

Tahoe Donner Downhill Ski Resort DHS Lodge Task Force Subcommittee

Downhill Ski Lodge Building Program

Report from Ward-Young

August 5, 2020

WARD ARCHITECTURE & PLANNING
YOUNG

Basis for PROGRAM SQUARE FOOTAGE

CURRENT VISITOR/GUEST NEEDS, including

- MARKET CHARACTERISTICS & DEMOGRAPHICS
- EXPECTED LEVEL OF GUEST SERVICE BY OWNERS/MEMBERS
- SPACE REQUIREMENTS FOR EFFICIENCY OF OPERATIONS/FUNCTIONS
- BUILDING CODE AND ACCESSIBILITY REQUIREMENTS

Programming Assumptions

BASED ON “EXISTING” DEMAND ON FACILITIES

- DESIGN DAY/COMFORTABLE CARRYING CAPACITY - 1,000 SKIERS
 - 75% of average of Top Ten Days (5 of last 8 years; low/no snowfall years not incl.)
 - Board direction

NOTE: STAFF ESTIMATES (“CONSERVATIVE”) NUMBER OF VISITORS/GUESTS IS 35% MORE THAN SKIER VISITS.

Definitions

- Average Peak Day – Average of Top Ten Days during a season.
- Design Day / CCC – 25% less than Average Peak Day



Current Downhill Ski Lodge- 15,838sf

Existing Facilities Analysis

SQUARE FOOTAGE ALLOCATION

<u>Guest Services Function</u>	<u>Ecosign 2018</u>	<u>WYA 2020</u>
Staging Facilities	3,754	4,556
Commercial Facilities	4,420	5,224
Operational Facilities	2,449	3,778
Ancillary	<u>5,215</u> (incl Storage)	<u>2,280</u>
Total	15,838 sf	15,838 sf

- Not sufficient square footage for compliance with building code and accessibility requirements.
- “Ecosign 2018” refer to “Technical Assessment and Resort Concept” study prepared for TDA by Ecosign in 2018.
- The accompanying LODGE PROGRAM SQUARE FOOTAGE BREAKDOWN spreadsheet provides Guest Services Function categories, per Ecosign 2018.

DHS Lodge Program Square Footage

<u>Guest Services Function</u>	<u>Programmed Needs</u>	<u>Reduced Program</u>	<u>Service Reduction</u>
Staging Facilities	9,371	8,173	7,430
Commercial Facilities	10,500	8,870	8,030
Operational Facilities	7,470	6,680	5,550
Ancillary	<u>6,835</u>	<u>5,593</u>	<u>5,253</u>
Total	34,176 sf	29,716 sf	26,263 sf



PROGRAMMED SQUARE FOOTAGE
34,174 SF

1000 CCC



REDUCED PROGRAM SQUARE FOOTAGE

29,716 SF

880 CCC

- Reduces queuing space in all areas
- Reduction across the board, seating, service space, employee area and storage
- Service level compromises for Design Day of 1000



TDA STAFF PROGRAM SQUARE FOOTAGE REDUCTIONS

26,263 SF

770 CCC

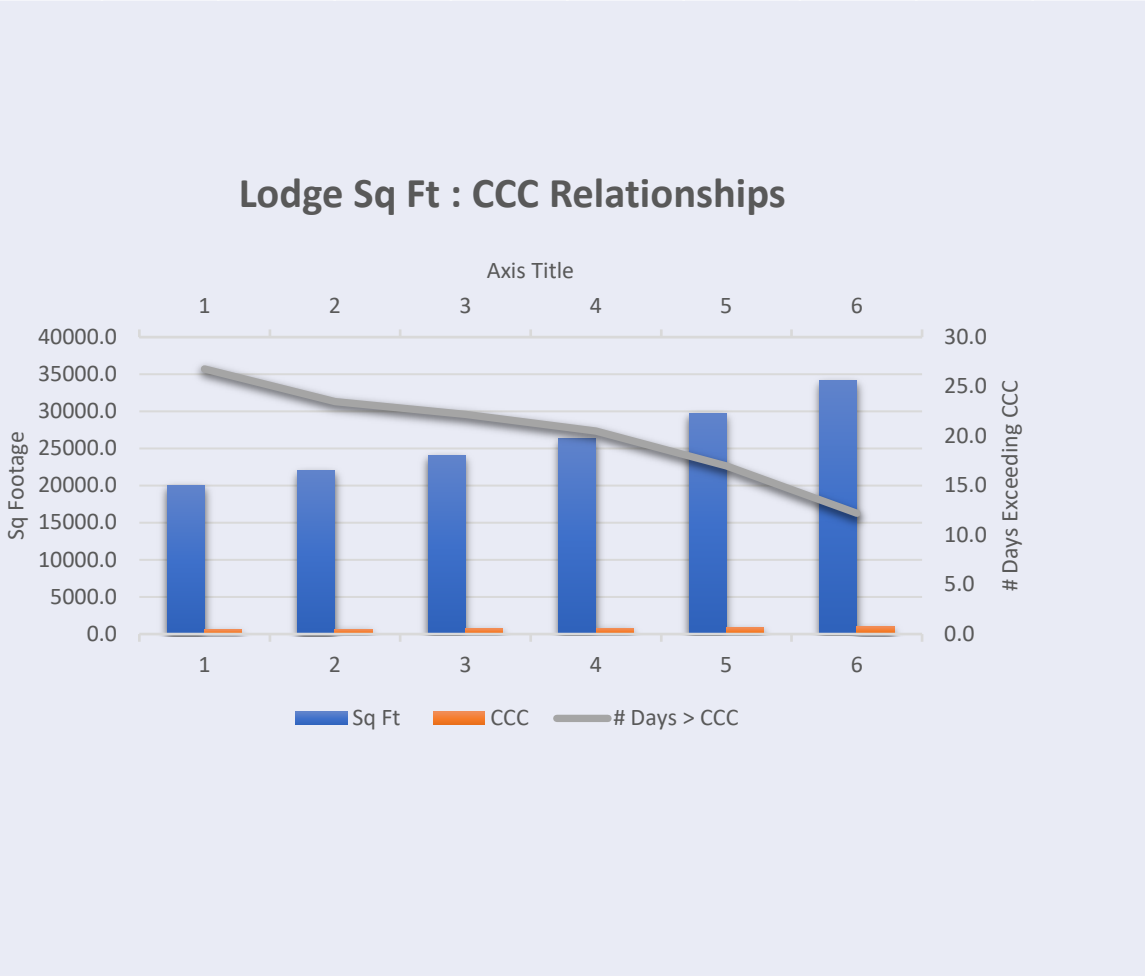
- Reduces queuing space in all areas
- Reduction across the board, seating, service space, employee area and storage
- Significant service level compromises for Design Day of 1000

LODGE PROGRAM SQUARE FOOTAGE BREAKDOWN (Spreadsheet D) - COMPRESSED
Preliminary 8/4/2020 - for internal review only - CONFIDENTIAL

Downhill Ski Lodge - Program SF	Existing Lodge SF	Lodge Program SF (WYA)	Reduced Lodge Program SF (WYA)	Service Reduction Lodge Program (TDA Staff)	(E) Facilities Notes
TOTAL BUILDING AREA	15,838	34,176	29,716	26,263	15,838 sf (sf source: Ecosign 2018); 660 sf Operational Facility - "Bottom Shop" not included.
CCC - Comfortable Carrying Capacity/Design Day estimate		1000	880	770	
STAGING FACILITIES					
Ticket Sales – "Guest Services"	516	1,240	1,000	1,000	304 sf (sf source: Ecosign 2018), adj. for actual space allocation.
Guest Services/Ski School/Adaptive	0	0	0	0	430 sf total of 260 sf at Lodge + 170 sf at Yurt (sf source: Ecosign 2018); 260 sf applied to Guest Services Queuing Space below, 170 sf applied to Children's Ski School below, 88 sf former Ski School Desk now used for retail storage, incl in "Retail Storage" below.
Public Lockers – "Guest Locker Area & Basket Check"	340	1,075	850	850	(sf source: Ecosign 2018 - 200 sf, plus 140 sf Basket Check referenced as "Storage" on FH plan)
Equipment Rental & Repair – "Rental Shop"	2,640	4,476	4,123	3,580	2065 sf (sf source: Ecosign 2018), plus 254 sf Storage at Rental Shop, 250 sf for Children's Ski School equipment in adjacent space, 160 sf Rental Shop Mgr and Equipment Storage/Technical Workstation. (sf breakdown derived from plan)
Children's Ski School	1,060	2,580	2,200	2,000	(sf source - Ecosign 2018, with adj derived from plan)
STAGING SUBTOTAL	4,556	9,371	8,173	7,430	3,754 sf + 350 sf Yurt F & B seating + 20 sf (sf source: Ecosign 2018)
COMMERCIAL FACILITIES					
Cafeteria seating area – "Food & Beverage Seating"	2,150	4,750	4,450	3,750	2530 sf - 350 sf at Yurt, incl abv in Children's Ski School, with adj per plan (sf source: Ecosign 2018)
Cafeteria Service – "Kitchen & Scramble, Bar"	1,504	2,350	1,970	2,000	800 sf (sf source: Ecosign 2018), plus areas incorrectly identified as "Storage" and "Admin" (sf source: FH plan)
Bar / Lounge	415	1,600	1,000	980	0 sf (sf source: Ecosign 2018), as Bar area included in "Kitchen & Scramble, Bar" abv., and Bar seating incl in "Food & Beverage Seating" abv.
Restrooms	995	1,600	1,450	1,300	930 sf (sf source: Ecosign 2018), plus 65 sf Upper Floor Women's Restroom space indicated as "Kitchen".
Accessory Retail	160	200	0	0	160 sf located in Ticket Sales/Guest Services (sf source: Ecosign 2018); does not incl additional 120 sf retail area at Rental Shop check-out.
COMMERCIAL SUBTOTAL	5,224	10,500	8,870	8,030	4,420 sf (sf source: Ecosign 2018), with adj per plan and notes abv.
OPERATIONAL FACILITIES					
Administration	724	1,175	915	900	917 sf (sf source: Ecosign 2018), with adj. per actual function of space.
Employee Facilities	1,046	3,150	2,950	2,500	(sf source: Ecosign 2018)
First Aid & Mountain Patrol – "First Aid Room"	486	620	590	500	(sf source: Ecosign 2018)
Storage	1,522	2,525	2,225	1,650	2,915 sf identified as ancillary space moved to Operational Facilities, with adj. for incorrectly identified space attributed to other uses.
OPERATIONAL SUBTOTAL	3,778	7,470	6,680	5,550	
TOTAL FUNCTIONAL SPACE	13,558	27,341	23,723	21,010	
ANCILLIARY SPACE (25 % of Functional Space)					Circulation, Mechanical/Electrical, Walls/Waste
ANCILLARY SUBTOTAL	2,280	6,835	5,993	5,253	5,215 sf, less 2,915 sf "Storage" area moved to Operational Facilities, abv. (sf source: Ecosign 2018)

CCC; Sq Ft; # days > CCC				
Exceeding CCC				
	Sq Ft	CCC	# Days > CCC	
	20000.0	600	26.8	CCC calculate by Jim using Larry's ratio
	22000.0	660	23.5	CCC calculate by Jim using Larry's ratio
	24000.0	720	22.2	CCC calculate by Jim using Larry's ratio
	26300.0	770	20.5	
	29700.0	880	17.0	
	34200.0	1000	12.2	

note: "# days > CCC" avge years 19-20; 18-19;16-17; 15-16



What's Next

- Gather Task Force input and provide to WY
- WY complete scope of work
- Prepare for board update
- Re-engage community outreach plan with Lindsey