

Questions to Guide our Thinking

- Will buildings include adequate separation ratios (ratio of height to distance apart) to create inviting outdoor spaces with adequate solar exposure at mid-morning, mid-day and mid-afternoon?
- Are buildings designed and arranged to take advantage of important view corridors? Are views from nearby properties maintained? What standards would achieve this?
- Is there a pedestrian scale and do the buildings facilitate it? How? Use of low elements such as arcades, arches and covered walkways along store fronts?
- Does the built character of the space enhance or lend to the quality of the space? How? Architectural character, quality and consistency among buildings? Surface paving (i.e. pavestones as opposed to poured concrete)?
- Is there a pleasing variety of high quality building materials and textures?
- Is there adequate landscaping and public furnishings?
- How do these things all work together to create attractive, inviting and lively outdoor public spaces?

Look at other Village Guidelines

Mammoth Lakes:

- In large buildings, ease the effect of a single large mass.
- Building heights shall be stepped from high centers to lower ends.
- Buildings shall allow sunlight into pedestrian places.
- Buildings shall be designed to maximize southern exposure and use of natural light.

Whistler Village:

- Buildings in Whistler Village are usually restricted to 3-½ stories or less. Higher buildings must be stepped back or otherwise respond to pedestrian scale.
- Every living unit should have a spot to catch the sun
- A continuous covered walkway system must be provided in Whistler Village



Layout Topics

- ~~1. Pedestrian Walkways~~
- ~~2. Width to Height Ratio~~
- ~~3. Stepbacks~~
- ~~4. Pedestrian Plaza~~
5. Shading/Shadows
6. View Corridors
7. Open Space
8. Landscape Buffers
9. Covered Walkway*
10. Primary Gathering Area



5. Shading

Specific Plan

B-49

Paved Terraces, Plazas, and Courtyards should be located for maximum southern exposure where feasible to minimize snow and ice accumulation

To the extent possible, Passageways and Paths should also be located for maximum southern exposure

B-58: Decks, balconies...should be located and designed to capture views, maximize sun...(depend on season)

B-60: Encourage designs that minimize shadows cast on outdoor gathering areas or residential buildings, especially in winter.



Shading

Issues

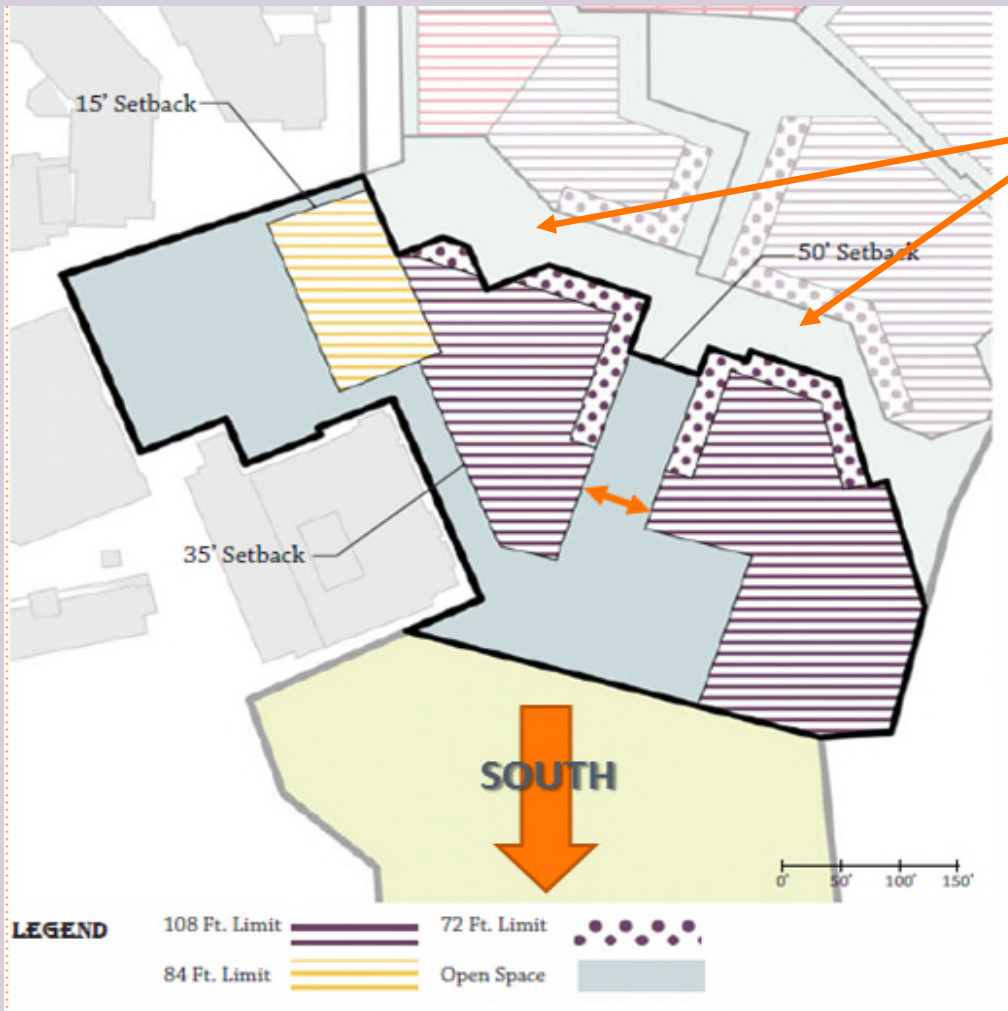
From “**Guide our Thinking**”

“Will buildings include adequate separation ratios (ratio of height to distance apart) to create inviting outdoor spaces with adequate solar exposure at mid-morning, mid-day and mid-afternoon?”



Shading

Issue

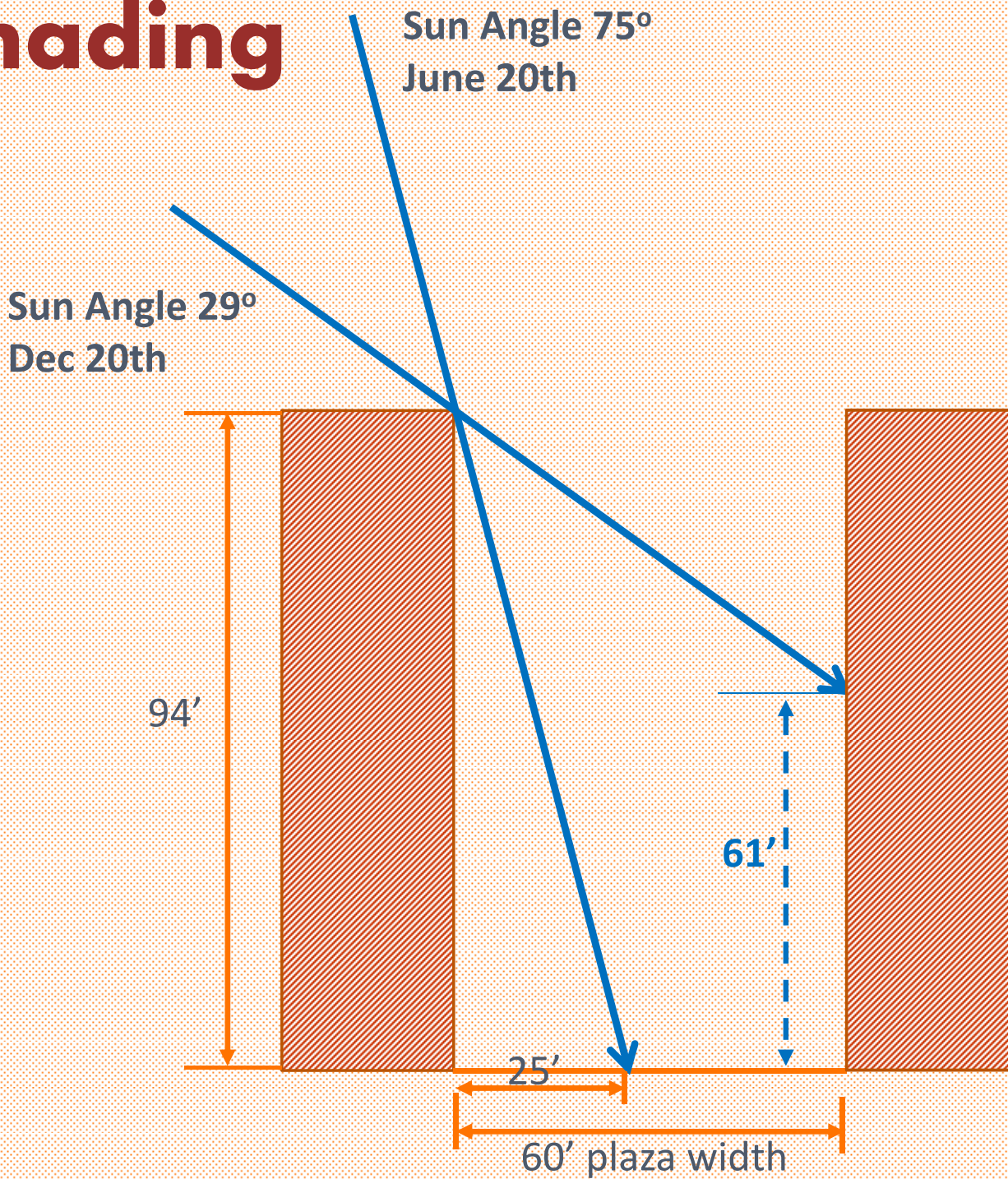


**Passageway
in perpetual
shadow from
Sept 15 to Apr 1
(Sun $\nless 57^\circ$)**

**In summer ~40%
always in shade**

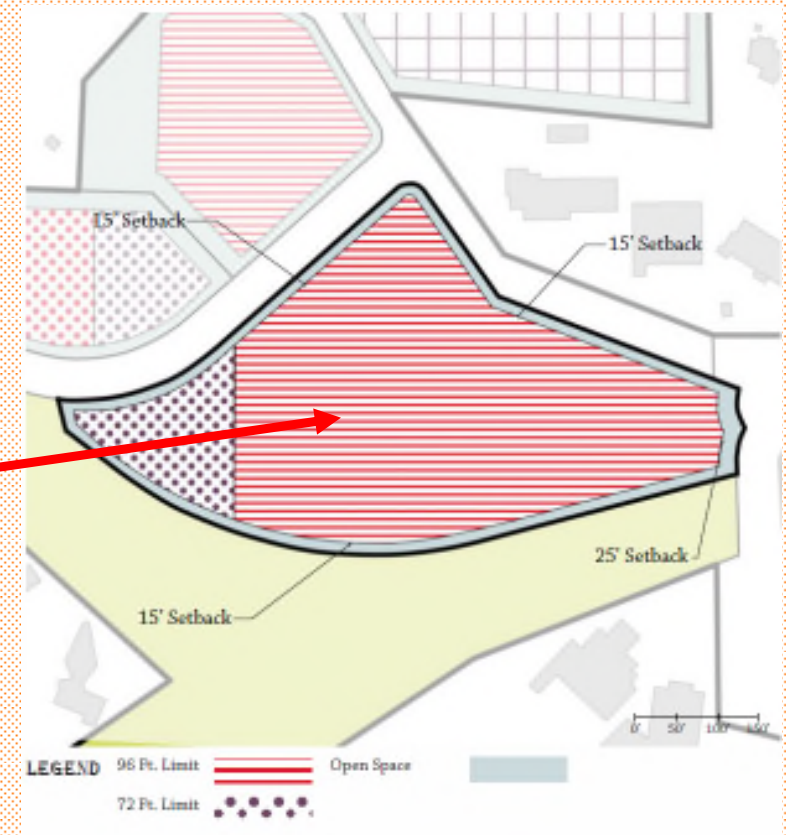
MOUNTAINS

Shading



Shading

VC-N has a mostly N-S orientation (except for Buildings 14 A&B whose N sides will be in perpetual shadow) but at 96' from ground level (Buildings 13), they are actually taller above pedestrian level than VC-C buildings. They must abide by separation and stepback provisions, if approved.



Shading

Guideline

Buildings shall be oriented so as to minimize shading and shadows on principal plazas and pedestrian passageways throughout the year.

Individual developers shall provide an accurate shade study to illustrate this as buildings and site plans are proposed



Shading

Guideline

If buildings were “open” to the South.



6. View Corridors

Specific Plan

There are numerous references throughout the Specific Plan about the importance of maintaining views.

B-60: Orient buildings to minimize the extent to which existing views are limited or blocked.

B-61: B.5.1.1 Buildings within the Plan Area shall be oriented to maximize viewsheds for guests within the Village and for pedestrians and vehicles approaching the project from Squaw Valley Road..... Maintaining view corridors and having a dense, lively Village Core are compatible and complimentary goals



View Corridors

Issues

From “**Guide our Thinking**”

“Are buildings designed and arranged to take advantage of important view corridors? Are views from nearby properties maintained? What standards would achieve this?”



View Corridors

Issue

The principal building orientation is E-W, rather than N-S.

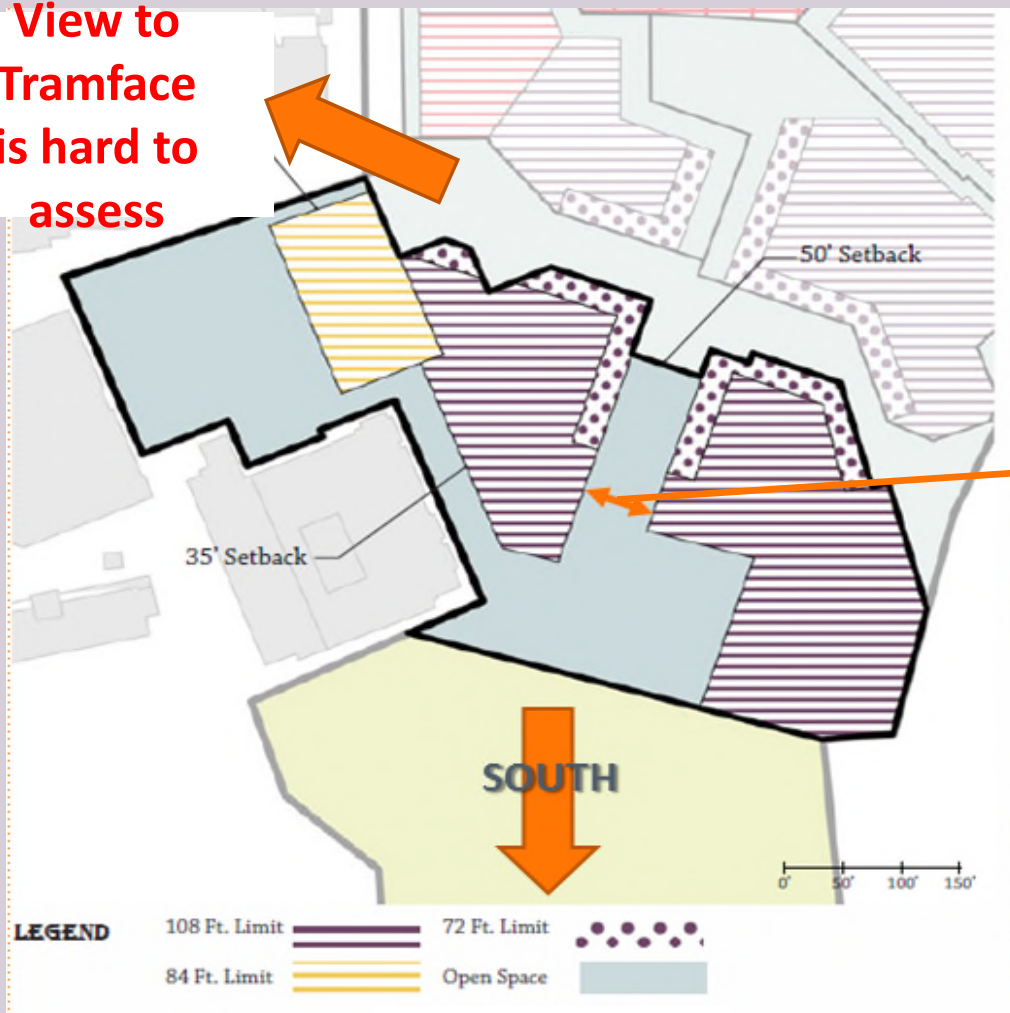
The principal views are to the West and to the South. In Lot 1, the main view lot, 108' buildings block the South view except for a corridor that is ~50-60' wide at its widest.

To the west, the only view corridor is along a narrow passageway.

View Corridors

Issue

View to
Tramface
is hard to
assess



108' buildings
block the
mountain view
except for a
~50-60' wide
corridor

MOUNTAINS

View Corridors

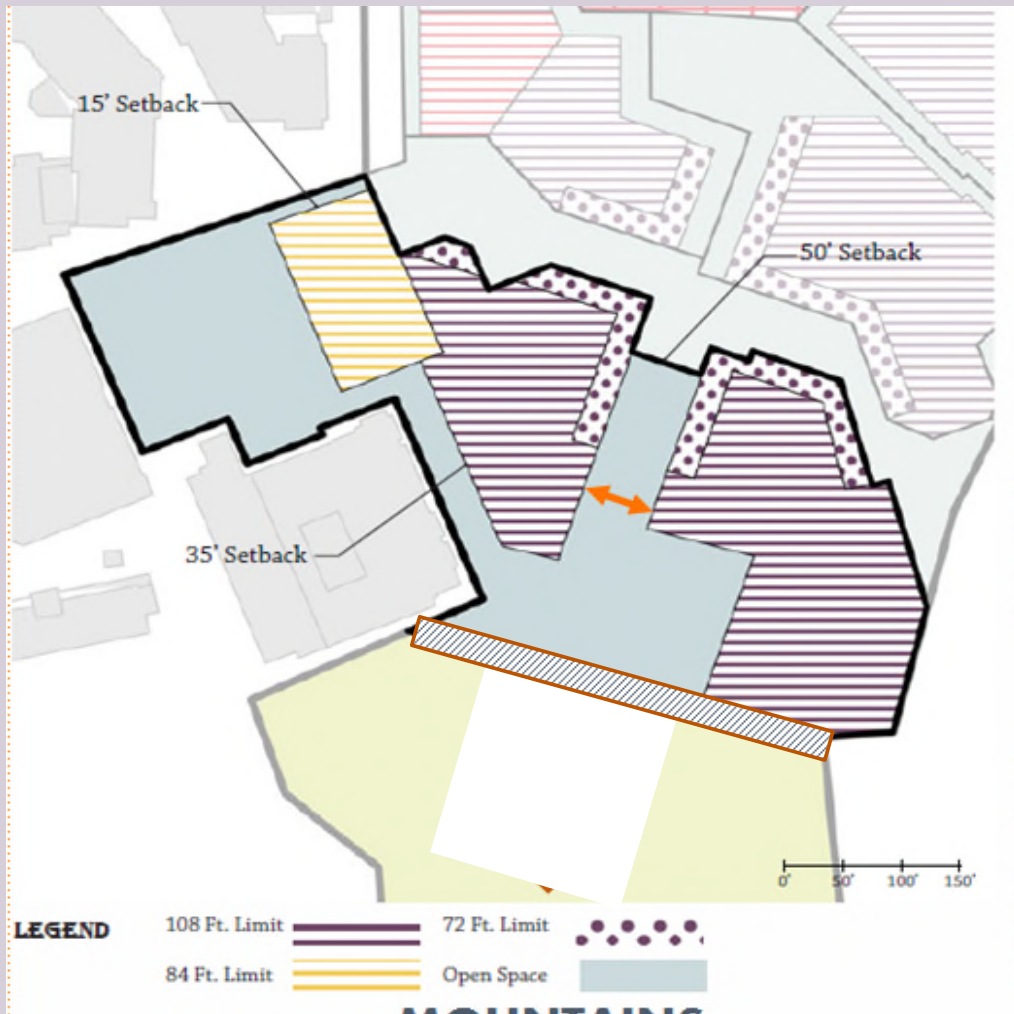
Issue

In addition the view of tram face over the current Village from the Parking lot will most likely be lost



View Corridors

Issue



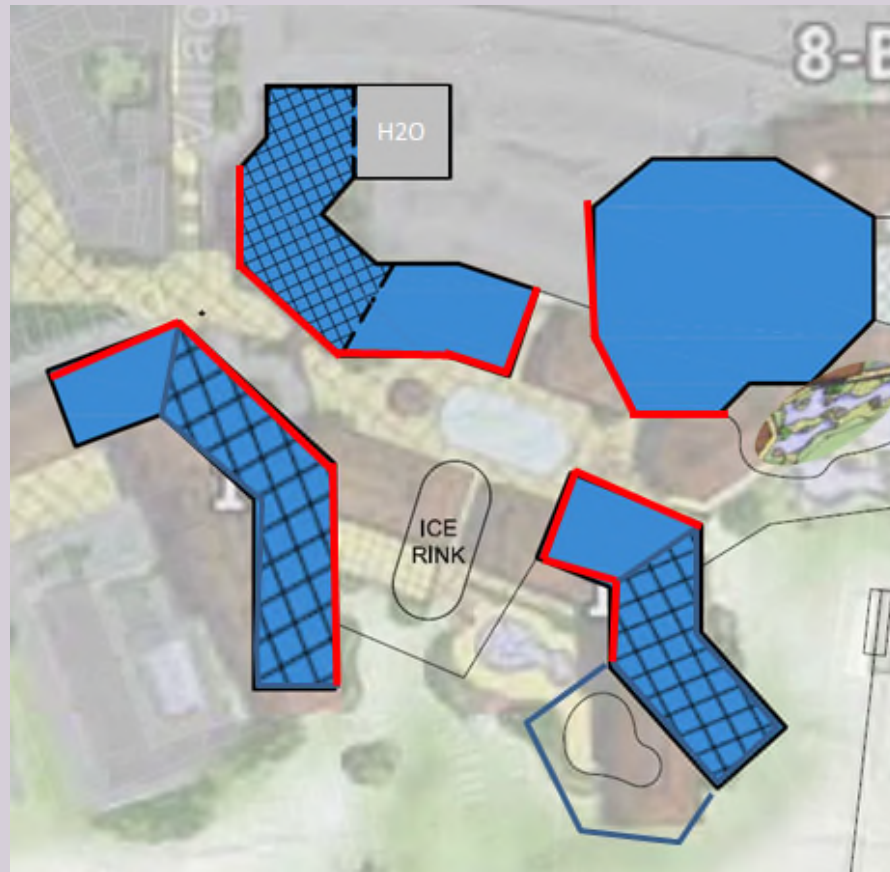
This design also creates what is called an “inwardly oriented” ski-base joint *. The Village is mostly walled off from the ski slopes (eg Beaver Creek, Aspen Highlands) – few visual clues of a village from ski slopes, few clues to draw skiers into retail core.

* Fundamentals of Mountain Resort Base Village Design - BP Harding - 2008

View Corridors

Guideline

Example with outwardly-oriented ski-base joint.



View Corridors

Guideline

Buildings shall be oriented so as to maximize views to the surrounding mountains – especially to the South and to the West. At a minimum the view corridor between buildings must be 100’.

Preference is for no blockage at all



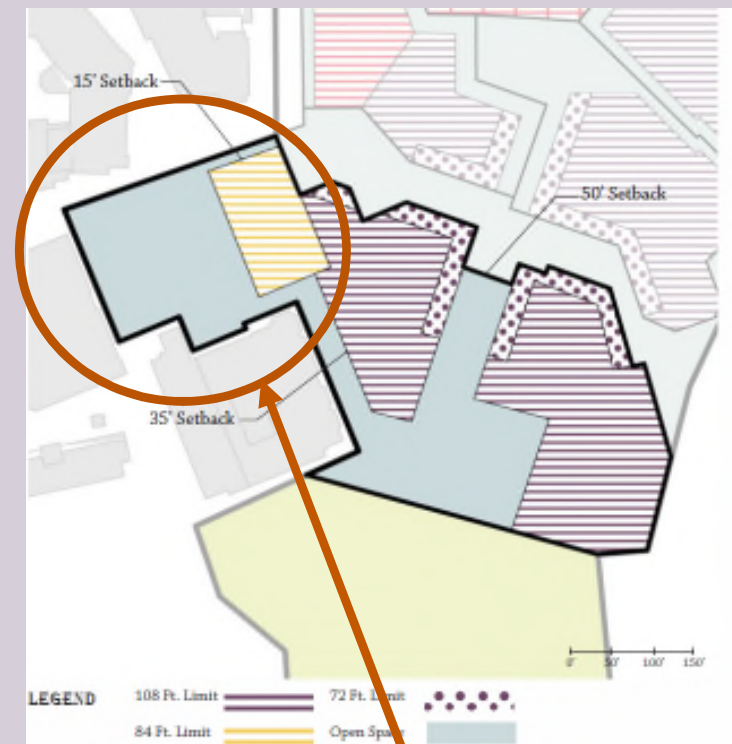
7. Open Space

Specific Plan

A-3: Open Space – Land that has not had occupiable structures or buildings developed on it. Such land can include but is not limited to riparian areas, parks and recreation amenities, ski lifts and runs, parking areas, landscape buffers and areas, pools and spas, pedestrian hardscape areas, and forests

Issue

Lot 1 is most egregious example



Preferred Parking

8. Open Space

Discussion – Placer County Zoning Ordinance

Open Space, Common. “Common open space” means a parcel or parcels of land, or an area of water, or a combination of land and water within a site designated for a planned residential development (Section 17.54.080) and designated and intended for the use or enjoyment of all residents of the planned residential development. The use of common open space shall be consistent with the definition of “minimum open space.”

Open Space, Minimum. “Minimum open space,” within planned residential developments (Section 17.54.080), includes common areas, recreational improvements (both public and private), lakes, and areas subject to easements that restrict residential development and which are left as open space or recreational land. Does not include roads, parking areas, or area covered by any building, garage, carport, other structure (except recreational improvements approved as a part of the project), or undeveloped portions of subdivision lots

Open Space (*Alex is to review*)

Proposed Guidelines

Guideline :

Open Space definition shall NOT include parking areas, parking structures, ski lifts and runs, or any private fenced areas or fee for entrance areas including pools and spas; Pedestrians should be able to walk freely through any “open space”

Each Lot must specify the min % open space, consistent with Open Space definition.

Within the boundaries of each area there should be a min of 50% open space consistent with this Open Space definition



Development Boundaries



VC-C

VC-N*



* Minus fractional home area

9. Landscape Buffers

Specific Plan

- 4-1 generous landscape buffers....Landscape Corridors and Buffers – Generously landscaped open spaces within neighborhoods that provide visual buffers and links to the surrounding forested areas; and..
- 4-2 Policy OS- 7: Integrate landscape corridors throughout each neighborhood to preserve mountain views,
- 4-5 The Development Standards and Design Guidelines (Appendix B) set aside generous buffers and open space areas for each neighborhood to ensure that adequate landscape buffers are established.



Shading

Issues

From “**Guide our Thinking**”

“Is there adequate landscaping and public furnishings?”



Landscape Buffers

Issue

The present Village does not look very inviting when viewed from the parking lot. There is no buffering landscaping.



Landscape Buffers

Issue

The lot descriptions give % Open Space and then % Vegetation and Natural Landscape as % of Open Space.

But there are no specifics as to where this would be.. And in particular buffering the parking areas from the Village



Landscape Buffers

Guideline

There shall be a X* foot minimum 'foliage buffer' along parking lots to provide a 'soft edge' transition and a welcoming entry to the village.

* 40Ft was determined to be too large, and perhaps 20 Ft as the minimum. Number is TBD

Within the village, passageways and plazas must be softened by landscaping and foliage islands (see B-5)

