

mammoth view

concept review submission

54 key hotel & 52 condominium project

july 8th, 2010 - modified august 16, 2010

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owner: mammoth view llc, mammoth view two llc, and alpine circle llc

developer: project^ecological development

architect: LEVER | Studio

landscape architect: Fletcher Studio

civil engineer: Triad Holmes

01.01 the project site

The Project site is located on the knoll above Main Street at the intersection of Mountain Boulevard, just east of the View Point Condominiums and less than half a mile from the North Village. The site has very steep topography and can be divided into two major areas, a western part that is accessible by Viewpoint Road, and an eastern part accessible from Mountain Boulevard and Alpine Circle. In the past, Viewpoint Road went across the southern edge of the site and connected to Mountain Boulevard. However, due to the steep grade (greater than 10%) of Viewpoint Road and the fact that it does not meet current engineering standards, the Owner blocked this street.



1. viewpoint rd



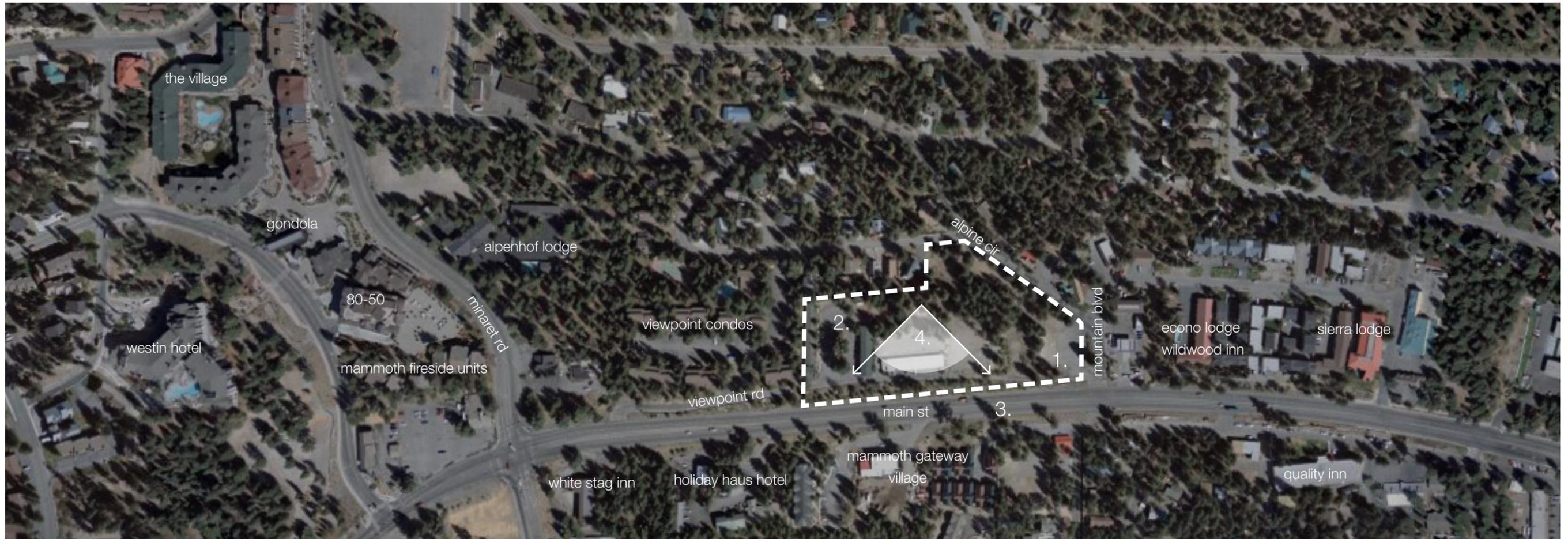
2. royal pines resort



3. main st



4. crystal crag

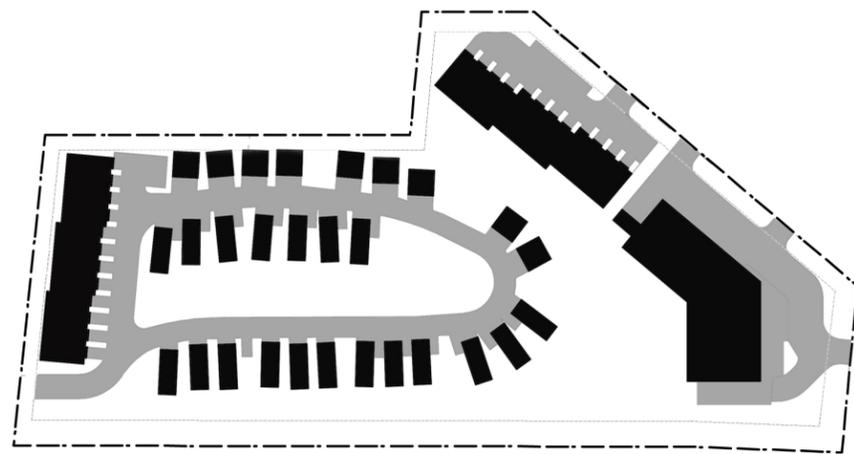


immediate site context

01.05 proposed scheme (2010)

The current proposed scheme represents a fresh approach to the Project and the redevelopment of the site. The goal is to create a year-round visitor experience that is uniquely Mammoth and is borne from the natural landscape. The specific character of the steep pine forest was the inspiration. The design of the Project starts with this landscape by working around these existing trees, utilizing the topography as an asset, and emphasizing the site's majestic views toward the mountains. The beauty of the site is that it naturally lends itself to three distinct development zones, each with its own unique character and potential for development. Buildings, access roads, and amenities were scaled to fit within these zones, while a richly designed landscape is used to unite them. The result is a scheme where the buildings are integrated into the landscape with significant portions of the existing pine forest preserved and enhanced.

The Project is comprised of a 54-room hotel, 24 townhouse condominium units in two buildings, and 28 freestanding condominium cabin units. The owner is in the process of conducting market research to refine the final unit mix of cabin types. These will be presented in the planning application. This proposed scheme is significantly smaller than the 2003 entitled scheme (106,200 gsf vs. 264,993 gsf) and has many smaller structures as opposed to one larger structure. The proposed scheme was also designed to be within the zoning requirements for height and density, and does not require any zoning concessions. We decided that it was more important to optimize the site by balancing natural spaces and development uses rather than maximizing the density. The Project has been designed so that there is flexibility with phasing. The final phasing will be based on market conditions. The Owner's intent is to have a financially viable project that streamlines the planning and approval process and reduces the impact on the Town's resources.



site acreage: 5.51 acres

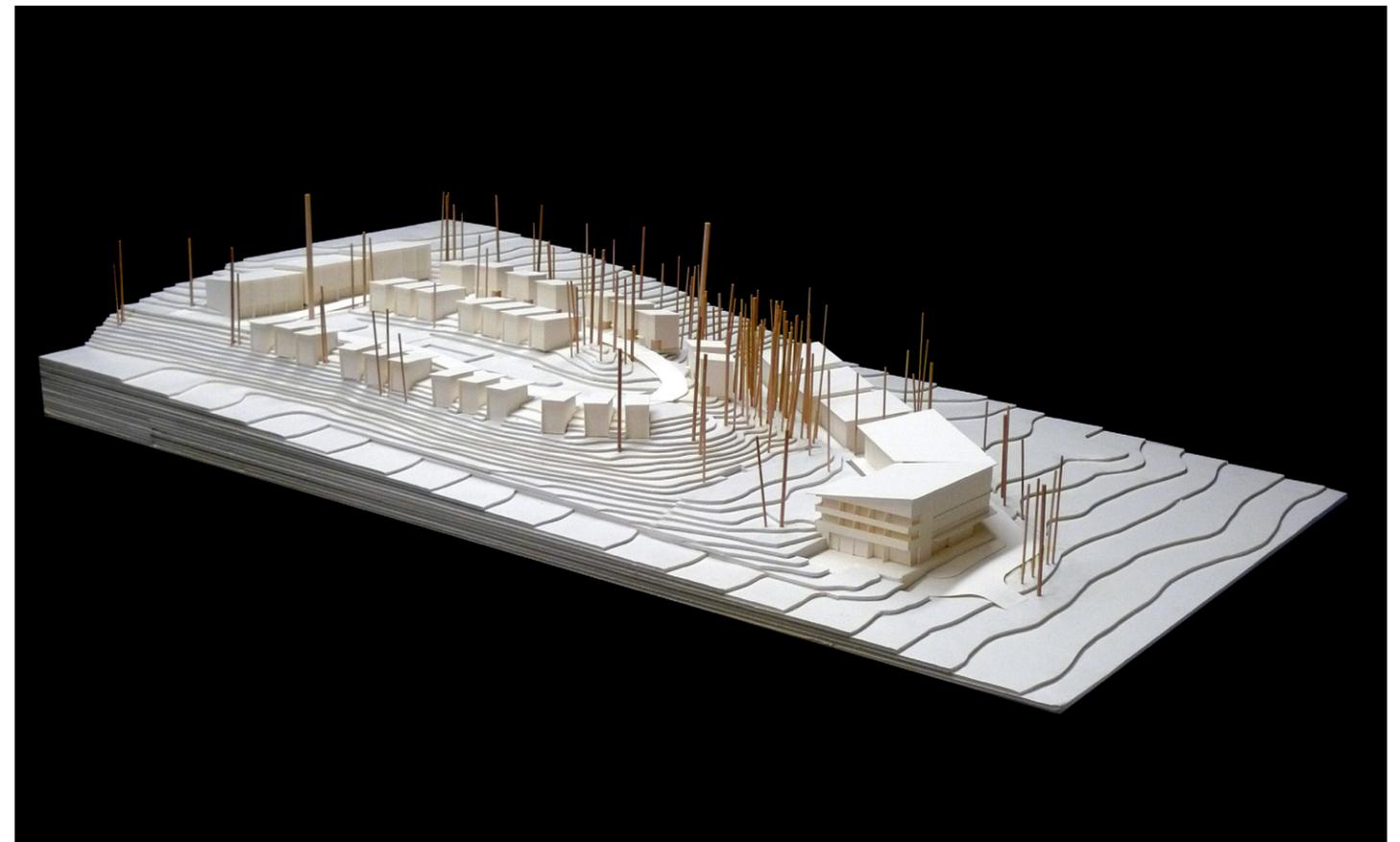
building gross area: 106,200 sf

coverage: 103,323 sf

percent coverage: 43%



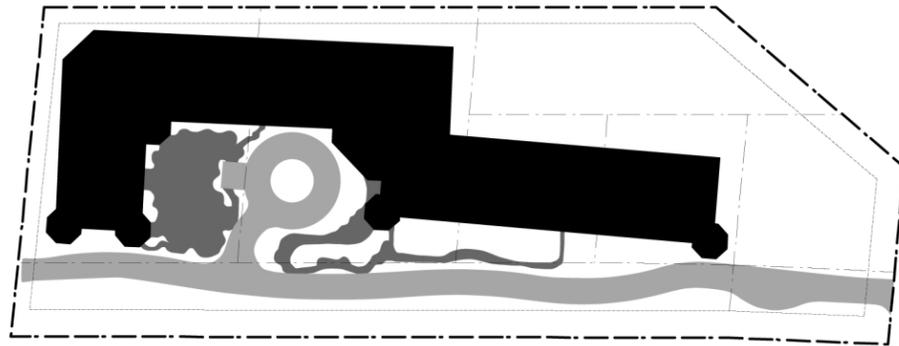
site plan



site model

01.06 scheme comparison

entitled scheme (2003)*



site acreage: 4.49 acres
 building gross area: 264,993 sf
 coverage: 131,273 sf
 percent coverage: 54%

condo-hotel units & private residence club

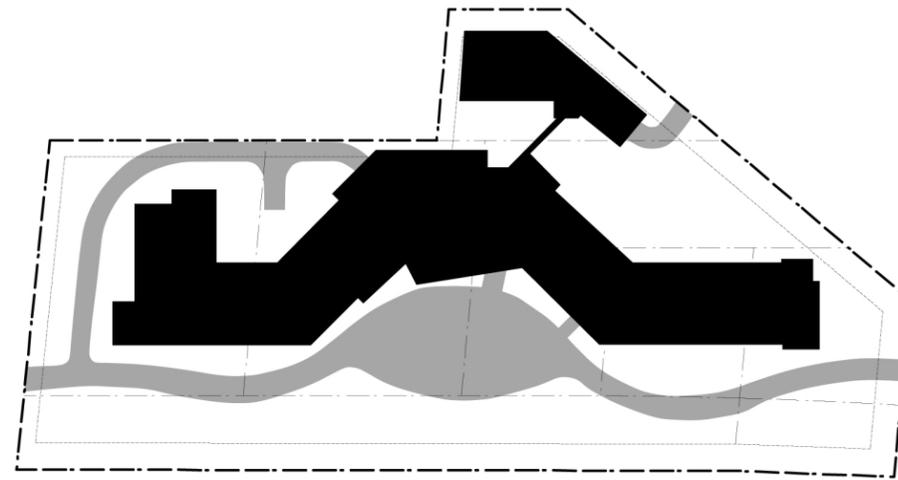
two bedroom: 15
 three bedroom: 17
 four bedroom: 39
 total: 71

single residence occupancy

total: 28

*entitlements expire 12/12

condo - hotel PRC (2007)



site acreage: 5.51 acres
 building gross area: 400,993 sf
 coverage: 142,148 sf
 percent coverage: 59%

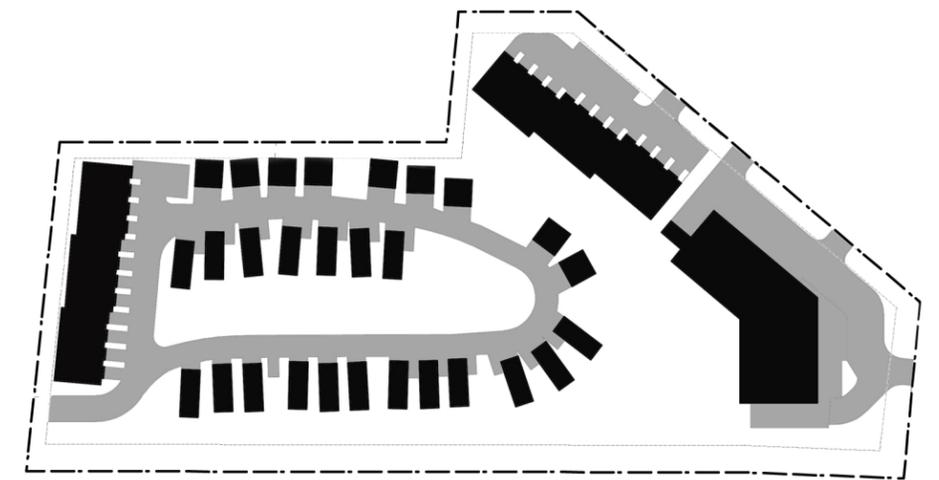
fractional ownership / private residence club

two bedroom: 62
 three bedroom: 20
 four bedroom: 10
 total: 92

condo-hotel

studio: 86
 one bedroom units: 81
 two bedroom: 12
 total: 106

proposed scheme (2010)



site acreage: 5.51 acres
 building gross area: 106,200 sf
 coverage: 106,128 sf
 percent coverage: 44%

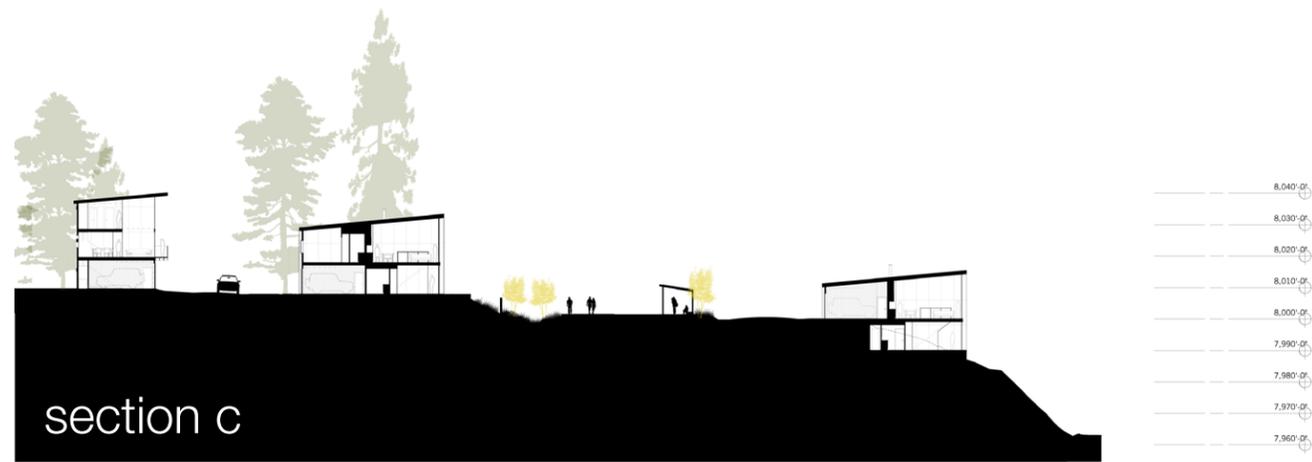
cabin & townhouse

one bedroom: 6
 two bedroom: 13
 three bedroom: 9
 three bedroom townhouses: 24
 total: 52

hotel studio

total: 54

02.09 site sections



03.01 landscape summer concept

The landscape is conceived as a series of public meadows that act as programmatic stepping-stones through the site. A dry creek that meanders from the Summit down to the Base Camp connects these meadows. This dry creek serves as the central organizing element for the site. Amenities and open spaces that serve a diversity of activities and programs will be distributed along the dry creek. Besides being a beautifying element, the dry creek and meadows perform a crucial function as a drainage network for cleansing, retaining, and conveying stormwater on the site and for the proposed development.

legend

- ① The Summit Meadow
- ② Summer Pool
- ③ Picnic Area
- ④ Lookout Mountain
- ⑤ The Dry Creek
- ⑥ Play Meadow
- ⑦ Guest Parking
- ⑧ Garbage / Recycling
- ⑨ The Lower Meadow

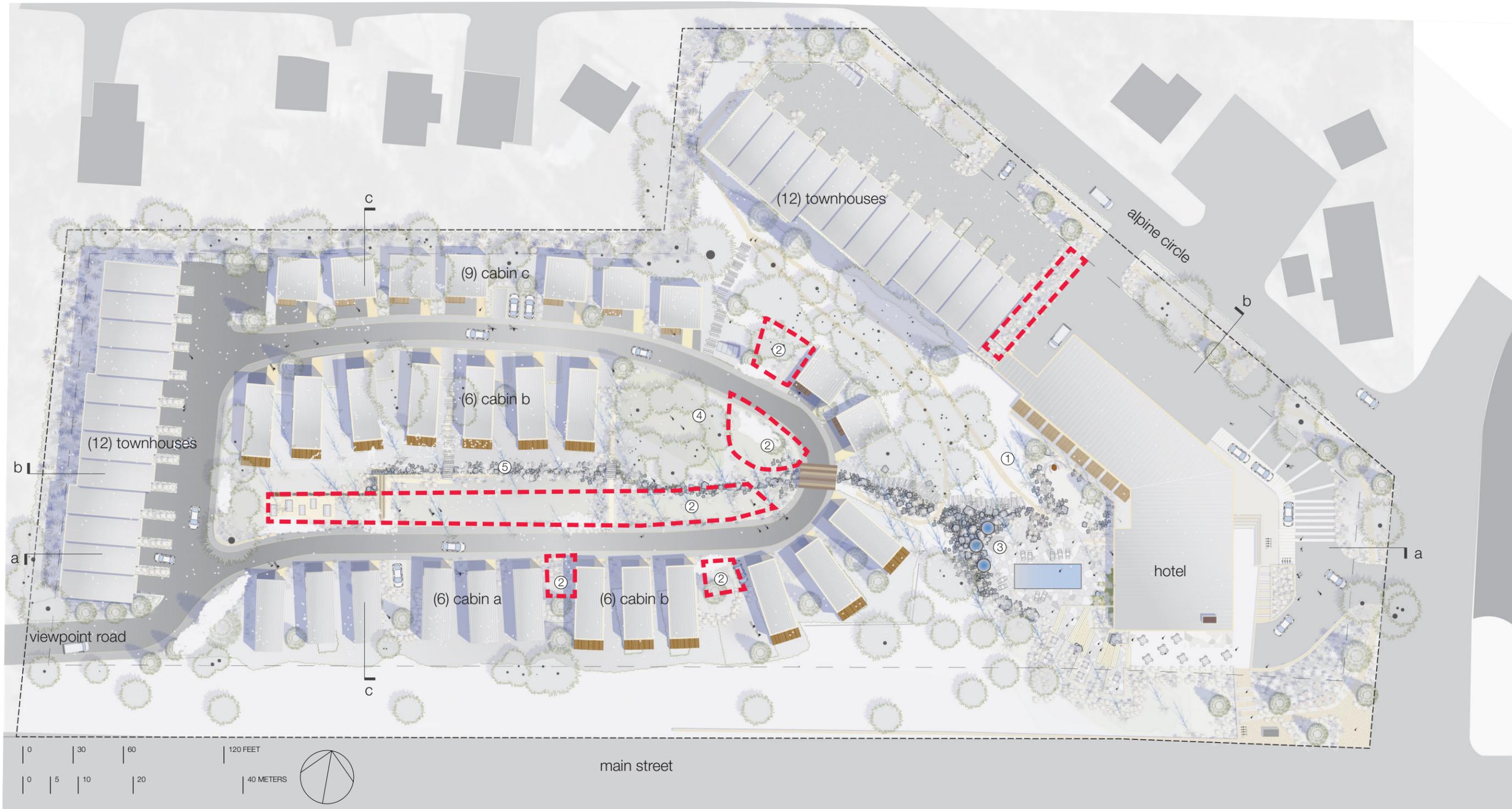


03.03 landscape winter concept

The site will offer many outdoor winter activities, which will reinforce it as a year-round attraction. As with the summer plan, the unifying element would be the dry creek. In the winter, the meadows and other open spaces will form the crucial function of snow storage and allow for snowmelt to occur on site and to feed into the stormwater system of the dry creek bed. The site topography, one of the sites greatest assets, will be used for sledding and tobogganing at the lookout mountain and at the Ridge. A major amenity during the winter is a grouping of hot tubs that will be nestled into the Ridge near the hotel offering a warm spot to relax and socialize after a long day of winter activities.

legend

- ① Winter Trail
- ② Snow Storage
- ③ Hot Tubs
- ④ Sledding
- ⑤ Dry Creek



03.05 landscape materials

vertical

Site materials would have natural finishes and would relate to

- Tree Trunk
- Planted Walls
- Stacked Logs



LIVING WALLS



BASALT TOTEMS



PINE LOG REUSE



GABION RETAINING



WOOD RETAINING



SEATING IN TOPOGRAPHY



PERGOLAS + SHADE STRUCTURES



INTEGRATED FURNITURE

horizontal

Basalt Inspired Hexagonal Pavers

- Wood Decking
- Stone
- Wood and Rock
- Grasscrete



DEVILS POSTPILE



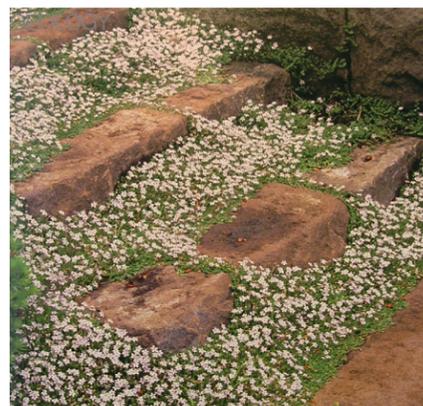
HEXAGONAL INTERLOCKING PAVERS



PATHWAYS CUT FOR MEADOWS



WOOD BRIDGES



PLANTED STEPS



INFORMAL CONCRETE PAVING



WOOD DECKING



FIRE LANE

03.06 vegetation

* denotes plants native plants presently growing onsite

trees

- PINUS CONTORTA Lodgepole pine*
- JEFFREY PINE Pinus jeffreyi*
- POPULUS TREMOLOIDES Quaking aspen
- MOUNTAIN MAPLE Acer spicatum
- SORBUS AUCUPARIA Mountain ash

groundcover

- ARTEMISIA TRIDENTATA Big sagebrush*
- ARCTOSTAPHYLOS UVA Kinnikinnick
- GALIUM ODORATUM Sweet woodruff

shrubs

- BACCHARIS PILULARIS Coyote brush*
- CHRYSOTHAMNUS NAUSEOSUS Rubber rabbitbrush*
- CORNUS SANGUINEA Bloodtwig dogwood
- SYMPHORICARPOS MOLLIS Creeping snowberry
- ROSA WOODSII Woods Rose

perennials

- LITHOSPERMUM RUDERALE Western stoneseed*
- PENSTEMON EATONII Firecracker penstemon*
- ASTER ADSCENDENS Common aster*
- PHLOMIS FRUTICOSA Jeruseluem sage*

native grasses

- AGROPYRON SPICATUM Bluebunch wheatgrass*
- FESTUCA IDAHOENSIS Idaho fescue*
- ELYMUS CYNEREUS Giant Wild Rye*

meadows

The meadows that connect the Summit with the Base Camp will be an ever- changing tapestry of color and life. Each meadow will then be seeded with a mix of native wildflowers and grasses, to give each a distinct blooming event and choreography while attracting a variety of wildlife.



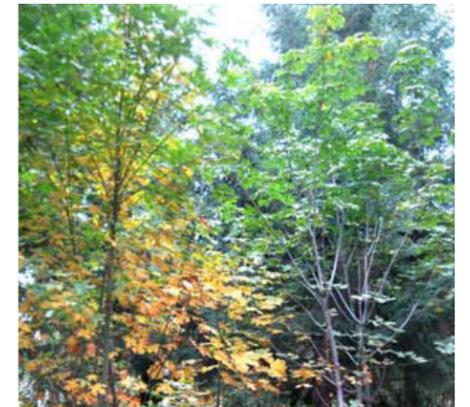
QUAKING ASPEN



QUAKING ASPEN



JEFFREY PINE



MOUNTAIN MAPLE



BIG SAGEBRUSH*



JERUSELUEM SAGE*



RUBBER RABBITBRUSH*



KINNIKINICK*



WOODS ROSE



CREEPING SNOWBERRY*



FIRECRACKER PENSTEMON*



COYOTE BRUSH*



BLUE BUNCH WHEATGRASS*



IDAHO FESCUE*



MEADOW



HILLSIDE WILDFLOWERS

04.06 cabin b elevations

The concept for the cabins and townhouses, and their design and placement on the site is derived from the view corridors to the unique landscape types. Modern loft-like living, dining, and sleeping spaces open externally to dramatic mountain views, and internally to the wooded and meadow site.

Cabins are positioned to maximize outward views and are grouped to maintain view corridors between them and create pocket gardens for year-round indoor/

outdoor living. Townhouses are positioned with views inward to the site's landscape of forest and meadows. The design of the buildings is efficient, well crafted, and informed by an understanding of the local building culture. Based on discussions with local building professionals, we have developed an elegant ground up design that uses locally available elements of wood frame construction and consolidates kitchen, bathrooms, and utilities into one efficient core. The

ultimate design is characterized by a straightforward use of structure and materials that fits with the ethos of an authentic Mammoth mountain experience.

Primary materials will be clear stained cedar siding, wood windows, and board formed concrete in areas where the foundation is exposed. Roofs will be metal standing seam. Our intent is to capitalize on local building materials, trades, and experience to build smaller and smarter.



south elevation

east elevation

north elevation

04.09 townhouse elevation



east elevation



cabin and townhouse precedents

05.01 hotel concept

The Owner is in the process of conducting marketing research to refine the hotel concept, consider this proposal a preliminary concept design.

The hotel is designed to resonate with the people who come to Mammoth and complement the area's natural beauty. The hotel will be signature boutique hotel that capitalizes upon the Mammoth and Eastern Sierra experience. Our inspiration comes first and foremost from the landscape and secondarily from European alpine chalets and the Ace Hotel. These places put a priority on creativity and design and use their environment as a source of inspiration complementing them with thoughtful intervention. The result is the ultimate home base from which to explore and indulge in the best the region has to offer.

program

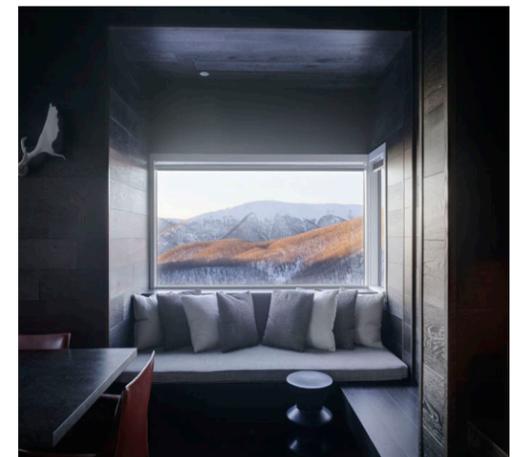
The fifty-four-room hotel is designed as a year-round destination hotel. The gateway location and design will be a beacon and function as a meeting place for visitors and locals alike. The rooms are intended to be a mix of standard rooms, premium guest rooms and bunkrooms – to attract a variety of users and price points. The Hotel facilities will include a small but unique restaurant, a coffee bar, bar, and a place for ski and bike storage. The focus of the food and beverage and other products will be on locally sourced high-quality ingredients - real nourishment.

layout

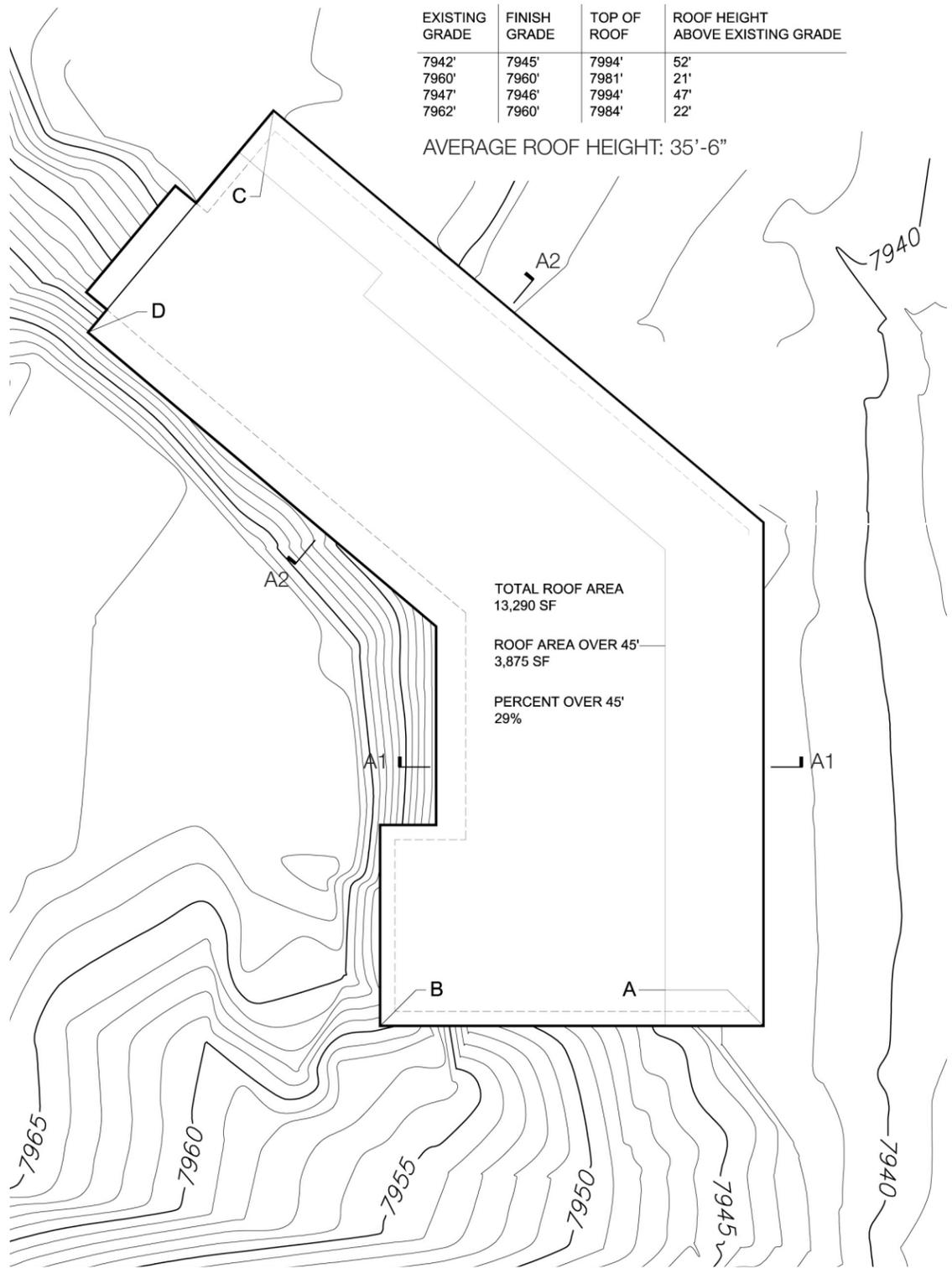
The hotel follows the gently sloping grade along Alpine Circle and consists of three levels of building over below-grade parking. The first level consists of the primary entry facing Alpine Circle, public spaces, service areas, loading area, and podium parking. The second level contains standard rooms, premium and bunkrooms with balconies that face south, standard rooms with terraces that open out to the landscape, and a small communal space with direct access to the Ridge landscape.

materials

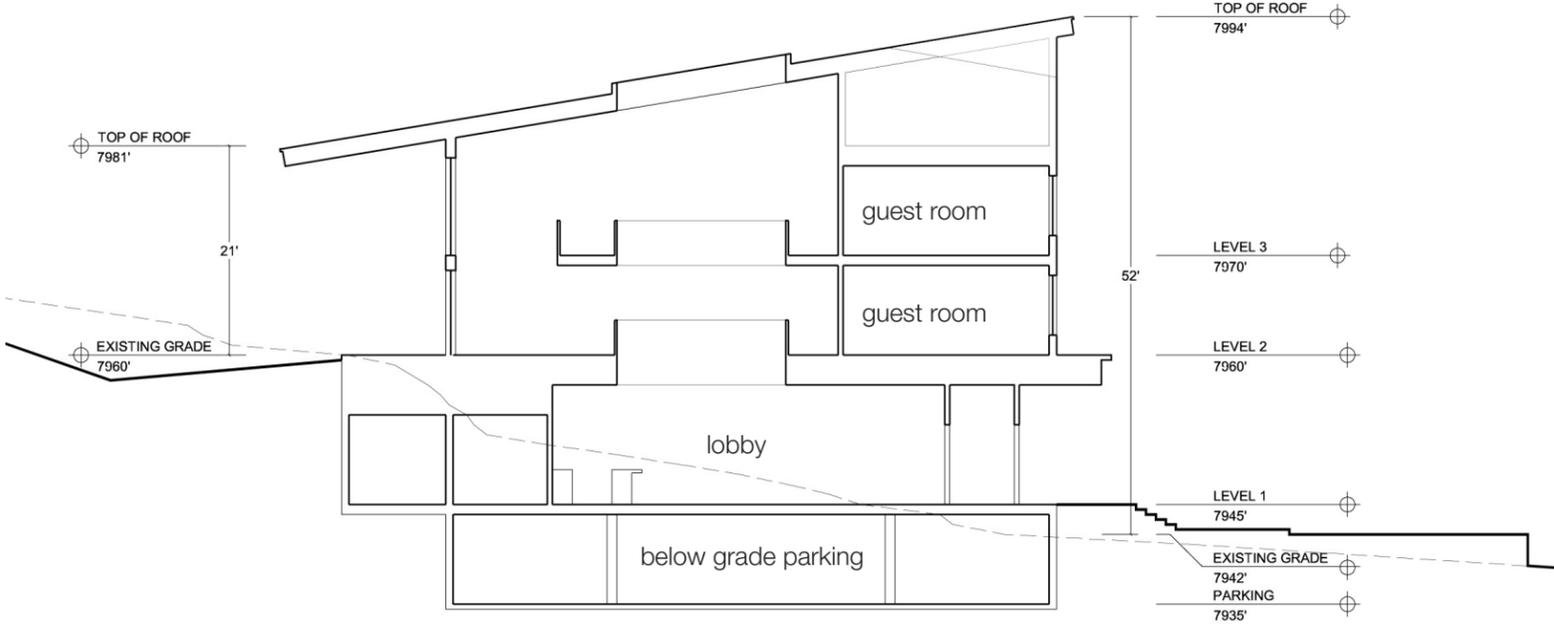
The below-grade parking is a concrete structure that also acts as a retaining element set into the steep grade, which was disturbed to build the former retail structure. The structure above the concrete is a combination of heavy timber and wood frame construction. The primary cladding materials are similar to the cabin and townhouses with clear cedar siding, wood windows, exposed heavy timber, board formed concrete, and a standing seam metal roof. The intent is to create a modern but richly material architecture suited to its mountain setting.



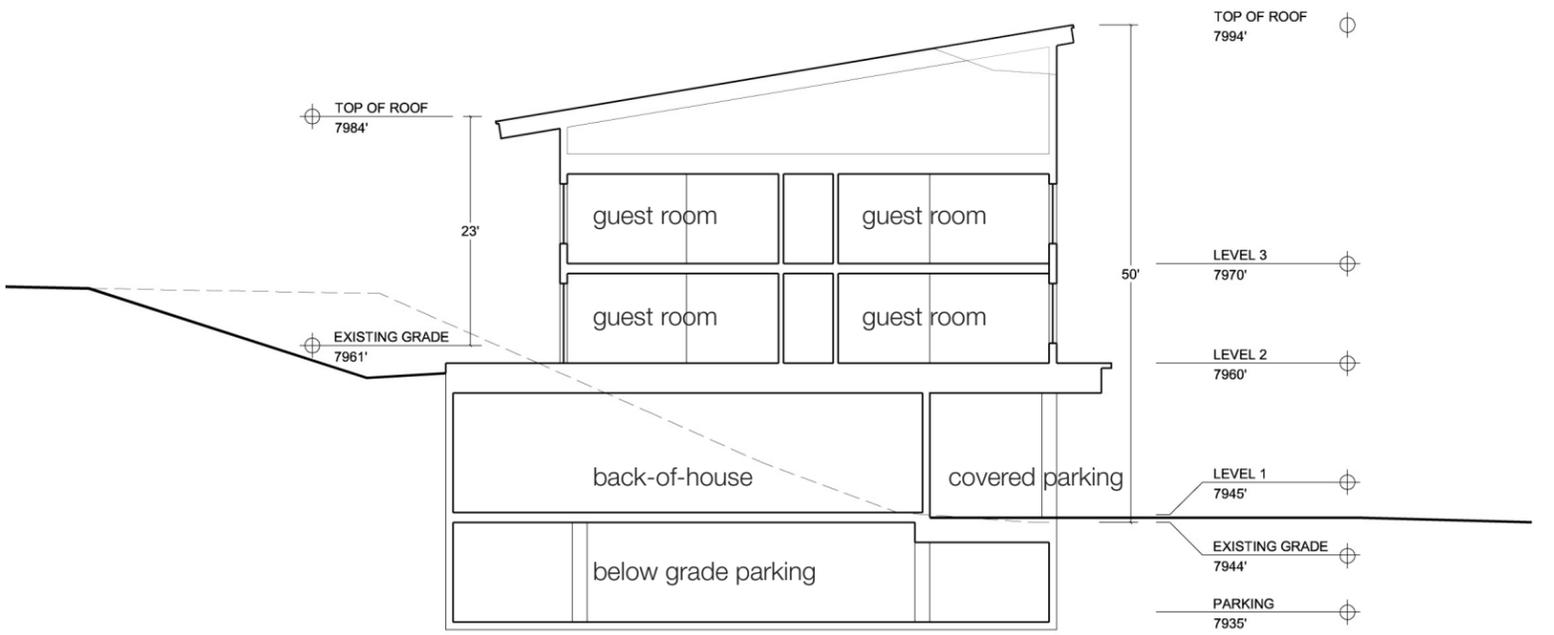
05.07 hotel section



hotel roof plan



A1 - section at hotel lobby looking north

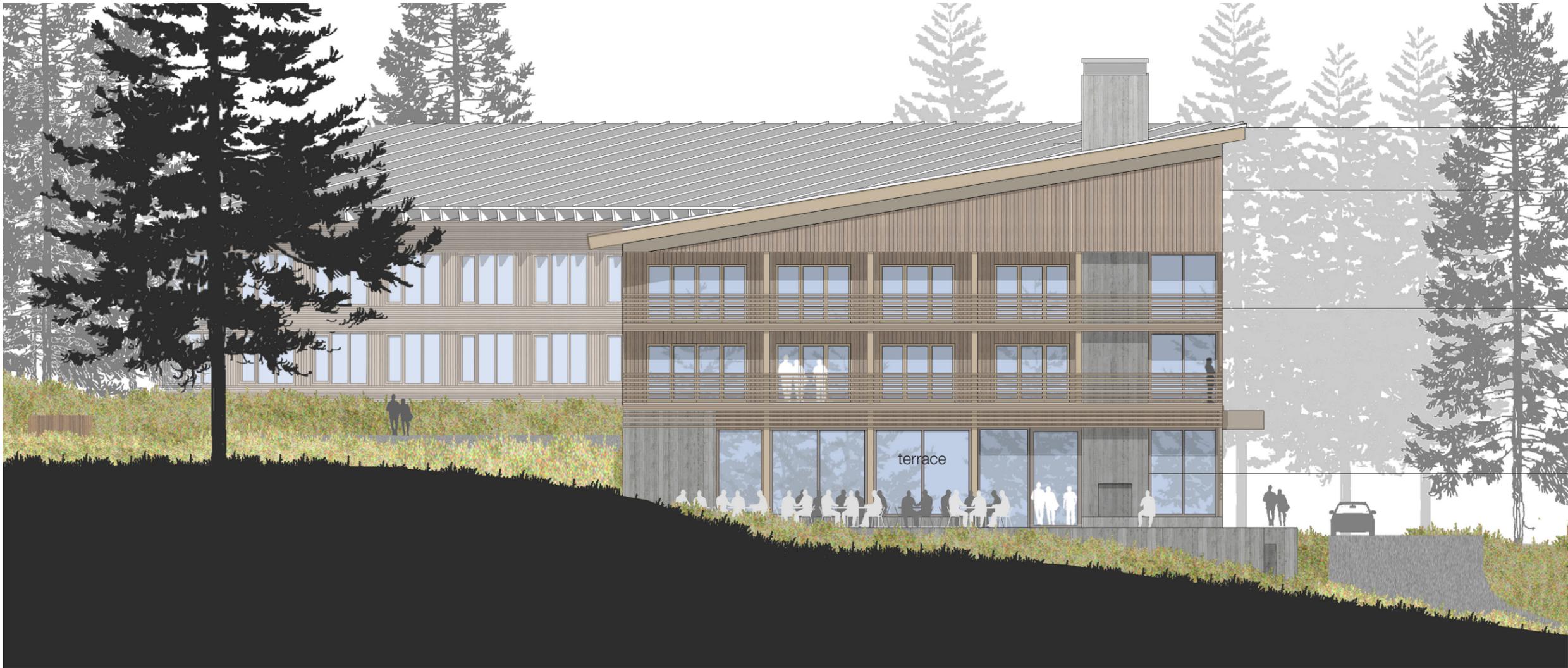


A2 - section at hotel guest rooms looking north

05.08 hotel south elevation



view of model looking north



standing seam metal roof

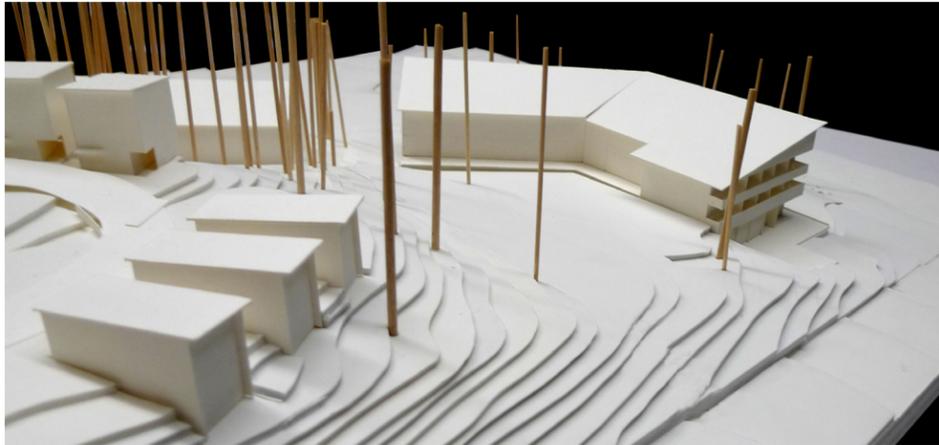
vertical cedar siding (stained)

terrace with wood railing

board formed concrete hearth

south elevation

05.09 hotel east elevation



view of model looking northeast



east elevation