



Town of Mammoth Lakes
Advisory Design Panel Staff Report
Meeting Date: March 3, 2022

AGENDA TITLE: Advisory Design Panel meeting for consideration of Major Design Review application (DR) 22-001, for the Limelight Hotel Project located in the North Village Specific Plan Area. The project consists of a 6-story condominium hotel with 151 condominium hotel rooms and 15 managed residential condominium units. The Major Design Review application process incorporates Advisory Design Panel (ADP) review for large projects to provide impartial feedback regarding conformity with applicable design guidelines.

Applicant/ Property Owner: Dan Patton, WATG Architecture / Limelight Mammoth, LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Sandra Moberly, Director

Kimberly Cooke, 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
7. Panel consensus report

SUMMARY:

Proposal: The proposed condominium hotel project consists of 6 levels of hotel guest rooms and managed residences located above a subterranean/understructure parking garage. The project includes 151 hotel rooms and 15 residences as well as amenities oriented to guests of the hotel.

Project Name: Limelight Hotel

Location: 5, 15, 17 and 49 Canyon Blvd. 106 Lake Mary Road and 107 Lakeview Blvd. ("Mammoth Hillside" Site)

Size of Property: Combined 6.97 acres (303,613 sq. ft.)

Zoning: Plaza Resort (PR) and Specialty Lodging (SL) of the North Village Specific Plan

General Plan: North Village Specific Plan (NVSP)

KEY ISSUES:

Does the proposed project meet the applicable North Village Specific Plan design standards and the North Village Specific Plan Design Guidelines?

I. INTRODUCTION AND BACKGROUND

A Concept Review application for the Limelight Hotel project was considered by the Advisory Design Panel (ADP) on January 25, 2021. Minutes from that ADP meeting are included as **Attachment 2**.

The project has since been redesigned in response to increased construction costs. The applicant team has worked on specific design changes to bring the project within budget, while responding to some of the original ADP design recommendations.

ADP recommendations that were incorporated into the revised design include the addition of a pedestrian stairway access from the Canyon Boulevard sidewalk frontage, addition of natural stone walls for the building base material, as well as a revised design for the visible portions of the parking structure adjacent to Canyon Boulevard.

The Canyon Boulevard frontage features a service vehicle entrance only, and no longer provides a second access to the parking garage, which reduces the potential for vehicle conflicts with pedestrians using the sidewalk. The service entrance location features a profile that exceeds 20 feet in height however, the applicable height standard requires height to be measured from natural grade, which results in a lower overall height measurement. Additionally, the parking podium at this location is wrapped with an enclosed bicycle locker and equipment storage entrance that features a storefront window system and pedestrian activity. The building setback from Canyon Boulevard has also been increased because of reduced excavation required for the revised parking garage design. This increased setback results in a more effective landscape perimeter that features variations in topography along Canyon Boulevard.

An entitlement application including a Tentative Tract Map, Use Permit, and Major Design Review was received by the Town on February 7, 2022. The Major Design Review process for large projects typically incorporates the Advisory Design Panel (ADP) as a reviewing body. The role of the ADP is to provide impartial professional feedback to Town staff and the applicant on site planning and building design based on the same guidance that staff uses in their analysis. Recommendations are typically used to make changes to the project that improve conformity with the guiding documents, which includes the North Village Specific Plan, and The Village Design Guidelines.

Project Description:

The project site, referred to as the “Mammoth Hillside” site, includes seven individual parcels for a total of approximately 6.9 acres. The site is located in the North Village Specific Plan area and encompasses two zoning designations: Plaza Resort (PR) and Specialty Lodging (SL).

Two phases of the project are identified on the site plan. Phase I is a 6-level condominium hotel consisting of 151 hotel rooms and 15 managed residences with understructure parking for 181 vehicles. The hotel amenities are oriented to guests of the hotel, and include a lobby, town hall dining area, convenience retail, meeting space, ski club lounge, fitness center, and outdoor pool and jacuzzi terrace.

Nine check-in surface parking spaces are provided near the hotel entrance where a 24-hour valet parking service is proposed to manage vehicle parking within the parking garage. An additional surface parking lot with 16 spaces is proposed to accommodate oversized vehicles, guest access to “self-parking,” and for use as a flexible event space.

It should be noted that the applicant is in discussions with the Town regarding negotiation of a Development Agreement, which could result in additional amenities such as a pedestrian bridge across Canyon Boulevard.

The revised design of the hotel evokes a “minimalist” style architecture. The façade of the hotel provides interest through variations in siding materials and steps in the roofline of building facades, with minimal ornamentation and architectural detail. Building Design elements that are encouraged in The Village Design Guidelines include robust and expressive architectural details, visible structural connections, shallow roof forms and broad roof overhangs, as well as ruggedness that reflects the local climate and traditional building designs found throughout California mountain towns.

While the “minimalist” architectural style is not specifically described or encouraged in the Design Guidelines, a discussion in the Building Design section of the guidelines states, “There are many rich traditions in California Architecture that can be considered as inspirational for village applications including the Craftsman and Shingle style buildings found in Northern and Southern California areas; in the work of Greene and Greene, Bernard Maybeck, Julia Morgan, and their contemporaries, Charles Moore and William Turnbull.” The architectural styles attributed to Charles Moore and William Turnbull is similar to the architectural style proposed for this project.

the Page 5 of The Village Design Guidelines states, “Although the Design Guidelines provide design direction for all elements within the project area, they are intended to have sufficient flexibility to allow for incorporation of future creative design solutions, advances in building and materials technologies, and proactive responses to the dynamics of the marketplace...The application of these guidelines is intended to be reasonable and practical, and not as regulations.” Staff requests the ADP members provide comments as to whether the proposed design is appropriate to the character of the Mammoth Lakes region and if the design achieves a sense of architectural richness and variety within The Village setting.

The project plans are currently being reviewed for consistency with the NVSP Development Standards i.e., project density, building height, lot coverage, building area, parking, etc. A completeness letter will be provided to the applicant team by March 7th.

Existing Site and Surrounding Land Uses

The project site, shown in Figure 1 below, is currently vacant and consists of seven contiguous parcels. Table 1 provides information on surrounding land uses and zoning.

Figure 1: Project Site.



Table 1: Surrounding Land Uses and Zoning.

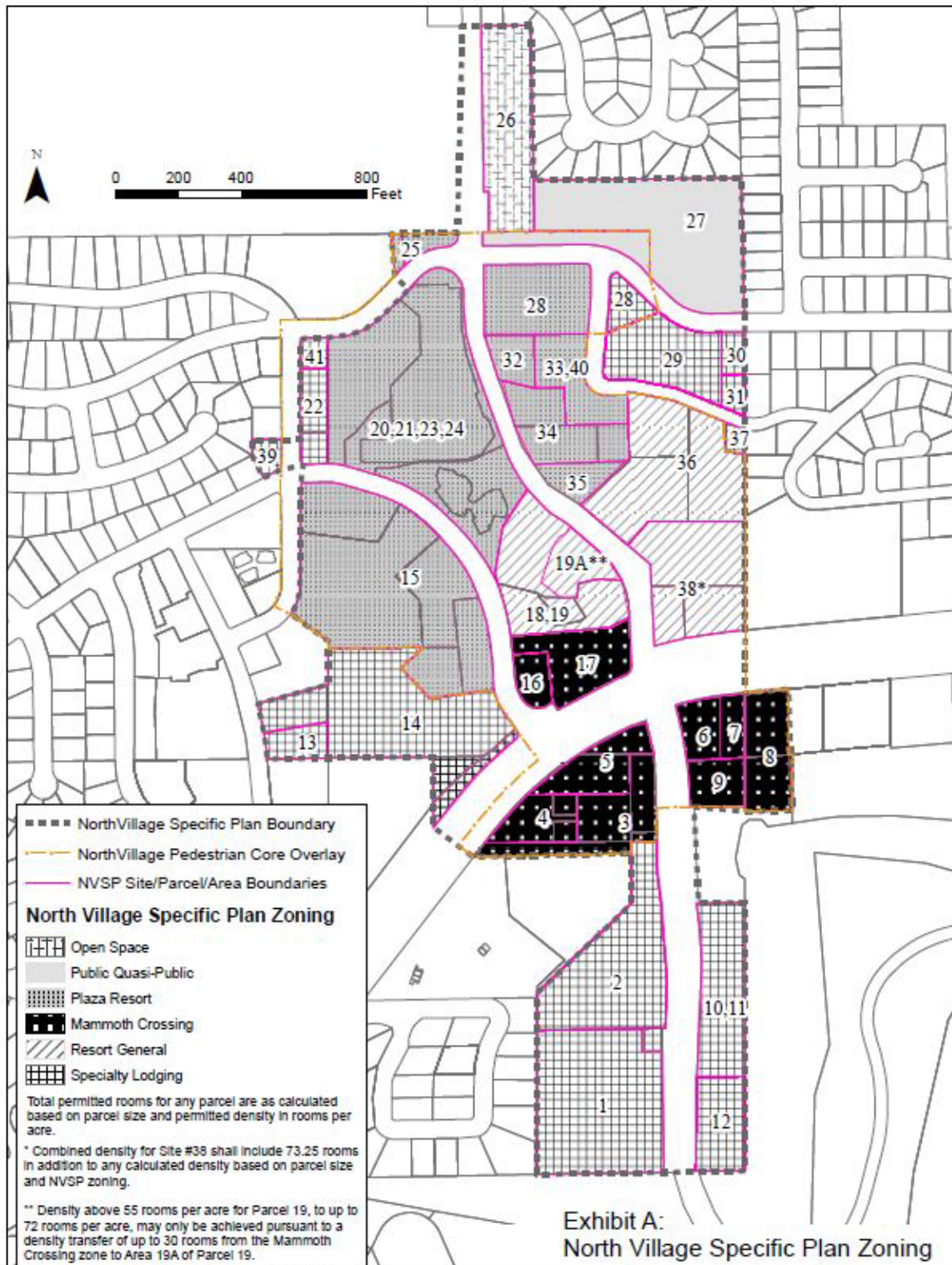
Location	Zoning*	Land Use	Special Considerations
North	NVSP (PR), RMF-2	Westin condo hotel, multi-family residential condominiums (Helios)	Pedestrian stair access extending up the slope from the Canyon Boulevard sidewalk
South	NVSP (Mammoth Crossing), RMF-2	Residential condominiums (Mammoth View Villas, Canyon Ski and Racquet Club)	NVSP zoned properties to the south consist of Mammoth Crossing sites
East	NVSP (MC & RG districts)	Commercial (Mammoth Mountain Ski Area gondola and associated retail, Mammoth Brewing Company), lodging and condominiums (8050, Mammoth Fireside)	Canyon Boulevard features pedestrian sidewalks on both sides of the street.
West	RMF-2	Condominiums (Mammoth Estates)	None

Site Zoning

As shown in Figure 2 below, the project site is zoned Plaza Resort (PR) and Specialty Lodging (SL). The proposed hotel structure will cross the Plaza Resort land use district boundary so that a portion of the hotel is also located within the Specialty Lodging district. The NVSP document clarifies how density and building height should be determined for buildings that cross a land use district boundary, and staff has reviewed the hotel plans based upon the guidance provided in the NVSP.

- NVSP pg. 36(a) states, “Where parcels with different land use designations are merged to accommodate a building that crosses the original designation boundary, density may be combined such that the total density of the new parcel is equal to the sum of the densities for each parcel prior to the merger.”
- NVSP pg. 39(d) states, “For buildings that cross a land use district boundary after merging parcels, the highest permitted and projected heights shall apply to the entire building, providing the majority of building area us within the most liberal district.”
- Staff has also interpreted Building Area and Site Coverage standards to be calculated in the same manner as project density where a building crosses the designated zoning boundary. This allows the applicant to calculate allowable building area and site coverage for each portion of the site based on the zone, then apply the sum of those numbers however the applicant chooses as long as they are not exceeding the sum of the total allowable building area/site coverage for each part of the site.

Figure 2: NVSP Zoning Map.



Plaza Resort (PR) district land use objectives (pg. 17 NVSP):

- To increase the commercial potential of the North Village Specific Plan Area through the creation of a pedestrian oriented core

- To provide opportunities for visitors to take part in non-ski oriented activities
- To provide pedestrians a direct link to MMSA facilities through the construction of a lift and ski-return area
- To provide appropriately sized public spaces to accommodate summertime activities, including festivals, concerts, art shows, etc.

Specialty Lodging (SL) district land use objectives (Pg. 18 NVSP):

- To provide a transition between North Village’s resort orientation and surrounding residential development
- To provide for special lodging opportunities which may not be available within the commercial orientation of the PR and RG districts in North Village
- To encourage development of employee housing and supporting residential facilities
- To lower development intensities for parcels located away from the Plaza Resort district and avoid future strip commercial development patterns

II. DESIGN REVIEW CRITERIA

The design review analysis in this report is organized following the organization of the content in the NVSP Design Guidelines (<https://www.townofmammothlakes.ca.gov/DocumentCenter/View/404/The-Village-at-Mammoth-Design-Guidelines?bidId=>). The NVSP Design Guidelines are used as the primary reference in this report, as the guidelines were written to represent the objectives, goals, policies, and standards provided for in the NVSP, General Plan, and Municipal Code. Comments have been provided to address consistency and conformity with the NVSP Design Guidelines and to help provide a basis for discussion by the Advisory Design Panel.

Project Concept

1. Image and Character

- The pedestrian system is a primary design concept intended to guide the form of the village. The pedestrian level is the first 10 to 12 feet above the pedestrian system and is defined as the series of public plazas and walkways in the village.

- *Multiple walking routes creating the ability for visitors to wander.*

Staff Comment: The project plans illustrate the pedestrian sidewalk at the intersection of Canyon Boulevard and Lake Mary Road extended west along the Lake Mary Road frontage and up the east side of the proposed access road off Lake Mary Rd. this extension provides pedestrian connectivity from existing sidewalk. Two pedestrian access stairways are proposed to allow pedestrians to access the first level promenade of the hotel site. The significant grade change between the Canyon Boulevard sidewalk level and the Hotel grounds creates the need to provide pedestrian connections and also creates multiple walking routes that allows for visitors to wander through the property. **Standard met.**

- *Special places, memorable views and experiences.*

Staff comment: The building orientation places the pedestrian promenade to take advantage of unobstructed views to the east and south (the Sherwins), which provides a scenic lookout for memorable views and experiences. **Standard met.**

- *Many opportunities to sit and rest.*

Staff comment: Opportunities to sit and rest are provided along the partially covered pedestrian promenade, as well as at the stairway access off Canyon Boulevard and around the hotel entrance. **Standard met.**

- *Public spaces of all sizes capable of accommodating seasonal events, celebrations, year-round cultural events, and programs.*

Staff comment: Public space is provided along the partially covered pedestrian promenade, which could accommodate seasonal events, celebrations, and year-round cultural events. **Standard met.**

- *Building orientation which allows midday sun into major pedestrian areas.*

Staff comment: The Building orientation allows midday sun into the primary pedestrian areas. **Standard met.**

- *Roof forms will generally have shallow slopes to hold snow and roof overhangs to protect building walls.*

Staff comment: The primary roofline features shallow slopes that slope towards the center of the building, preventing shedding into pedestrian areas. Roof modulation is provided through a pivot in the building direction and stepped building height. **Standard met.**

- *Windows and balcony openings are detailed and framed to create visual interest and variety. ADP input is requested.*

- *The bases of buildings will be natural or manufactured stone or other durable materials.*

Staff Comment: The building base of the hotel is natural stone along the first floor with ledger stone accents at wall openings and recessed areas. The exposed parking podium is a textured board formed concrete material with a robust anodized aluminum metal screen for the parking structure ventilation. The building base materials provide durability, quality, and variety of textures. **Standard Met.**

2. Village Structure

- *Parking for lodging in the village will generally be under the footprint of each lodging building.*

One level of subterranean parking is proposed beneath the hotel building footprint and provides adequate parking for the hotel use. **Standard met.**

3. Pedestrian Circulation System and Pedestrian Places

- *The Village design guidelines state that the most important characteristic of The Village is the network of pedestrian streets and arcades and states that the pedestrian system should connect to bike lanes and sidewalks adjacent to roadways so that people walking or biking from other parts of Town have convenient access to interior areas of The Village.*

Staff comment: The project features two primary pedestrian connections through the hotel property via sidewalk extended from Lake Mary Road and two stairway access connections to sidewalk on Canyon Boulevard. Pedestrian walkways through the hotel grounds are not sheltered, and the first floor of the hotel lacks inviting spaces and walkways for pedestrians. **ADP input is requested.**

4. Vehicular Circulation and Parking Systems

- Staff comment: Nine short-term parking spaces are provided near the hotel check-in lobby. The 181 parking spaces provided in the parking garage are in a tandem configuration with some stacked parallel parking on one side of the drive aisle. The proposed parking arrangement requires the hotel

to provide 24-hour valet parking services for the hotel. A separate surface parking lot is proposed to accommodate self-park vehicle spaces and oversized vehicle parking. This area is proposed to also function as a flexible event space. **Standard Met.**

- Staff comment: The applicant has been working with the Mammoth Lakes Fire Protection District to address emergency vehicle access.
- Staff comment: One tour bus parking space is identified on the plans and has been requested. **Standard Met.**

5. Service Vehicles

- Staff comment: A dedicated service vehicle access portal to the parking structure for trash and delivery service is provided off Canyon Boulevard. **Standard met.**

Site Design

- Site Planning
 - Staff comment: The site layout is designed to take advantage of the sloped topography of the site to accommodate the subterranean parking structure and to reduce cut into the existing slope on the west side of the hotel structure. The active outdoor spaces such as the pool terrace, pedestrian promenade are oriented towards and are visible from the village center.
 - Staff comment: The primary access road to the hotel entrance/check-in lobby is from Lake Mary Road, which follows an existing disturbed dirt road that has been used to gain access the property.
 - Staff comment: One level of an understructure parking garage is primarily located below natural grade beneath the building footprint. The parking podium and one access portal is visible from Canyon Boulevard.
 - Staff comment: The hotel structure is situated to minimize impacts to neighboring land uses including adherence to a private height covenant agreement with the Westin property, which results in preservation of views from the Westin property and reduced building height for portions of the structure located within the Plaza Resort (PR) zone.
 - Staff comment: The building is situated to maximize south/west exposures along the pedestrian promenade and the outdoor pool terrace area. No shading of Canyon Boulevard or adjoining sidewalks would occur as a result of the project however some shading will occur at the hotel entrance/roundabout.
 - Staff Comment: The exposed parking podium is screened by landscaping and the service entrance location includes a bike locker/equipment storage storefront. With meets the requirement for wrapping the exposed parking podium.

The General Site Design Objectives described in The Village Design Guidelines are satisfied.

- Surface Parking
 - Staff comment: The NVSP and the NVSP Design Guidelines allow for short-term surface parking for passenger drop-off and loading. The proposed additional 16-space surface parking lot is an item that should be discussed. **ADP input is requested.**
- Subterranean Parking
 - Staff comment: Visible portions of the parking structure along Canyon Boulevard exceed 20 feet above natural grade at the service entrance location. The NVSP development standards require parking

garages to be stepped, faced with storefronts, or similarly treated to diminish the exposed height. **ADP input is requested.**

Building Design

- Form and Mass

- *Design and step buildings to preserve sunlight into public places.*

Staff comments: The hotel design orients the primary outdoor activity spaces and public places to the south/east, which provides optimal sunlight and view opportunities for the pedestrian promenade, pool terrace and roof-top bar. **Standard met.**

- *Roof forms should be varied to create visual interest.*

Staff comments: The roof design is flat with parapet walls that give the appearance of steps in the roof line with slanted forms. This design prevents snow shedding onto pedestrian areas but lacks deep roof eaves, overhangs, and detailed roof cornice. The roof form is consistent across the length of the structure, with varying structure heights. **ADP input is requested.**

- *Large buildings should be broken up to avoid the appearance of a large single mass.*

Staff comments: The project meets this standard in that the building mass is broken up through various recessed walls. Steps in the building height and changes in materials. The structure also pivots at one section, changing direction slightly, which provides building articulation and interest. **Standard met.**

- Scale

- *Variations in wall materials should define the scale.*

Staff Comments: Overall, the project provides variations in wall materials that help define the scale and detail to the façade. **Standard met.**

- *The ground floor of buildings must be scaled to the pedestrian space by the addition of roof forms, arcades, store fronts, cornices at the top of the first-floor level, porches, awnings, signage, and other elements to create a human sized scale at the base of the building.*

Staff comments: The proposed design does not provide consistent covered pedestrian walkway such as an arcade and lacks human scale at the base of the building. The west, east, and north elevations lack pedestrian level details and interest. **ADP input is requested.**

Staff Comment: The visible parking podium at the pedestrian level along Canyon Boulevard is better screened with landscape however, the plan lacks the pedestrian orientation at the northern portion of the project at the Canyon Boulevard stairway access location. **ADP input is requested.**

- Roof Form

- *Roof overhangs can be an important architectural feature and may provide protection for balcony and pedestrian areas.*

Staff comment: Proposed balconies lack roof overhangs and balcony frames. **ADP input is requested.**

- *The ridgeline should not have the appearance from public vantage points of being continuous.*

Staff Comment: The proposed roof from is a parapet wall that gives the appearance of the stepped roof line. The appearance of the ridgeline is not continuous because the variation in building height, the pivot point where the building orientation changes direction slightly, as well recessed walls and create enough adequate variation in the roofline. **Standard met.**

- Building Facades

- *The visual alignment of building facades should be varied by utilizing slight steps in the building walls, by “punched” openings, by angles in alignment, or by color and material changes.*

Staff Comment: The building façade is varied through steps in the building walls, recessed walls with some recessed balconies, and changes in material and colors. **Standard met.**

- *Use extended and recessed balconies to add rhythm and texture to the façade.*

Staff comment: The building façade lacks variety of extended and recessed balconies with different architectural details to achieve a visual interest and rhythm along the façade. The floating balconies appear exposed and lack structural connection to the building. **ADP input is requested.**

- *By varying use of materials, provide vertical breaks in the wall alignment.*

Staff comment: The use and combination of the proposed building materials accomplishes vertical breaks in the wall alignment. **Standard met.**

- *Unfinished structural concrete is not permitted. Architectural finished concrete may be used as appropriate to the building design.*

Staff Comment: Proposed use of board form liner for the concrete finish on the parking podium is appropriate in its limited application. **Standard met.**

- Base and Lower Wall

- *Materials shall appropriately provide the building to ground relationship.*

Staff comment: The building base is natural stone veneer with ledger stone detail at entrances and recessed walls. **Standard met.**

- *Full stone walls are encouraged at prominent locations and buildings should have a durable base at the pedestrian level.*

Staff Comment: The base material is a natural stone veneer for the first floor of the structure on all sides of the hotel. **Standard met.**

- *Pg. 33 of The Village Design Guidelines states “Split-faced or other architecturally finished concrete block may be considered under special conditions for retaining walls and exposed portions of a parking garage and/or foundation wall where in a low profile, non-public location.”*

Staff comment: The board formed concrete and anodized aluminum screen utilized for the exterior of the parking podium along Canyon Boulevard satisfies the applicable design guidelines because the materials provide variation and texture in combination with the proposed landscape. The finish for the proposed aluminum screen should be discussed. **Standard met.**

- *Pg. 39 (e) of the NVSP states, “The plaza and parking garages shall be no more than 20 feet above natural grade at any point and shall be stepped, faced with storefronts or similarly treated to diminish the exposed height.”*

Staff comment: The exposed height of the parking podium does not exceed 20 feet above natural grade and the service entrance is wrapped with a storefront system for access to enclosed bike lockers and possibly a bike rental area. **Standard met.**

- Windows and Doors

- *Windows should be typically rectangular and vertically oriented.*

Staff comment: Throughout the buildings, the windows have a similar vocabulary in that they are rectangular and vertically oriented. **Standard met.**

- *Doors should be recessed within walls to gain scale, weather protection and a sense of entrance/arrival.*

Staff comment: The primary hotel entrance doors are recessed and protected by a roof overhang. **Standard met.**

- Entrances, Porches

- *Places of pedestrian ingress and egress should be defined by the architecture of buildings.*

Staff comment: The primary hotel entrance is defined by a large roof overhang and is framed with metal slats in a curved pattern. **Standard met.**

- Architectural Details

- *Use brackets and struts to support large roof overhangs and balconies extending outward from building walls. These should be well shaped and emphasize connections to the building wall.*

Staff comment: The building design lacks roof overhangs, and the balconies are floating. **ADP input is requested.**

- *Where appropriate, emphasize connections in a Craftsman design style such as bolts, straps, pegs and other sturdy connection techniques.*

Staff Comment: The minimalist style lacks ornamentation and visible connections. **ADP input is requested.**

- Materials

- *Wood siding is encouraged.*

Staff comment: Wood like siding is a primary siding material and is provided in large applications of the building facades. **Standard met.**

- *In general, metal or plastic siding materials are not acceptable. Metal can be used in limited amounts.*

Staff comment: The proposed metal screen and metal accent material is used in limited application and is required to have a matte finish. **ADP input is requested.**

- *Precast concrete, poured in place concrete and architectural finished concrete may be appropriate in special conditions where a building is distinctly separate from others and where suitable for the design intent.*

Staff comment: The use of board formed concrete as shown on the parking podium provides adequate texture. **Standard met.**

- Colors

- *Building walls shall incorporate appropriate colors from the local natural setting.*

Staff comment: The proposed colors are a combination of light natural wood, light and dark grey, textured dark grey, black composite panels, and natural multi-color stone veneer. The variation in color breaks up the massing of the building, but the use of the black composite panel is of concern, as it may have a reflective finish and appear manmade. NVSP pg. 50 states, "In general warm colors are encouraged for large field application...the color of materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or manmade." **ADP input is requested.**

- *A mix of colors are encouraged.*

Staff comment: The proposed colors alternate between light and dark to provide contrast and visual interest. **Standard met.**

- *Wall colors should be vertically organized to express building modules and characters.*

Staff comment: The color and material changes occur on different sections of the building and the colors are maintained throughout the vertical sections. **Standard met.**

- *"In general, warm colors are encouraged for large field application...The color of exterior materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or manmade."*

Staff comment: The wood like siding and the natural stone are generally warm colors. Additional warm accent colors should be added. **ADP input is requested.**

Landscape Design

- Due to the proposed subterranean parking structure, 131 existing trees within the area of phase 1 will be removed, and 146 are proposed to be preserved. Extensive tree plantings will be located throughout the site. **Standard met.**
- Landscape planters and retaining walls will be used throughout the project landscape design. to serve as informal seating areas. **Standard met.**
- All pedestrian areas will be connected by paths throughout the project. A primary pedestrian walkway/promenade is proposed along the east side of the structure. The public sidewalk along Canyon Boulevard is adjacent to the exposed parking podium, where extensive landscape is shown to screen the exposed walls. **Standard met.**

Snow Management

- A detailed snow management plan was not provided in the initial submittal but has been requested.

Key Questions/ Discussion Points:

Staff requests that the Panel use the following "Key Questions/ Discussion Points" to guide their discussion and focus the areas of feedback provided at the meeting. These items are a list of areas/ project features where staff feels the design objectives can be better met or where there is room for improvement.

The key questions/ discussion points provided below are based on The Village Design Guidelines, NVSP, and the Design Review criteria that are directly applicable to the project.

Project Concept:

- Is the proposed architectural style appropriate in the context of Mammoth Lakes and The Village setting?
- Are the windows and balconies adequately detailed and framed to create visual interest and variety?
- Are there adequate pedestrian-oriented places provided on the hotel grounds?

Site Design:

- Is the proposed surface parking lot consistent with the intent of the North Village Design Guidelines?
- Is the exposed parking podium adequately faced with storefront systems providing amenities?

Building Design:

- Does the proposed roof form provide adequate variation and visual interest?

Scale:

- Does the ground floor level of the hotel provide adequate roof forms, arcades, cornices, and other details to create human scale at the base of the building?

Roof Form:

- Are roof overhangs an important feature that should be incorporated into the design of the structure for balconies and pedestrian areas?
- Does the roof form provide appropriate scale to the building without the addition of roof eaves and roof overhangs?

Building Facades:

- Has an adequate mix of extended and recessed balconies been incorporated to add rhythm and texture to the façade?

Architectural Details:

- Does the building design provide adequate architectural detail without the addition of roof overhangs, and visible structural details such as connections to the building wall, struts, bolts etc.?

Materials:

- Does the proposed finish for the metal screening and accent material meet the design guidelines?

Colors (NVSP pg. 50):

- Are the proposed primary building colors (large field application areas) “generally warm”?
- Do the proposed colors reflect the appearance of the natural surroundings and not seem synthetic or manmade?
- Do the proposed colors harmonize with surrounding buildings and with the natural setting of Mammoth Lakes?

Windows (Village Design Guidelines pg. 27):

- Are the proposed windows proportional to the other building elements? Are the windows adequately recessed or trimmed to provide character and relief?

Next Steps

Staff requests that the ADP review, discuss, and provide comments on the site and building design, based on the analysis provided in this staff report and the standards and recommendations provided for in the guiding documents.

The ADP’s comments will be documented in meeting minutes by Town staff and will be presented to the Planning and Economic Development Commission. Staff requests that the comments provided at this meeting be sufficiently detailed and easy to understand. The PEDC may request that the applicant return to ADP for review prior to the Public Hearing for the application.

Attachments

Attachment 1: Project Plan Set

Attachment 2: ADP Meeting Minutes dated January 25, 2021.