

Written statement that describes the proposal and indicates how the application meets all applicable findings and review criteria for approval found in Municipal Code Sections 17.88.050 and 17.88.060 (see attached Design Review Criteria Response form). This written statement shall also include the following information:

(A) A statement of the current ownership;

Metric Mammoth, LLC, Current Owner and Seller, signed a purchase and sale agreement dated May 17, 2021 agreeing to sell the property located at 164;202;248 Old Mammoth Road included on the parcels 035-230-005-000;035-230-006-000;035-230-007-000 in the Town of Mammoth Lakes to WH SN Mammoth, LLC, Buyer.

(B) An explanation of the objectives to be achieved by the project, including without limitation building descriptions, sketches, or elevations that may be required to describe the objectives;

WH SN Mammoth, LLC's (Waterton) goal in the redevelopment of the Sierra Nevada Resort is to refresh and rebrand the current hotel with both creative interior and exterior improvements. The goal of the amenity offerings is to delight our guests with a full service resort property. Our newly branded refined entry sequence to the campus will have signature signage and an architecturally unique entry portal and an updated guest entry to the repurposed lobby experience. The improvements to the existing property will harmonize with the new modern mountain cabin architecture. Waterton has developed a campus plan with new cozy well-appointed family friendly cabins, lounging lawns, fire pits, a new elegant pool and hot tubs, and a community focused food garden on Old Mammoth Road. We believe these new spaces will invigorate community experiences for both local residents of Mammoth as well as the guests of the resort with fun options for games, food, play, relaxation, and entertainment both day and night. The lobby will be repurposed with a wine/coffee bar and a location for local or guest events to occur and this area is outward facing to the Old Mammoth road with an extended patio and garden. The Design Review Application package contains illustrative bird's eye views, axonometrics, colored renderings, elevations, material call outs, and floor plans to describe the architectural objectives of the project.

(C) A development schedule indicating the approximate date when construction of the project or phases of the project can be expected to begin and be completed; and

See E.1.1 Development Schedule

(D) Copies of any special agreements, conveyances, restrictions, or covenants that will govern the use, maintenance, and continued protection of the goals of the project and any related parks, recreation areas, playgrounds, outlots, or open space; and

N/A – There are no special agreements, conveyances, restrictions, or covenants that govern the use.

(E) For projects subject to an existing Master Plan or Specific Plan, an explanation of how the project meets the Plan's goals and/or special requirements applicable to the project site.

Project developed in accordance with the Clearwater Specific Plan District Zoning Amendment Phase I.



Design Review Criteria Response Form

Site and Building Design

How do the site and building design elements including the architectural style, size, design quality, use of building materials and similar elements combine together in an attractive and cohesive manner that:

Is compatible with and complement the desired architectural and or aesthetic character of the area and a mountain resort community;

The entry portal and porte cochère are designed with natural materials, stone, wood and metal, which are compatible with the region. The shapes and style are also indicative of the area. The new porte cochère creates a porch that matches the scale of the existing hotel building and identifies where a guest is to enter the building.

The cabins and villas have architectural characteristics such as roof lines, window styles and materials that blend with both the architecture of the current resort and the neighboring properties. Their placement within the site breaks down the overall site massing to blend into the scale and location of neighboring buildings, encouraging privacy between units while creating view corridors towards the surrounding mountains as well as internal open spaces within the site.

encourages increased pedestrian activity;

The corridor along Old Mammoth Road for the entire length of the property will be the doorstep into the property and will provide multiple opportunities for visitors to enjoy such as a food garden, a food truck area, lawn games, outdoor lounging with café tables and picnic tables. These spaces will be supported by the Rafters restaurant and the outdoor dining area that will additionally bring energy to this area. Pedestrian scale lighting along with overhead string lights will illuminate this area during the evening to activate and enhance this area during the afternoon and into the evening hours. Additional screening with native trees, shrubs, and ground cover will be incorporated as well along this stretch to not only enhance this area of the property but to also screen the vehicles of the visitors to the property. The porch of the hotel closer to the entrance will host a wine bar, outdoor seating, and fire pits for evening use as well.

promotes compatibility among neighboring land uses?

The new buildings are very residential in scale and complement the surrounding buildings by both height and style. The outward facing units are four-plexes and are similar in size to the units across the streets. The color palette is also indigenous to the region. Privacy for the proposed units is focused inwards to the project site with open spaces for guests located away from adjacent street frontages to minimize impact on neighboring properties.

Streetscapes and Parking

How are the design of streetscapes, including street trees, lighting, and pedestrian furniture consistent with the character of commercial districts and nearby residential neighborhoods?

The spaces within the property as well as the areas along Old Mammoth Road are design to reduce the scale of the property and help blend in the development to the surrounding context. All plant material will be native on the property and arranged to feel as it is residential in scale. Planting won't be arranged in a formal pattern, but in a native and natural arrangement to help blend the development into the adjacent land uses. All lighting will be pedestrian scale such as bollards and overhead string lights, except for the parking lot lights and site furnishings such as café tables, picnic tables and Adirondack chairs will be used to create pedestrian scaled spaces to invite people into the resort space. Activating the streetscape and the edges/boundaries of the property will help reduce the feeling of property imaginary boundaries and will feel as if all spaces blend together in one cohesive activated amenity.

How are parking areas located, designed and developed to:

Foster and implement the planned mobility system for the area;

Parking is located around the perimeter of the property primarily due to the layout of the existing building currently onsite. To further activate the core and to enhance the streetscape, parking will keep this same approach, but along Old Mammoth Road a food garden is proposed to activate the streetscape. Heavy landscape screening will be implemented though to reduce the visual blight of looking through the food garden into the adjacent parking area. The vehicular areas are also removed to the edges of the property to elevate the crossing of pedestrian and vehicles as much as possible. Guest will exit their cars and enter into the pedestrian spaces that are in the core of the property and not have to worry about passing cars and safety concerns while enjoying the amenities that have been proposed.

Buffer surrounding land uses and minimize visibility;

Native plant material will be used on all the edges along the property boundaries to help screen and shield the adjacent land uses. Additionally, screening will be adjacent to the food garden to help reduce the visual impact of cars along the newly activated pedestrian spaces. These buffers/screens will not only provide a visual block inside looking out, but will enhance the view from outside looking in as well.

Prevent conflicts between vehicles and pedestrians and cyclists;

Pedestrian corridors will be located throughout the property and along all edge to elevate the safety challenges of mixing them together. The core of the property will be vehicular free with the parking on the edges. The food garden will have parking to the perimeter as well to further enhance the pedestrian corridors that are designed to connect all the interior building and spaces together.

Provide adequate light over the walkways and parking to create a sense of pedestrian safety and minimize light pollution and trespass and avoid creating glare.

All the lighting is design to be low light and to a pedestrian scale to further enhance the guest experience. Interior paths will be illuminated with bollards to guide pedestrians through the spaces. Higher activity areas such as the gathering spaces on the site will have outdoor string lights that illuminate those spaces for afternoon and evening use. The parking lot lighting will be dark sky compliant and have LED lights that prevent light bleed into adjacent properties and will also save on energy consumption over the cycle of the life of the fixture. Individual unit and cabin entries have been located to face away from neighboring properties wherever possible to further reduce glare.

Minimize stormwater run-off and the heat-island effect; and

The stormwater runoff goes into a retention basin, and trees will be planted on the perimeter to provide shading.

Achieve a safe, efficient, and harmonious development?

We have engaged experts in multiple disciplines to achieve the safe, efficient, and harmonious development described in the design review application.

Lighting**How do the proposed lighting and lighting fixtures achieve the following:****Complement building and provide appropriate scale;**

The building vernacular and architectural style was taken into consideration when selecting the light fixtures to be used throughout the site. Matching all components weather it is lighting, architecture, plant material, site furnishings, bike rack, and walls was imperative to make sure that the architectural team captures character of the property and surrounding context.

Provide adequate light over walkways and parking areas to create a sense of pedestrian safety; and minimize light pollution and trespass and avoid creating glare?

As stated above, all the lighting is design to be low light and to a pedestrian scale to further enhance the guest experience. Interior paths will be illuminated with bollards to guide pedestrians through the spaces. Higher activity areas such as the gathering spaces on the site will have outdoor string lights that illuminate those spaces for afternoon and evening use. The parking lot lighting will be dark sky compliant and have LED lights that prevent light bleed into adjacent properties and will also save on energy consumption over the cycle of the life of the fixture. Individual unit and cabin entries have been located to face away from neighboring properties wherever possible to further reduce glare. Keeping surrounding context on the forefront of all conversations and making sure that any lighting that is proposed to be used on the site, doesn't adversely affect adjacent land uses is critical to have a successful lit project.

Landscaping

How does the landscaping design achieve the following:

Conserve water resources and create a natural aesthetic;

The landscape envisioned will have all native and drought tolerant plant species incorporated into the design to reduce the amount of water consumption over the life cycle of the plant. The thought is to get the plants established then reduce the watering time as they become acclimated to their new environment.

Enhance the architectural character of the project and help relate the building to the surrounding landscape?

All plant material used is native to the area and further establishes the vernacular of the surrounding landscape. The architectural character will only be enhanced if the landscape and building style coincide cohesively and in tandem with each other.

Additional Findings

How is the project consistent with the applicable standards and requirements of the Town of Mammoth Lakes Municipal Code?

The development standards for the project are consistent with the Town of Mammoth Lakes Municipal Code's standards for development zoned Commercial General, including standards for permitted uses, maximum allowable height, maximum site coverage, building separation, open space, parking, workforce housing, design guidelines, snow storage and removal, signage, lighting, and public art.

How is the project consistent with the General Plan and any applicable specific plan or master plans? Please provide responses to specific goals, policies or recommendations with which the project is consistent.

The General Plan states that "the Main Street, Old Mammoth Road and Shady Rest areas should invite pedestrian activity and provide gathering places and opportunities for interaction in a vibrant mix of retail, commercial and workforce housing." [Page 24] The project lays the groundwork for the environment envisioned by the General Plan because it provides additional and varied commercial lodging, food and beverage venues, indoor and outdoor meeting and event space, workforce housing, and outdoor recreation space along Old Mammoth Road at a pedestrian-oriented scale and density. The project is also consistent with the following goals and characteristics envisioned for Old Mammoth Road, as detailed on page D-3 of the General Plan:

1. "Maintain views of the Sherwin Range ... from public spaces";
2. "Landscaping reinforces Eastern Sierra native pine, fir, aspen, ground cover and wildflowers";
3. Landscaping establishes scale and street edge;
4. Pedestrian-oriented sidewalk/boardwalk with public art, centrally located parks, plazas, courtyards and pedestrian links that create a sense of exploration;
5. Walk-to neighborhood community parks in all districts;
6. Mid-block pedestrian access;
7. Occasional small plazas and courts visible from the public way that can be used as public events venues; and
8. Active day and evening and through all four seasons;

In addition to the General Plan, the Town's goals and policies for the area are encompassed in the following quotes from the Clearwater Specific Plan:

"These guidelines and standards provide a framework for development of a cohesive, mixed-use, pedestrian-oriented ... hotel opportunity that will significantly contribute to the revitalization of the Old Mammoth Road corridor." [Specific Plan section 1.0]

“The ... hotel will provide a contemporary and enjoyable place to stay for Mammoth visitors, central to the multitude of recreational opportunities available in and around the Town of Mammoth Lakes.” [Specific Plan section 1.1.1]

“The overall goal of the Specific Plan is to create an attractive, hotel opportunity that shall serve to revitalize the economy of the core of the North Old Mammoth Road District area.” [Specific Plan section 1.1.3]

"A project shall provide additional transient occupancy options to the Town of Mammoth Lakes" [CSP section 5.1.1] and shall "significantly contribute to the overall revitalization of the Old Mammoth Road corridor." [Specific Plan section 1.0]

"To support the needs of the Town of Mammoth Lakes as a premier destination resort community ... a project shall provide additional 'hot beds' and additional transient occupancy options to the Town." [Specific Plan section 5.1]

The project is consistent with the Specific Plan because it will include the comprehensive renovation and upgrade of all rooms and public spaces within the hotel and will add 30 resort cabins that will provide additional hot beds and amenities, without any condominium component. The resort cabins are designed for families, will add to the lodging options offered within the community, and have the capacity to increase TOT generation through higher occupancies and average daily rates. The expansion of indoor and outdoor event and meeting space, the creation of a food and beverage garden, and the development of a public park and events pavilion will provide benefits to the community and will revitalize and animate the Old Mammoth Road streetscape.

How does the project comply with the Town of Mammoth Lakes Design Guidelines?

1.2 Design Principles for Community Values

This unique site opportunity in town is respected by keeping the scale of the new architecture and the finishes aligned. The materials, colors, window placements, porches, and screening of equipment are all designed to complement the surrounding residential style buildings. The architecture has been placed to enhance views to the surrounding mountains. The building scale and pathways invite convenient circulation paths throughout the site and to public paths.

3.2 Site planning



Buildings are sited to take advantage of natural sun patterns and avoid shadows on parking and pedestrian facilities. Buildings are also oriented towards the street and surrounding views.

Pedestrian connections to Old Mammoth Road encourage activity and a community spirit for both guests and locals. There is also an east west connection through the site to facilitate mid-block pedestrian travel.

The new site plan provides many amenities and uses the natural slope of the land to enhance areas for recreation, play, swimming, and the enjoyment of gathering and eating outside. Buildings are sited to take advantage of the sun and create open spaces usable year round.

3.3 Grading and drainage

All cut and fill slopes will be stable. Building and site works are designed to complement the natural topography of the site. Surface erosion control materials and landscape will manage surface runoff.

Any drainage pipe outlets will be concealed by the installation of energy dissipaters, boulders or stones.

In landscape areas swales will be grass lined.

3.4 Retaining Systems

Will be designed to minimize maintenance above paths.

Slopes will be stabilized with planting or erosion matting.

Any retaining walls will be stacked stone.

3.5 Parking

All parking areas along Old Mammoth Road and Sierra Nevada Road will have landscape buffers.

Landscaping is incorporated into the parking as are islands to break up large areas of parking.

3.7 Utilities

Utility lines will be located underground.

Compressors for cabins will be screened from street views.

All utility devices will have matt finishes and will integrate with the exterior finishes.

3.8 Wildfire prevention

Once construction is completed branches overhanging buildings will be pruned.

A defensible space surrounding buildings will be designed.

Roof materials will be Class A.

There will be no chimney outlets.

The underside of balconies and above ground decks shall be enclosed with fire resistant materials.

3.9 Snow Management

Snow will not shed from the new cabins onto high use pedestrian areas.

Landscape and snow shed areas are located adjacent to the base of buildings and are sized to accommodate anticipated snow, and will be cleared manually so egress to the cabins is maintained.

Snow storage areas are indicated on the plan submittal.

4.2. Building Design

4.2.1 Form, Mass and Scale

The scale of the new buildings was taken into account in complementing the existing structures on site and in the surrounding community. New buildings were broken up to reduce overall impact on massing, with all sides of the buildings designed for visual interest and compatibility. The Cabins were located within the center of the site to maximize solar exposure while the Villas were created as two-story structures to match the scale of adjacent buildings. All street facing buildings have a variety of shapes and forms and materiality to provide interest. Their placement allows for sunlight on the parking areas. All of the new buildings will have the same material finishes and colors and architectural vocabulary.

4.2.2 Roofs

The cabin roofs reflect simple, traditional gable roof lines while the Villas providing character and continuity with the existing hotel roof lines. Deep eaves are designed into both the cabins and the villas. Exposed rafter tails will be incorporated into the architecture of the Villas.

4.2.3 Building Base

The building base will provide a clear distinction between the wall and the base and will utilize materials that create a pedestrian scale. Much of the base area will be landscaped and not visible, as building entries have been kept lower to the ground for accessibility access at entry locations where required.

4.2.4 Building Facades/Balconies/Decks

The facades of all buildings are in keeping with the Mammoth character in color and material. All elevations on all sides of the building harmonize with one another. Balconies and other recesses combined with material changes provide a rich rhythm on the architecture. Balcony rails are designed to complement the architecture. Decks have been located on facades for façade articulation as well as maximizing view potential, particularly for the Villas at the upper level.

4.2.5 Window and Doors

The arrangement of windows is orderly and follows a datum line around the building and between floors many of the windows are aligned to present an organized and pleasing elevation. There is shadow relief on every elevation with either materials, roof lines or indentations of entries or balconies. The framing of windows will complement but be a different color from the siding.

4.2.6 Entrances and porches/Arcades

Pedestrian entries to all units are clearly identifiable thru the architectural design. Landscape paths and vegetation compliments the entry sequence. Lighting along pathways also enhances the experience at night and provides a sense of safety. Cabin entries are provided within the walk-up covered decks while the Villas feature common entries with vestibules and ski lockers to provide weather protection for guests.

4.2.8 Materials

Materials will be of a combination of natural stone, wood, with hardi-plank that is integral color and with a wood texture. Materials will wrap around the building.

Proposed Roofing is Metal.

A Sample board of materials is included in the submittal.

4.2.9 Colors

Color choices consider the neighborhood earth tones and are in keeping with that palette. The colors are taken from the natural elements of Mammoth. Wall colors are used to express the building modules and the porches and decks. All exposed metals, flashings and trim will blend with the color scheme.

Paint samples will be provided to the Town of Mammoth upon request.

5.2 Landscape Design

99% of the existing trees will remain on site. Additional native plant material will be incorporated to enhance the beauty and aesthetics of the property.

5.2.2 Landscape Site Work

Landscaping is used to screen and break up parking areas. Tree planting takes into consideration snow storage spaces and plowing and removal of snow. Irrigation for new planting will be incorporated. Erosion control strategies will be in place to reduce construction impacts.

5.2.3 Walls and Accessory Structures

Walls and trash enclosures and the Pool/Common area bathrooms structure will be designed to be compatible with the other new architecture. If fencing is used it will blend with the character of the architecture in color, shape and form.

5.2.4 Hardscape Materials

Steps, Stairs and Ramps – Will be of materials appropriate to the landscape style and scale, and will be convenient and safe to use in all seasons. Stairs and ramps will have code compliant handrails.

Pedestrian Plazas and Paths – The interior pathway system will connect to the town sidewalks and paths and bike paths. All pedestrian surfaces will have sufficient slope for positive drainage, and will be durable enough for snow removal. See the site plan for proposed paths and materials.

5.2.5 Planting

Landscape design will maximize the retention of existing trees and vegetation. Drought tolerant new plants will be specified for the developed areas. See the site plan for species list. Landscape is designed for all seasons. Flowers, shrubs and ground covers are selected for low water use and attractiveness during spring – fall. An automatic irrigation system will be installed in all new landscape areas.

5.3 Outdoor furnishings

Outdoor furnishings are included in the design package. These include picnic benches, Adirondack chairs, games, lounge chairs, and a variety of other seating for the enjoyment of guests and the community. A variety of colors, materials and styles that complement the Mammoth character will be selected. Most Site furnishings will be movable to allow for snow removal.

5.3.4 Public Restrooms

Restrooms will be provided for the use of guests to the outdoor food garden. This building will blend architecturally to the new cabins and villas in material, shape and style. Drinking fountains as well as showers for the resort's adjacent pool will be provided in this area. All facilities are enclosed within the heated restroom building.

5.3 Trash Receptacles, Bike racks, plant containers, tree grates

Trash receptacles will be provided near the food garden, and will be of a material to match the other site furnishings, and will be bear proof. Bike racks will be durable and attractive and placed near the food garden and hotel entry. If free standing plant containers are used they will be durable and reflect the material and style of the other outdoor furnishings. Tree grates if used will be durable and suitable for the area, either heavy cast metal or precast concrete.

5.3.9 Bicycle + Ski / Snowboard Racks

Ski lockers have been provided at the common entry vestibules for the Villas with a dedicated, private locker for each unit. Cabins also have been provided with private ski lockers. Bicycle storage within the Cabins and Villas is planned for resident convenience in addition to bicycle storage offered elsewhere on site.

6.1 Lighting Design

The exterior lighting package is included in the Design Review set, along with the light specs. The lighting has been selected to enhance the experience on the property, provide security to guests and the community as they walk the property, and conforms to Outdoor lighting ordinances. Lighting fixtures will not be placed in snow storage areas. String lighting will be used in the food garden area.

Illumination levels will be high enough for vehicular and pedestrian safety. In the parking area lights will be placed in the landscape beds wherever possible. Building entrances and stairs will be illuminated for pedestrian safety. Lighting is primarily for circulation around the site.

7.2 Exterior Permanent Signage

The Design review set incorporates a new sign and portal location to enhance the entry sequence. The sign materials will be consistent with the regional character and architectural elements. The sign shape and styles will be reflective of the business, whether it's the hotel or the restaurant but will be contextual with the local Mammoth character in design. The letters will be a height that is easily read from a vehicular scale and the signage will be illuminated for nighttime viewing.

If the project requires additional planning approvals such as a tentative map, use permit, variance, or other planning or zoning approval, does the Design Review application comply with all of those approvals as well?

The project will also require a Use Permit for two reasons: (1) to provide standards and conditions of approval for a Parking Management Plan to create additional on-site parking capacity to address potential increased demand during peak periods and special events; and (2) to provide standards and conditions of approval for an Events Space Programming Plan for the proposed Food and Beverage Garden along the Old Mammoth Road streetscape. Approval of the Design Review application will comply with the approval of the Use Permit and will impact the standards and conditions which govern the Parking Management Plan and the Events Space Programming Plan.



Development Schedule



Mammoth Development Schedule

ACTIVITY	START DATE				END DATE
Install Construction Fencing	February 28, 2022				March 6, 2022
Demo of Existing Building - Removal of FF& E, Existing pool, demo Existing Underground, Parking Lot	March 7, 2022				March, 21,2022
Milestone Completion of Demo Phase	April 15, 2022				April 15, 2022
Start Remodel of existing Hotel Rooms, Restaurant, Lobby, Entrance	April 16, 2022				October 1, 2022
Site Prep for Cabins, Underground, Foundations, Pool and Spa Construction	May 1, 2022				May 31, 2022
Milestone Completion of Infastructure Phase	May 31, 2022				May 31, 2022
Cabin's Installation, Pool installation, Font entrance completed, FF&E for hotel and Cabins, Restaurant, Common Spaces	June 1, 2022				October 1, 2022
Parking lot and walkway installations, Common grounds completed	July 5, 2022				August 15, 2022
Landscaping installation (front to back)	July 16, 2022				August 30, 2022
Milestone Completion of all Exterior	9/15/22				September 15, 2022
Interior Punch-list Starts	September 15, 2022				September 30, 2022
Exterior punch-list Starts	September 16, 2022				September 30, 2022
Inspections	October 1, 2022				October 7, 2022
C/O Filed	October 10, 2022				October 17, 2022
Final Walk through and Turn over	October 31, 2022				October 31, 2022