Theater should be improved. Pedestrians may be confused by the walkways leading towards the amphitheater, which appear more significant than the sidewalk. Review and revisions may be needed to improve circulation overall between the new parking lot and the amphitheater and theater.
- Additional ADA parking spaces may be needed in the existing Edison Theater parking lot.
- The primary entry patio will be very affected from the wind and this may affect the usability of this area. Additional buffering from the wind is preferred.

Building Design

- Minimal articulation on the east building elevation is preferred, as it doesn’t distract the outdoor amphitheater audience from the stage and performance. However, it was requested that the applicant provide a better representation of the view of the stage from the amphitheater seating area.
- The workshop / storage building has not been adequately designed and should better integrate with, or relate to, the architecture of the Theater. The visibility of the storage building from the entry patio of the Theater is also a concern and it is recommended that the building move further to the east. Another option is to extend the Heritage Room to the west to shield the view of the storage building.
- The Heritage Room should be expanded based on the likely demand for the space and its possible use as a display for Dave McCoy history and objects.
- The building form and massing is driven primarily by its use as a theater. The flat roof is acceptable and also representative of the building’s function.
- The building base in the front of the building, including along the Heritage Room and in the ticketing areas, should be defined using a change in materials. Options include wainscoting, board-formed concrete, or a different metal, and it was noted that rock was not necessary. The building base should incorporate a change in

texture and color from the primary wall material and help to substantiate the building where it meets the ground.

- The Theater should stand out and be unique and does not necessarily need to be architecturally compatible with other buildings located on the Cerro Coso Community College campus. It was acknowledged that the Theater represents a different function and current architectural perspective.
- Where possible, the Theater should expand on and further the proposed design elements through the use of materials such as additional concrete, natural metals, and rock. Specific suggestions were made regarding metal shingles, natural metal finishes such as rusts, bronzes, and acid washes, and materials that were reflective of the area's mining culture. It was requested that the taupe color be reduced or removed from the building. The building materials should provide a local, but modern character, tying into the Theater as an "arts place." Overall, it was noted that more authentic materials and darker, muted, and earthy colors were preferred.
- It was requested that the applicant provide a materials board including actual samples of roofing and siding materials and samples of all exterior colors, keyed to a color elevation. Paint chips and / or printed color samples are not adequate. All samples should be large enough for evaluation and mounted to a rigid backing.
- Address opportunities for additional natural light in gathering and meeting spaces and rooms. Light monitors could achieve this goal and also provide architectural interest from the exterior. Additional windows should be considered in the Heritage Room to reduce glare.
- A geothermal heating system should be considered in place of or in addition to a traditional heating and cooling system to reduce energy consumption. The applicant noted that the proposed solar array is expected to result in a net-zero electric energy system.
- The vent tower on the south elevation should be redesigned to be less visible from the entry areas. It appears to be out of place with the rest of the building form and massing. A darker color could also help to mitigate the visibility.

During the discussion, the applicant provided clarification on several points. It was noted that the retaining walls shown on the plan would be made of granite rocks and not Redi-Rock. There was also a discussion regarding an orchestra pit, and the applicant noted that an orchestra pit was not proposed but that they were considering other ways to incorporate musicians into theater events.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

There was consensus from the ADP members to schedule a second review of the MACC project after the applicant submits revised plans addressing the comments from this meeting.

ADJOURNMENT

The meeting was adjourned at 12:05 p.m.