BULL STOCKWELL ALLEN CONCEPTUAL PLANNING

TAHOE DONNER DOWNHILL SKI LODGE

APRIL 26TH 2021

"GET SMART" : KEY TAKE-AWAYS



- Food & Beverage: Scramble style cafeteria to serve as the main workhorse of the F&B Operations with seamless access to BOH. Scramble will also serve as a **flexible space** through the use subtle screening mechanisms/folding partitions for future events or change in conditions.
- Multi-Generational & Multi-Seasonal Use: Larger demographic of young skiers & accompanying non-skiers requires a design that provides all patrons a **welcoming and unique experience** by implementing greater direct lines of sight to the desired views in the SE, SW, and NE that will engage the visitors with the site as well as their little ones in school.
- Visitor Experience: By minimizing stairs, integrating services, and providing these greater lines of sight inside and outside the building, we can provide a design that welcomes first time users and allows them to easily maneuver through the building and services. And we want to design a space that engages the visitors on a more experiential level through a seamless ski-in ski-out experience
- Membership Experience: We are keeping in mind that we want members to feel an even more special welcome by providing extra services such as private lockers and fitting areas.

Ticket/Pass Offices to be distributed as both kiosks and customer assistance help-desks integrated in gathering areas that can function as multi-use to streamline employee efficiency and to improve on circulation and user experience.

• Memory-Oriented Retail: Need to define location and experience throughout village center.

• Loading Bay: Opportunity to provide "underground" loading and connectivity under second floor

3-Story Building: By providing a 3-story building with 1 floor below arrival grade, we then meet 2' above slope grade and it achieves the look of a 2-story building while creating further opportunity for views from inside and out.

Maximize views to the NE, SE, and SW from the bar, cafeteria, ski school, and outdoor dining at the snowfront through relocation of turnaround, arrival experience, and the addition of the third floor.

• Signature Architecture: Provide a refined "Transitional" Feel style architecture that reflects Tahoe and adds to the community.



SITE VISIT : FIRST IMPRESSIONS











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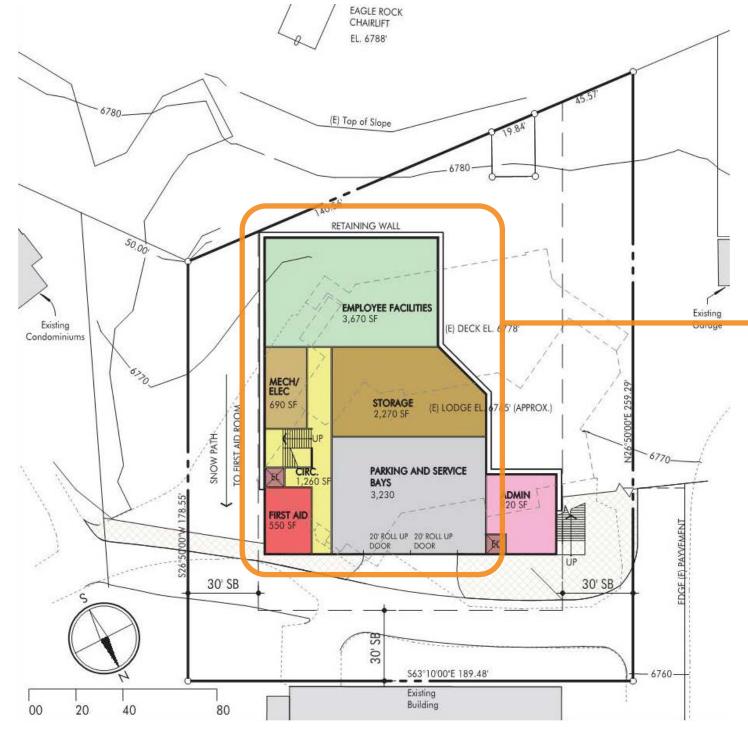
PROGRAM ANALYSIS

Tahoe Donner Mountain Lodge: Progra	amming Analysis										
oull stockwell allen											
PROGRAM	EXISTING (SF)	REC. AREA (SF)	In PLAN AREA (SF)	COMMENTS	BSA MULTIPLIER AND NOTES						
ntegrated Guest Services	476	1750	1662	5-6 POS/BOOT-UP/4 RENTAL REGISTARTION COMPUTERS/ ATMS	1.5 - 2.0 sf per guest	Admin Guest Services Office	incl. in guest services	80		above in guest service:	
ost & Found	159	80	60			Reservations Center	185	150	0	need to ad	Assumes two reservations
uest Service Office	130	80	130			4 Offices/4 Cubicles	194	720	341		90 sf each office / 36 sf ea
cash-Out	0	80	76			Meeting Room	0	250	174		
estibule	N/A	100	155			Kitchenette	0	100	100		
etail	160	300	100			Workroom	0	120	120		
offee Café	0	0	0		BSA Recommended Program	IT Room	56	65	65		
etail Dressing Room	40	50	50		Box necommended Program	Restrooms	0	150	0	2 Unises	
etail Storage	188	100	100			Collateral Storage/Other	0	80	82	2 011367	
ay Lockers	340	400	310	220 actual /250 lockers, 5 stack	4.5' x 18" + 20%	Sub-Total	0	1465	882	-	
ub-Total ummer and Winter Rentals	340	2940	2643		4.5 x 10 + 20%	Employee Area Ski Instructor Lockers	228	640	640	40 ful	
quipment and Staging	2950	4440	3767	40% of guests	typ. 3.7 sf per guest at 25% use	Training Room	484	400	464	40 101	
emo Center	0	0	0	40% 01 guests	Not Applicable	Uniform Storage	195	300	300		
etail/Skiosk	0	0	0		In Guest Services	Lockers	100	480	264	20	
	160	80	75		in duest services	Kitchenette	250	180	180		
ental Manager's Office			593			Mountain Opps Storage	230		80		
une Up	230	400			Double Sliding Doors (6'-0" clear	Restrooms	84	80	113		
estibule ub-Total	N/A	140 5060	144 4579		opening)	Employee Check-in	04	300 50	50	2 M/W multiple sta	
hildren's Programs / Flexible Space					Assumes 250 kids	Sub-Total BOH/Loading		2430	1034		
ervery	0	200	358								
ining	N/A -350 sf in yurt	1,125	1241	85 kids (3 turns)	kids at 12 sf person + staff	Receiving		600	713		
ffice	0	90	90		1011 101	Receiving Storage	424	100	100		
ubbies	0	130	130	250, 5 stack	18"x18"	Receiving Office		80	0	need to ad	
estrooms	0	150	164	2 unisex	Below BSA's recommendations	Trash and Recycling		200	77		
estibule ub-Total	N/A	100 1,795	100 2083			Event Storage and Equipment	375	500	235		
od & Beverage						Custodial Sub-Total	110	65 1545	0 1125	need to ad	1
ning	2150	5025	3622		3 turns / 335 Seats @15 sf seat	Ski Patrol					
ramble/ Catering Staging	600	2500	1068	Includes kitchen and related back of		Dispatch _	0	80	0	need to ad	
tchen and Servery	862	2435	2038	house		Restrooms	0	65	77	1 Unse	
nef's Office	42	90	70	If an entropy of the set	seating space 2'x2'/ bar space 3'	Frist Aid Area	486	450	366	2 beds	
ır	406	800	250	15 seats actual /30 people seating rec.	counter+5' work space+2' back bar	Medical Supply	incl. in first aid	50	0	need to ad	
r Storage	9	80	78	In Scramble/Kitchen		Lockers	incl. in first aid	150	0	15 locker/ need to adds	
estibule Ib-Total	N/A	100 11,030	100 7226			Storage Sub-Total	0	200 995	0 443	need to ad	1
estrooms				16 women's / 10 men's (excluding kid's	Assumes 250 kids	Total Usable Space	12968	29,385	21901		
arious Locations	995	2000	1814	programming and staff) Two Family Style w/urinal and changing	(26 fixtures + 14 lav)+(35 sf)+35%	Efficiency Factor: 20%	12000	5877	4884		
amily Restrooms		0	0	station	BSA Recommended Program	Total Recommended Area:	15838	35,262	26785		
ustodial ub-Total		125 2,125	72 1886	Two locations							





OPPORTUNITIES : DIAGRAM A



Opportunity to take advantage basement level layout by

- Pushing Loading, Mechanical, and other non-
- Locating **Employee Facilities** and more desirable spaces toward the North Facade

WARD YOUNG / DIAGRAM A : FLOOR 1

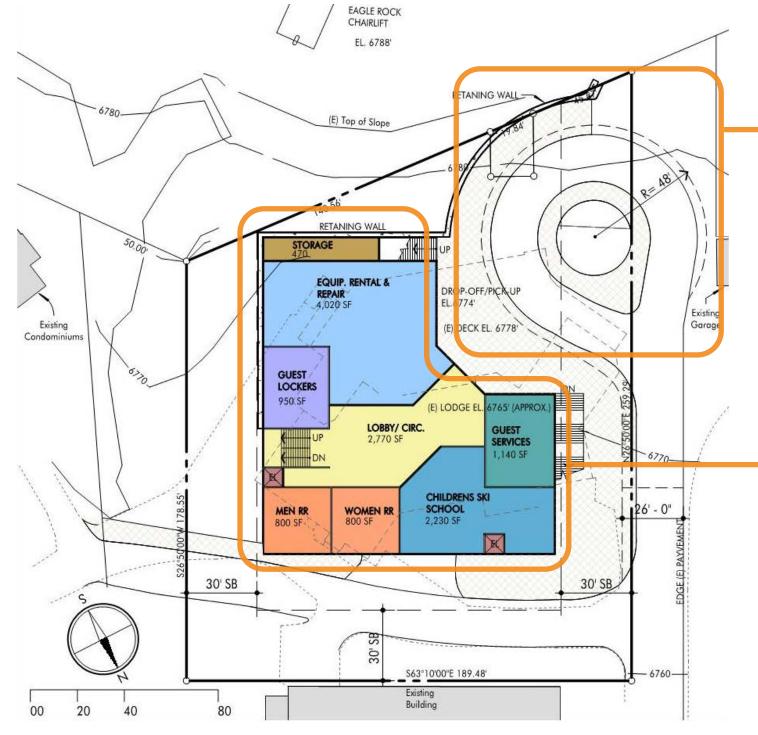
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prime real estate towards the south where the space serves as a hidden loading space while..

allows for Natural Light and Ventilation.



OPPORTUNITIES : DIAGRAM A



WARD YOUNG / DIAGRAM A : FLOOR 2

Opportunity to take advantage of drop-off

- areas while opening new views to the **ski-Front** as well as allowing for a more welcoming and centralized entry drop off.
- between the existing connecting roads
- allows for direct access to ski slopesition

Opportunity to improve Visitor & Member Experience by

- and Restrooms
- experience
- Improving such circulation conflicts between rental and dining areas

• By relocating the drop off and allowing more space to the beachfront and activated

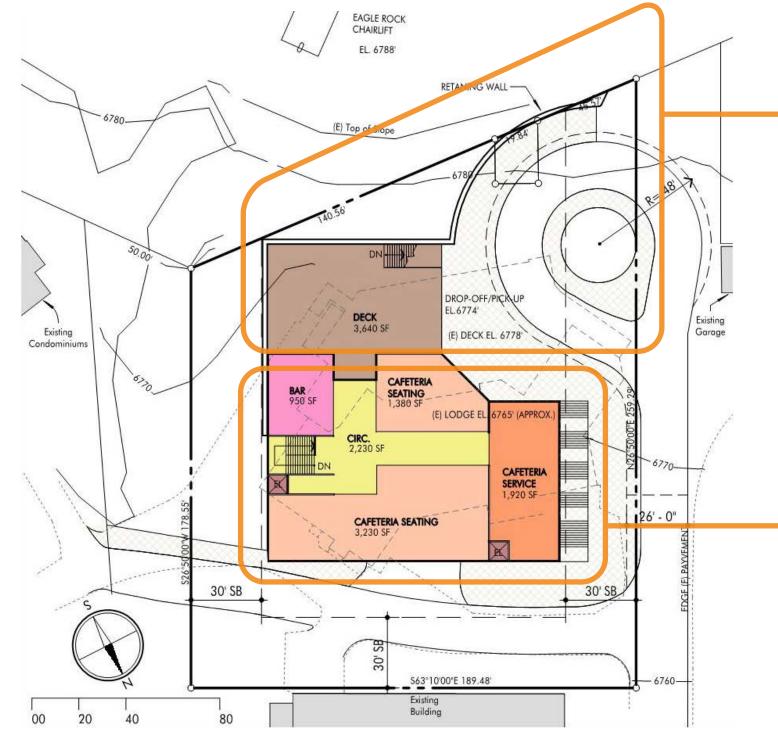
• Redesigning the dropoff for a cleaner transition • Mitigating the use of a retaining wall that also

• Integrating 1-Stop Ticketing, Retail, Coffee Bar,

• Relocating **Childrens Ski School** closer to ski slope for a more seamless ski-in ski-out



OPPORTUNITIES : DIAGRAM A



WARD YOUNG / DIAGRAM A : FLOOR 3

By elongating the Beachfront Facade, we maximize views and maximize indoor/ outdoor opportunities

- area away from **activated space**.
- Providing a 3-story building also allows for the site.
- Elevating the third floor 2' above the ski slope connects the building to the site land

Opportunity to improve circulation and program efficiency by

- Vertically integrating spaces with double height ceilings and more experiential interior stairways
- cafeteria seating and cafeteria

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• No exterior stairs at beachfront that would take further opportunities to capture views across

• Providing a seamless circulation path between



OPPORTUNITIES : DIAGRAM B



WARD YOUNG / DIAGRAM B : FLOOR 1

Opportunity to take advantage of existing grade to improve circulation & experience

- Relocating Rental & Repair & Guest right back up
- Locating **Employee Facilities** and more desirable spaces toward the North Facade
- Provide a more intentional and **clear route For circulation** between spaces for a smoother ski-in ski-out experience

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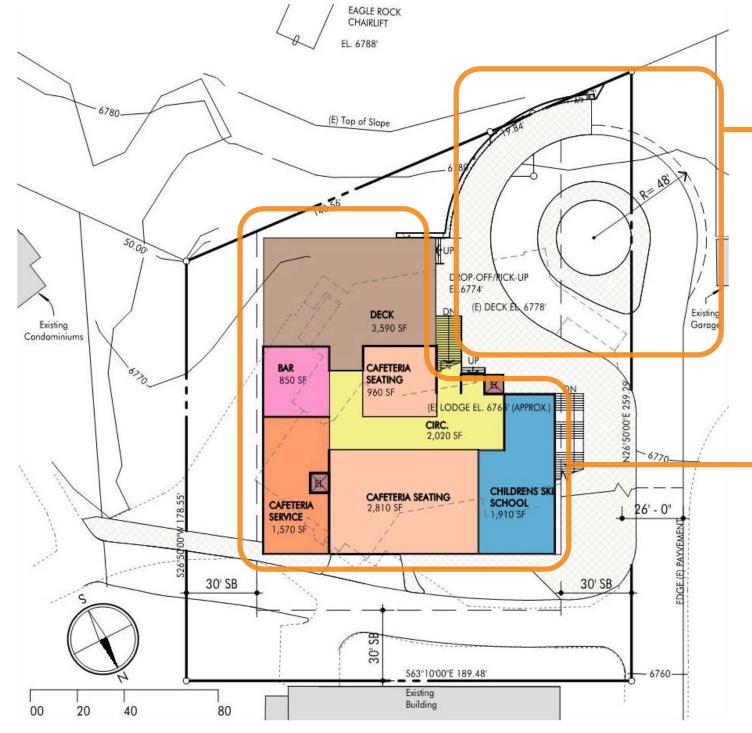
Services to an upper level as a means to avoid leading a vistor downstairs to the come

• Pushing Loading, Mechanical, and other nonprime real estate towards the south where the space serves as a hidden loading space while..

allows for Natural Light and Ventilation.



OPPORTUNITIES : DIAGRAM B



WARD YOUNG / DIAGRAM A : FLOOR 2

Opportunity to take advantage of drop-off location & grade changes

- Raising the building to a 3-story to replace beachfront to the ski slopes.
- Redesigning the dropoff for a cleaner transition between the **existing connecting roads**
- Ski Slope Acess

Opportunity to maximize views and maximize indoor/outdoor opportunities

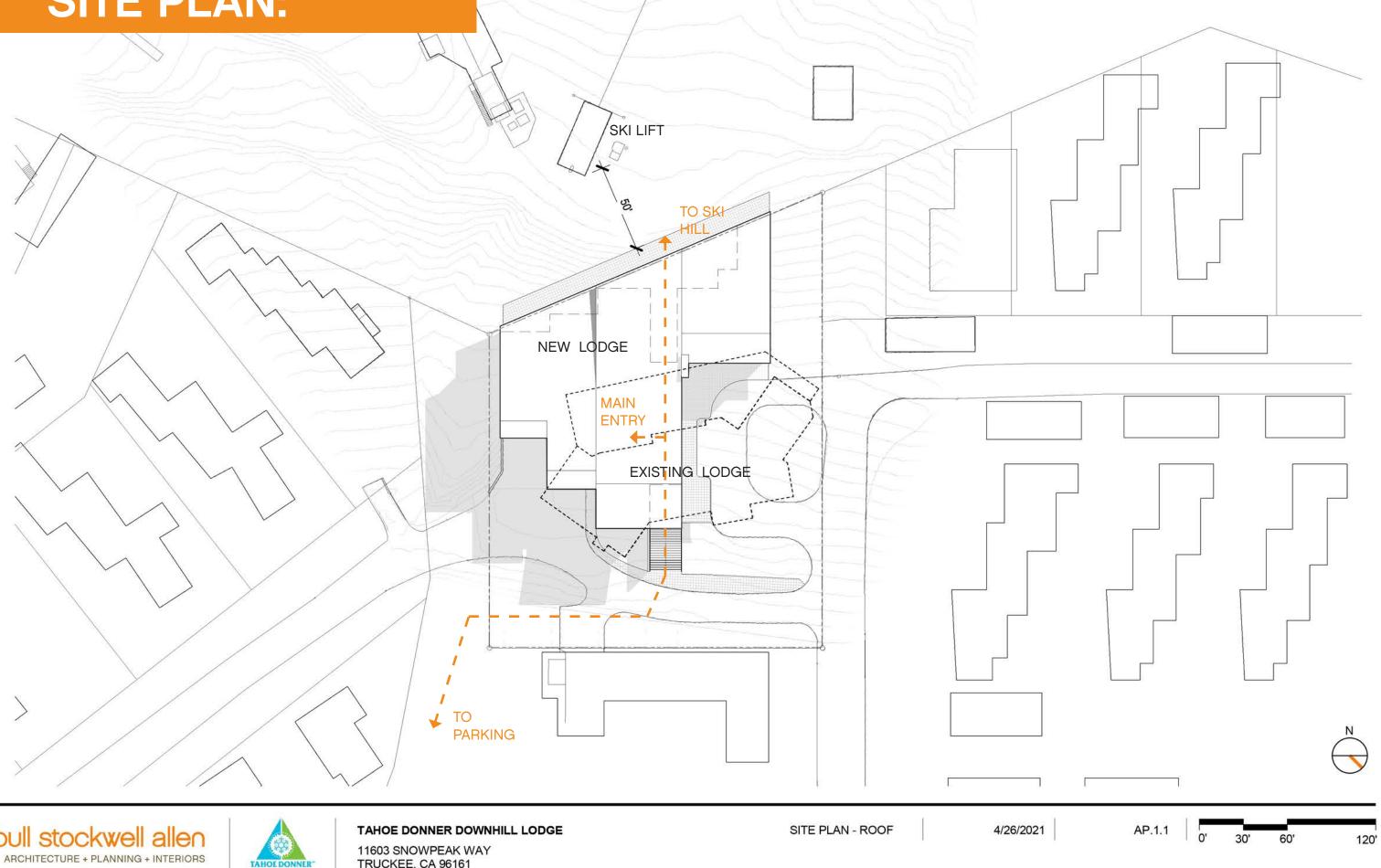
- connects the building to the site
- Providing a 3-story building also allows for the site.

the need for retaining walls while opening the

• Elevating the third floor 2' above the ski slope further opportunities to capture views across



SITE PLAN:

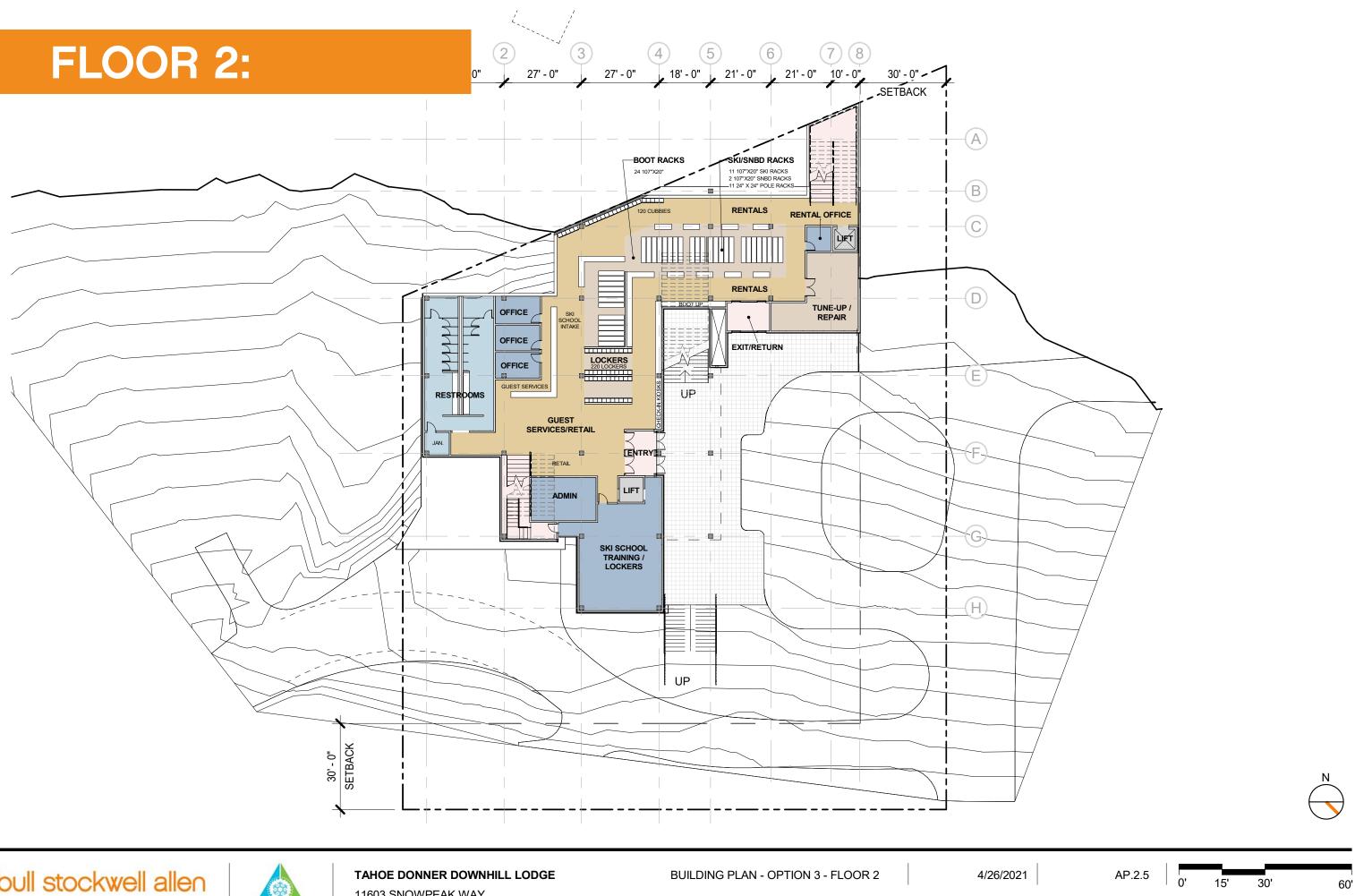






11603 SNOWPEAK WAY TRUCKEE, CA 96161

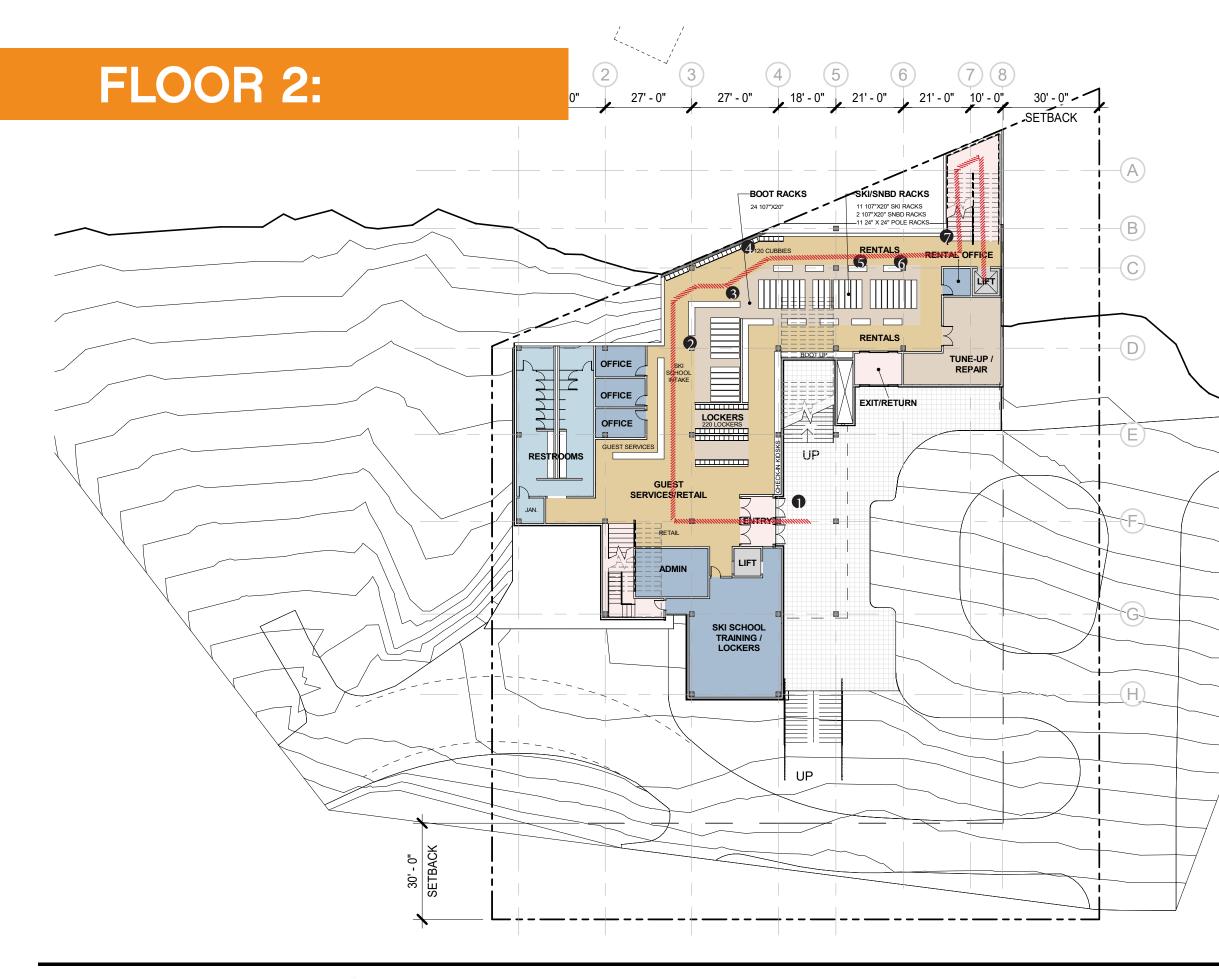






11603 SNOWPEAK WAY TRUCKEE, CA 96161

TAHOE DONNER"





TAHOE DONNER DOWNHILL LODGE

11603 SNOWPEAK WAY TRUCKEE, CA 96161

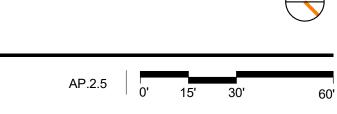
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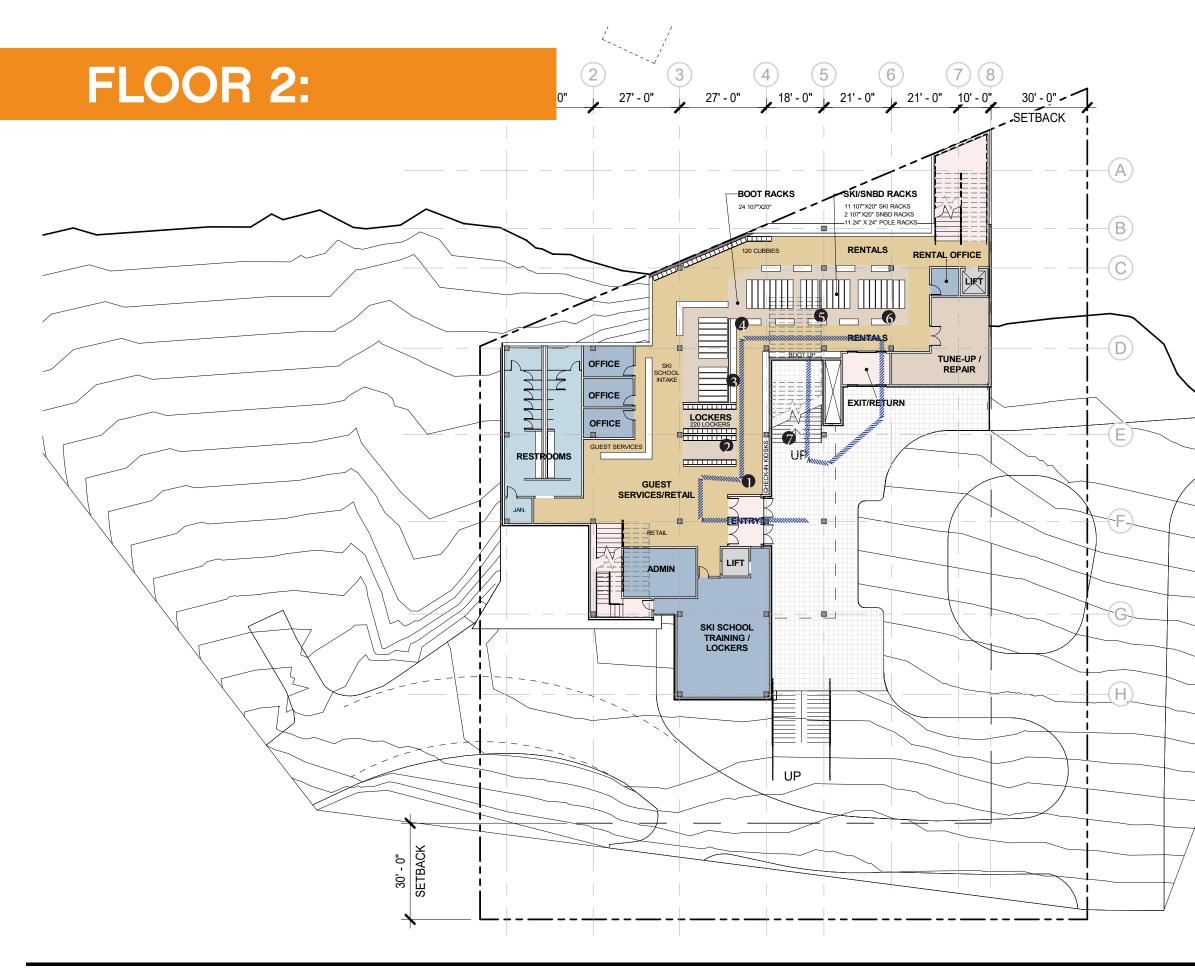
TAHOE DONNER"

4/26/2021

CIRCULATION: SKI SCHOOL

- DROP-OFF
- BOOT PICK-UP
- **BOOT FITTING**
- CUBBIES
- SKI/BOARD PICK UP
- **6** POLE/HELMET PICK UP
- PRIVATE STAIR TO FLEX SPACE







TAHOE DONNER DOWNHILL LODGE

11603 SNOWPEAK WAY TRUCKEE, CA 96161

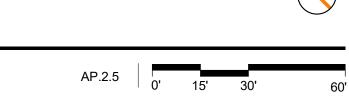
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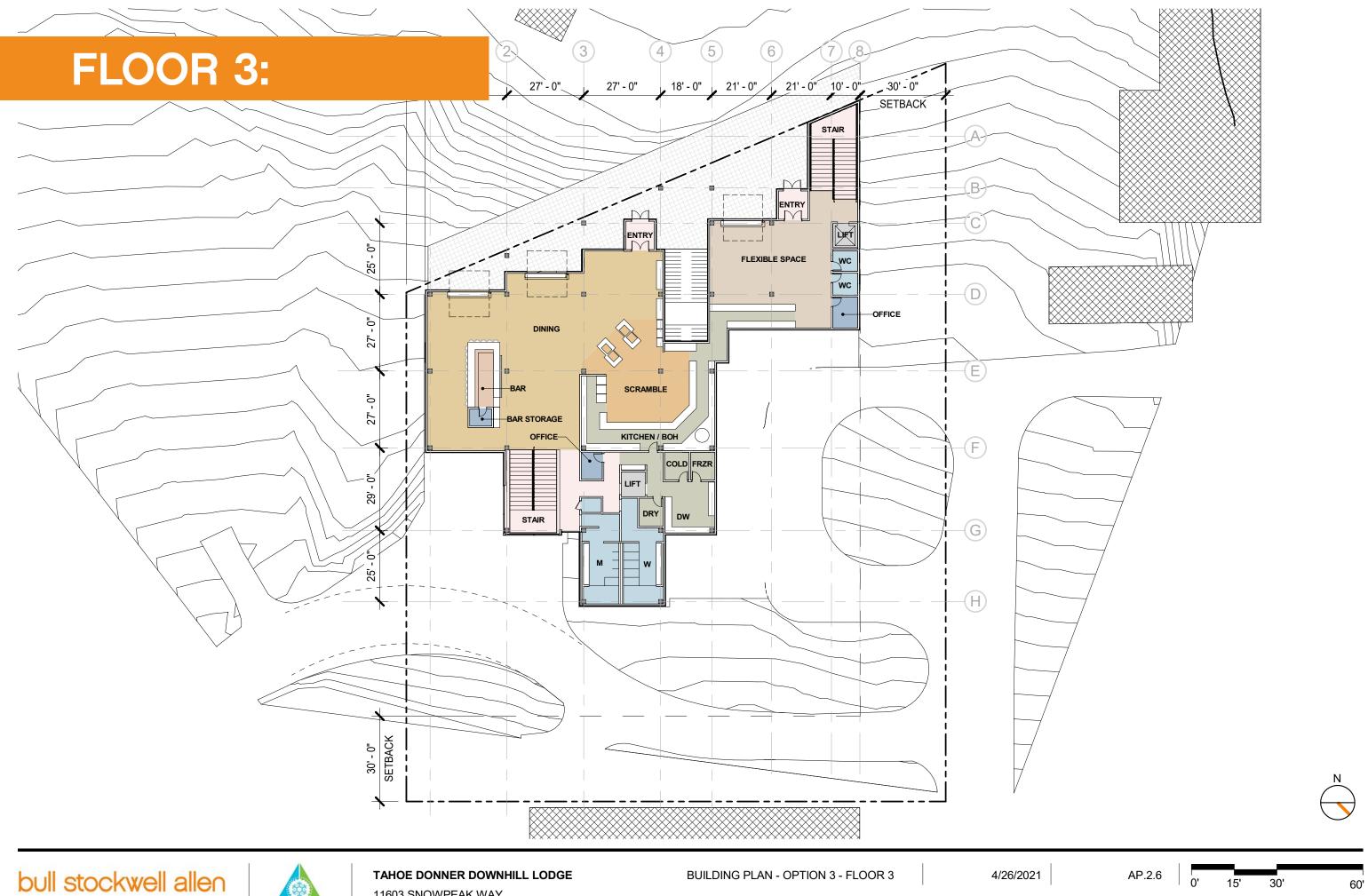
TAHOE DONNER"

4/26/2021

CIRCULATION: PUBLIC //////

- REGISTRATION 1
- LOCKERS 2
- **BOOT PICK UP** 3
- **BOOT FITTING** 4
- SKI/BOARD PICK UP 5
- POLE/HELMET PICK UP 6
- 7 ACCESS TO CHAIRLIFT

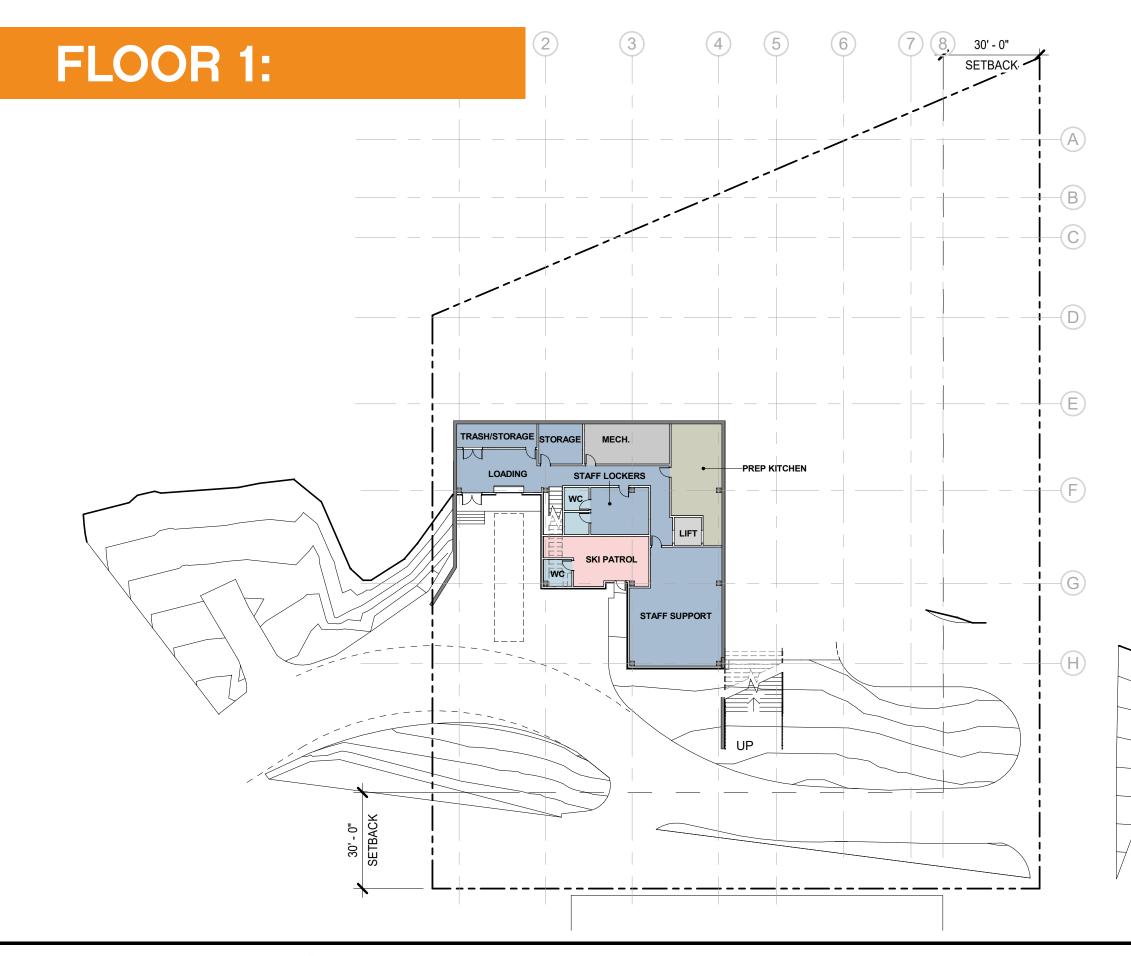






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TAHOE DONNER"





TAHOE DONNER DOWNHILL LODGE

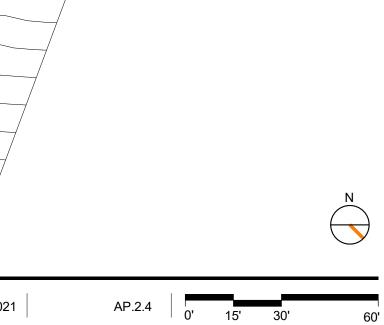
BUILDING PLANS

4/26/2021

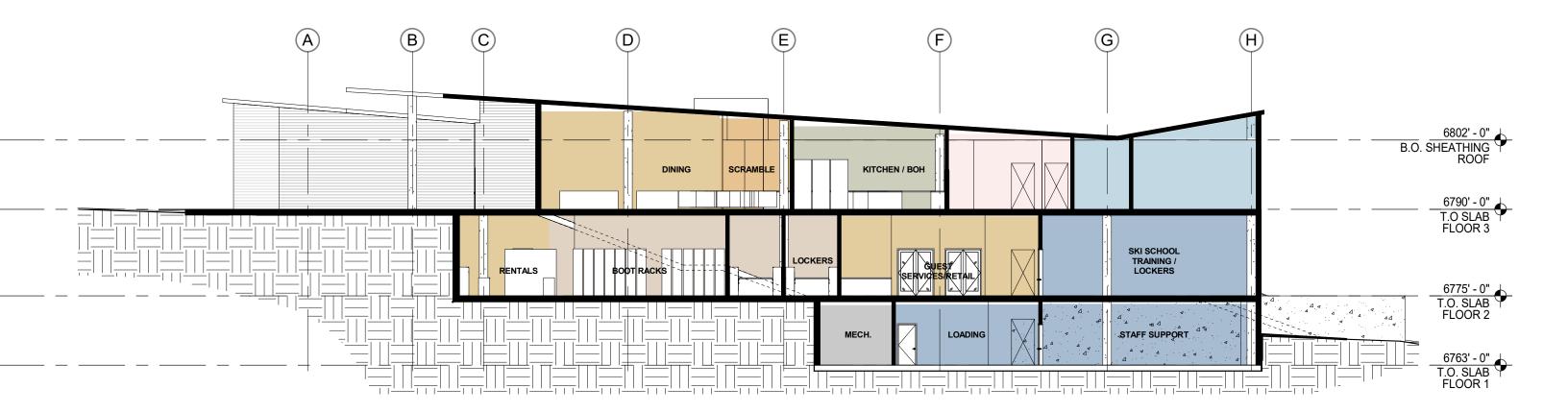
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TAHOE DONNER"



SECTION:



LONGITUDINAL SECTION 1 1/16" = 1'-0"





TAHOE DONNER DOWNHILL LODGE 11603 SNOWPEAK WAY

TRUCKEE, CA 96161

BUILDING SECTIONS



LOOK/FEEL: ARCHITECTURE



bull stockwell allen - TAHOE DONNER 20



LOOK/FEEL: ARCHITECTURE





LOOK/FEEL: MOMENTS



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CONCEPT: MASSING











SCHEDULE:

February 19- March 11, 2021:	Conceptual Design Studies
March 12, 2021:	Conceptual Options
March 19, 2021:	TDA Selection of Preferred Option (or a hybrid of several options)
April 8, 2021:	Committee Review of Preferred Option
April 12 – April 23, 2021:	Conceptual Development, including plans, sections and Building Massing/Look and Feel; preliminary pricing.
Week of April 26, 2021:	Committee and Board Conceptual Design Work Session
April 26 – May 19, 2021:	Conceptual Pricing
May 19: 2021:	Delivery of Conceptual Design Package for Review, including conceptual pricing
May 21, 2021:	Distribution of Conceptual Design Package to Board
May 28, 2021:	May Board Meeting: Conceptual Design and Pricing Review
May 31, 2021:	Commence Schematic Design Phase
June 7th, 2021:	Issue pre-construction RFP to perspective contractors
June 28th, 2021:	Systems review workshop, including structural options
July 12th, 2021:	Review contractor proposals

