DESIGN GUIDELINES

THE VILLAGE AT MAMMOTH

MAMMOTH LAKES, CALIFORNIA

August 2000

Approved by the Planning Commission
on August 23, 2000

THE VILLAGE AT MAMMOTH

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INTRODUCTION

The Design Guidelines are intended to provide general and specific design information so that all involved in the development process are able to proceed with a shared basis of information. They are structured to provide a description of the concept of The Village at Mammoth, followed by supporting objectives of the design components, followed by a listing of design guidelines that must be followed to achieve the objectives. The concept repeated throughout these guidelines is that The Village at Mammoth (The Village) should be designed so that it is appropriate to the character of the Mammoth Lakes region, and to be competitive with other high-quality mountain villages in North America. The master plan for The Village provides the underlying context for these Guidelines.

The economy of Mammoth Lakes is based on tourism and the Village is to be a focal point for visitors. The standards of urban design, architecture and landscape architecture will provide a unique sense of place, and will be the trademark of the Village at Mammoth and the basis for its success with visitors and residents. The high quality finishes and details on buildings, on the storefronts, and throughout the pedestrian level will be attractive, with a level of quality that reflects the standards outlined in these Design Guidelines. The design must fit the scale of the mountains, its roots in a historic or regional design character must be apparent, yet the design must accomplish the purposes of contemporary activities. The intent is that the Village will evolve into a true "village" for both residents and visitors.

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 that improve the project. New ideas and design concepts can be incorporated into these guidelines as appropriate. The Design Guidelines require conformance with the Specific Plan, Master Plan, Municipal Code and building codes.

These Design Guidelines are intended to assist in understanding the basic design ideas behind the Village, to share the lessons learned through experience in other resorts, and provide the Planning Commission with a yardstick against which projects can be measured. Applicants are invited to submit creative and imaginative projects which build on these Guidelines and contribute to the evolving character of the Village. The application of these guidelines is intended to be reasonable and practical, and not as regulations.

PROJECT CONCEPT: THE VILLAGE

IMAGE AND CHARACTER

Envisioned as a pedestrian hub and village center, the Village will provide a broad range of activities, services and facilities for visitors year round. The Village will be served by a new gondola connecting it to Canyon Lodge and the Mammoth Mountain ski area beyond. Returning skiers will utilize a ski back trail and bridge over Forest Trail to complete the ski-in/ski-out character of this new neighborhood. The village core will have the character and capacity to serve a large number of tourists, visitors and area residents, providing them with opportunities for dining, shopping, recreating, and entertainment. Further, the public spaces, pedestrian plazas and other facilities will provide multiple venues for arts, musical, and other cultural events. Although the redesigned two-lane Minaret Road bisects the Village, the combination of the reduced road width with the areas east and west of the roadway being free of automobiles provides a pedestrian experience that will be exciting, dramatic and pleasurable. A number of oversized pedestrian crossings are provided across Minaret to enable safe and relatively uncomplicated pedestrian circulation from one side to another. The spaces between buildings will be sized to respond to the scale of people and events rather than to the size of vehicles. This segregation of people and vehicles, coupled with the sizing and massing of the village buildings, and the reduced width of Minaret Road will allow for the creation of a vibrant pedestrian village center. The Village has been patterned to emulate the wonderful experience of European mountain communities such as Wengen, Zermatt, and Megeve, as well as the more recent North American resort villages of Whistler and Mont Tremblant, while retaining its Sierra Nevada character. The design concept that has guided the form of these mountain villages is that the pedestrian system is the fabric that establishes their structure. The pedestrian system is defined as the series of public plazas and walkways in the village. The pedestrian level is the first 10 to 12 feet above the pedestrian system. The buildings are carefully arranged to create a pedestrian experience, which is characterized by:

- Multiple walking routes creating the ability for visitors to wander
- Special places, memorable views and experiences
- Many opportunities to sit and rest
- Great variety in shopping, entertainment and dining experiences
- The development of a high quality pedestrian level with colorful signs, interesting storefronts, lights, and banners which express the individuality of stores and focus attention on the ground floor level of all buildings
- Public spaces of all sizes capable of accommodating seasonal events, celebrations, year round cultural events, and programs
- Building orientation which allows midday sun into major pedestrian areas
- Development of landscaped spaces and areas, which complement the surrounding mountain and forest character of Mammoth.

The village pedestrian core area has been organized to create a diversity of outdoor spaces with close linkages to the gondola. The ensemble of buildings will create an interesting backdrop for the dynamic and sun filled pedestrian arcades and plazas. The village will be experienced as a collection of many individual structures. The symbolism of a small town character is important for, even at a distance; it should suggest friendliness, variety, the potential for delightful experiences, and the sense that it is truly special and distinctive. Even with the variety of height, the roof forms will generally have shallow slopes to hold snow and roof overhangs to protect building walls. Walls will generally be of wood, fiber cement siding in permitted locations, real or manufactured stone, or stucco finishes appropriate to the mountain location but with a range of color tones for interest and contrast. The bases of buildings will be natural or manufactured stone or other durable materials, and the window and balcony openings will be detailed and framed to create visual interest and variety. The roofs that are not shallow in pitch should be designed to manage snow, which can be achieved through proper roof design. Modulation in roofline will be a desired element of building design.

VILLAGE STRUCTURE

The Village is organized so that it can be developed in several phases. Each phase is to operate successfully as a complete entity so that the village is attractive and inviting throughout the entire development period. The perimeter of each phase will be coordinated with surrounding development, vehicular circulation and access routes, and pedestrian bike and trail systems so that visitors are clearly guided and that there are quality transitions within the pedestrian network.

Parking for the lodging units in the village will generally be under the footprint of each lodging building. These subterranean parking structures may contain multiple levels. In some locations the structure may extend beyond the footprint into courtyards or adjacent spaces. Vehicular access points into these structures have been located on secondary streets and are generally discouraged along Minaret/Highway 203. This parking solution allows for the primacy of the pedestrian experience in the village to be reinforced.

Public parking for non-lodging, commercial and retail uses may be located in separate parking structures. Limited commercial parking may also be provided within the lodging parking structures. Shuttle bus stops would be located at a transit hub along Canyon/Millers Siding near the gondola building and curbside along Minaret, adjacent to the pedestrian core. The specific design, location, and operational criteria for these public transit facilities must be considered in conjunction with the pending development of a community-wide transit system.

Pedestrian Circulation System and Pedestrian Places

The most important characteristic of The Village is the network of pedestrian streets and arcades, which vary in width from 50 feet or so down to narrow lanes 20 feet wide. The pedestrian system includes interior streets and plazas, sidewalks fronting Minaret and other streets. Walkways to and from residential areas as well as trail connections such as the ski back trail over Forest Trail just west of Minaret Road effectively tie into the larger recreational trail network.

The major pedestrian corridors are organized to guide the pedestrian to interesting public places and activities, many with dramatic mountain views. Both the main pedestrian street, as well as the major plazas on the east and west sides of the village are oriented to the south to the dramatic views of the Sherwins. Their orientation further serves to maximize solar exposure into these important areas. Other public spaces are organized around landscape features like the pond/ice skating rink on the west side of The Village. This public amenity is connected to the main gondola plaza by a passageway or portal connection.

Other passages allow pedestrian access to sidewalks along Minaret Road and major pedestrian crossings. See Attachment--. The secondary pedestrian system provides a change in scale and orientation and gives visitors an intimate village experience with multiple options, routes, and opportunities.

Special outdoor meeting and eating-places are located throughout the village and include prominent outdoor dining terraces. These are located to take best advantage of south and southwest sunlight. The design time for solar access, which guides the placement of outdoor spaces, is between 10:00 AM and 4:00 PM. All of the special places have sunlight at some time during this period.

The major events plaza is in the proposed first phase of development and is located adjacent to the gondola building. It is at one of the village "crossroads" and located to have views south to the Sherwins. These intersections within the pedestrian circulation system are invariably the places which encourage the greatest social interaction. There are many such places within the village, all sized to accommodate cultural events or entertainment activities throughout the year.

The village pedestrian system connects to bike lanes and sidewalks adjacent to roadways such as Minaret Road, so that people walking or biking from other parts of town have convenient access into interior areas of the village.

Commercial Program

The mixed-use commercial component of The Village approximates 115,000 of net leasable square feet. This scale allows for creation of the critical mass necessary to develop a vibrant and sustainable village center. Coupled with the mix and location of themed shops, restaurants, and other guest services, and public amenities, The Village will serve as the pedestrian hub of the Resort Corridor.

Approximately 40% of the commercial space is envisioned as food and beverage venues. The balance consists of retail, entertainment/cultural, and guest services. The retail and commercial uses are grouped along the primary pedestrian circulation routes and around the main public gathering places. Outdoor dining places are placed where solar exposure is maximized and mountain views are possible. The character of the commercial storefronts is described in greater detail elsewhere in these design guidelines. In some ground floor locations, residential uses supplant commercial uses where there is sufficient segregation between the public and private realm.

Vehicular Circulation and Parking Systems

Village Circulation and Parking

Visitors arriving by car to stay overnight in the village lodging units will be guided to either a central reservations office or individual check-in lobbies in the various lodging buildings. Some short-term parking will be provided adjacent to the check-in locations. Visitors will then be directed to proceed to the subterranean parking structures under each of the mixed-use buildings. Elevators up to the lodging floors will provide access into the building from the parking structures. Some buildings may share check-in and parking access, with underground connections provided by the parking structures under the pedestrian street.

Lodge parking access and circulation is anticipated to take place from perimeter roads and streets as opposed to from Minaret. Access to the east side lodging buildings would be from Forest Trail and the reconfigured Berner Street. West side lodge parking access would be from the new Canyon/Millers Siding connection, Forest Trail or Hillside. Public/commercial parking access would occur off Hillside and Canyon/Millers Siding on the west side of Minaret, and/or Forest Trail to the east.

The orientation to arriving guests may require significant signage and management efforts. Signage character within North Village roadways may differ from other areas of town to enhance the village atmosphere and to better coordinate with commercial and directional signage within the village.

A master signage program may include a management system to alert guests to the capacity status of public/commercial parking structures. Such a system may help effectively direct people to available spaces.

Day Skier Parking

There are no plans to provide permanent day skier parking within The Village. Day skiers desiring to utilize the gondola would either walk from the surrounding neighborhood or access the village by use of the future town-wide transit system that is envisioned.

Service Vehicles

Service vehicles are to be routed and managed to minimize conflict with resort visitors and through traffic. All buildings can be serviced from perimeter roadways as opposed to Minaret Road. There is space for short-term service parking in curbside areas parallel to the Minaret Road edge and central service bays in selected areas.

There will be central facilities for service delivery and trash disposal.

Some servicing of commercial stores may be by small trucks, which can circulate in the pedestrian corridors or by small trucks accessing stores through the garage. Several central service areas are located within the village for deliveries and trash pickups.

Emergency Vehicle Access

Emergency vehicles can circulate through the village using several of the wider pedestrian corridors. There are numerous proposed points of entry to these pedestrian corridors: On the east side, access to pedestrian areas would be provided along Minaret; on the west side, access would be off of Canyon/ Millers Siding. The corridors have adequate width for a 20 to 24 foot wide fire lane with turning radii and back up space around buildings adequate for fire equipment. Pavement would be designed to support emergency vehicle traffic. The village buildings are also accessible from perimeter roads.

Standpipe and fire suppression system connections shall be incorporated into architectural and landscaping design elements where practical.

Recreation Systems

The entire village is viewed as a recreation center with spaces for all types of public recreational, educational, and cultural events. The various sized plaza spaces can accommodate a wide range of special shows and events, in particular during warmer months.

The bike and walking trails along Minaret will connect the village to the Mammoth Lakes loop trail system as well as the Resort Corridor trails. The ski back trail and skier bridge will connect the village directly to ski, bike, and hiking trails on Mammoth Mountain and USFS lands.

The new gondola provides convenient year round connections to Canyon Lodge and the mountain restaurants lifts and trail systems.

SITE DESIGN

SITE PLANNING

OBJECTIVES

The planning objective is to site buildings, roads, parking areas, pathways, and other site elements to achieve the spatial arrangement and scale, functional order, physical relationships, and environmental setting as described in the preceding project concept section.

The Site Plan shows generally the location, size, approximate shape and height of proposed buildings. The plan carefully considers building placement relative to the pedestrian path networks, the locations and sizes of public places and landscaped areas, vehicular access systems, view corridors throughout the site, views to and from individual buildings, solar access, existing vegetation, site topography and adds to the visual interest and complexity. Because the site area is limited, one change to a building or site system could affect the other site features. Some neighborhoods have very little design flexibility. Massing of the mixed use and retail buildings located within the pedestrian plaza areas east and west of Minaret shall be confirmed by modeling the buildings and adjacent structures.

Building footprints and floor elevations have been set for proper relationships to the main plaza and the network of pedestrian walks and outdoor spaces. The criteria for the final design of buildings will certainly permit design freedom within the building envelopes that have been conceptually established, however, site relationships will generally remain fixed.

Buildings, roads, parking areas, pathways, and other site elements that are not incorporated into an approved master plan, shall be designed to achieve the spatial arrangement and scale, functional order, physical relationships, and environmental setting intended by these design guidelines and by the North Village Specific Plan. Relationships to nearby buildings and features shall be considered in project designs.

Grading and Drainage

Objectives

Grading will be necessary within the project area. Grading operations must be managed to avoid environmental damage to adjacent non-graded areas, to avoid water quality degradation in adjacent streams, to minimize impacts upon nearby properties and to recreate landforms that emulate natural rather than engineered, topography.

Guidelines

- Develop the grades and topographic forms needed to achieve necessary grades for buildings in relationship to utility extensions, roads, pedestrian areas, man made or natural water features and channels, and the connecting ski-back trails, but minimize the extent of grading where practical. Terraced or battered retaining walls are preferred.

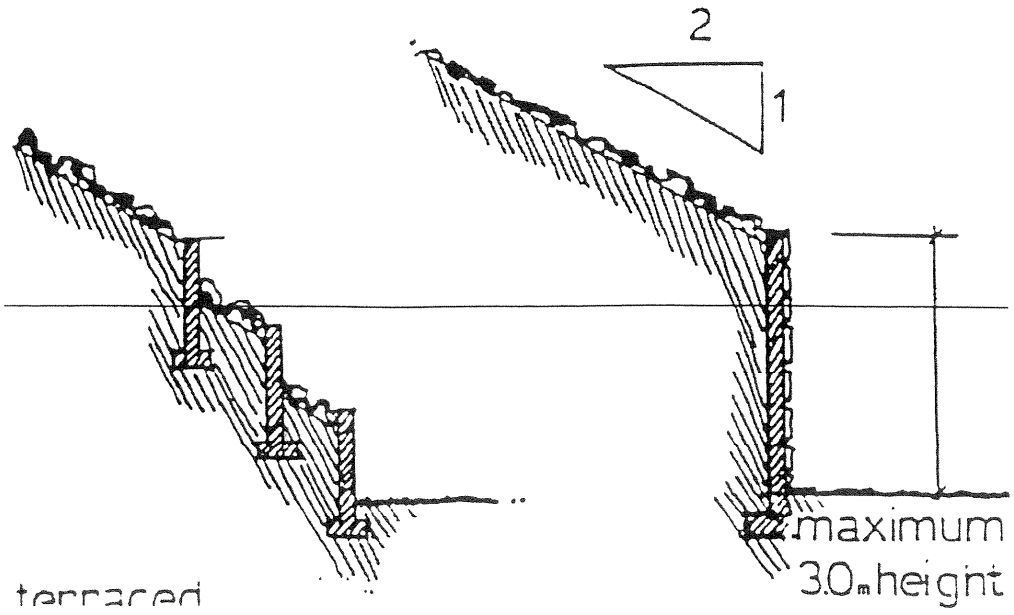
- Grade to create natural-looking slopes where feasible, that is, those that have diversity in gradient and profile rather than slopes that are uniform.

- Round and feather tops, toes and edges of slopes to blend naturally with adjacent grades. Slope rounding may be limited or eliminated in locations where the priority is tree retention or project improvements.

- Take particular care to avoid damage to stream corridors or to riparian vegetation, where present.

- Avoid over-compacting in landscape areas by prohibiting vehicular traffic, materials storage or other actions, which might compact soils.

- Where practical and appropriate to the design, existing trees shall be preserved as groups or as individual trees in grading design with avoidance of grade disturbance within the tree's drip-line where feasible.



ROCK STACK GUIDELINES

Objectives

As practical, retaining systems should be or appear to be stacked rock. Place boulders to reflect the pattern of large random boulders and clusters of boulders present throughout Mammoth Lakes. Place boulders as prominent features of the village design and landscape design.

Guidelines

- Boulders should appear to be from the area. Where appropriate to the design, they should be as large as can be moved.

- Place boulders in landscape areas on the perimeter of the village. Some might be adjacent to buildings, others adjacent to and almost intruding into walkways, others part way into low stone walls. Create the appearance that the boulders were present and that the buildings and landscape had to be built around them.

- In some places, cluster a number of boulders together to create a rock outcrop. The boulders used must have fairly flat planes so that they nest together. Do not stack up a group of round boulders that do not relate.

- Set rock into the ground to blend with grades. In general, about 1/3 of a boulder should be buried. Do not perch rock on the surface.

- Place stone and boulders to create a natural appearance. Cluster in some places, singular in others. Vary in size and placement; avoid uniformity.

- Handle boulders to avoid machine scarring of the natural surfaces.

ROADWAYS

OBJECTIVES

Develop new roadways within the village that are pleasant and safe to drive and will lead visitors clearly to their destinations. Roadway designs should be used that fit the land and are environmentally sensitive. They should provide safe movement and crossings for pedestrians, as well as develop adequate roadside space for snow management.

Guidelines

- The major public road is Minaret Road that bisects the village area and is a state highway. Currently it has approximately a 60-foot right of way that may be expanded to 70-80 feet if required to meet traffic turning requirements. There may be eight to ten foot wide loading zones and parking lanes along portions of Minaret Road for curbside delivery service, short-term parking and transit vehicles. Improvements to Minaret Road include a median, sidewalks, landscaping, bike and pedestrian crossings, etc. All modifications to Minaret Road will require Caltrans approval.

- Two new loop roads are created on the east and west sides of the village. On the east, existing Berner Street will be routed to turn north to intersect with Forest Trail. The portion of Berner that intersects with Minaret Road will be abandoned. On the west side, existing Canyon Blvd. and Millers Siding will be combined into a single roadway. Portions of either road,

which intersect with Minaret, will be abandoned. Portions of all roads may be geothermally heated.

- A modern roundabout is proposed at the intersection of Forest Trail and Minaret. Roundabouts have been applied in similar circumstances to provide for the safe movement of all conflicting turns, they eliminate the need for increased paved areas, traffic lights, and they reduce traffic speeds. There will be an opportunity for public art in the center of the roundabout.

Surface Parking in Village

- No surface parking will be allowed in The Village after build-out except for short term parking for passenger drop off and loading, service, deliveries, transit vehicles, and as provided in the North Village Specific Plan. During initial phases of development in The Village, some surface parking may be retained or developed on an interim basis for lodging, commercial and/or retail parking. Surface parking lots must be paved or treated with an acceptable finish, retain trees in future non-development areas, and as practical elsewhere, be landscaped and connect with pedestrian systems.

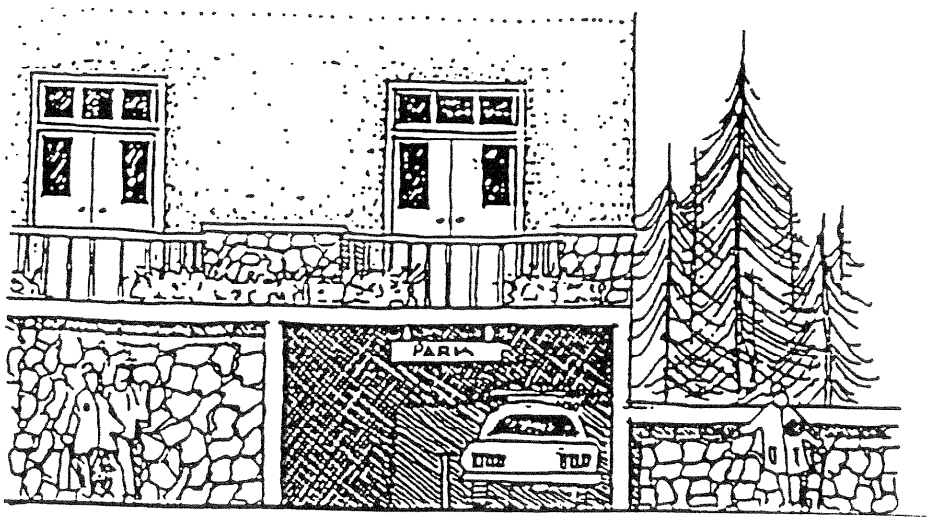
Subterranean Parking for Village Lodging Facilities

Objectives

To provide safe, user-friendly, underground parking facilities. Parking structures shall be designed to provide adequate width and height to accommodate vehicles and their intended uses.

Guidelines

- Design and materials used for the parking structures are to be consistent with the overall building design. The exterior and interior should be friendly, welcoming, and incorporate appropriate signage and lighting.
- In particular, the exit area must be well lit to assist the vision of the driver leaving the garage.
- Placement of control gates must be coordinated with building design.
- Parking entrance location should not unduly conflict with pedestrian activity.
- Garages must be well lit with fixtures that create a general light rather than point source glare. Parking structure lighting shall be designed to minimize outside glare.
- Signage should be appropriately sized, well lit, logical, and clearly visible and will conform to the sign plan for that structure.
- Most garages will have elevators and stairways leading to lobby spaces or assembly areas at upper levels. The garage lobby area should be welcoming and convenient.
- Maximum slope of entry drives should not exceed 9% unless covered or snowmelted.
- Parking shall conform to ADA parking standards.



Public Parking Facilities

Objectives

To create safe, light, and user friendly public parking facilities to provide resort guests and area residents convenient access to The Village amenities and services.

Guidelines

- Parking structures should be designed and located to reduce the visual impact and improve circulation and access within the Village area.
- There must be adequate width and height to accommodate vehicular movement normally within the structure.
- The appearance should be friendly, welcoming, and incorporate appropriate signage and lighting.
- In particular, the exit area must be well lit to assist the vision of the driver leaving the garage
- Garages must be well lit with fixtures that create a general light rather than point source glare.
- Signage should be appropriately sized, well lit, logical, and clearly visible.
- The structure must conform to ADA access requirements.
- Parking structure lighting shall be designed to minimize outside glare.
- Maximum slope to entry drives should not to exceed 9% unless covered or snowmelted.

BUILDING DESIGN

INTRODUCTION

The architectural vocabulary of buildings in The Village will develop a style appropriate to both the Eastern Sierra, and the Mammoth Lakes area. The buildings must have ruggedness and mass appropriate to the depth of snow that typically falls in Mammoth and in scale with its mountain setting. In the early history of buildings in the California mountains there are some National Park structures and old Forest Service buildings which are sturdy and direct. Others, such as the Awahnee Lodge in Yosemite, use local stone in a strong and dramatic fashion. 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 both Northern and Southern California areas; in the work of Greene and Greene, Bernard Maybeck and Julia Morgan, as well as their contemporaries, Charles Moore and William Turnbull, to name a few. Common to many of these architectural styles are shallow roof forms which retain snow, broad overhangs which shelter lower walls, relatively simple surfaces such as wood or plaster on walls, rugged stone building bases of round or fractured stone, and surprises such as expressive wood details at roof edges, balconies, window trims, and doorways. Perhaps the best description of an architectural vocabulary for The Village is a style that embodies all the renowned traditions and distinctive heritage of California architecture executed with materials, colors, and finishes appropriate to the local environment.

To create the "village" environment described in the Project Concept portion of these guidelines will require careful placement and composition of building massing. The buildings must relate carefully to the pedestrian experience, as well as to the visibility from public roadways, with great attention paid to materials, details, colors and texture of the edges.

In order to create the sense of a village which might have grown over time, larger buildings will be conceived as an assemblage of smaller buildings that express both individuality and harmony, or, where appropriate, the building itself will represent a period of time in the evolution of the village development. This requires careful attention to changes in building rooflines, building walls and form, in exterior cladding and siding, in window sizes and types, and in architectural detailing and finish colors. The intent is to create a sense of architectural richness and variety within the buildings that creates a village composition that is greater than the sum of its individual parts.

In addition, the buildings must be carefully massed, composed and oriented to define the public spaces within the village. Building heights and orientation must be carefully considered to allow sun into public plazas and pedestrian streets. Important views should be carefully framed and preserved by building placement. The character and quality of the pedestrian experience at the ground level will be largely determined by the quality of the public spaces and of retail shops and storefronts. These should be carefully programmed, designed and executed to assure variety and vitality within public spaces in the village. Of particular significance is the gondola building. It will be carefully composed to convey a civic presence appropriate to its public use as a portal to the mountain beyond.

Finally, the buildings must function well from operational and environmental standpoints. They must be energy efficient. Legible and safe ingress and egress is required. Structures have to withstand the rigors of a high mountain environment, with roof forms that hold or shed snow in a manageable manner, and with exterior materials and finishes that are durable, long lasting, that complement the natural environment and regional setting, and possess a lasting and enduring architectural quality.

Form and Mass

Objectives

Organize the form and mass of a single building in relationship to the scale of neighboring buildings and in relationship to the size and use of adjacent open spaces to achieve comfortable spaces in scale with pedestrian use. Building mass will be varied to create variety in the character of the street corridor and the pedestrian places. Pitched roofs, which vary in height with occasional vertical accents are encouraged.

Guidelines

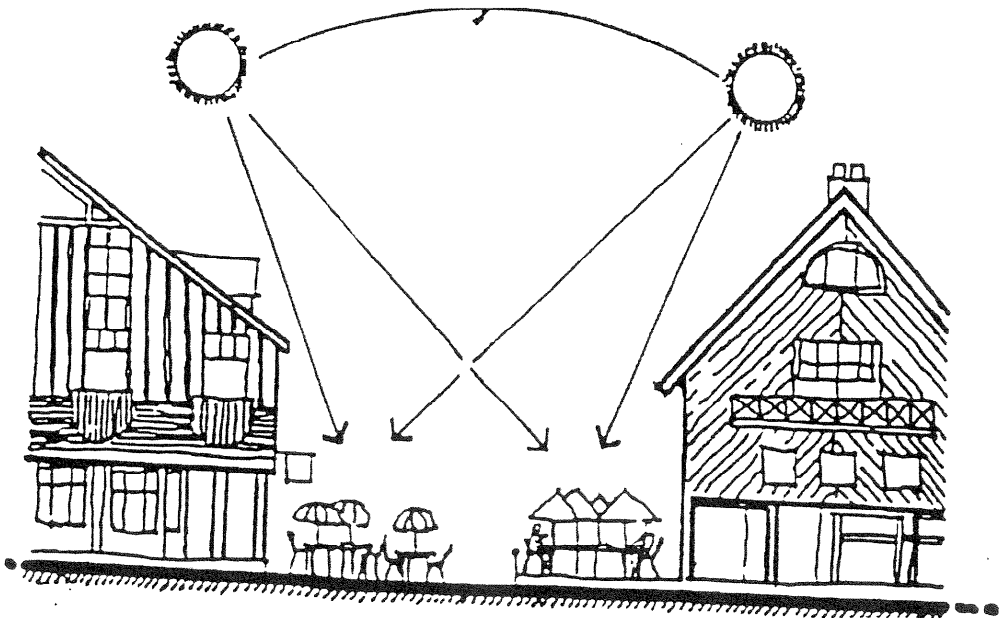
- Design and step buildings to preserve sunlight into important public places. Late afternoon sun is most important for outdoor uses and activities.

- Vary roof forms with changes of height, with some taller accents, towers, or special vertical architectural features or projections, or multiple story changes.

- In large buildings, where appropriate, ease the effect of a large single mass by creating the effect of a sequence of smaller attached buildings.

- Lower the eave line in some portions of the buildings, incorporating upper level floors into the mass using a variety of dormer forms is encouraged.

- Break the linear aspects of a building with architectural features such as arcades, balconies, steps in the wall plane and exterior layering of materials. Do not permit building surfaces which are monotonous or which by design, make the village buildings appear massive or unscaled.



SCALE

Objectives

By using appropriate scale in many aspects of the building details, design buildings that are respectful of the scale of the regional setting. By composition of details at the ground level of the buildings, create a scale suited to the width, proportions and character of the adjacent pedestrian area.

Guidelines

- Trim doors and windows with regional details.
- Use doors and windows in scale with the village concept.
- Wall materials of wood or fiber cement siding, vertical board and batten, or shingle. Plaster coat surfacing is acceptable in limited applications if accompanied by trim and/or decorative details. Fiber cement siding may not be used within the pedestrian level on building elevations which front the pedestrian plazas (the pedestrian system).
- 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 (see Landscape, Lighting, Signage) to create a human sized scale at the base of the building.
- Where appropriate, step eaves, emphasize cornice details at roof edges to give historic scale to the upper lines of walls.
- Window type and spacing should reflect the building architectural style.

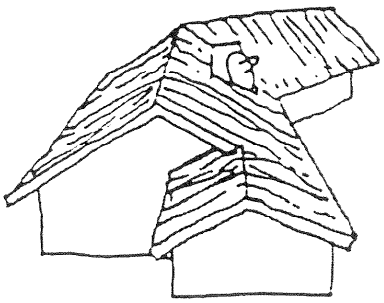
Roof Form

Objectives

The roofs will serve to define scale. Subject to snow country design requirements and structural engineering considerations, generous overhangs intended to provide shadows to help animate the wall planes over the course of the day are encouraged. The organization of slopes and features will create visual interest, yet with variation in height and direction. The ridgeline should not have the appearance from public vantage points of being continuous, but should be varied in height, or broken with chimneys, cupolas, towers or other features.

Guidelines

- Dominant roof pitches are to approximate 3:12- 6:12. Flatter slopes will be permitted for specific design effect or snow management purposes. Roof pitches greater than 6:12 are allowable if it is an architectural feature element.
- Roof overhangs can be an important architectural feature and may provide protection for balcony and pedestrian areas,
- Fascias must be in scale with the building, not oversized or undersized.
- Towers or other vertical architectural projections may be square, round or octagonal in form.
- Skylights in the roof plane are allowed if flat or in line with the roof plane.
- Roofing materials may be metal, asphalt shingle, flat concrete tile, slate, shingle or wood. Built-up materials may be used on flat sections. Visible metal, such as for flashing, gutters, vents, etc. must be non-reflective and painted to match the building.
- Where asphalt shingles are used on visually prominent roofs, the shingles shall be a heavy grade architectural shingle.
- Chimneys should be compatible with the building design.
- Vent pipes should be collected, if possible, into orderly clusters or incorporated into chimney structures.



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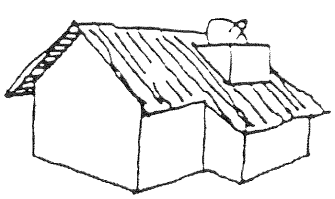

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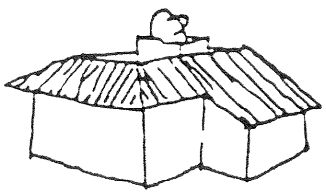

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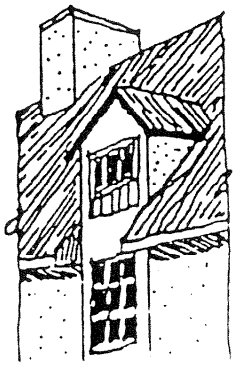
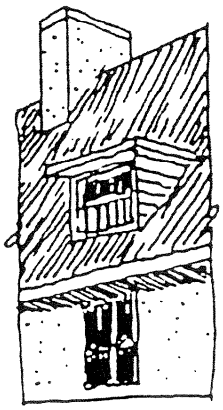
- Mechanical equipment and elements such as video receivers must be concealed from view to the extent feasible.
- All roof top accouterments must be painted a dark color and be non-reflective.
- When flat roof sections are used they must have a distinctive cornice or architectural feature to screen the flat portion.
- Dormer roofs are desirable and may include gable, shed, eyebrow or hip roof forms. They may extend up from the exterior wall line of the building, extend forward to create a bay window effect, or be part of the roof form.
- Gable ends are preferred over hip ends.
- Snow management devices and roof drainage systems must be integrated into the building design.





BUILDING FACADES

OBJECTIVES

The facades of the building contribute to the appearance and scale of the building but are secondary in visual importance to the richness of the pedestrian level and to roof form. The compositions of openings should reflect the order of interior spaces and not be organized for the sake of decorating the buildings. A variety in alignment, materials, and colors to create scale and variety in the pedestrian corridors is encouraged. The façade design should display consideration of the buildings appearance on all sides; building facades should be attractive from all sides.

Guidelines

- Vary the visual alignment of a facade by slight steps in the building walls, by "punched" openings, by angles in alignment, or by color and material changes to create the appearance of a smaller sized building module, which would be typical of a village built over time.

- Use extended and recessed balconies to add rhythm and texture to the facade. Protruding balconies should have support details at the base of the balcony to express a structural support and thoughtful architectural detail.

- Balcony rails may be of wood possibly with shaped vertical slats, which are decorative and regional in appearance, or of wrought iron or aluminum with a wood cap. Stainless steel wire or square mesh wire fabrics are prohibited.

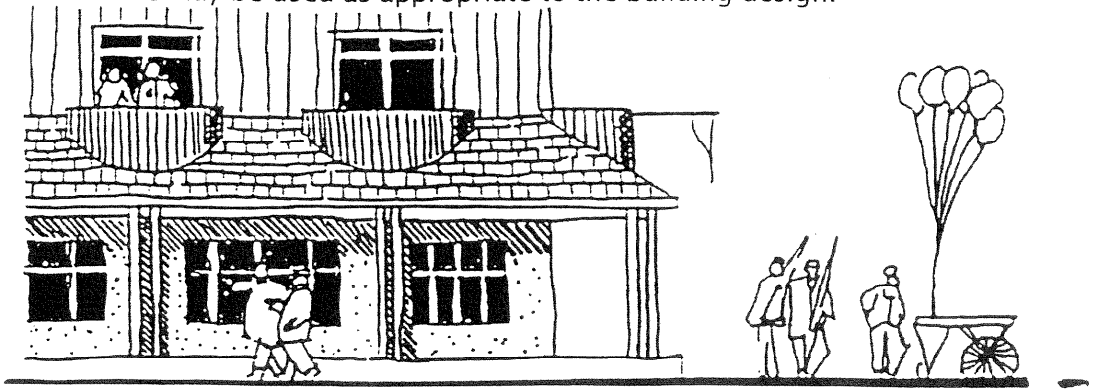
- Recessed balconies must not be of a size or quantity to dominate the building facade, they should appear as openings in a wall rather than as the total facade.

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

- Incorporate appropriate design features to adequately deal with snow shedding and snowfall into exterior balconies.

- Long, exposed "motel like" exterior corridors to room entrances are prohibited.

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



Base and Lower Wall

Objectives

The base of a mountain building is an important design element. Develop bases appropriate to the scale and design of the building to resolve grade transitions, to achieve a comfortable building to ground relationship, and to provide a durable surface resisting weather impacts, and to highlight the main pedestrian entrance. Buildings should step with natural grade and accommodate the conditions of the site. The building levels and base treatment provide the relationship between land and building.

Guidelines

- Materials must appropriately provide the building to ground relationship.
- On wooden buildings, the base may be expressed by use of porches, trellis materials, change in scale of wood materials, or masonry.
- Full stone walls are encouraged at prominent locations. Partial stone that appears applied or not a true element of the building must be avoided. Stone veneer should wrap around a visible building corner to provide a solid, natural appearance.
- Buildings should be grounded and provide a durable base at the pedestrian level.

Windows and Doors

Objectives

Doors and windows are to create a residential scale to the buildings. The organization of windows should generally be orderly rather than abstract and reflect the directness of design typical of mountain architecture. Doors and entryways are opportunities for special and attractive details, which can provide friendly, tactile and memorable features in the village.

Guidelines

- Windows should be typically rectangular and vertically oriented.
- At times, small lights may be appropriate to the scale of a building; at other times simple sash type windows are appropriate. The character of the interior space and views from the inside shall be balanced with exterior design and detailing.
- Window trim on buildings is to be flat, sometimes ornate, oftentimes featuring special designs of the top casing or sill.
- Window trim on stone or plaster-coated buildings may be stone or wood, sometimes recessed and sometimes using the same material as the wall.
- Bay windows are appropriate design elements.
- Doors should be recessed within walls to gain scale, weather protection and a sense of entrance/arrival.
- Moldings, frames, paneling, and hardware should be used to give character to the design.
- Transoms may be repeated above windows as well as doors to add richness and scale to the building, as well as increase interior light levels.
- Lights beside doors, or in the entranceway structure, are recommended.
- Window boxes are appropriate and can soften and add character to a building façade.

Entrances and Porches, Arcades

Objectives

Emphasize the importance of pedestrian level entrances to the building or grouping of buildings. By the quality and drama of entrances, create exciting ways to enter the village and to enter buildings.

Guidelines

- Places of pedestrian ingress and egress should be defined by the architecture of buildings, by arrangements of lights, plants, and flagpoles, by use of landscape elements such as steps and special pavements, and by attractive signs and colors.

- Building entrances should be sized to accommodate several people together, be weather protected, be well lit, and convey a sense of welcome and friendliness. This can be achieved by the detailing and color of doors and adjacent frames, slight recessing, lights to highlight the entrance, and quality hardware.

- Porches should be slightly higher than adjacent walkways or streets.

- Passageways through buildings should have retail display windows, special features and/or entrance doors on the sides. Ceilings must be well detailed, light in color and well lit. Walls should have trim, be well detailed, and be colorful.

- Arcades should allow a minimum of eight feet clear space between arcade columns and the building wall.

- Arcade columns should be adequately sized to be in scale with the building, but must not be large and/or spaced closely to obscure visibility of ground level shop fronts from adjacent pedestrian areas.

- Arcade roofs may be flat or sloped to reflect other roof forms on the building. The roof drainage or roof forms must be designed to prevent snow shedding, icicle build-up or rainwater dripping over major points of entry to the arcade.

- Arcade lighting shall be provided for safety and for aesthetic quality.

- Awnings over storefronts may be used in the retail streets of the village.

STOREFRONTS

OBJECTIVES

To create maximum pedestrian interest at the ground floor level, to create an exciting, colorful setting, to display merchandise in a tasteful and appealing manner, to stimulate the recreation of shopping. Develop storefronts which have visual interest, character and personality. Retail facades should strive to avoid uniformity and are encouraged to provide individuality related to the retail business.

Guidelines

- Storefronts should extend for the width of the shop as a highly detailed and composed facade, or consist of individual windows set in well-detailed frames.

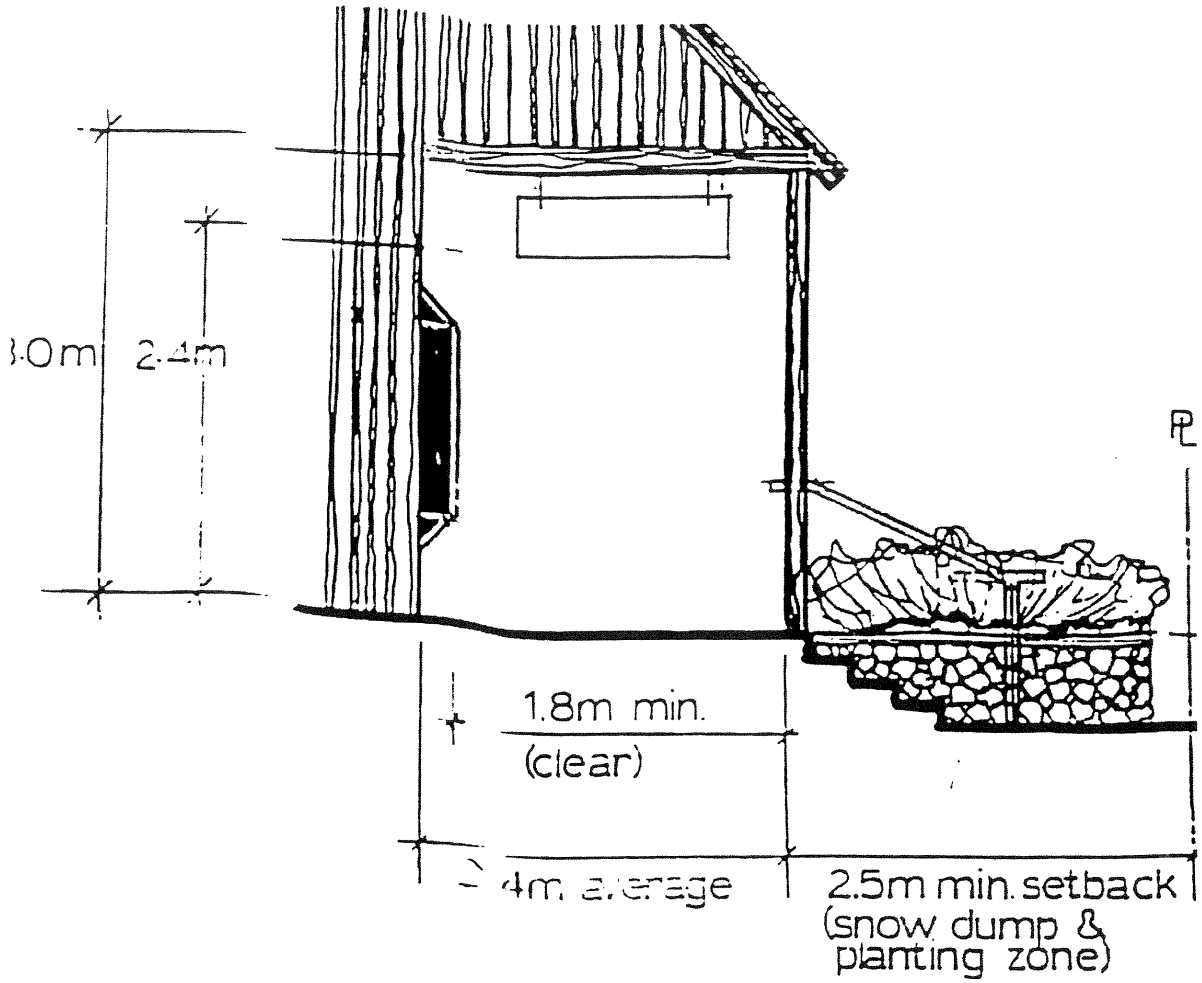
- Windows generally should be large, simple planes of glass, perhaps with transoms or edge panels which frame and feature merchandise rather than obscure views.

- Window trim should be interesting. Aluminum storefronts may be appropriate in non-public locations, where required by Code, or where the application is of sufficiently high quality. As a predominant condition, storefront window frames should not to be flush with the surface of the exterior wall.

- The pediment or cornice above the store window can be architecturally significant and strong to create an "upper level enclosure" above the storefront.

- Bay windows are appropriate.

- The addition of hanging lights, bracket hung signs, seasonal flower pots, banners, awning, etc. are all appropriate and desirable elements to further the effect of the "upper level enclosure." Design quality and complexity at a height of ten to twelve feet above the pedestrian level is important.


3.0m
2.4m
PL
1.8m min.
(clear)
4m. average
2.5m min. setback
(snow dump &
planting zone)

- Lights should illuminate merchandise even during daylight hours to avoid the mirror effect of a dark interior.

- Storefronts may not be framed by neon lights or glitter light strands.

- Reflective or tinted glass may not be used in storefronts.

- Interior signage must not be of size or character to detract from the merchandise or to violate the intent of the applicable signage guidelines.

- In some buildings where pedestrians can access either side of a shop, there should be storefronts and entrance doors on both sides. Maximum visibility of merchandise and shop activities is paramount.

Architectural Details

Objectives

The process of thoughtful detail adds scale and texture to buildings, suggests a level of care and attention to detail beyond the normal, and can enliven simple facades. Add detail to select portions or elements of buildings consistent with the detail typical of high quality mountain style buildings.

Guidelines

- Give priority to, and enhance the detail of door and window trim and building entrances.
- Give priority to the detail of eave lines of roofs and porches.
- Porch rail, balustrade and column details should reflect local or regional forms yet be consistent with the overall building design.
- Doorknobs, hinges, doorknockers, building names and numbers, and wall-hung lights are all detail opportunities.
- Use brackets and struts to support large roof overhangs and balconies extending outward from building walls. These should be well shaped and emphasize the presence of connections to the building wall.
- Where appropriate, emphasize connections in a Craftsman design style such as bolts, straps, pegs and other sturdy connection techniques.

MATERIALS

OBJECTIVES

Interesting building facades and pedestrian places can be developed by the use of a diverse mix of materials. Use building materials appropriate to the scale and climate of the mountain region. Long-term performance and quality are important criteria in deciding which materials and finishes are appropriate to the prevailing climatic conditions at Mammoth. Mountain region materials should be selected and arranged to create the feeling of a small town that has grown over time.

Guidelines

- Limited applications of plaster coat is acceptable, in particular for use on upper levels.

- Horizontal lap siding, vertical board and batten, or shingle siding (wood or fiber cement) should be painted or stained; Fiber cement siding (such as "Hardiplank" or similar products), may not be used on elevations within the pedestrian level along the pedestrian system.

- Wood siding is encouraged.

- Heavy timber is encouraged as a framing or design accent material.

- In general, metal or plastic siding materials are not acceptable.

- 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.

- Exposed structural concrete or non-architectural concrete block buildings are not acceptable. "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.

- Arcade columns should be timber, log, metal, or stone clad. If metal is used, it must be well detailed, not simply pipe columns. All columns must have base and top details which exhibit good connections to other materials.

COLORS

OBJECTIVES

Use color throughout the village to create an overall unity while introducing other colors to express individuality and diversity. Create vitality at the pedestrian level by color on trims, awnings, signs, and entrances. Avoid overuse of similar colors to create a monotone appearance in the village.

Guidelines

- The building walls are to incorporate appropriate colors taken from Mammoth Lakes natural setting to create visual interest and variety.

- Consider neighboring colors when using strong, deep trim colors on storefronts, doors, windows, balcony railings, shutters, and some structural details. Colors to be selected and presented on a color board showing primary material colors.

- A mix of colors is encouraged.

- Roof colors should be muted rather than bright. .

- All visible metal should be painted to minimize glare. Untreated and shiny metal surfaces are not acceptable.

- Where building walls step to change direction, the wall color is encouraged to change to emphasize the different facades. Color changes should occur at inside, rather than outside corners.

- Where appropriate, wall colors should be vertically organized to express building modules or materials.

- The Village should develop an overall plan of banners and flags for seasonal display. These could be attached to building walls, lampposts, flag poles, and extend over the pedestrian corridors. Colors selected should be compatible with adjacent building colors.

LANDSCAPE DESIGN

LANDSCAPE SITE WORK

Landscape site work should be consistent with traditional approaches for the region, and must address current needs, codes, regulations and environmental considerations, and enhances the user experience.

Walls

Objectives

To create walls, embankments, and other retaining structures which have appropriateness in use of materials, details and construction techniques to historic or regional forms.

Guidelines

- Landscape walls should complement and extend the character of adjacent building bases, and the adjacent natural forms.
- Low walls should be used in pedestrian areas as informal seating; wall widths and materials should be appropriate to allow comfortable sitting.
- Walls are encouraged to be finished with local stone. The use of artificial stone must be carefully considered in high maintenance areas.
- Walls may typically have a core of reinforced poured concrete or masonry blocks, but these surfaces should not be exposed except in areas with little or no visibility from public areas unless an acceptable architectural finish is used.
- Where possible, landscape walls should appear to grow out of natural forms such as rock outcrops; larger boulders and stone can be used to anchor ends of stone walls; in many cases stone and boulder faced embankments are a more appropriate solution to achieving grade transition than vertical walls.
- Wall caps must be a high quality durable material that is consistent and complementary with the wall material and adjacent structures.
- Where appropriate, use rock/boulders to achieve grade transitions.

CURBS (GUTTERS, SWALES)

Objectives
Use of curbs should be limited to situations where they are necessary for the separation of pedestrian/vehicular circulation and for concentration of drainage flows and snow removal.

Guidelines
- Curbs may be of poured concrete.
- The use of monolithic poured concrete curb and gutter combinations is permitted.
- Where practical drainage swales and gutters within paved areas should be of similar material to adjacent paving; in landscaped areas, swales should be lined with grass, soil, stone or a combination of these or similar materials.
- Simple drainage swales along roadway edges are a more appropriate treatment than curb and gutter where possible.
- In traveled areas, storm inlet grates should be designed to allow bicycles and strollers to pass over them.

Steps, Stairs, and Ramps

Objectives

Steps should be convenient and safe to use both in summer and winter. Ramps, as required, should be employed to create barrier-free access to buildings. Stairs and ramps should be of materials and design appropriate to building styles and scale.

Guidelines

- Stairs and ramps may be of concrete, stone, wood or composite material. Typical riser height to range from 4 1/2" - 6" and typical tread width to range from 12" to 24". In major plaza areas these dimensions can vary to allow stepped ramps with wider tread spacing.

- Both stairs and ramps shall have handrails as required by applicable building codes; handrails, where possible, should be supported by open railings or balusters rather than solid walls; these railings should be integral and consistent with overall building character and represent an opportunity to create pedestrian level interest either by detail or color or both.

- All stairs and ramps shall be designed in accordance with standards for safety and accessibility, and must facilitate snow removal through design such as snowmelting.

Pedestrian Plazas, Paths, Bridges, and Boardwalks

Objectives

To develop pedestrian plazas, paths, bridges, or boardwalks which are safe, attractive and supportive of pedestrian activities. Materials and construction must be appropriate to the local and regional setting and complement the architecture and the uses to which they connect.

Guidelines

- Plaza areas and path widths are to be designed to accommodate expected pedestrian uses and level of use.

- Pedestrian paths may be of asphalt, concrete, ornamental stone, boardwalks and bridges to be constructed typically of wood or composite decks with wood, metal, or stone railings and structure.

- Boardwalks may be used in some locations under arcades, subject to assessment of noise issues.

- Major pedestrian plazas shall be paved in modular concrete pavers, or stone pavers. Stamped concrete may be used in limited areas subject to maintenance considerations. Colors should be relatively neutral and compatible with adjacent building and wall surfaces; in some cases mixed pavements in plazas and major pedestrian streets may be used to modulate scale and texture. Asphalt paving may be used in secondary pedestrian lanes.

- All pedestrian surfaces should have sufficient slope for positive drainage, and be durable enough and designed to accommodate snow removal, snow melt and de-icing.

- Paths in landscaped or natural areas should reflect that setting by meandering form, varying width, and soft edges; these paths may be asphalt, concrete, gravel, wood chips, compacted soil, or decomposed stone.

- All plazas, paths, boardwalks, and bridges must conform to standards for safety and accessibility.

- Integrate village walkway systems with Town systems by use of sidewalks, walkways, paths, bikeways, etc.

Utility Enclosures

Objectives

To minimize the visual impacts of aboveground utility structures and equipment including transformers, vents, condensers, fans, etc.

Guidelines

- Locate equipment in areas of low visibility, away from major public walks and streets and building entrances to the extent practical.
- Where possible locate utility structures in landscape areas where they can be screened by shrub planting.
- Painting of utility enclosures is encouraged when permitted by utility companies.
- Where size of structure and location warrant, enclose structure behind walls or screens; enclosure material should be consistent with adjacent buildings in materials, detailing, and color.

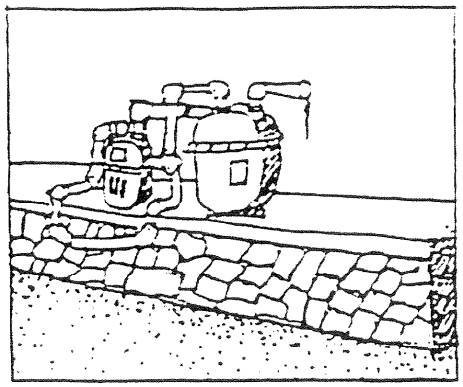
Utility Boxes and Manholes

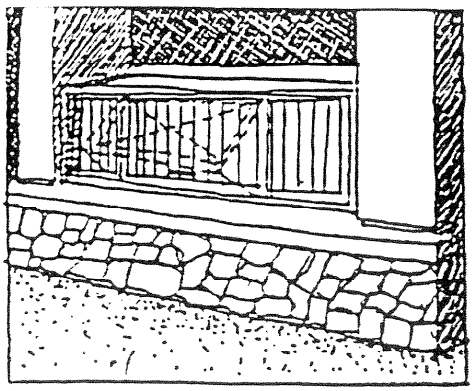
Objectives

To minimize the visual and physical impacts of underground utility access structures.

Guidelines

- Avoid placing underground vaults and boxes adjacent to building entrances and landings for public stairs and ramps.
- Use of decorative manhole covers in prominent or visible locations is encouraged.
- Avoid collecting multiple vaults/boxes in single locations within major pedestrian areas.





Site Furnishings

Objectives

To provide comfortable, sturdy, attractive seating and furniture types and styles consistent with the architectural vernacular of adjacent buildings.

Guidelines

- Benches should generally have backs and be constructed of wood or metal; benches without back and armrests should be used only in locations where a low visual plane must be maintained.

- Tables and chairs in outdoor spaces should be moveable for flexibility, ease of maintenance and seasonal variation; they should be consistent in scale, color, and detail to fit within respective outdoor spaces and building context; variety of size, shape and materials should be encouraged over uniformity; finely detailed furnishings of wood and metal are preferred.

- Informal seating in the form of low walls, long horizontal steps, and large boulders/rocks should be located adjacent to public plazas, pedestrian spaces and outdoor gathering areas.

- Outdoor tables, which can accommodate umbrellas or free standing umbrellas with stands, are recommended to allow sun/shade control; umbrellas should have a variety of sizes, colors and details, yet be consistent with the character of the neighborhood.

- Trash and recycling receptacles shall be provided in high use pedestrian areas, and shall be constructed of materials that complement adjacent buildings and materials.

KIOSKS, INFORMATIONAL BOARDS, MENU BOARDS

OBJECTIVES

To provide permanent and temporary means for the posting of information, directions, notices, commercial advertising, etc. in a way that is physically and visually pleasing and consistent with overall character of the village area.

Guidelines

- Kiosks are important visual features in the composition of the space in which they are placed. They need to have a logical and direct relationship to walk alignments, sight lines and other related elements.

- Kiosks should be designed to reflect architectural detail and proportions of buildings; roofs should reflect the scale and character of the neighborhood as well as regional styles; materials may include stone for base, wood siding, stucco, or other materials consistent with adjacent building details at the ground level.

- Function of kiosks may be to provide visitor information, security, small commercial retail opportunities or other guest services. Size of kiosks will be related to function in compliance with regulations.

- Other informational boards and menu boards are allowed for visitor information and commercial purposes subject to a master signage plan approval; these boards should be tasteful, complementary to the scale and detail of the adjacent neighborhood; they should be protected from weather either by clear covering or overhead protection of eaves, porches and canopies and shall be in conformance with signage guidelines.

- Where kiosks or boards are to allow posting of public notices/information, there shall be strict management requirements for maintaining order and updating information.

Moveable Sales Carts/Displays

Objectives

By the use of small moveable sales carts/displays to create a higher level of retail commercial diversity and to create greater opportunity for life and activity in public spaces in the village core.

Guidelines

- Carts and displays should be colorful, tasteful, and consistent with the scale and character of the neighborhood.

- Carts/displays shall be moveable and easily taken down, stored and/or transported.

Phone Booths

Objectives

To provide convenient access to public telephones outdoors in a visually attractive manner.

Guidelines

- Phones shall be located in highly visible areas where justified by level of anticipated demand, locations should be wind protected and not adjacent to noise generating uses or activities.

- Shelter structure for phones should reflect as much as possible the spirit of the neighborhood and the predominant architectural style, whether by roof form, architectural detail and/or color.

- Where practical, banks of phones could be grouped together within a larger structure, integrated to fit within the building facade.

Public Washrooms

Objectives

To provide convenient access to washroom facilities for the public.

Guidelines

- Public washrooms should be provided at convenient locations.

- Public washrooms shall be ADA accessible.

Drinking Fountains

Objectives

To provide outdoor drinking fountains for convenience of visitors.

Guidelines

- Drinking fountains should be considered as objects of whimsical, historical and/or sculptural character.
- Fountains should be free standing; size and scale of drinking fountain should be based on proportion and scale of particular space.
- Material should be consistent with neighborhood and regional context; stone, wood or metal can be appropriate for base/basin; fixtures should be copper, brass and stainless steel.
- Drinking fountains shall be accessible to the handicapped and have provisions for accommodating small children.

BOLLARDS

OBJECTIVES

To provide attractive means to separate pedestrian and vehicular circulation zones, to organize public spaces, or to use as elements of transition.

Guidelines

- Rather than being seen as purely functional elements, bollards should be treated as potential visual features and should have consistency with neighborhood and regional character, and with other landscape elements such as lighting.
- Materials can be stone, concrete, wood or metal with appropriateness of material determined by location and function of bollard use. Colors can be used as directional devices or accents.
- Where emergency and/or service vehicle access is necessary, bollards must be easily removable.

Plant Containers

Objectives

To allow for use of plant materials in situations where in-ground planting is not possible. Plant containers may also be used as elements for defining space, as decorative additions to buildings, etc.

Guidelines

- Plant containers may be free standing, attached to buildings, such as window boxes, or hanging from structures, lighting standards, or wall brackets.

- Plant containers should be irrigated.

- Plant containers shall reflect the colors, materials, styles, and detail of the neighborhood character; they may be constructed from materials such as wood, concrete, stone and metal.

- Where containers are attached to building exteriors, provisions should be made for appropriate waterproofing and drainage.

Trash Receptacles

Objectives

To provide functional, sanitary, convenient, visually attractive containers for disposal of refuse.

Guidelines

- Trash receptacles should have heavy plastic or metal liners removable for emptying trash.

- Receptacles may be of metal, wood, or concrete and should be sturdy and durable.

- Receptacles should be complementary in scale, color, and materials to the neighborhood.

- Receptacles may be freestanding or may be mounted on light poles or bollards.

- Receptacles should be located conveniently in areas of high pedestrian traffic and use, but not so prominently as to dominate attention or create visual clutter.

- Receptacles should be bear-proof containers.

Bicycle Racks

Objectives

To provide convenient, functional, visually unobtrusive locations for parking bicycles located out of pedestrian flow and close to destinations.

Guidelines

- Bicycle racks should be located in highly visible areas.
- Where possible provide a backdrop for bicycle parking areas with landscape planting or other screening.
- Do not place bicycle racks in areas where pedestrian movement is impeded or snow removal impaired.
- Bicycle racks should be located near major commercial entrances and lobbies.
- Bicycle racks should be typically of metal or wood and be of a style, detail and color which are complementary to the neighborhood style.

Newspaper Racks

Objectives

Provide convenient, visually ordered, locations for the display and sale of newspapers. The intent is to eliminate visual and physical clutter of unmanaged or too many rack displays.

Guidelines

- Determine limited number of locations where newspaper racks can be logically grouped.
- Cluster racks in cohesive groupings that integrate well with other furnishings and do not interfere with pedestrian movement.
- Materials to be metal with clear panels for paper display; racks may be mounted on stone or wood faced bases; group together in grouping of 2, 4, or 6 racks.
- Encourage newspaper rack color and design to blend in with setting.

Ski/Snowboard Racks

Objectives

To provide convenient and secure locations for storage of skis and snowboards without interfering with pedestrian circulation and/or activities.

Guidelines

- Racks to be durable, attractive, and effective in holding skis and snowboards.
- Some racks should offer locking mechanisms that will deter theft.
- Racks should be located primarily at areas adjacent to ski runs, but also at important commercial entrances and restaurants.
- Racks may be freestanding and moveable for snow removal and seasonal storage or may be permanently attached to building walls.
- Innovative approaches to ski rack construction and materials should be encouraged, particularly those that adapt materials, details and colors consistent with adjacent buildings.

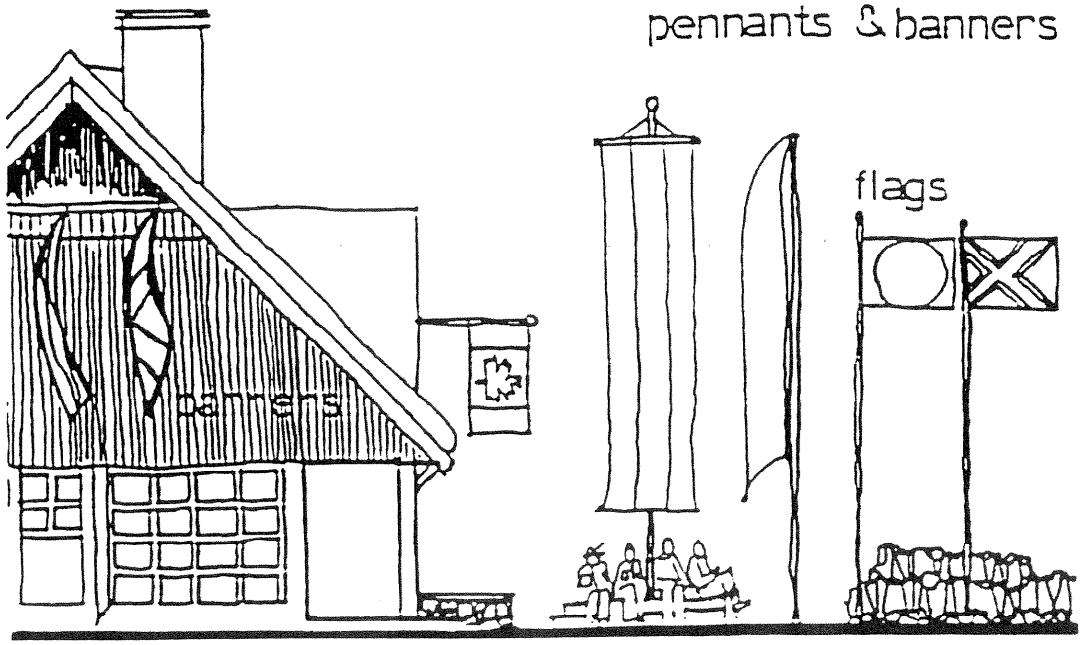
BANNERS/FLAGS/FLAGPOLES

Objectives

Due to their strong vertical prominence, flagpoles can create visual drama and accent. Use them as an architectural element to help define important public spaces, arrival spaces, or ceremonial spaces, etc. As single objects they can become landmarks unto themselves.

Guidelines

- Permanent flagpoles should be limited in use so as not to diminish their effect.
- Flags can be an effective means of celebrating special events, and should be encouraged.
- Flagpoles should be used as landmarks to visually mark important spaces.
- Because poles have little visual interest at ground level and can contribute to visual clutter, careful attention must be taken to their location and arrangement.
- Poles should be freestanding, tapered, typically of metal or fiberglass, tops may be of polished brass or bronze.
- Color should be complementary to their surroundings, neutral colors may minimize the impact of flagpoles at pedestrian level.



FENCING

OBJECTIVES
Provide fencing which is functional, attractive, and appropriate. Fencing is an important element in defining spatial areas and edges.

Guidelines

- Fencing should be appropriate to its function, neighborhood, and regional character; fences should reflect and extend adjacent building details.

- In the village area, the use of ornamental metal or decorative wood fences is appropriate to define edges of small terraces and garden areas.

- The use of vertical board and batten, or horizontal lapped siding for screening purposes is appropriate.

TREE GRATES

OBJECTIVES
To protect the roots of trees. To be located within paved areas, and to accommodate pedestrian movement in an attractive and safe manner.

Guidelines

- Grate materials may be heavy cast metal or pre-cast concrete in areas with heavy pedestrian traffic. In other areas, grates may simply be stone pavers set within a header placed on sand with fairly wide joints to allow penetration of air and water.

- In areas of less intense pedestrian use, tree grates may be deleted and instead low perennial plant materials planted at base of tree.

- Grate openings should not exceed 3/16" in width.

- Round grates may be easier to blend in areas with complex paving patterns; square grates may work well with square or rectangular paving grids.

PLANTING

Objectives

Within The Village, the planted landscape should incorporate trees to frame mountain views, trees for summertime shading of outdoor eating places, and trees to enhance the scale of the pedestrian corridors. On the perimeter of the village, the trees are to buffer activities of streets and direct views upward to mountains, and to create a landscape foreground as the village is viewed from adjacent roads. Planting should tie the village to its surroundings.

Guidelines

- Trees within the village are to be primarily deciduous with a mix of coniferous.
- Trees around the perimeter are primarily coniferous but with an intermixing of deciduous trees and shrubs.
- Trees should be grouped rather than uniformly placed.
- Native conifers and deciduous trees should be used.
- Landscaping shall be designed to be in scale with the public spaces and buildings.
- Heads of trees along the pedestrian corridors must be high enough to avoid blocking of views of building lobbies and the commercial space, and must provide clearance for emergency vehicles.
- Shrubs around the perimeter are to be used in some locations to screen service areas and to soften the appearance of graded banks.
- Shrubs within the village are generally restricted in use but in some locations may provide a foliage mass with special fall color or wintertime berry effect.
- Lawn should be planted within and around the village as a simple green cover and to provide casual relaxing spaces. Ground cover plants may be used on slopes too steep to mow. Meadow grasses should be planted to create a naturalized understory under forest trees.
- Seasonal flowers are to be planted wherever possible. This includes plant beds in the village, flower boxes or pots on balcony rails and at windowsills, and in particular, in relationship to outdoor eating terraces.
- Plant materials in general will emphasize use of native plant species and low water requiring materials.
- Artificial plants or lawn are prohibited.
- Irrigation will be installed in all landscape areas as required for maintenance.

LIGHTING

Types of Lighting, Illumination Levels

Objectives

Lighting needs vary according to the type and intensity of use. Varying illumination levels should be developed which address the particular needs of outdoor spaces and activities: safety, security, vehicular and pedestrian movement, retailing, signage, etc. Excessive illumination will be avoided and lighting shall be designed and placed to minimize glare and reflection to maintain dark skies.

Guidelines

Streets and Roadways

- Lighting fixtures typically mounted on poles at 15' - 24' height with efficient lamp types (metal halide or other white light source).
- Illumination levels should be highest at intersections and along roadways carrying most traffic.
- Fixtures shall be of a cutoff type design to reduce light spill and glare at adjacent buildings and outdoor areas.
- Fixtures and supporting poles should be placed in locations, which minimize visual impact (for instance, where trees and other landscape create appropriate vertical backdrop).
- Illumination levels along roadways should provide minimum requirement for safety and directional orientation and be consistent with local policies and zoning regulations concerning roadway illumination levels. Fixture locations should be staggered rather than formally arranged. The intent is to preserve the rural character rather than creating an urban one.
- Fixtures must be clear of snow storage areas.

Drop-off Parking, Transit Stops, and Service Areas

- Lighting fixtures typically mounted on poles at 15' - 20' height or on building walls where appropriate. Metal halide or other efficient white lamp source.

- Illumination levels should be high enough to allow safety for vehicular and pedestrian circulation and service activities.

- Fixtures shall be of cutoff design to eliminate spill and glare into adjacent areas.

- Where possible, particularly in parking areas, locate fixtures within landscaped areas. This is preferable to poles and fixtures standing alone.

- Fixtures must be clear of snow storage areas.

- Light fixtures should be decorative as well as functional with detail and ornamentation, which complements architectural styles and elements.

Pedestrian Streets, Plazas, Walkways (Heavily Traveled)

- Lighting fixtures typically mounted on poles, building walls or other locations.

- Color corrected metal halide, fluorescent or incandescent light sources are encouraged. Mercury vapor and low-pressure sodium sources are not permitted.

- Illumination levels should be high enough to facilitate safe pedestrian travel, directional orientation and safety but not to create a bright, overly lit pedestrian environment.

- Emphasis should be placed on creating higher illumination levels at building entrances, stairs, ramps, major pedestrian spaces, decision points, etc. General lighting should not overwhelm other secondary light sources used for retail display signage, etc.

- Light fixtures should be decorative as well as functional with detail and ornamentation, which complements architectural styles and elements.

Pedestrian Paths, Trails, Parks (Less Traveled)

- Lighting fixtures mounted on poles, bollards, etc. at heights between 3' - 15'.
- Light sources may be high-pressure sodium, color corrected metal halide and incandescent.
- General lighting and illumination levels should be subdued. Lights should serve primarily as directional cues and for safety at stairs, ramps and other areas that require visibility. Use cutoffs to prevent glare.

Accent, Special Purpose, Decorative Lighting

- Lighting fixtures mounted on buildings, poles, or ground locations at heights as required. High-pressure sodium, metal halide, incandescent, etc.
- Decorative lighting in trees is appropriate to convey a festive atmosphere.
- Illumination of signs, building elements, landscape features, fountains or other significant elements is appropriate for special lighting effect.
- Fixtures, especially freestanding at ground level or installed in the ground, must be shielded to prevent glare and located in landscaped areas where the fixture is not a hazard to pedestrians.

Retail Display Signage

- Lighting fixtures typically incandescent, quartz or fluorescent, used for illuminating retail displays, individual retail signs.
- Fixtures should be aimed and shielded to prevent glare. Neon lighting is discouraged as display lighting or signage illumination.
- Retail signage shall be lit by external sources rather than by internally lit signs.
- Light fixtures should be unobtrusive and detailed to blend and complement architectural detailing.
- Display lighting should be used during daylight periods to reduce the mirror effect of dark interior or exterior glass surfaces.

Special Events Lighting

Objectives

To create opportunities for special lighting related to single events, seasonal displays, and ceremonial functions.

Guidelines

- Provide adequate weatherproof outdoor electrical receptacles in public spaces from which power for lighting and sound may be pulled.

- Provide adequate weatherproof outdoor electrical receptacles adjacent to specific trees, structures or other outdoor elements which may be lit for seasonal and holiday display.

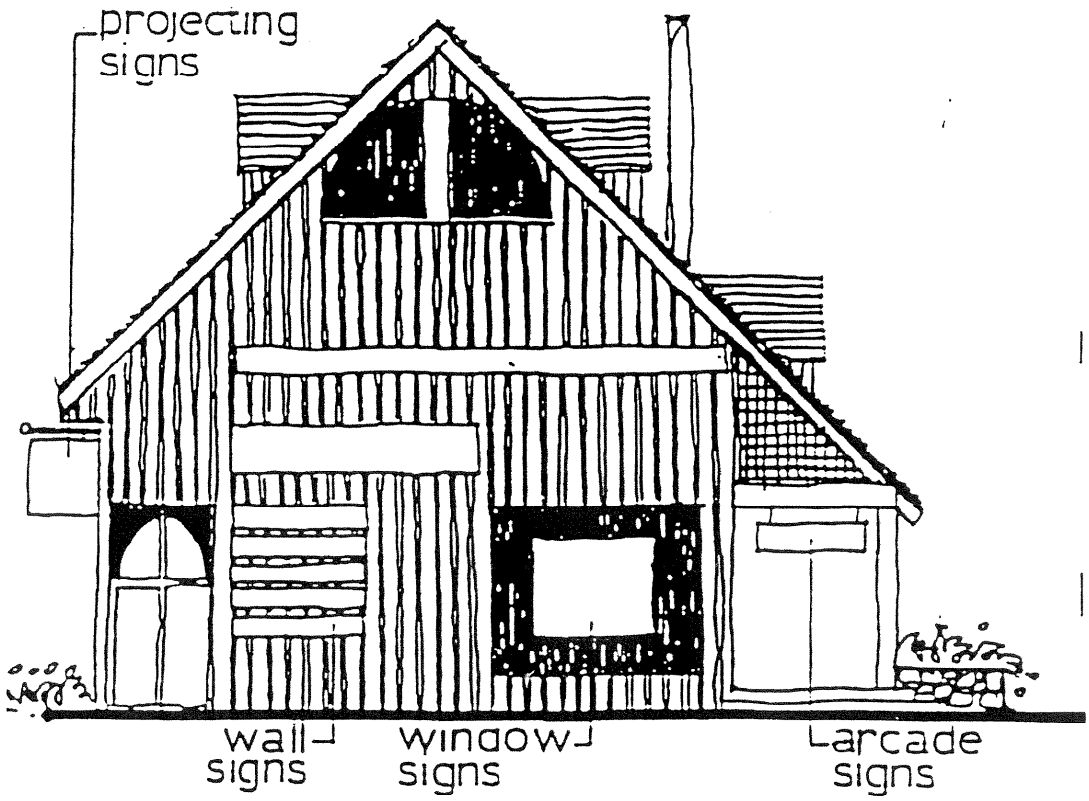
- Special event lighting should be as inconspicuous as practical.

Signage

Objectives
Provide signage which is clear, understandable and attractive but which also creates a memorable environment and sense of place.

Guidelines

- Signage should reflect the character of the neighborhood with regard to materials, form and use.
- Signage form and quality should relate directly to its purpose, context and location.
- Signage should inform and direct, but in a manner and style which creates a memorable environment, particularly within pedestrian zones. As such, signage provides an opportunity to introduce whimsical, historical and/or sculptural character.



Types of Permanent Signs

Objectives

To create a system of sign types which facilitate specific activities within the active village core.

Guidelines

Regulatory

- Primarily used to communicate traffic and parking regulations.
- Regulatory signs should be standardized yet be given unique character and identification with the resort by either sign shape, graphic style, color or materials.
- Regulatory signs should be minimized. They should be sized, mounted and placed with care to limit visual intrusion.

Directional and Identification

- Primarily used to orient and direct visitors both in vehicles, on foot, or on bicycle.
- Directional/identification signage should be large enough to make information legible and to facilitate decision making (particularly from a car).
- Sign materials may vary considerably but should be consistent with regional character, the local neighborhood, and nearby architectural elements.
- Where possible, visually integrate directional/identification signs within the landscape context.

Commercial Signs

- Primarily used to advertise and promote individual commercial enterprises and to attract customers.
- Commercial signs should be an integral and noticeable part of a building's architecture.
- Commercial signs shall be provided under a master signage plan for each building.
- Should reflect the character of the neighborhood as well as the establishment it identifies.

COMMERCIAL SIGNAGE

OBJECTIVES

To encourage attractive, appropriate tasteful signage for commercial/retail identification and to add to the vitality and life within pedestrian shopping corridors.

Guidelines

Sign Position

- Signs should not be positioned so as to obscure any architectural details.
- Projecting signs perpendicular to building faces are encouraged. These should be positioned along the first floor facade at a level which allows good visibility from pedestrian areas but high enough to allow site clearance where required (8.0 feet minimum clearance).
- Projecting signs should be placed to emphasize special shapes, details or projections that characterize a particular facade, to draw attention to shop entrances or to emphasize window displays. Signs should be supported by brackets, which can be decorative as well.
- Each business is allowed a single projecting sign.
- Window signs shall not obscure views into the business and will only be approved when they enhance the storefront and conform to the Master Sign Plan.
- Flush mounted signs, when used, should be positioned within architectural features, such as transom panels above doorways, etc.
- Signs may be located on awnings or canopies when they are part of the building facade.

Sign Shape and Materials

- Signs, which are symbolic and/or sculptural, are encouraged because they create visual interest and complexity.
- Sign shapes should be interesting but not overly complex.
- Materials should be durable and easy to maintain. Materials should be expressive of regional character and the local neighborhood as well as compatible with building finishes. Appropriate materials include wood, metal, stone, glass, and acrylic. Materials may be painted and finished in a variety of ways.

Graphics

- Lettering should be of sufficient size and of a style that is easily read.
- No more than two letter styles on a single sign. As a general rule, letter forms should occupy no more than 75% of total sign panel area.

Illumination

- Illumination external to the sign surface is required with lighting directed at the sign.
- Light sources for signage should be shielded and light levels should not compete with other functional lighting.
- Neon signs are discouraged.

Snow Management

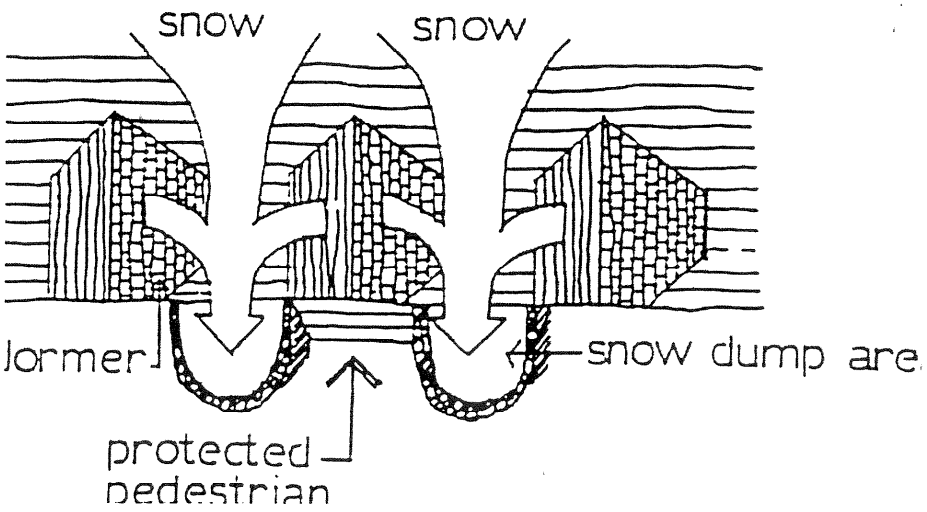
Objectives

This pedestrian oriented village presents typical snow management issues in that residents and visitors require safe and convenient access to lodging and to the commercial areas throughout the winter season. The compact nature of the village spaces serves to enhance the ambiance and intimacy of village life. However, snow storage areas within the village core become difficult to maintain. As such, the snow must be periodically removed from these areas by hauling or by snowmelt systems.

Guidelines

Building Roofs

- Roof forms are designed in coordination with the pedestrian areas at the base of buildings. Roofs are intended to hold the snow, however, if snow should fall the roof forms guide snowfall to landscape areas at the base of the buildings or to lower level flat roofs. In limited areas, snow fencing, heated gutters, and heated roof edges may be required to prevent snow shed and ice buildup. Snow will not be permitted to shed freely into high use pedestrian areas.



Landscape Snow Shed Areas

- Such areas maybe located adjacent to the base of buildings and sized to accommodate the anticipated volumes of snow. Periodically, snow will be removed manually so that capacities are maintained and that visibility of shop fronts is not obstructed.

Pedestrian Paved Areas

- Minor snow depths may remain on pedestrian paved areas during cold periods. When snow begins to melt and creates ice surfaces, it requires removal by hauling. Snow will also be removed from portions of the pedestrian paved areas, ramps and stairs by snowmelt systems. After heavier storms, snow must be removed as soon as practical to ensure access by emergency vehicles and easy pedestrian movement. Appropriate sized snow removal vehicles will be allowed into the pedestrian areas.

Temporary Parking and Streets

- Snow may be pushed temporarily to landscape areas adjacent to the temporary parking. Alternatively, snow may be temporarily stored within plaza areas, provided that pedestrian passageways are maintained. In cold periods, minor amounts of snow may remain on the paved surfaces. In freeze/thaw cycles, snow and ice should be removed.

Roads, Surface Parking Areas

- Snow will be pushed to snow storage areas adjacent to roads and designated parking areas or hauled away.

Remote Snow Storage Areas

- One or more nearby areas might be established to provide adequate snow storage capacity or snow may be hauled to approved public site(s).

Snowmelt Systems

- Heated pavements may be used in driveways entering structured parking areas under buildings. There may be some areas of heated pavements in the pedestrian corridors, stairs, ramps or terraces at building entrances, in heavy use areas or where appropriate. The systems chosen must be convertible to an alternate pavement heating system.