

The Squaw Valley Design Review Committee met on July 2<sup>nd</sup>, 2015 in the last of its review hearings on Design Guidelines (Appendix B) of the Village at Squaw Valley Specific Plan (April 2015 revision).

The topics of this meeting were Architecture, Walls & Finishes, and Facades. It was first reviewed that the Specific Plan is for programmatic, not project, entitlements, so there are no specific project designs to review. As such, these subjects, which are very design specific, were intended to put in place Design Standards which would put some bounds on what the designers could create, but at the same time, not limit creativity.

The last subject, Facades, became a discussion of how to clarify a Design Standard from one of the earliest meeting – specifying that passageways should be a minimum of 40ft in width. The question was, “How is width defined” if a building has a façade (such as an entry-way, outdoor seating, storefront) that protrudes into the walkway.

Here are the Design Standards that were voted on and approved by the DRC at this meeting. (Please note, these are NOT the official minutes, so there might be, and probably are, some differences between these notes and the final, official minutes, which are all available on-line).

## 1. Architecture

- Architectural diversity is to be encouraged, however, all buildings shall compliment their neighbors and environment.
- All sides of a building shall receive cohesive architectural treatment where visible from adjacent properties or public spaces.
- Long facades shall be broken up by providing three dimensional relief through, among others, steps in horizontal and vertical planes, recessed openings, adding balconies, and/or changes in color and material.
- Long uninterrupted roof lines are not permitted, but rather must be broken up with the use of various architectural elements, such as changes in roofline direction or a change in height of at least one floor
- Roofs shall be designed to hold, not shed, snow.

- The buildings must have clearly defined base, middle, and top in proportion to the scale of the building, not be a fixed size or height. Exterior architectural treatments shall also be in proportion with the scale of the building.
- Decks, balconies, and windows “should” be located and designed to capture views, maximize sun and shade (depending on season), and reduce wind exposure (B.5)

## 2. Walls & Finishes

- A variety of exterior wall types may be incorporated into building design. No more than four exterior wall treatments shall be used on any one building.
- Horizontal changes in material: Changes in material must be associated with a change in building plane. Materials must be consistently applied to all sides of a building
- Trims and sills must utilize high quality materials and not be cut directly into a wall without architectural relief
- Metal architectural treatments must not be painted galvanized steel.

## 3. Passageway Width

- Passageway width shall mean the unobstructed dimension of the pedestrian walkway

The next meeting of the DRC will take place on Aug 17<sup>th</sup> (note this is NOT the first Thursday) at Base Camp in the Village at Squaw Valley. The start time is TBD, but likely 3PM. The principal item on the agenda is the response by SVRE to the Design Standard Recommendations made by the DRC over the past half-year. Chevis Hosea will be presiding. He will use the newly finished, high resolution Village Model to demonstrate his points, as well as three animated “walk-throughs” of the Village. This meeting is open to everyone.