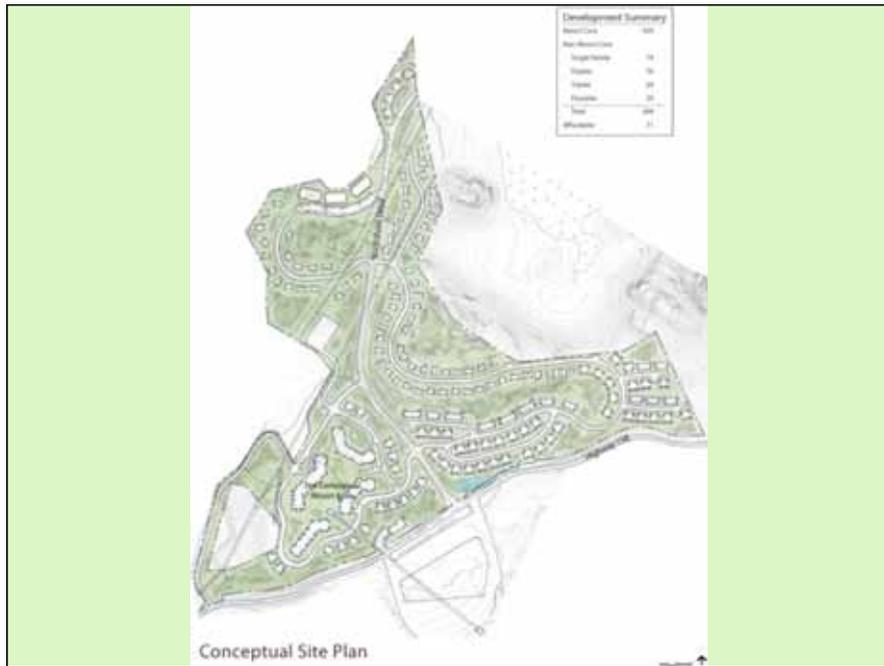
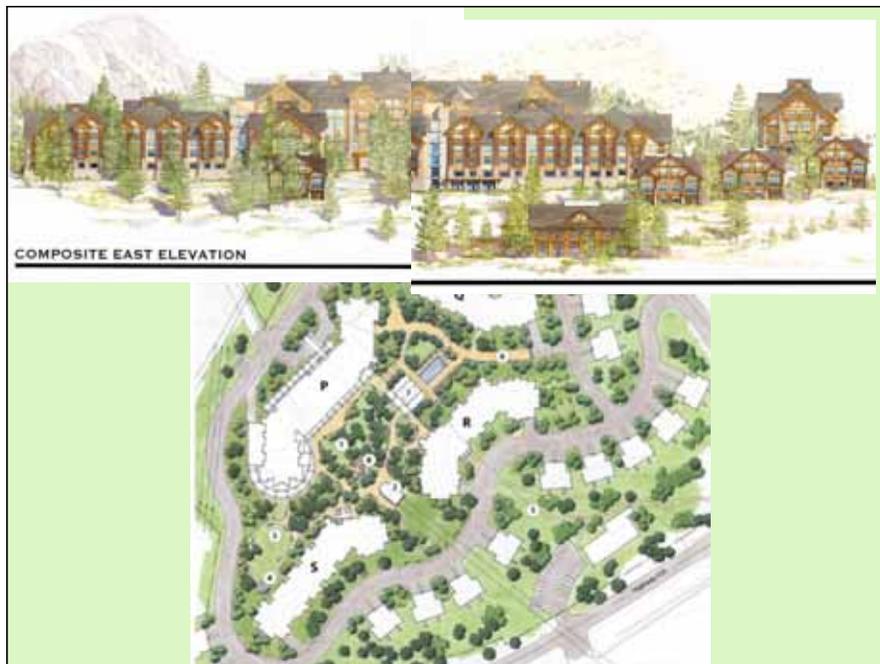


Rodeo Grounds Peer Review CAC Recommendations

Summary of the recommendations updated on August 5th.

1. **Design the project to better fit into the character of June Lake**
2. **Reduce Grading and Environmental Impacts**
3. **Provide Public Amenities/Benefits Early in the Project**
4. **Provide more Diversity and Detailed – Quality Design**
5. **Logical and Community Benefiting Phasing Program**





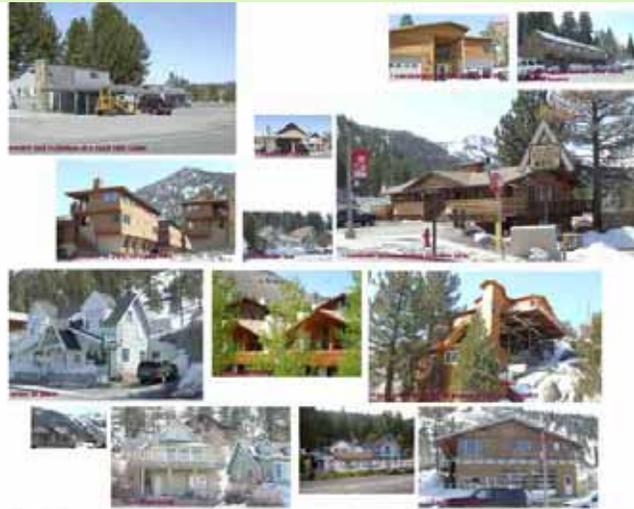
Historic Precedents of cabins in the woods: All show one, one and a half and two story structures with eyes on the street and no garages, not reflected in application. These buildings all promote eyes on the street where the presence of the automobile or garage is not predominant



HISTORICAL PRECEDENT

CABINS IN THE WOODS

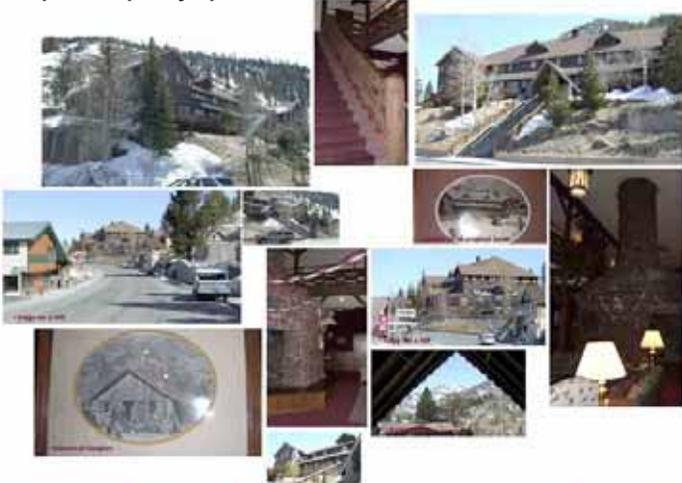
Eclectic Growth: The program doesn't reflect eclectic growth—it will appear that all was built at the same time, as it was.



HISTORICAL PRECEDENT

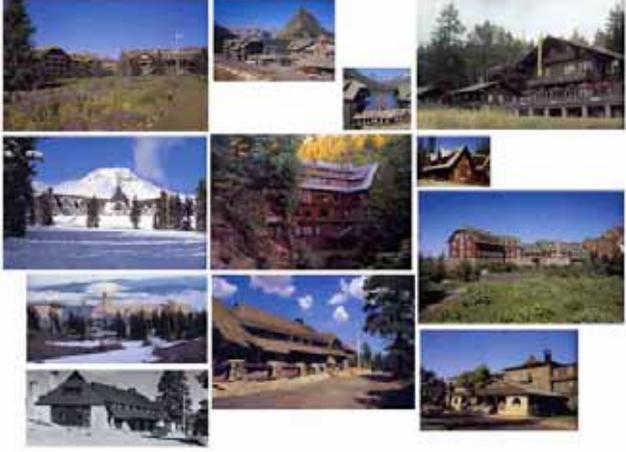
ECLECTIC GROWTH

The Grande Lodge: Historical Precedent: How do the Heidelberg images relate to the proposed Grande Lodge? Can we learn from the natural materials? The historic four-sided fireplace and the atrium are all examples of quality spaces.

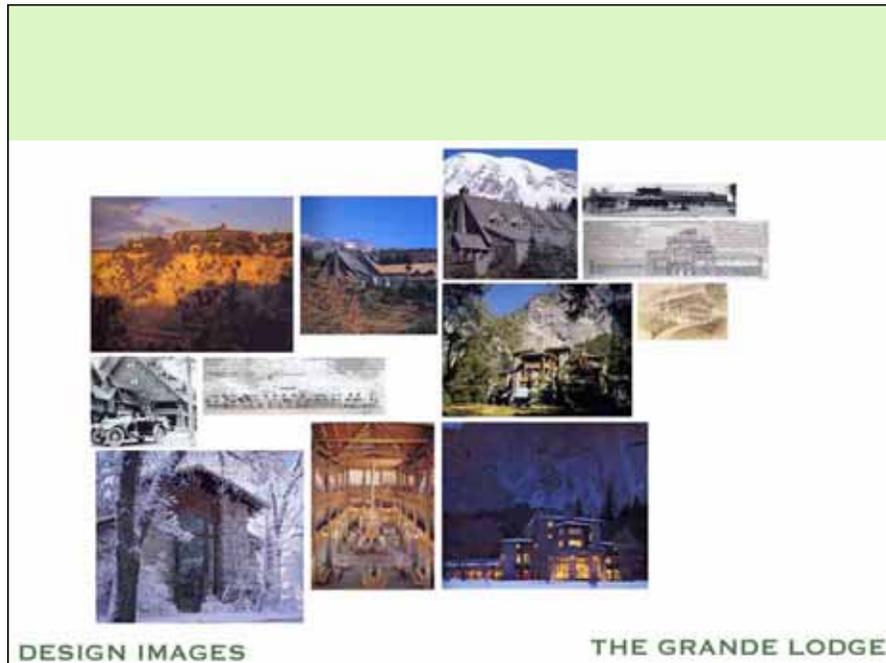


HISTORICAL PRECEDENT **THE GRANDE LODGE**

The Ahwahnee is a stand-alone building. In the best example, the Yellowstone Lodge's eave is two stories in height and there are three stories within the roof line that are all set back.

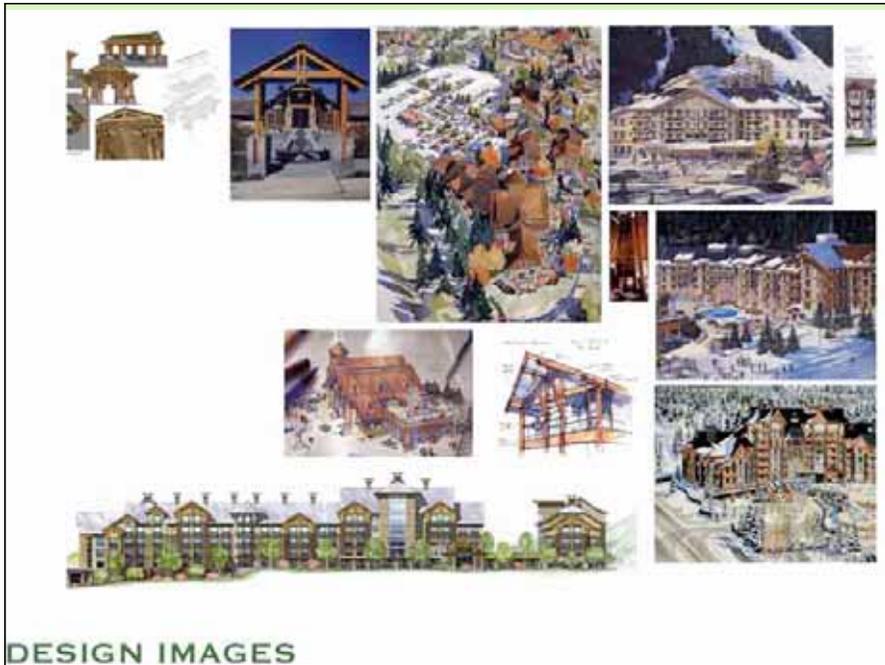
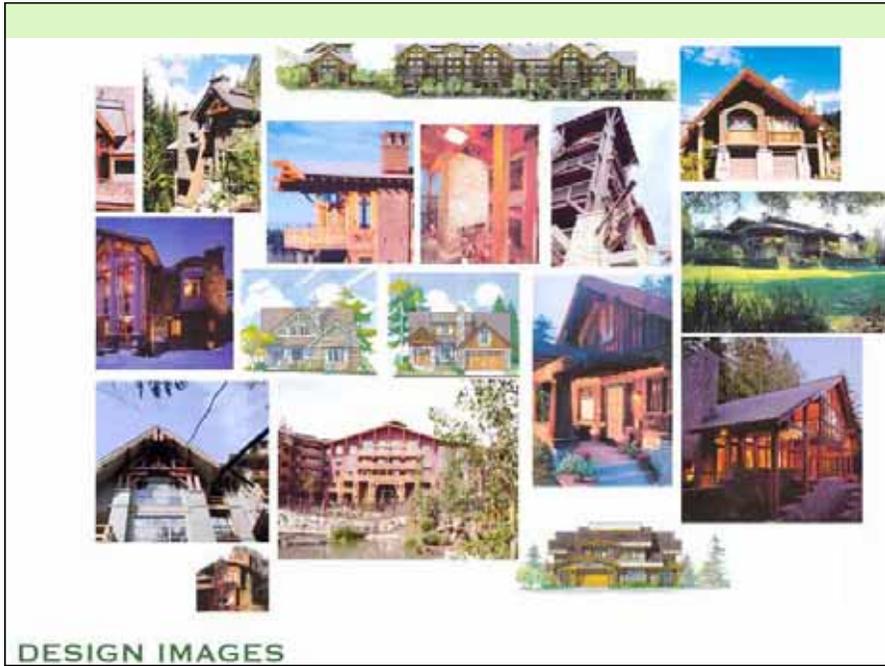


DESIGN IMAGES **THE GRANDE LODGE**



Main Street Historic Precedent:

- Complete variety of roof pitch, roof type and building size that was built over time and shows a diverse building vocabulary in the Main Street District.
- The “unique” character of the main street not reflected in the plans

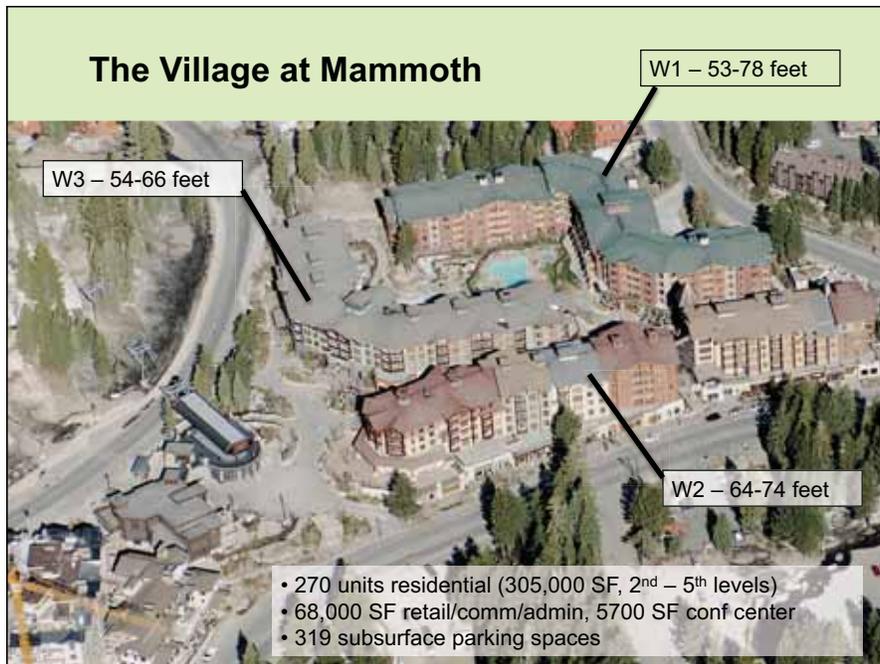


DRAFT RECOMMENDATION#1 – Design the project to better fit into the character of June Lake

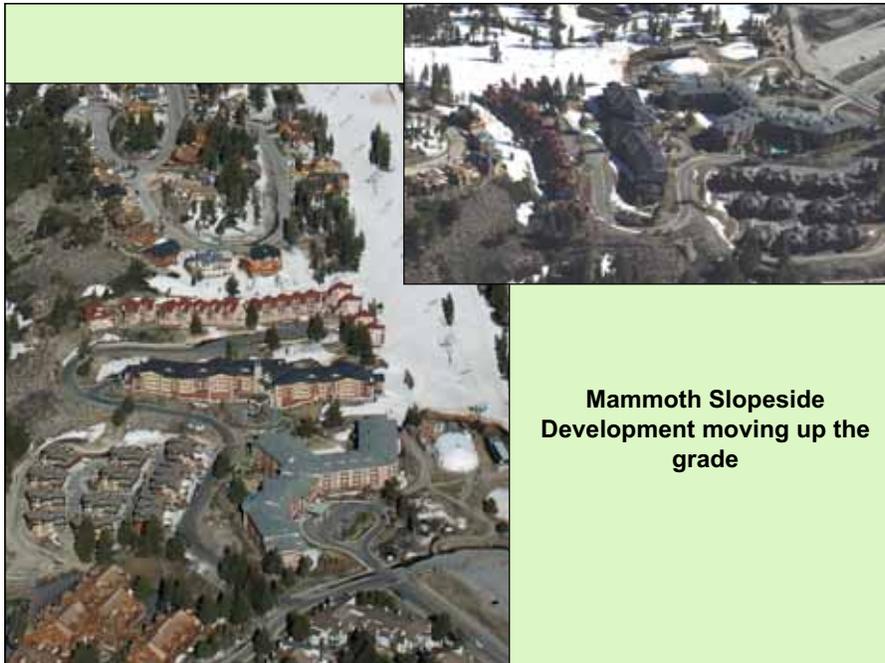
- Stepped down at the ends with quality architecture
- Create more interesting roof lines
- Design large buildings to look smaller
- Use a variety of materials to articulate the building façade and
- Vary materials and building heights.

Prepare a physical scaled model of entire project, include surrounding valley. Should not look like the village of Mammoth.





Village at Rodeo Grounds vs Mammoth (same scale)



**The
Ahwahnee**

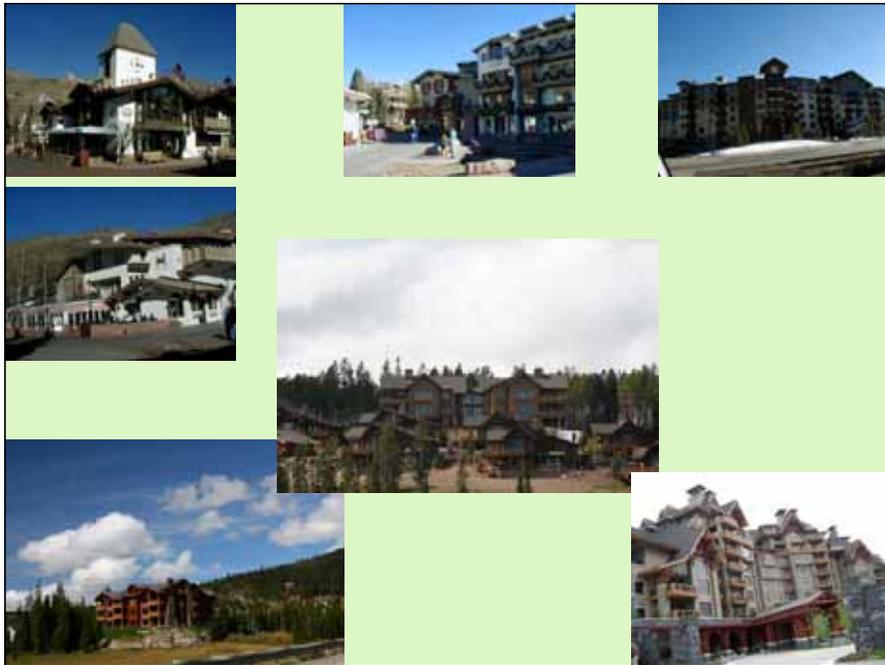


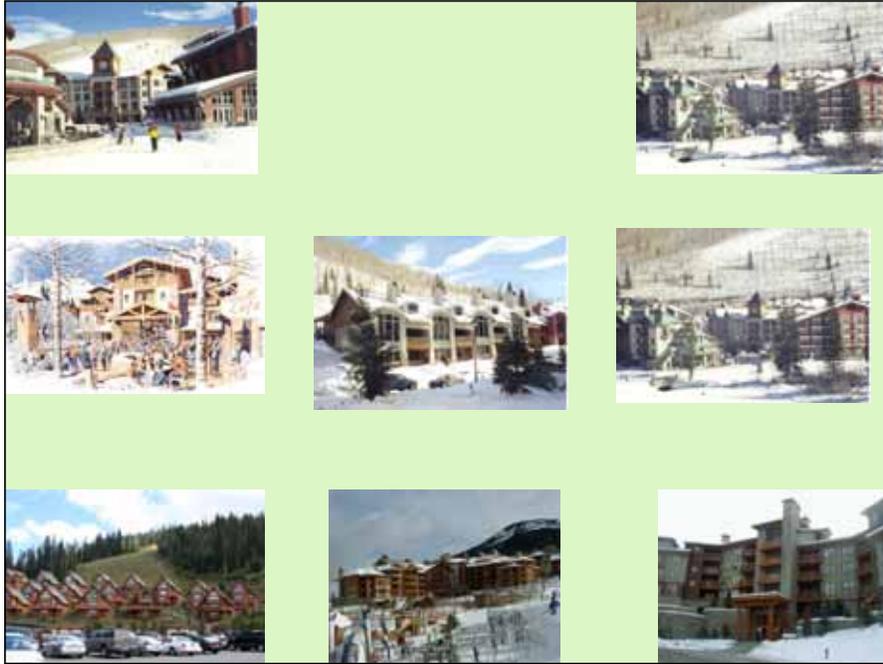
Heidelberg scale Principle



AERIAL VIEW OF RESORT CORE LOOKING NORTH



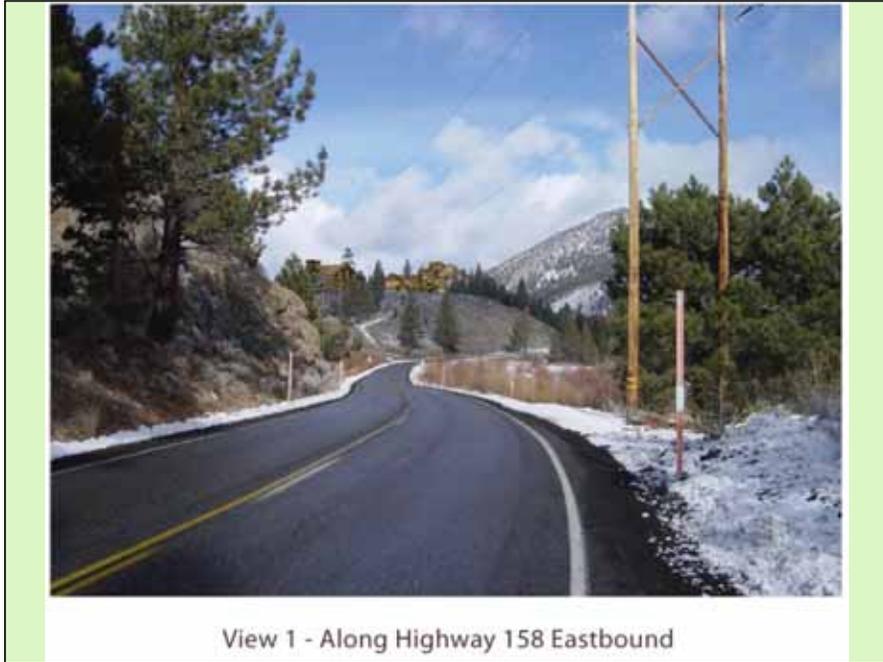




DRAFT RECOMMENDATION#2: Reduce Grading and Environmental Impacts

- Provide a detailed grading concept with slope treatment and areas where existing trees will be retained.
- Demonstrate with examples how single family homes can be best incorporated into the site. Concerned about grading/siltation. Full time onsite inspector.
- Respect the County's natural features with designs that accommodate and even enhance their setting. (MC)
- Complex seems massive. Little respect for natural features. How do you build anything that will meet this? Example, Double Eagle seems to fit in due to siting and design.
- Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal.
- Incorporate topographical/natural features including significant vegetation
- The visual impacts of the (grading) cuts are a major concern. Cutting-and-filling of sloping areas should be avoided. Grading practices should minimize the distortion of the natural topography and enhance the project's aesthetics. (MC)
- Retain natural vegetation and quality trees wherever possible
- Sprawl of single family home layout

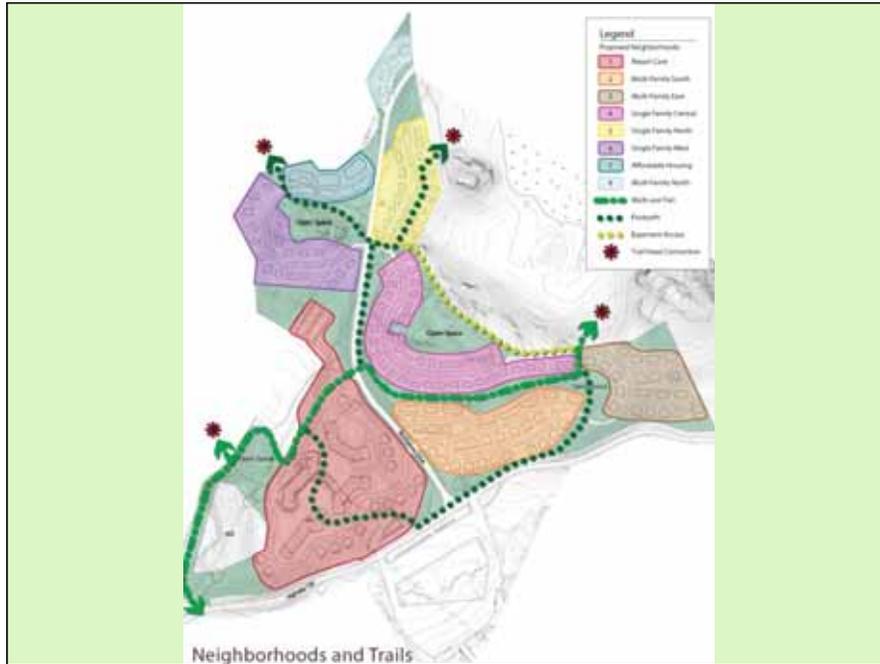






DRAFT RECOMMENDATION#3 Provide Public Amenities/Benefits Early in the Project

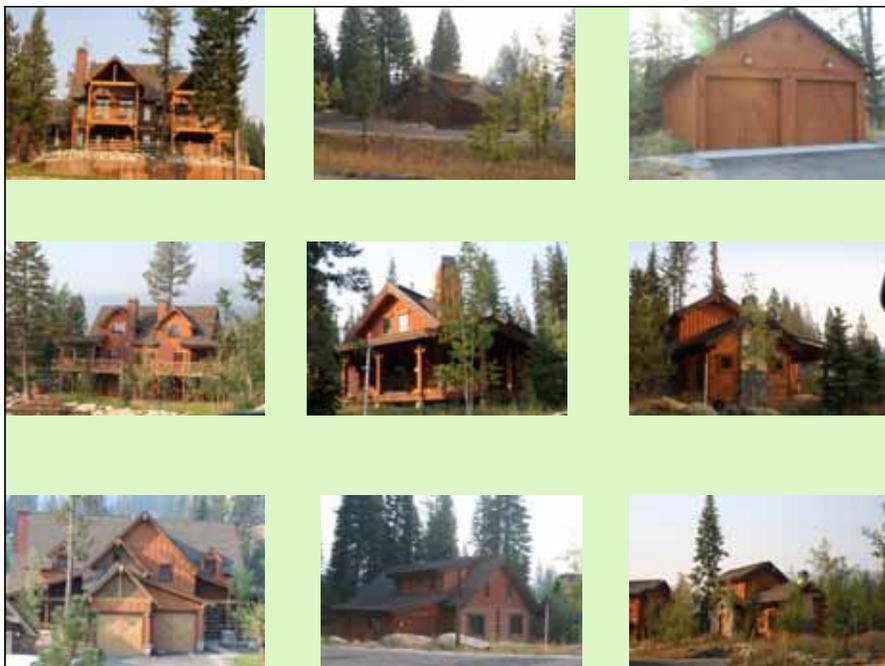
- Work with trails committee to increase connectivity.
- Want access to boat launch maintained and signed. Maintain rural character of boat launch (gravel).
- Want to ensure public access over private roads.
- No gated communities.
- There should be a public access easement over the trails, roads and open spaces.
- No property line fencing.



DRAFT RECOMMENDATION#4 Provide more Diversity and Detailed – Quality Design

- Mix the unit types on the streets versus separated in enclaves.
- Provide examples of different architectural styles in the neighborhood.
- Limit garage dominated streetscape. Predesign grading for lots, and building sites to allow for unit type alternatives to front loaded garages as part of the specific plan approval.
- Explore alternatives – side lot access, shared drives, detached garages, incorporate in design guidelines.
- All corner and prominent buildings in the RC and NC should be identified and designed as corner buildings with wrap around porches and different window treatment and roof lines.
- Specify cladding and roofing materials, colors and building details that respect the mountain village character in the Specific Plan and project Design Guidelines.

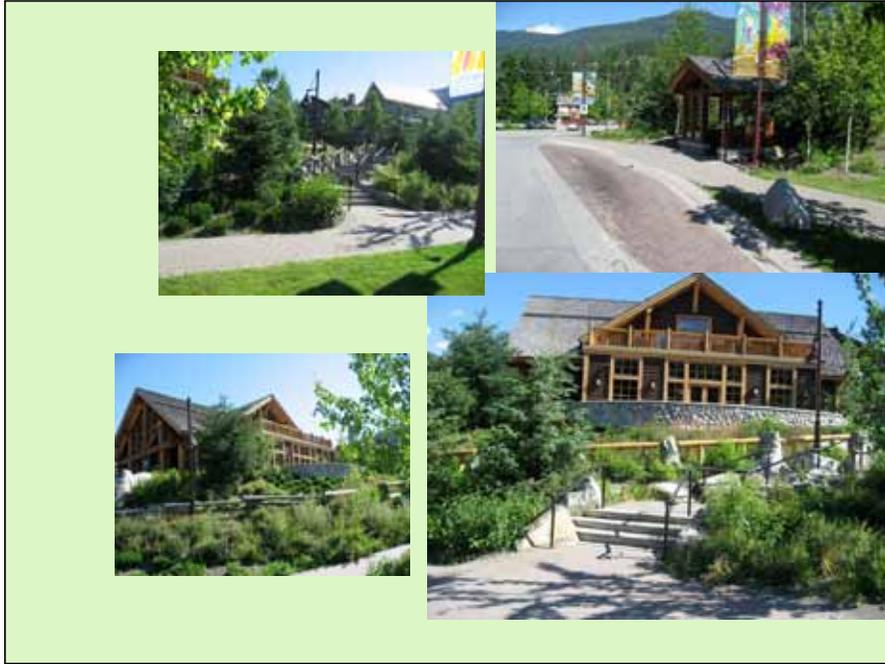






Variety of building forms, sizes and materials







DRAFT RECOMMENDATION#5 Logical and Community Benefiting Phasing Program

- The approval should provide certainty that improvements will be made to the June Mountain in a timely manner. A condition should be placed on the rodeo grounds construction tied to the implementation of phase 1 improvements on the mountain (replacement of chair 1 with gondola or suitable modern equipment), ideally connected to the rodeo grounds property, and phase 1 snowmaking expansion.

-Before occupancy, applicant build trails from project that will connect to down canyon and June Beach and June Village via a trail phasing plan.

- Provide workforce housing mixed within each phase of the neighborhood, following ordinance. Units should be made available to broader community through an application process.

-The housing for the resort core could be incorporated into the current proposed location and not incorporated into the resort core buildings. Commitments for workforce housing need to be upfront.

Trail heads

Trail connection
through
commercial
development



DRAFT RECOMMENDATION#6 - Other items

CAC members did not make a final decision on recommending the removal of the duplexes from the resort core.

