

Final Report – Design Review Committee on Village at Squaw Valley

Executive Summary

The task before the Squaw Valley Design Review Committee (DRC) was to analyze the Design Standards provided in Appendix B to the Village at Squaw Valley Specific Plan (Specific Plan), and, where appropriate, make recommendations for modifications and/or additions.

To accomplish its task, the DRC broke its review into four topics.

- (1) Layout – what would it feel like to walk through the proposed new Village
- (2) Mass, Scale, Heights – how would the proposed new Village appear from outside the Village
- (3) East Parcel – this is an area set aside for employee housing, additional parking, a market, and a shipping, receiving and distribution facility
- (4) Architecture – details about the look of the buildings, materials used, etc.

The DRC completed its review in July 2015. In August and September, the applicant, Squaw Valley Real Estate (SVRE), submitted their response to the DRC recommendations. The DRC reviewed these and, in the end, the DRC and the applicant agreed on all recommended Design Standards but one, Building Height Arrangement under Mass, Scale, and Heights.

This Executive Summary includes only the KEY Design Standard Recommendations made, and many have been condensed and paraphrased for brevity.

I. LAYOUT – (INTERIOR ASPECTS)

The intent is that a pedestrian walking along the main passageway from the existing IntraWest Village into the Village Core Commercial (VC-C) area of the new Village should not feel any more hemmed in, suffer any loss in ability to see the sky, nor perceive an increase in heights of the buildings. As a reference, the main passageway in the IntraWest Village is about 40 feet wide and the building walls on either side are about 50 feet high.

The following Design Standards were adopted by the Squaw Valley DRC:

Pedestrian Passageways and Paths –

- Passageways shall be a min 40 feet wide, and Paths a min 20 feet wide.

Sense of Enclosure (building height to building separation ratio) –

- The building separation to building height ratio must be at least 8 feet separation for every 10 feet in building height (0.8) for passageways, and 6 feet separation for every 10 feet building height (0.6) for paths. The height of the building for this ratio is measured from the level of the pedestrian passageway to the top plate of the wall adjacent to the passageway.

Stepbacks –

- Maximum building height adjacent to a passageway is 50 feet (again measured from pedestrian level to adjacent wall top plate). If a building's maximum height is above 50 feet, a minimum 15 foot stepback shall be required at the 50 feet level before the building rises further in height.

Pedestrian Plaza –

- A main public pedestrian plaza within the VC–C shall be prominently located, have open access, be a minimum of .75 acres in size, and be capable of supporting public events.

Shading –

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

View Corridors –

- Buildings shall be oriented so as to maximize views to the surrounding mountains – especially to the South and to the West

II. MASS, SCALE & HEIGHTS – (EXTERIOR ASPECTS)

These topics focused on how the Village would appear, viewing from Squaw Valley Road or some other aspect point exterior to the Village.

The following Design Standards were adopted by the Squaw Valley DRC:

Building Shape –

- The buildings, if having more than four retail/residential floors above the ground level, must not appear as monolithic blocks – there must be variations in roofline with step downs and shorter sections (for example, at shoulders).

Building Height Arrangement – (DRC and SVRE did not agree on this Standard)

- Buildings shall be arranged in VC–C with generally shorter buildings to the North and taller ones to the South, with a one floor minimum difference in max height between “steps”.
- The “steps” in Height Arrangement Standard for VC–C shall be arranged starting from nominally 72 feet (or less) to the North and stepping to nominally 108 feet (or less) to the South, with a one floor difference in max height between “steps”.

VC–N – This addresses which of these recommended Mass, Scale and Height Design Standards, created with VC–C in mind, should apply to VC–N (Village Core – Neighborhood).

- Buildings in VC–N must abide by the Building Shape Design Standard.
- The Height Arrangement Standard does not apply in VC–N except for Lot 13, which must have a step height arrangement for maintaining views of Tram Face.

III. EAST PARCEL

The East Parcel will contain employee housing, employee and overflow parking, a market, and a shipping, receiving and distribution facility.

The following Design Standards were adopted by the Squaw Valley DRC:

Buffer Zones –

- There shall be a minimum 100 feet wide, 100% vegetation, natural landscape buffer all zoned V–CP, between all buildings and neighboring resident lot lines. (These would be lots 37 & 44).

Building Heights

- All buildings in East Parcel shall be no higher than 35 feet from average grade (Reference B.2.2)

Layout

- The East Parcel buildings must be laid out in such a fashion so as to absolutely minimize, if not totally eliminate, the need for delivery trucks to back up.

IV. ARCHITECTURAL

The goal for recommendations in this area was to introduce what were called “universal truths” without tying the hands of future designers and planners.

1. Architecture

- Architectural diversity is to be encouraged; however, all buildings shall complement their neighbors and environment.
- Long facades shall be broken up by providing three dimensional relief through, among others, steps in horizontal planes, recessed openings, adding balconies, and/or changes in color and material.

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
- Changes in material must be associated with a change in building plane or floor plates. Materials must be consistently applied to all sides of a building

V. MODIFICATIONS TO DESIGN GUIDELINES

The DRC recommends making clear in the Specific Plan the role the DRC will play in reviewing project/architectural plans as they are submitted for approval, and requests changes to the Development Standards and Design Guidelines as follows:

1. Section 8.3.8 of the Specific Plan be written such that it is clear that all Design Review applications must come before the Squaw Valley DRC for review and approval or modification.

2. Section B.2.3 of the Design Guidelines “Modifications” be amended to state that changes to the adopted Development Standards and Design Guidelines should first be reviewed by the SV DRC for the purposes of making recommendations to the Planning Services Division or Planning Director.

3. Section B.7.1 of the Design Guidelines be amended to indicate that signage plans will be brought to the SV DRC for review and to make recommendations to the County.

Final Report – Design Review Committee on Village at Squaw Valley

The task before the Squaw Valley Design Review Committee (DRC) was to analyze the Design Guidelines written into Appendix B of the Squaw Valley Real Estate (SVRE/Applicant) Village at Squaw Valley Specific Plan (Specific Plan). Where appropriate in their view, the DRC was to make recommendations for modifications and/or additions.

While the DRC began with the October 2014 Version, it ended with the April 2015 version. The April 2015 version of the Village layout is shown in Figure 1. On Aug 17, 2015, and continued on Sept 3, 2015, SVRE submitted a lengthy response to the DRC recommendations, and included a revised layout. Figure 2 shows the Village Core – Commercial (VC-C) portion. The DRC anticipate that this layout, or some variation of it, will form the basis of a future revision of the Specific Plan. At the conclusion of the DRC review, the applicant agreed to incorporate all of the DRC recommended modifications to the Design Standards but one;, Building Height Arrangement under Mass, Scale, and Heights.

The DRC will make reference to the applicant response presentation and Figure 2 as each of our recommendations is presented.

This task was made difficult for several reasons:

- 1) The applicant is seeking programmatic entitlements only, so there were no building details provided, just maximum footprints and height envelopes (“polygons”).
- 2) There were many good ideas expressed in the Design Guidelines, but most in the form of Objectives (“should”) which carry no requirement for being carried out, as opposed to Design Standards, which include “shall”s and “must”s and are required.
- 3) There was the danger of being too specific, thereby constraining the creativity of the architects that would ultimately design the buildings, versus being too loose and not addressing the issues that were important to the DRC

To accomplish its task, the DRC broke its review into four topics.

- (1) Layout – what would it feel like to walk through the proposed new Village

(2) Mass, Scale, Heights – how would the proposed new Village appear from outside the Village



Figure 1 : Village at Squaw Valley Layout and Heights – April 2015 Specific Plan



Figure 2 : Village at Squaw Valley VC-C Layout, Separations, and Heights – SVRE Response to DRC Sept 2015

- (3) East Parcel – this is an area set aside for employee housing, additional parking, a market, and a shipping, receiving and distribution facility
- (4) Architecture – details about the look of the buildings, materials used, etc. The Final Report is organized along the lines of the four topics above and then concludes with recommendations on the revisions to the Design Guidelines implementation details to make them consistent and/or clear with regard to County policy.

Below is a diagram of the western region of the plan area for reference in this Report:



The numbers in the Lots are their identifiers and are used to designate the buildings within them (sometimes more than one).

I. LAYOUT – (INTERIOR ASPECTS)

The VC-C portion of the proposed Village, the main condo/hotel and commercial area, is adjacent to the existing IntraWest Village. Considering that the IntraWest Village has been there for many years, that it went through a review process, and that the Squaw Valley General Plan specifies that any new construction be compatible with existing construction, the DRC decided that the layout characteristics of the IntraWest Village should be the model for the proposed new Village. The intent is that a pedestrian walking along the main passageway from the existing IntraWest Village into the new Village should not feel any more hemmed in, suffer any loss in ability to see the sky, nor perceive an increase in heights of the buildings. The question for the DRC was what Design Standards were necessary to achieve these goals.

1. Pedestrian Passageways and Paths – These are the major and minor pedestrian thoroughfares through the Village. The Design Guidelines state that Passageways

can be 20 to 50 feet wide, as measured from building face to building face, as compared to 40 feet in the current IntraWest Village. It was the consensus of the DRC that any less than 40 feet would promote an undesirable, more “hemmed in”, feeling.

The images below, for example, show a narrow path between buildings 4 and 8, two very tall buildings. The left image is from the Design Guidelines and the right image is from the 1:30 scale model of the proposed project at Base Camp. One must imagine this alley when viewed from ground level.



The following Design Standards were adopted by the Squaw Valley DRC:

- Use Passageways as primary pedestrian corridors and/or accessways. They are the principal pathways into, around, and out of the Village
- Use Paths as secondary pedestrian corridors and/or routes.
- Minimum widths provided shall be:
 - Passageways, min 40 feet wide
 - Paths, min 20 feet wide
- Passageway width shall mean the unobstructed dimension of the pedestrian walkway. The unobstructed dimension excludes plaza amenities and attractions, but where there is a passageway amenity or attraction, there must be unobstructed paths totaling a minimum of 40 feet to walk around it with a 10 foot minimum on any side

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

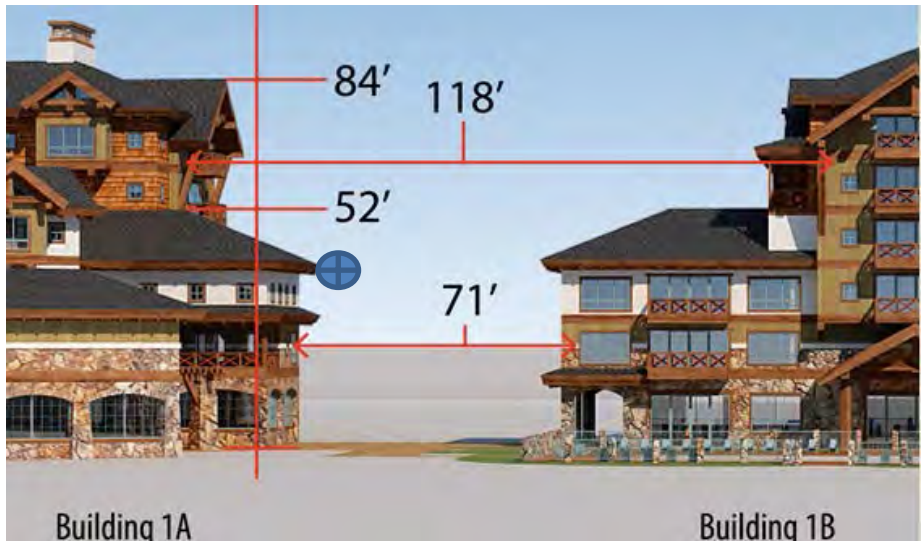
As can be seen in Figure 2, the applicant’s revised layout for VC–C (September 2015) has substantially opened up the separation between buildings, and in most instances, the separation exceeds the minimum of 40 feet for passageways.

2. Sense of Enclosure (building height to building separation ratio) – A key metric in determining the feeling someone gets when walking down a passageway is the ratio of the width of the passageway to the building height immediately adjacent to the passageway. This is defined as “sense of enclosure”. The smaller the ratio, the more “closed-in” or “urban” the feeling. The larger the ratio, the more “open” or “rural” the feeling. The Design Guidelines specify that *“the general building to building separation setback ratio should be 0.4 (four feet separation for every 10 feet in building height)”* (page B–12). This is as compared to a ratio in the IntraWest Village of 0.8 (40 foot passageway width and 50 foot building heights). The DRC felt the 0.4 ratio was inappropriate for the proposed Village passageways because it creates a more urban feel.

The following Design Standards were adopted by the Squaw Valley DRC:

- The building separation to building height ratio must be at least 8 feet separation for every 10 feet in building height (0.8) for passageways, and 6 feet separation for every 10 feet building height (0.6) for paths. A consistent 0.8, or even better 1.0, is preferred. The height of the building for this ratio is measured from the level of the pedestrian passageway, which may not be at ground level, to the top plate of the wall adjacent to the passageway.
- Where there are stepbacks, the separation is determined from the height of individual and opposing building stepback sections.
- If neither passageway nor path, then use “passageway” specification.
- If two opposing buildings are of different heights, the applicable height will be the average.
- An exception to the ratio would be made for two facing opaque walls (no windows or opening) of less than 60 feet and which is not along a passageway.

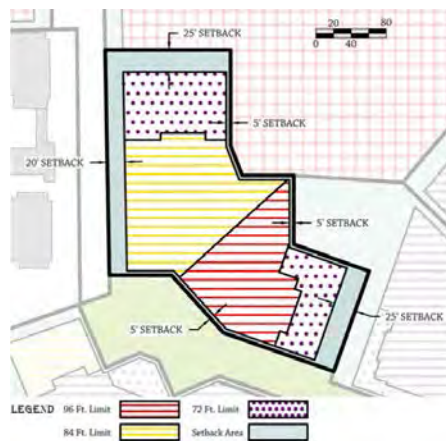
A graphic helps to explain this.



At the pedestrian plaza level, the building separation is 71 feet, thereby dictating that the height of the adjacent wall, measured from the pedestrian level to the top plate (the \oplus symbol in the above graphic), must be no more than 56.8 feet ($0.8 \times 71 = 56.8$). The opposing stepbacks are 118 feet apart, so the maximum height to that top plate must be no more than 94 feet.

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

3. Stepbacks – In the Design Guidelines each development lot polygon has defined height limits within its boundaries. Therefore, the height of a building is determined solely by where within the polygon it exists (see Lot 3 image below as an example).



It is possible therefore that a passageway or path might have a wall 80, 90, or even 108 feet high immediately adjacent to it. For example, consider the following:

In the Village Model at Base Camp (August 2015) the main passageway of VC-C Lot 33 has been modeled at 50 feet or more. This seems quite wide, but with buildings on either side perhaps as high as 94 feet (note the buildings are modelled without stepbacks) from the pedestrian level, the “sense of enclosure” ratio is still far less than the desired 0.8. And to achieve a ratio of 0.8, a very wide passageway is needed.



Therefore, the DRC felt that there should be a maximum height for a wall immediately adjacent to a passageway or path, regardless of overall building height. This maximum was modeled on the IntraWest Village as 50 feet. If the building were to rise above this height, a **stepback** would be required before the height increases above 50 feet.

The following Design Standards were adopted by the Squaw Valley DRC:

- Maximum height of a building wall immediately adjacent to a passageway, and measured from the passageway, shall be 50 feet – same as IntraWest Village.
- If a building’s maximum height is above 50 feet, a minimum 15 foot stepback shall be required at the 50 feet level before the building rises further in height. This stepback may incorporate balconies, roof structures (max 5:12 pitch), or similar architectural features.
- This stepback requirement applies only to portions of buildings adjacent to passageways. Building walls adjacent to parking structures/areas or building walls adjacent to paths need not have stepbacks.
- Variation of heights of adjacent buildings is desired.

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

4. Pedestrian Plaza – lot 33 is designated as an open space area, and the impression is that it is to be a main gathering area and would contain an ice rink, as is so designated in Figure 4.1 of the Specific Plan. However, this lot is extremely narrow, and often shadowed throughout the year, especially in winter – a prime tourist season (ref dEIR, App F Shadowing). The DRC felt that either the applicant should give up on Lot 33 being a gathering area, or preferably, size it more appropriately.

The following Design Standards were adopted by the Squaw Valley DRC:

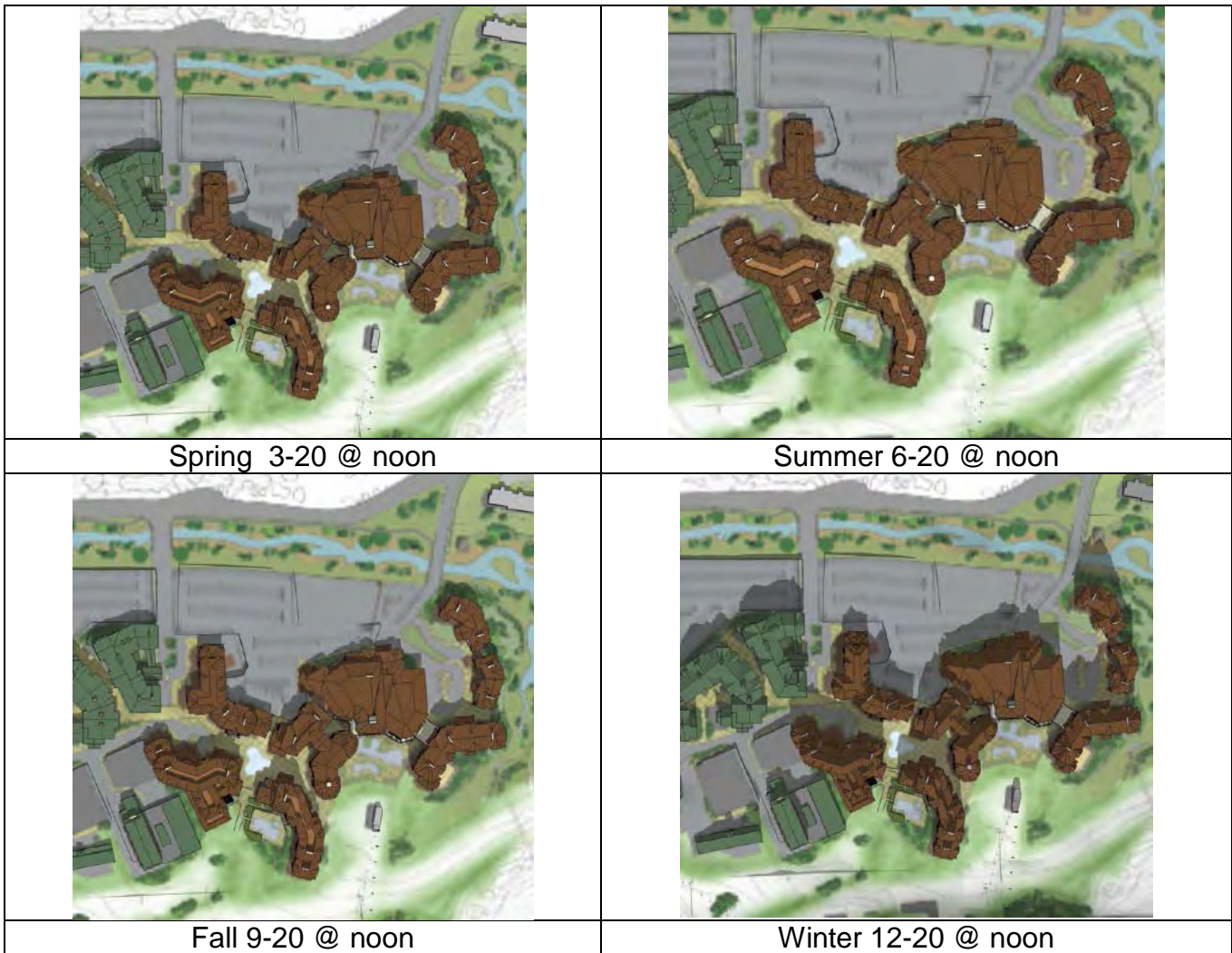
- The Village Core–Commercial shall be comprised of a network of pedestrian streets and landscaped corridors, which shall converge at the **main pedestrian plaza** and shall be populated with smaller gathering spaces, passive and active recreational nodes, and other points of interest
- This main public pedestrian plaza shall be prominently located, a minimum of .75 acres in size, have open access, and be included within any VC–C development. Referring to the Sept 2015 SVRE VC–C layout (Figure 2) this plaza would comprise the center section of Lot 33, the passageway between building 1A and 1B, and the hardscape area between buildings 1A and 1B (See figure below).



- It must be capable of supporting public events.

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

5. Shading – Since the orientation of the main buildings of the VC-C is East-West, the DRC was concerned that Lot 33 and other passageways and paths would be heavily shadowed much of the year. This fear was borne out by the dEIR, Appendix F Shading, referenced above. Note these images from Appendix F showing the shadowing on Lot 33 (with the ice rink) at noontime at four different times during the year (there are additional images in Appendix F of the dEIR):



Only during high summer months would there be no major shadows. At all other times, and particularly in winter, Lot 33 is heavily shadowed, meaning it would be cold and icy. The Design Guidelines include objectives (B-59, B-48) to state that

shadowing should be minimized, but fails to make this a Design Standard. The DRC feels that this should be corrected.

The following Design Standards were adopted by the Squaw Valley DRC:

- 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

SVRE Response: Agreed

6. View Corridors – as in the previous item, the Design Guidelines include objective (B.5.1.1) which states that “*Buildings within the Plan Area shall be oriented to maximize view sheds for guests within the Village..*”. But again, the Design Guidelines fail to make this a Design Standard, as evidenced by the example below. The left image is from the Specific Plan and the right image is from the 1:30 scale model at Base Camp. The corridor in question goes between buildings (looking south) 3 and 4, then across Lot 33, and then between buildings 1A and 1B. One must consider that at the Base Camp model, you are looking down a bit, so to get the full impact, one must imagine viewing this corridor at ground level. This KEY view corridor is extremely pinched, especially with Lot 33 being a principal gathering point. (The arrow points to the view direction).



(looking South across parking Lot 11)

The DRC felt that the objective described under Section B.5.1.1 should become a Design Standard.

The following Design Standards were adopted by the Squaw Valley DRC:

- Buildings shall be oriented so as to maximize views to the surrounding mountains – especially to the South and to the West.
- To the South: The key view corridor between buildings 1A and 1B must be a minimum of 70 feet wide at the pedestrian plaza level and a minimum of 100 feet wide at an elevation of 50 feet above the pedestrian plaza level.
- To the West: The key views to Tram Face for VC-C and VC-N must be minimally impacted by building heights (building 3 and buildings 13A,B,C)

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

7. Landscape Buffers and Islands –the DRC felt strongly that landscape buffers in critical places would soften the transition from parking area to Village, as well as soften the interior of the Village, as shown in the figure on Page B-5. Once again, the Design Guidelines include objectives to describe these points, but there is nothing in the Standards.

The following Design Standards were adopted by the Squaw Valley DRC:

- There shall be a minimum 15 foot 'foliage buffer' along parking lots (e.g. Lots 11 & 12) to provide a 'soft edge' transition between the parking structures and the Village, providing a welcoming entry to the village. This will be 100% of the length for Lot 11 and 50% of the length for Lot 12 (i.e. not required where parking area attaches to buildings and plaza areas)
- Within the village, passageways and plazas must be softened by landscaping and foliage islands, minimum 2-3 feet wide

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

II. MASS, SCALE & HEIGHTS – (EXTERIOR ASPECTS)

The next set of topics focused on what the impression would be seeing the Village from Squaw Valley Road or some other aspect point exterior to the Village. None of the issues addressed here would really be an issue from within the Village, as there is no way to view it all as a whole. Once again, the Design Guidelines include many fine objectives, but very few, if any, are carried over into enforceable Design Standards.

1. Building Shape – The objective was that the building, when designed, should not appear as monolithic blocks, but should be broken into smaller forms, both to give them architectural interest, and to minimize the feeling of bulk.

The Design Guidelines spelled out the objective pretty well:

B.5.1: Avoid large, obstructive building forms by breaking large volumes into smaller wings and additions, and;

B.5.1.3 Larger scale buildings (buildings over four stories) should utilize a variety of forms, arranged in a hierarchy with one form clearly dominant. The dominant form of a building should generally be located towards the center of the building. Subordinate masses should step down on the sides to anchor buildings to the land and the surrounding Village...create the sense that the building consists of a collection of building forms rather than one large unarticulated rectangular mass.

However, these were not carried into Design Standards, and the DRC felt that this should be done.

The following Design Standards were adopted by the Squaw Valley DRC:

- The buildings, if having more than four retail/residential floors above the ground level, must not appear as monolithic blocks – there must be variations in roofline with step downs and shorter sections (for example, at shoulders).
- There must also be variation in exterior treatment to give three-dimensional quality.
- 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

SVRE Response: Agreed

2. Building Height Arrangement – Again, the Design Guidelines included an objective that was to be encouraged: *B.5.2 Incorporate varied Building Heights to preserve key views of surrounding mountain peaks.* But the allowable heights of the buildings, especially in VC-C, would obstruct these views. In particular, the DRC objects to the appearance of the MAC dominating the entry scene and obstructing the mountain views. This is evident in the large image below taken from an applicant-prepared animation (the small image shows the view line). The building on

the left (Building 6) also was very dominant in the animation, but the applicant has indicated that its height has subsequently been lowered from 72 feet to 56 feet (See Figure 2).



The DRC felt that the view obstruction could be minimized by arranging the maximum allowable building heights in a stepped manner, as shown in this image from Mt. Tremblant with shorter buildings in front, away from the mountain, and taller buildings in the back, closer to the mountains.

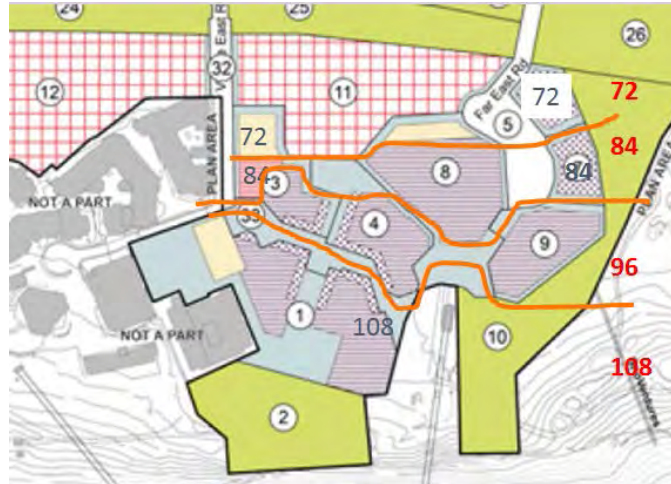


The DRC decided to require this arrangement.

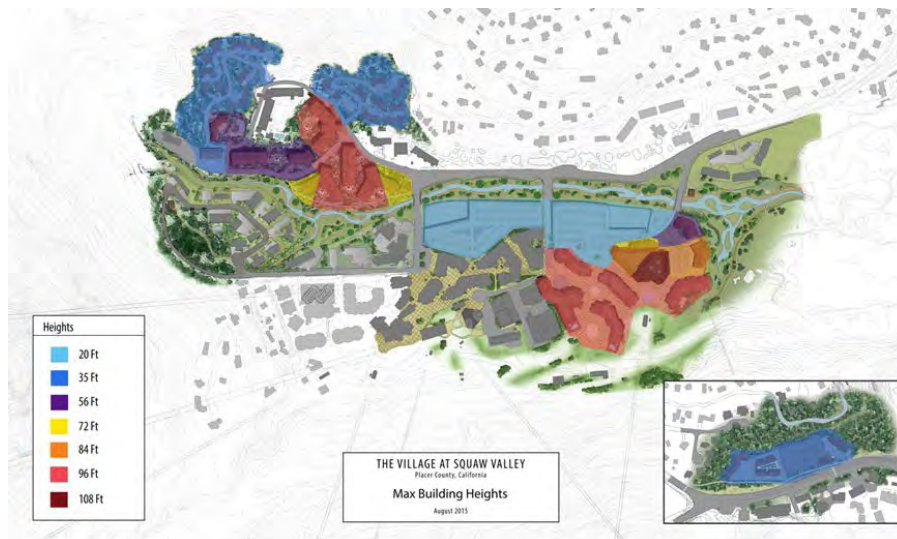
The following Design Standards were adopted by the Squaw valley DRC:

- Buildings shall be arranged in VC-C with generally shorter buildings to the North and taller ones to the South, with a one floor minimum difference in max height between “steps”.
- The “steps” in Height Arrangement Standard for VC-C shall be arranged starting from nominally 72 feet (or less) to the North and stepping to nominally 108 feet (or less) to the South, with a one floor difference in maximum height between “steps”.
- Step boundaries must be recognizable, but may be irregular

An example of how these step boundaries might appear for VC-C was created for illustrative purposes (this graphic was developed from a graphic included in the October 2014 Specific Plan).



SVRE Response: SVRE agreed to the concept and presented the exhibit below



The DRC does not accept this proposal, and remains at odds with the applicant on this recommendation. There is no height stepping from Buildings 3 and 4 to Building 1A and 1B, and the MAC remains a problem. While the northern most section of the MAC has been reduced in height, the southern 108-foot tall section still dominates the entry and street view, and its view line hits the Snow King mountain side at least 100 feet higher than other view lines. The DRC recommends that the MAC fit in with the step height arrangement by either being moved or lowered in height.

3. Relationship to Existing Village – In a previous version of the Specific Plan there was an objective that the height of buildings would be restricted within a certain

distance of an existing building. This objective was left out of later versions. Yet, the Squaw Valley Design Review Guidelines say that:

“Building design should complement and harmonize with neighboring buildings.”

“A building or project should be in scale with its immediate surroundings and with the area.” (page 21)

Height and scale are listed as two ways to achieve compatibility. The DRC decided that this notion was worth preserving.

The following Design Standard was adopted by the Squaw Valley DRC:

- Portions of new construction in VC-C within 100 feet of existing residential buildings (including IntraWest Village and Red Wolf Lodge) must not exceed the height of that existing building by more than 20 feet.

SVRE Response: Agreed

4. VC-N – Most all of the recommended Design Standards to this point were focused on the Village Core-Commercial area, so the DRC reflected upon which of the Standards would apply to the Village Core-Neighborhood (VC-N) area as well. The DRC felt that the recommended Design Standards need not apply as strictly to this area, though there was an exception for Lot 13.

The image below from the Base Camp model highlights the three buildings of Lot 13 – Building 13C to the East (left in image) and 13A to the West (right in image).

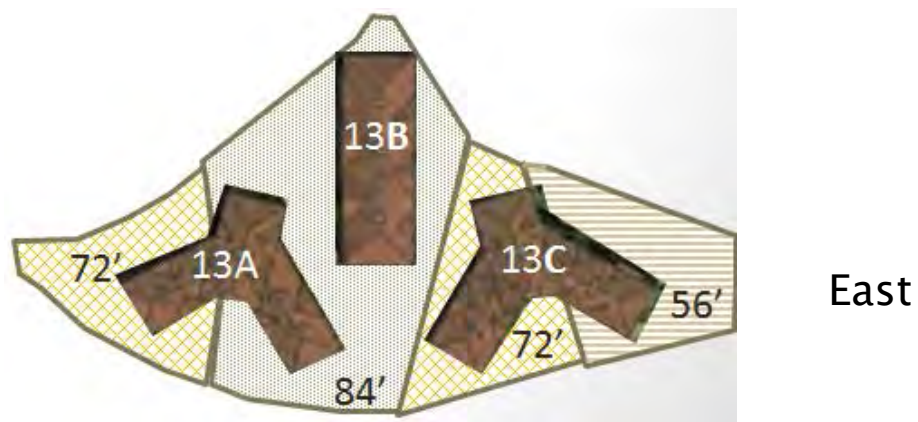
East



The DRC concern was the allowed height profile of Building 13C. From the Design Guidelines Lot 13 development standards (page B-26), the entire building could be as high as 96 feet. It was felt that such a tall building will appear overwhelming as one approaches the VC-N area along Squaw Valley Road, and its profile will block the view to the Tram Face to the west. This was confirmed by the applicant at the DRC presentation on August 17th, even though the easternmost section of building 13C had been lowered to 72 feet.

The following Design Standards were adopted by the Squaw Valley DRC:

- Buildings in VC-N must abide by the Building Shape Design Standard.
- The Height Arrangement Standard does not apply in VC-N except for Lot 13. The maximum allowable heights in Lot 13 will be determined by this Lot drawing (or a close approximation thereto)



- It would be preferred if portions of new buildings in VC-N within 100 feet of existing residential buildings must not exceed the height of that existing building by more than 20 feet. (This was an issue for a portion of the northern section of Building 15, which the applicant has agreed to reduce in height to 66 feet where it would be located within 100 feet of the adjacent Olympic Village Inn building).

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

5. Parking Structure Railings – The issue addressed under this topic was how much of the view to the mountains would be blocked by the parking structure (Lots 11 and 12) railings, which, according to the SP, had an open ended height. During the

discussions the County code was brought up as well as some requirements the County had added.

The following Design Standard was adopted by the Squaw Valley DRC:

- Elevated parking surfaces shall have perimeter rails no more than 6 feet tall, and with the lower 42 inches opaque (to car headlights).

SVRE Response: Agreed

III. EAST PARCEL

The East Parcel is home to employee housing, employee and overflow parking, a market, and a shipping, receiving and distribution facility. This parcel adjoins the property of several homes, and the neighbors are concerned about noise – especially from the “beep-beep” of trucks backing up at the shipping, receiving and distribution facility. The layout diagram below is from the April 2015 version of the Specific Plan. It was the basis for the review by the DRC.



At the August 17th DRC meeting the applicant presented an alternative layout, shown below, which the DRC anticipates will be included in a future revision of the Specific Plan.



1) Buffer Zones –

There was a discrepancy between the width of the buffer zones (lots 37 and 44) in the Lot diagrams and the specifications/intentions.

The following Design Standard was adopted by the Squaw Valley DRC:

- There shall be a minimum 100 feet wide, 100% vegetation, natural landscape buffer all zoned V-CP, between all buildings and neighboring resident lot lines. (These would be lots 37 & 44).

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

2) Building Heights

The Design Guidelines specified the heights of the buildings in the East Parcel to be no higher than 35 feet. The DRC felt that this is a critical dimension, and should be enshrined.

The following Design Standard was adopted by the Squaw Valley DRC:

- All buildings in East Parcel shall be no higher than 35 feet from average grade (Reference Section B.2.2 of the Design Guidelines)

SVRE Response: Agreed

3) Bike Path

In the April 2015 edition of the Specific Plan a bike path meanders through the buffer zone between East Parcel and the neighboring homes.

The following Design Standard was adopted by the Squaw Valley DRC:

- The Class 1 Bike Path traversing the East Parcel shall not go through the buffer zone (Lots 34 and 44).
- The natural hiking trail that exists today will remain

SVRE Response: Agreed (clarifications and/or differences have been incorporated)

4) Layout

At the DRC meetings there was considerable public comment about the potential noise issue (“beep, beep”) emanating from trucks having to back up in the process of aligning with the shipping and receiving loading docks.

The following Design Standard was adopted

- The East Parcel buildings must be laid out in such a fashion so as to absolutely minimize, if not totally eliminate, the need for delivery trucks to back up.

SVRE Response: Agreed.

5) Perimeter Privacy Wall

- There shall be a minimum 8 foot high, opaque, curvilinear privacy wall extending from the eastern corner of the shipping and receiving building to the eastern most employee housing building.

SVRE Response: Agreed.

IV. ARCHITECTURAL

The goal for recommendations in this area was to introduce what were called “universal truths” without tying the hands of future designers and planners. These “universal truths” were derived by seeing what elements were common among Design Guidelines from other ski areas. The list actually was quite long, but given that the Specific Plan requests approval of programmatic entitlements, and that the DRC would be reviewing each individual building at a later design stage, it was strongly felt to keep this list as short as possible.

1. Architecture

Two areas needed clarification. First, Section 3.70 of the Squaw Valley General Plan Land Use Ordinance (SVGPLUO) specifies “*Building design should complement and harmonize with neighboring buildings. Design compatibility can be achieved through similarity of form, height, roof shapes, scale, materials, color, or pattern of openings*”. With “height” and “scale” addressed earlier, the DRC focused on the architectural sense – the buildings should “fit in” with its neighborhood – the IntraWest Village – but allow for the fact that it has been much more than a decade since IntraWest was built, and encourage diversity.

Second, is that there are many good, solid architectural ideas expressed throughout Section B.5 of the Design Guidelines. The DRC felt that the key ones should be incorporated as Design Standards, thereby making them requirements of any future Design.

The following Design Standards were adopted by the Squaw Valley DRC:

- Architectural diversity is to be encouraged; however, all buildings shall complement their neighbors and the 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 planes, recessed openings, adding balconies, and/or changes in color and material.
- Roofs shall be designed to hold, not shed, snow. Exceptions will be made for towers, dormers, architectural appurtenances on roofs, solar panels, and skylights, specifically the proposed pyramidal skylights on the MAC which are designed to shed snow.
- The buildings must have clearly defined base, middle, and top in proportion to the scale of the building, not be of 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 reduce wind exposure (Refer to Design Guidelines Section B.5)

SVRE Response: Agreed. (Clarifications and/or differences have been incorporated)

2. Walls & Finishes

The focus here was to require that wall treatment must vary along the length of a building – there should not be monotony. And that the wall and finish treatment be of high quality, especially considering the desired selling price points.

The following Design Standards were adopted by the Squaw Valley DRC:

- 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 (Refer to Design Guidelines Section B.5.4).
- Changes in material must be associated with a change in building plane or floor plates. 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.

SVRE Response: Agreed. (Clarifications and/or differences have been incorporated)

V. MODIFICATIONS TO DESIGN GUIDELINES

The DRC recommends changes to the Specific Plan with regard to the role the DRC will play in reviewing project/architectural plans as they are submitted for approval, and requests for changes to the Development Standards and Design Guidelines.

Sections 17.60.070 “Design/site review committee” and 17.52.070 “Design Review” subsection D.2 & D.3 of the Placer County Code established the Design Review Committee function and provided its broad charter. In the spring of 2014, the County established that the Squaw Valley DRC should hold public hearings, review, and make recommendations on Appendix B, Development Standards and Design Guidelines, for the proposed Village at Squaw Valley Specific Plan. These have now been held.

And what about the next phase? The DRC believes this provision, plus the 1983 Squaw Valley General Plan and Land Use Ordinance, provides that all Design Review applications must come before the Squaw Valley DRC for review and approval or

modification. As with these Design Standard recommendations, such rulings would be forwarded to the Planning Services Division.

This is not clear, however, from reading Section 8.3.8 (Page 8–13) of the Specific Plan. This section is entitled “Design/Site Review”, and says *“All development within the Plan Area will be subject to Design/ Site Review in accordance with the procedures outlined in Section 17.52.070 of the Placer County Zoning Ordinance. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each district and the Plan Area”*.

There is no mention of submitting these development plans to the Squaw Valley DRC in accordance with 17.52.070 of the Placer County Zoning Ordinance, though it might have been implied.

In addition there are several places in the dEIR which leave out the role the DRC would play. For example, Mitigation Measure 8–2b of the dEIR, entitled “Comply with plan area development standards and obtain Design Review approval”, says

“Prior to submittal of Improvement Plans or Building Permits, the project applicant shall obtain Design Review approval from the Placer County Design/Site Review Committee (D/SRC). All project phases must be compatible with the Plan Area Development Standards prescribed in Appendix B of the VSVSP. Review and approval by the County shall apply to such project components as: colors, materials, and textures of all structures; landscaping; signs; exterior lighting; and entry features.”

Again, there is no mention of first submitting the applications to the Squaw Valley DRC.

To avoid future issues, the DRC recommends that Section 8.3.8 of the Specific Plan be rewritten to specify that Design Review applications must come before the Squaw Valley DRC for review and approval or modification.

The situation becomes unclear again when considering changes to the Appendix B Development Standards and Design Guidelines. Section B.2.3 of the Specific Plan is entitled “Modifications”. It specifies the following:

The Development Standards and Design Guidelines may be modified as necessary pursuant to Government Code Section 65853 et seq. and Section 17.60.090 of the Placer County Zoning Ordinance.

- *The revision to the Development Standards and Design Guidelines does not materially change a physical characteristic of the anticipated development□□*
- *The objectives and intent of the Specific Plan are better served through the revision to the Development Standards and Design Guidelines.*
- *The revision to the Development Standards and Design Guidelines does not materially change the general land use pattern of the Plan Area.*
- *The revision to the Development Standards and Design Guidelines is consistent with the Specific Plan.*
- *No increase in the overall density will result through the revision to the Development Standards and Design Guidelines.*

If all these conditions are met, the Placer County Planning Department Director may approve changes to the Development Standards.

Section 17.60.090 of the Placer County Code is entitled “Chapter or plan amendments and rezonings”. SubSection G states, “*Amendments to the Placer County general plan, any adopted community plan or an approved specific plan shall be processed in the same manner as amendments to this chapter (Sections 17.60.060(A) through (D)), except that plan amendments, if approved by the board of supervisors, shall be adopted by resolution rather than by ordinance.*”

Note that there is nothing in the entire Section 17.60.090 that relates to changes to Development Standards and Design Guidelines (which are not strictly part of the Specific Plan). The five bulleted items above (from Section B.2.3 of the Specific Plan) are nowhere to be found. It would seem that Section 17.60.090 is focused more on zoning issues and land use than Design Guidelines.

Given that it was the mandate of the Squaw Valley Design Review Committee to review and make recommendations on the original Appendix B Development Standards and Design Guidelines, it should follow that the same body has the

mandate to review and make recommendations to any changes to the finally adopted Development Standards and Design Guidelines. It is agreed that, in the end, the Planning Department or Planning Director will make the final decisions. This however, should not short circuit the process set up in Section 17.52.070.

Therefore, it is the recommendation of the DRC that Section B.2.3 of the Specific Plan “Modifications” be amended to indicate that changes to the adopted Development Standards and Design Guidelines should first be reviewed by the SV DRC for the purposes of public hearings and to make recommendations to the Planning Services Division or Planning Director.

And there is confusion about signage. The Design Guidelines in section B.7.1 state, *“All signage, permanent or temporary, must be reviewed and approved by the Village Design Board prior to submittal to local governing agencies for review and permitting. Where the intent of these guidelines is found to be unclear, the Village Design Board shall interpret and make a decision for clarification subject to the local agency review and approval.”* So while there is no objection to the Village policing its signs, the SVGPLUO and Squaw Valley Design Guidelines clearly state the signage plans should be brought to the SV DRC for review and the DRC will make recommendations to the County. Section B.7.1 should be modified to reflect this.