

**BULL STOCKWELL ALLEN**  
CONCEPTUAL PLANNING

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**TAHOE DONNER**  
DOWNHILL SKI LODGE

APRIL 29TH 2021

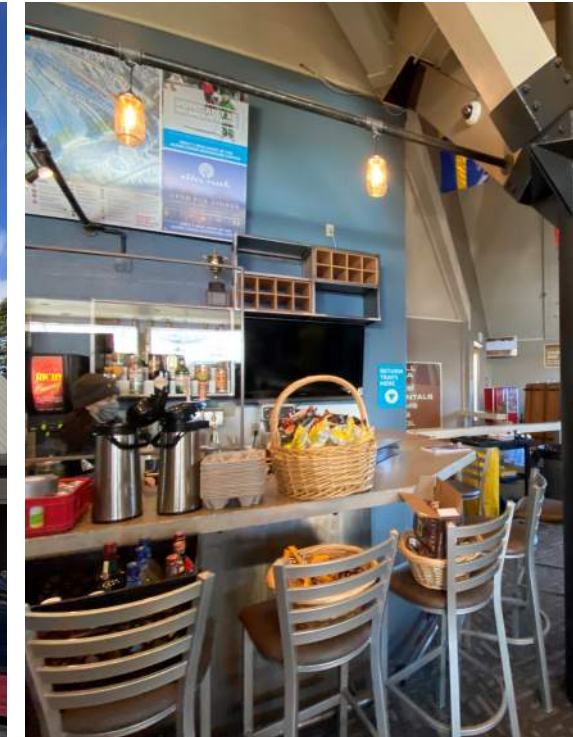
# “GET SMART” : KEY TAKE-AWAYS



- **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





# PROGRAM ANALYSIS

Tahoe Donner Mountain Lodge: Programming Analysis Assumes 1000 CCC

bull stockwell allen

Updated: April 23, 2021

PROGRAM	EXISTING (SF)	REC. AREA (SF)	In PLAN AREA (SF)	COMMENTS	BSA MULTIPLIER AND NOTES
<b>Integrated Guest Services</b>					
Central Check-In/Flex Space	476	1750	1662	5-6 POS/BOOT-UP/4 RENTAL REGISTRATION COMPUTERS/ ATMS	1.5 - 2.0 sf per guest
Lost & Found	159	80	60		
Guest Service Office	130	80	130		
Cash-Out	0	80	76		
Vestibule	N/A	100	155		
Retail	160	300	100		
Coffee Café	0	0	0		BSA Recommended Program
Retail Dressing Room	40	50	50		
Retail Storage	188	100	100		
Day Lockers	340	400	310	220 actual/250 lockers	4.5' x 18" + 20%
<b>Sub-Total</b>		<b>2940</b>	<b>2643</b>		
<b>Summer and Winter Rentals</b>					
Equipment and Staging	2950	4440	3767	40% of guests	3.7 sf per guest at 25% use
Demo Center	0	0	0		Not Applicable
Retail/Skiosk	0	0	0		In Guest Services
Rental Manager's Office	160	80	75		
Tune Up	230	400	593		
Vestibule	N/A	140	144		Double Sliding Doors
<b>Sub-Total</b>		<b>5060</b>	<b>4579</b>		
<b>Children's Programs / Flexible Space</b> <span style="float: right;">Assumes 250 kids</span>					
Servery	0	200	358		
Dining	N/A -350 sf in yurt	1,125	1241	85 kids (3 turns)	kids at 12 sf person + staff
Office	0	90	90		
Cubbies	0	130	130	250, 5 stack	18"x18"
Restrooms	0	150	164	2 unisex	Below BSA's recommendations
Vestibule	N/A	100	100		
<b>Sub-Total</b>		<b>1,795</b>	<b>2083</b>		
<b>Food &amp; Beverage</b>					
Dining	2150	5025	3622		3 turns / 335 Seats @15 sf seat
Scramble/ Catering Staging	600	2500	1068		
Kitchen and Servery	862	2435	2038	Includes kitchen & BOH	
Chef's Office	42	90	70		
Bar	406	800	250	15 seats actual /30 seats rec.	seating space 2'x2/ bar space 3' counter+5' work space+2' back bar
Bar Storage	9	80	78	In Scramble/Kitchen	
Vestibule	N/A	100	100		
<b>Sub-Total</b>		<b>11,030</b>	<b>7226</b>		
<b>Restrooms</b> <span style="float: right;">Assumes 250 kids</span>					
Various Locations	995	2000	1814	16 women's / 10 men's (excluding kid's programming and staff)	(26 fixtures + 14 lav)+(35 sf)+35%
Family Restrooms		0	0	Two Family Style w/urinal and changing station	BSA Recommended Program
Custodial		125	72	Two locations	
<b>Sub-Total</b>		<b>2,125</b>	<b>1886</b>		

<b>Admin</b>					
Guest Services Office	incl. in guest services	80		above in guest services	
Reservations Center	185	150	0	need to add	Assumes two reservations agents
4 Offices/4 Cubicles	194	720	341		90 sf each office / 36 sf each cubicle
Meeting Room	0	250	174		
Kitchenette	0	100	100		
Workroom	0	120	120		
IT Room	56	65	65		
Restrooms	0	150	0	2 Unisex	
Collateral Storage/Other	0	80	82		
<b>Sub-Total</b>		<b>1465</b>	<b>882</b>		
<b>Employee Area</b>					
Ski Instructor Lockers	228	640	640	40 full	
Training Room	484	400	464		
Uniform Storage	195	300	300		
Lockers		480	264	30	
Kitchenette	250	180	180		
Mountain Opps Storage		80	80		
Restrooms	84	300	113	2 M/W multiple stall	
Employee Check-in		50	50		
<b>Sub-Total</b>		<b>2430</b>	<b>1034</b>		
<b>BOH/Loading</b>					
Receiving		600	713		
Receiving Storage	424	100	100		
Receiving Office		80	0	need to add	
Trash and Recycling		200	77		
Event Storage and Equipment	375	500	235		
Custodial	110	65	0	need to add	
<b>Sub-Total</b>		<b>1545</b>	<b>1125</b>		
<b>Ski Patrol</b>					
Dispatch	0	80	0	need to add	
Restrooms	0	65	77	1 Unisex	
Frist Aid Area	486	450	366	2 beds	
Medical Supply	incl. in first aid	50	0	need to add	
Lockers	incl. in first aid	150	0	15 locker/ need to adds	
Storage	0	200	0	need to add	
<b>Sub-Total</b>		<b>995</b>	<b>443</b>		
<b>Total Usable Space</b>	<b>12968</b>	<b>29,385</b>	<b>21901</b>		
<b>Efficiency Factor: 20%-25%</b>		<b>5877</b>	<b>4884</b>	Circulation, Elevators and Stairs, MEP	
<b>Total Recommended Area:</b>	<b>15838</b>	<b>35,262</b>	<b>26785</b>		

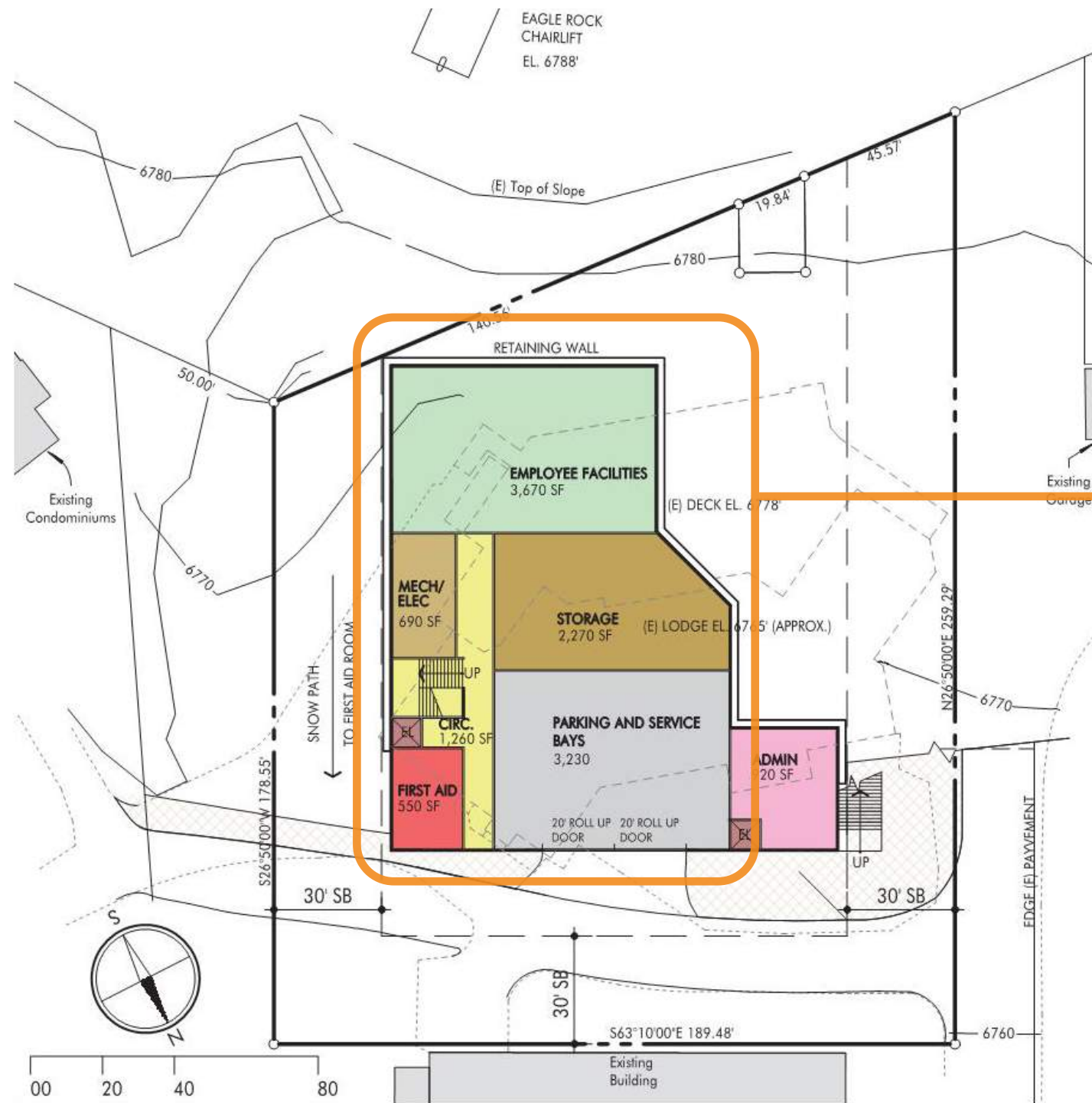




**WARD / YOUNG:**  
OPPORTUNITIES



# OPPORTUNITIES : DIAGRAM A

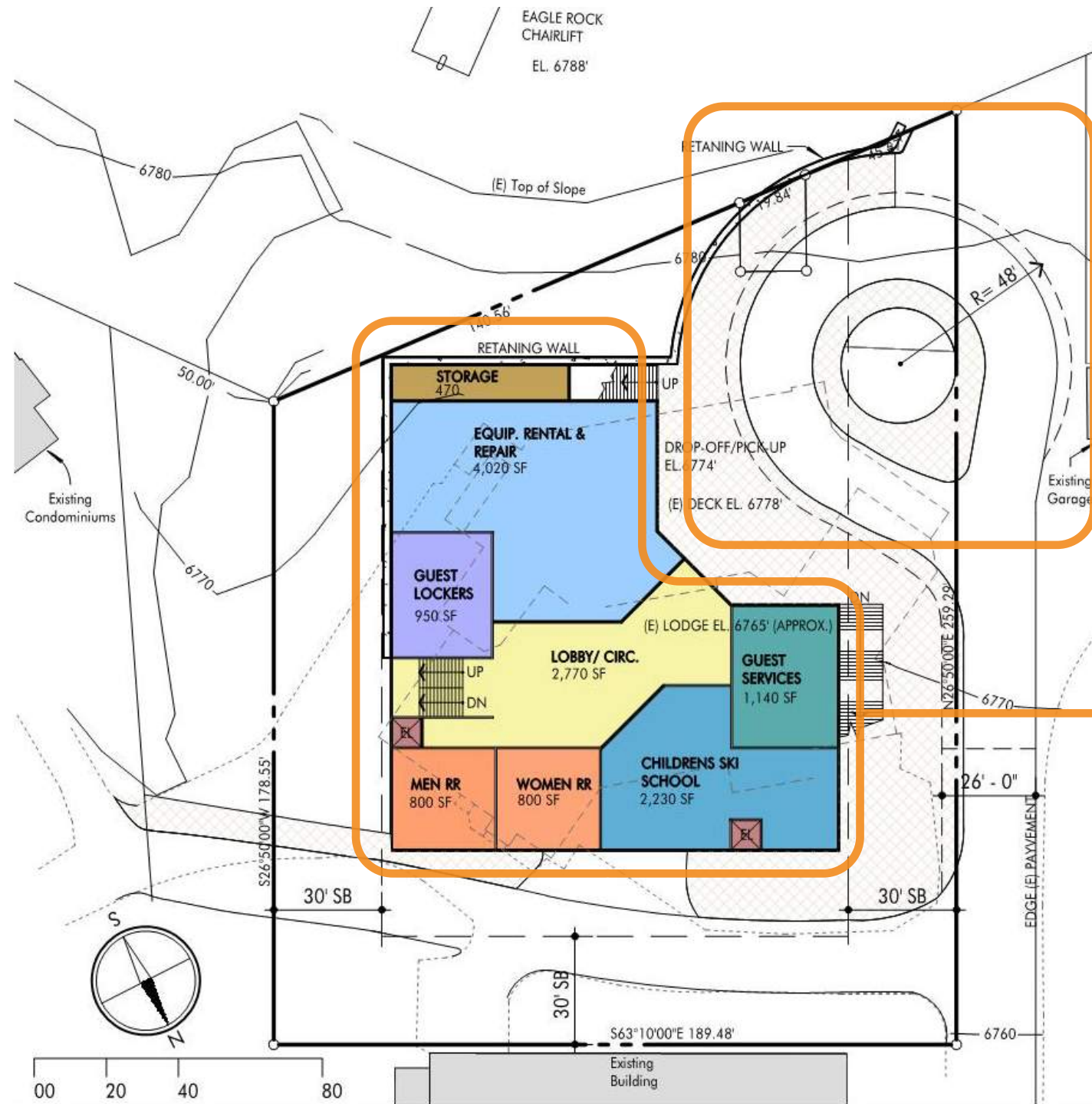


WARD YOUNG / DIAGRAM A : FLOOR 1

## Opportunity to take advantage basement level layout by

- Pushing **Loading, Mechanical**, and other non-prime real estate towards the south where the space serves as a hidden loading space while..
- Locating **Employee Facilities** and more desirable spaces toward the North Facade allows for **Natural Light** and **Ventilation**.

# OPPORTUNITIES : DIAGRAM A



WARD YOUNG / DIAGRAM A : FLOOR 2

## Opportunity to take advantage of drop-off

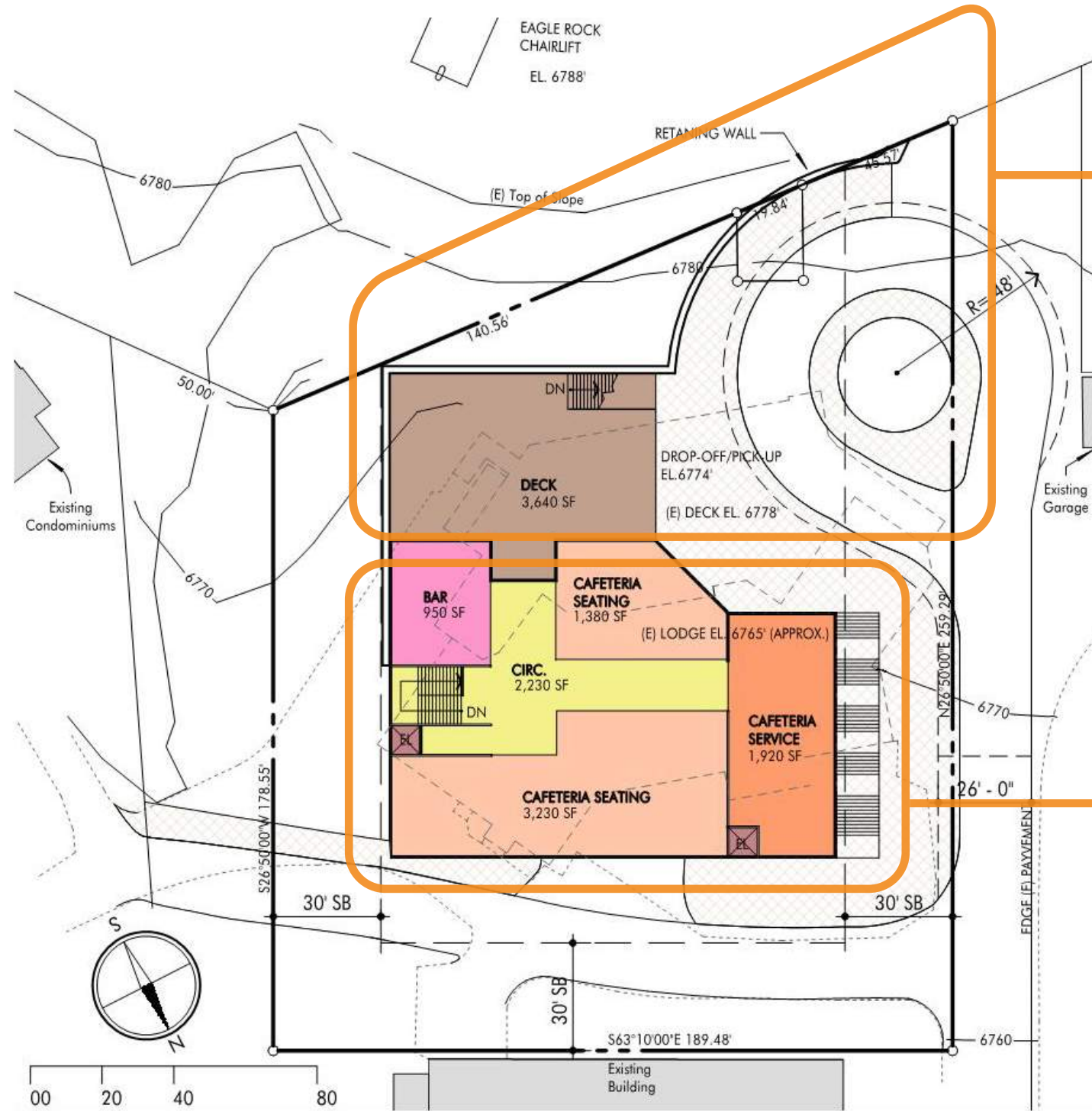
- By relocating the drop off and allowing more **space to the beachfront and activated areas** while opening new views to the **ski-front** as well as allowing for a more welcoming and centralized entry drop off.
- Redesigning the dropoff for a cleaner transition between the **existing connecting roads**
- Mitigating the use of a retaining wall that also allows for direct access to ski slope position

## Opportunity to improve Visitor & Member Experience by

- Integrating 1-Stop Ticketing, Retail, Coffee Bar, and Restrooms
- Relocating **Childrens Ski School** closer to ski slope for a more **seamless ski-in ski-out** experience
- Improving such circulation conflicts between rental and dining areas



# OPPORTUNITIES : DIAGRAM A



WARD YOUNG / DIAGRAM A : FLOOR 3

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

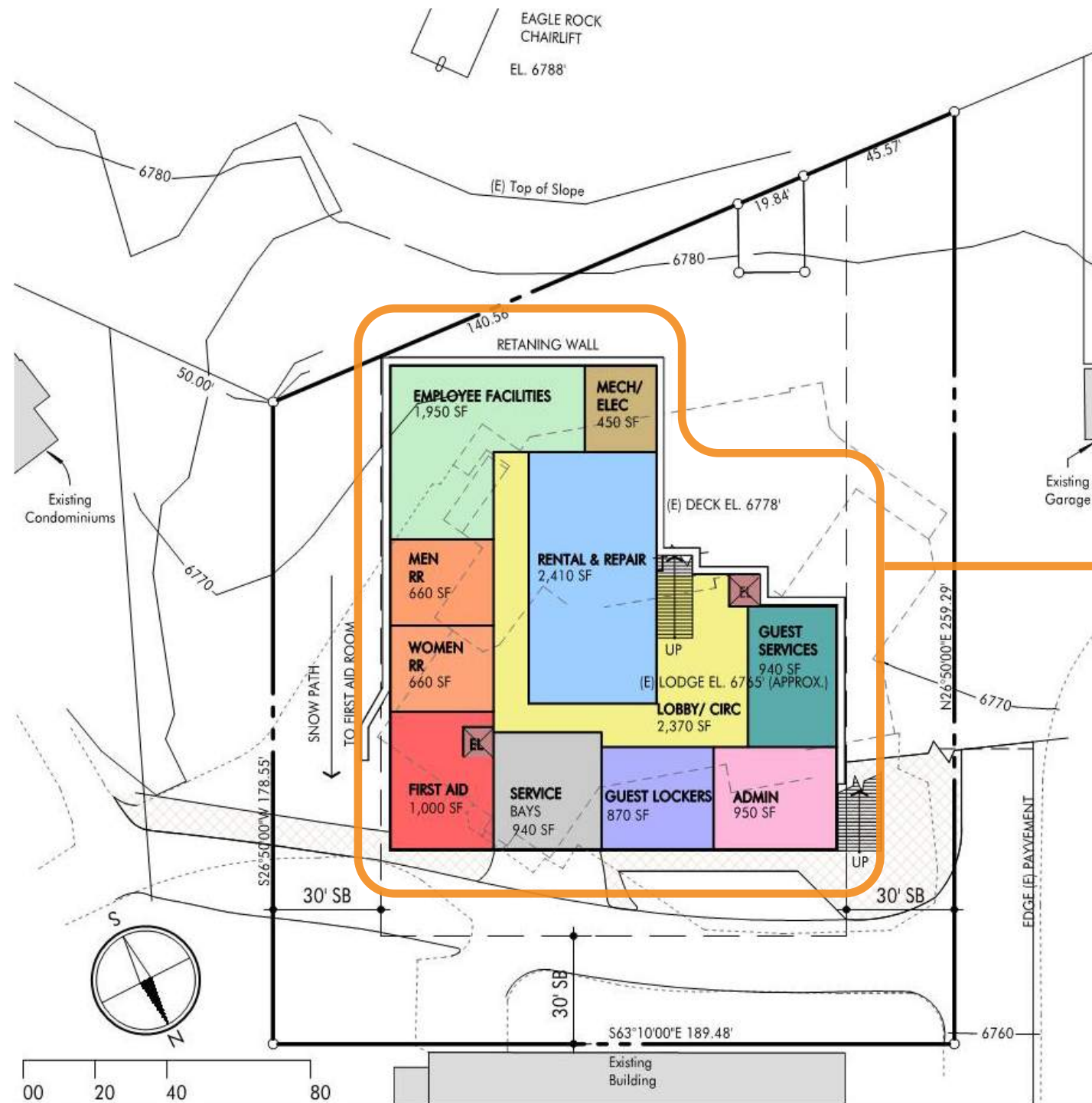
- No exterior stairs at beachfront that would take area away from **activated space**.
- Providing a 3-story building also allows for further opportunities to capture views across the site.
- Elevating the third floor 2' above the ski slope **connects the building to the site** land

Opportunity to improve circulation and program efficiency by

- Vertically **integrating spaces** with **double height** ceilings and more **experiential interior stairways**
- Providing a seamless circulation path between cafeteria seating and cafeteria



# OPPORTUNITIES : DIAGRAM B

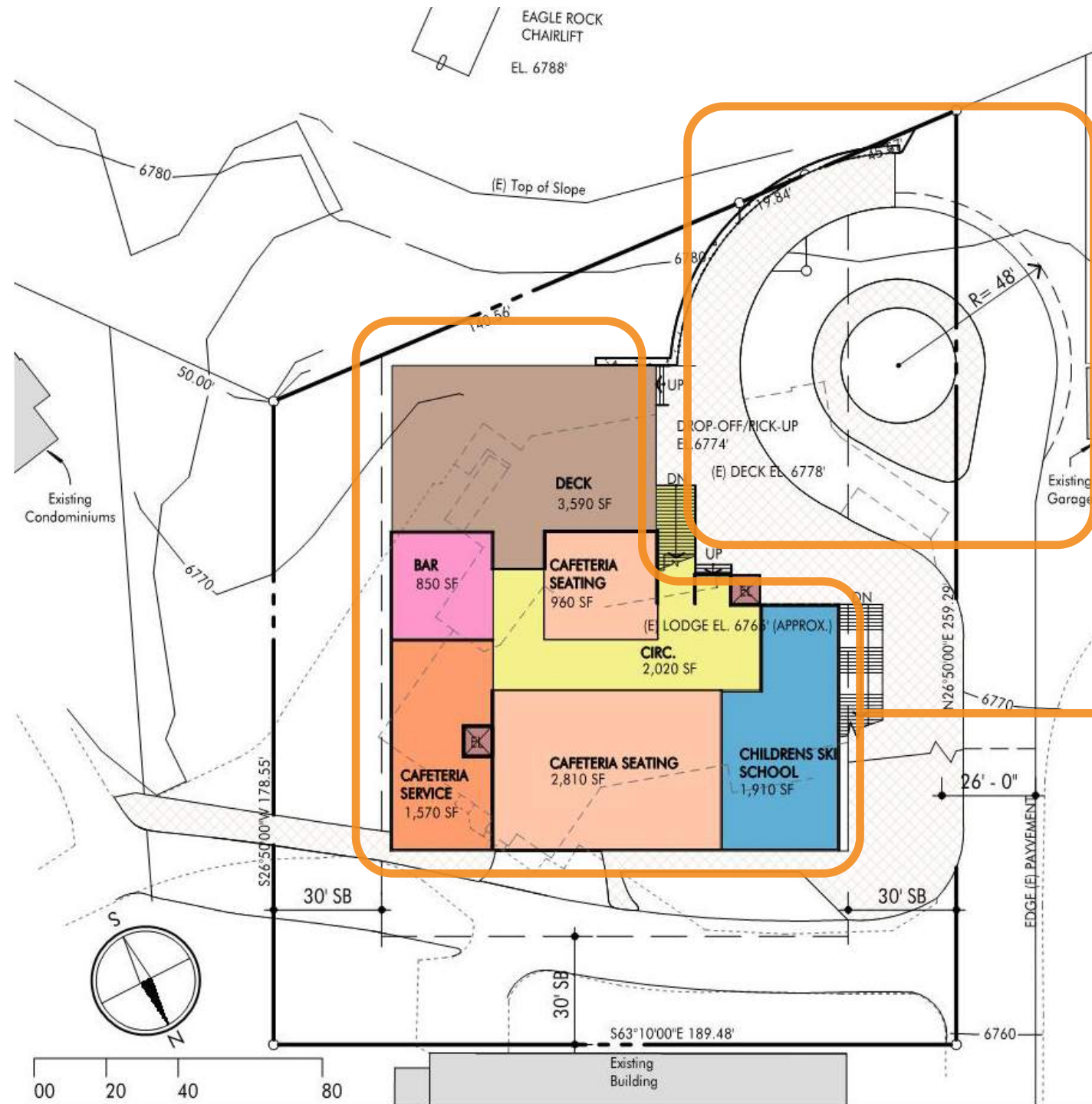


WARD YOUNG / DIAGRAM B : FLOOR 1

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

- Relocating **Rental & Repair & Guest Services** to an **upper level** as a means to avoid leading a visitor downstairs to the come right back up
- Pushing **Loading, Mechanical**, and other non-prime real estate towards the south where the space serves as a hidden loading space while..
- Locating **Employee Facilities** and more desirable spaces toward the North Facade allows for **Natural Light** and **Ventilation**.
- Provide a more intentional and **clear route** **For circulation** between spaces for a **smoother ski-in ski-out experience**

# OPPORTUNITIES : DIAGRAM B



WARD YOUNG / DIAGRAM A : FLOOR 2

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

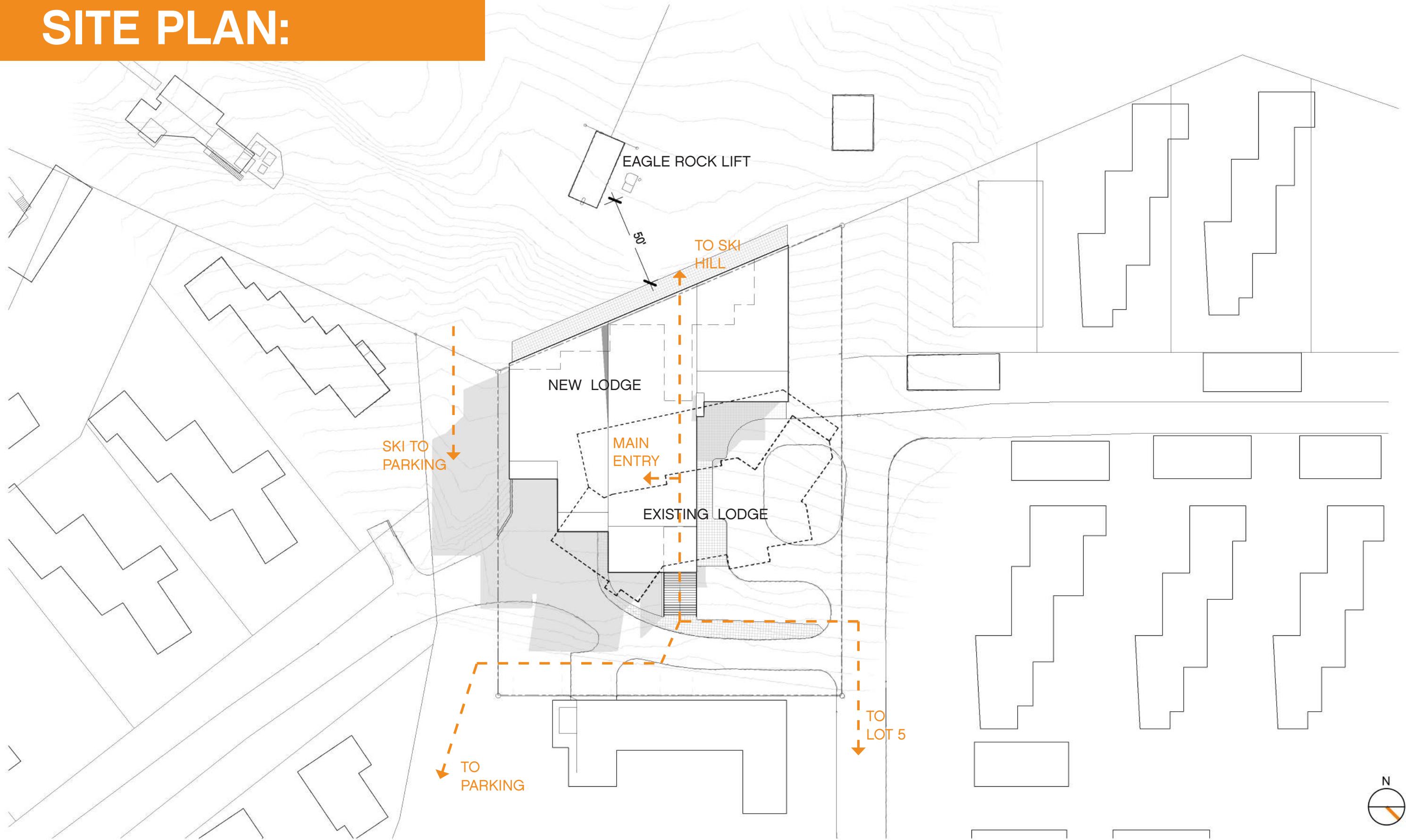
- Raising the building to a 3-story to replace the need for retaining walls while opening the beachfront to the ski slopes.
- Redesigning the dropoff for a cleaner transition between the **existing connecting roads**
- **Ski Slope Access**

## Opportunity to maximize views and maximize indoor/outdoor opportunities

- Elevating the third floor 2' above the ski slope **connects the building to the site**
- Providing a 3-story building also allows for further opportunities to capture views across the site.



# SITE PLAN:



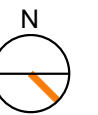
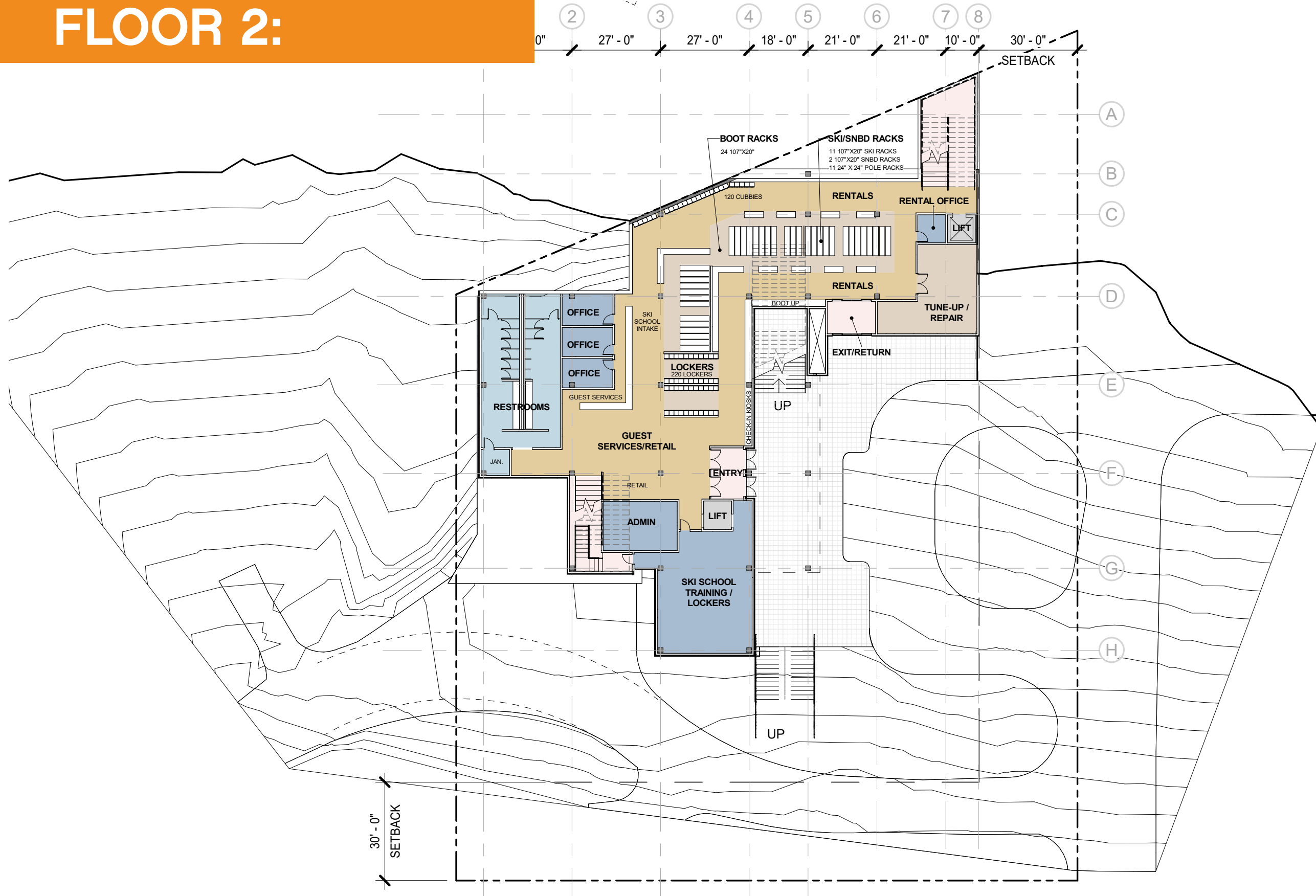


**CONCEPT:**  
FLOOR PLANS





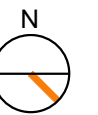
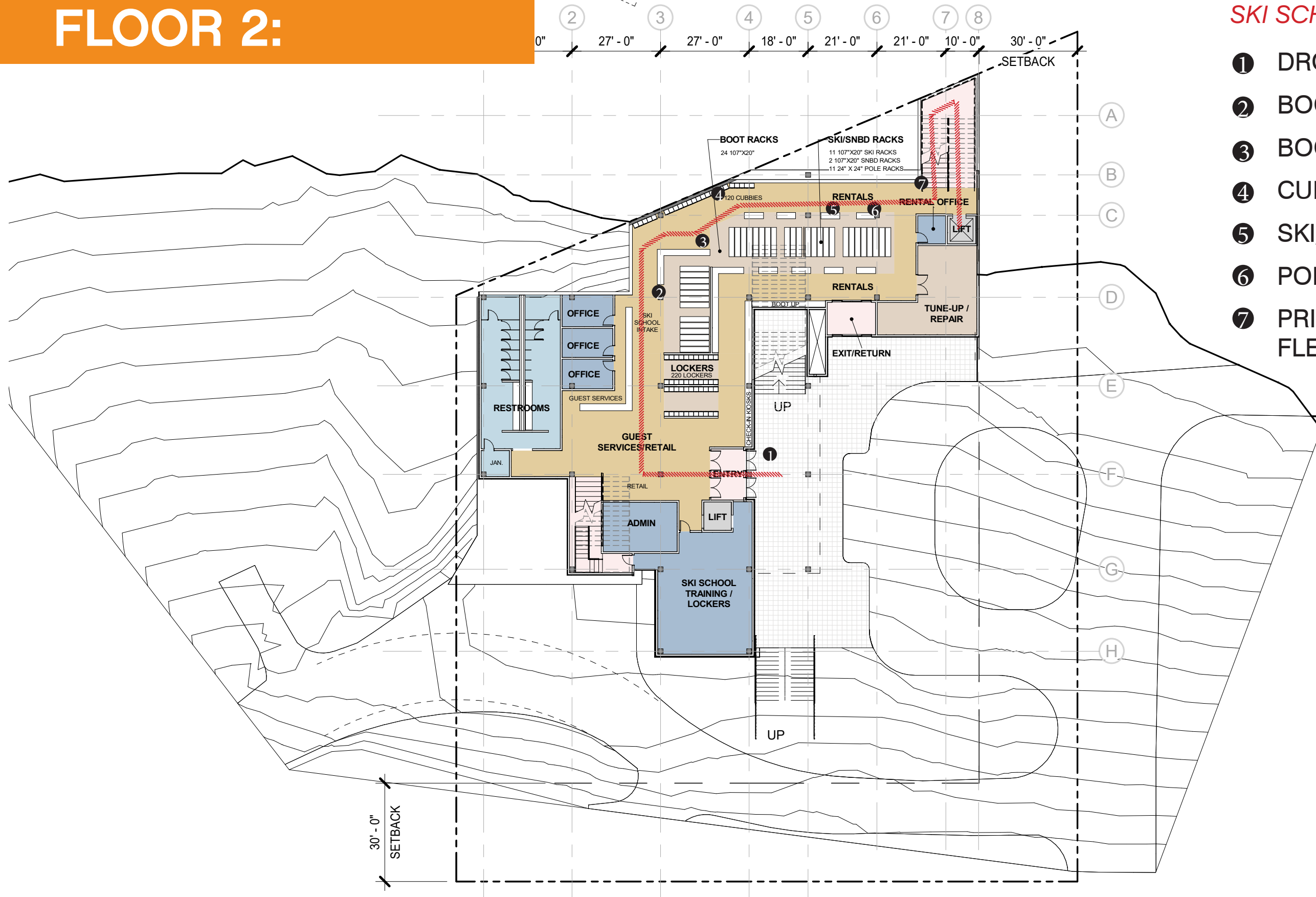
# FLOOR 2:



# FLOOR 2:

## CIRCULATION: SKI SCHOOL

- ① DROP-OFF
- ② BOOT PICK-UP
- ③ BOOT FITTING
- ④ CUBBIES
- ⑤ SKI/BOARD PICK UP
- ⑥ POLE/HELMET PICK UP
- ⑦ PRIVATE STAIR TO FLEX SPACE

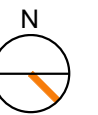
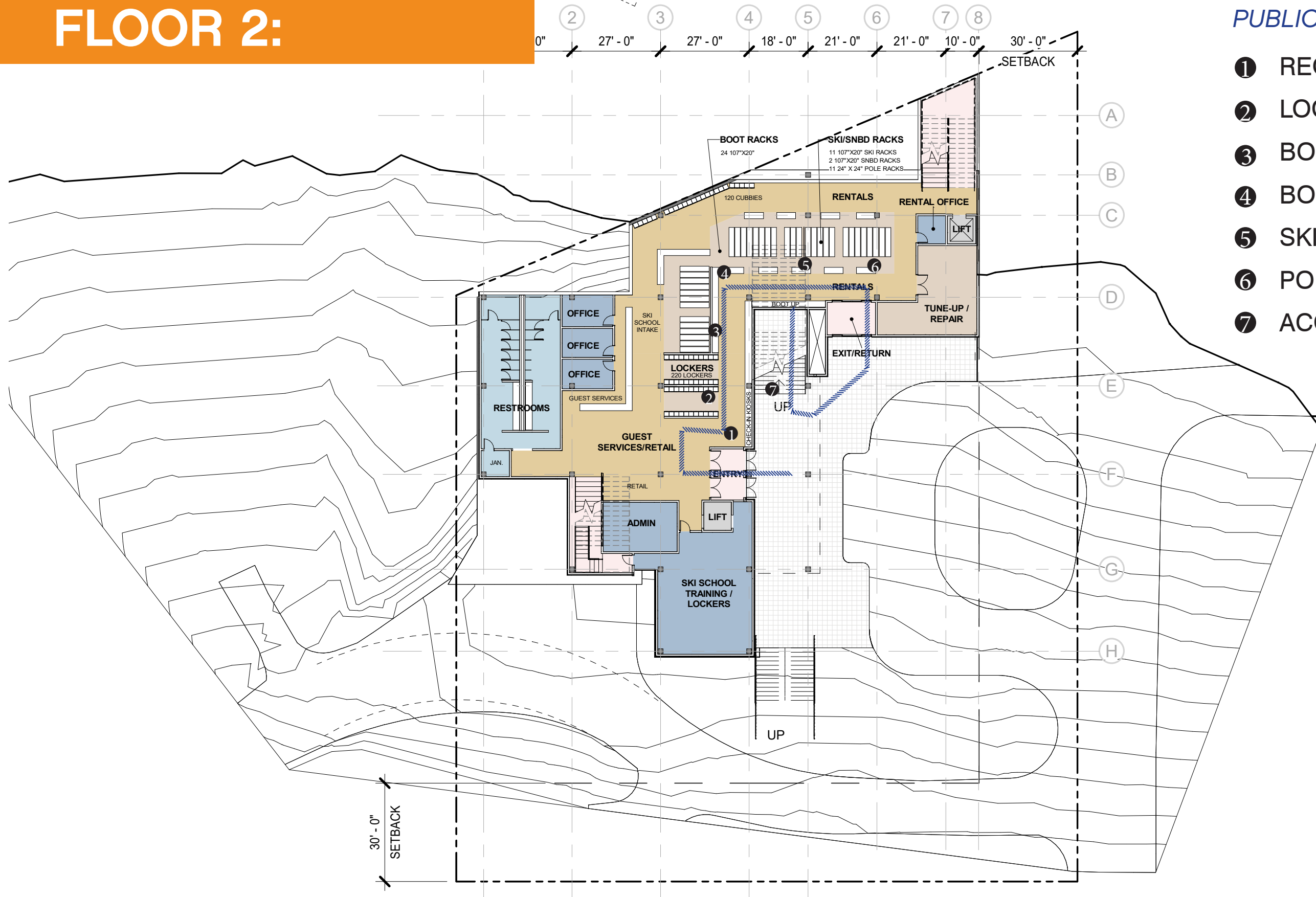




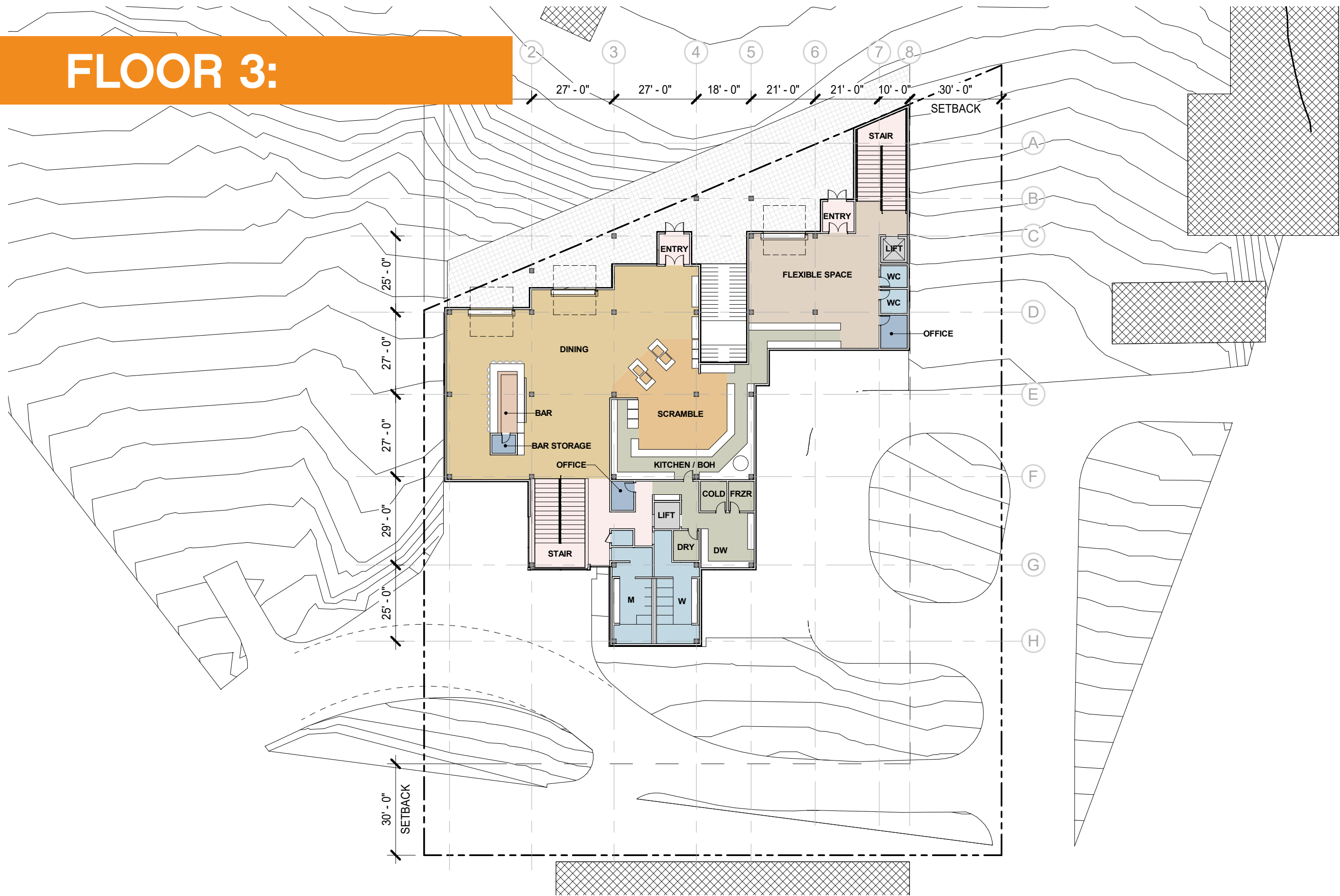
# FLOOR 2:

CIRCULATION:  
PUBLIC *////*

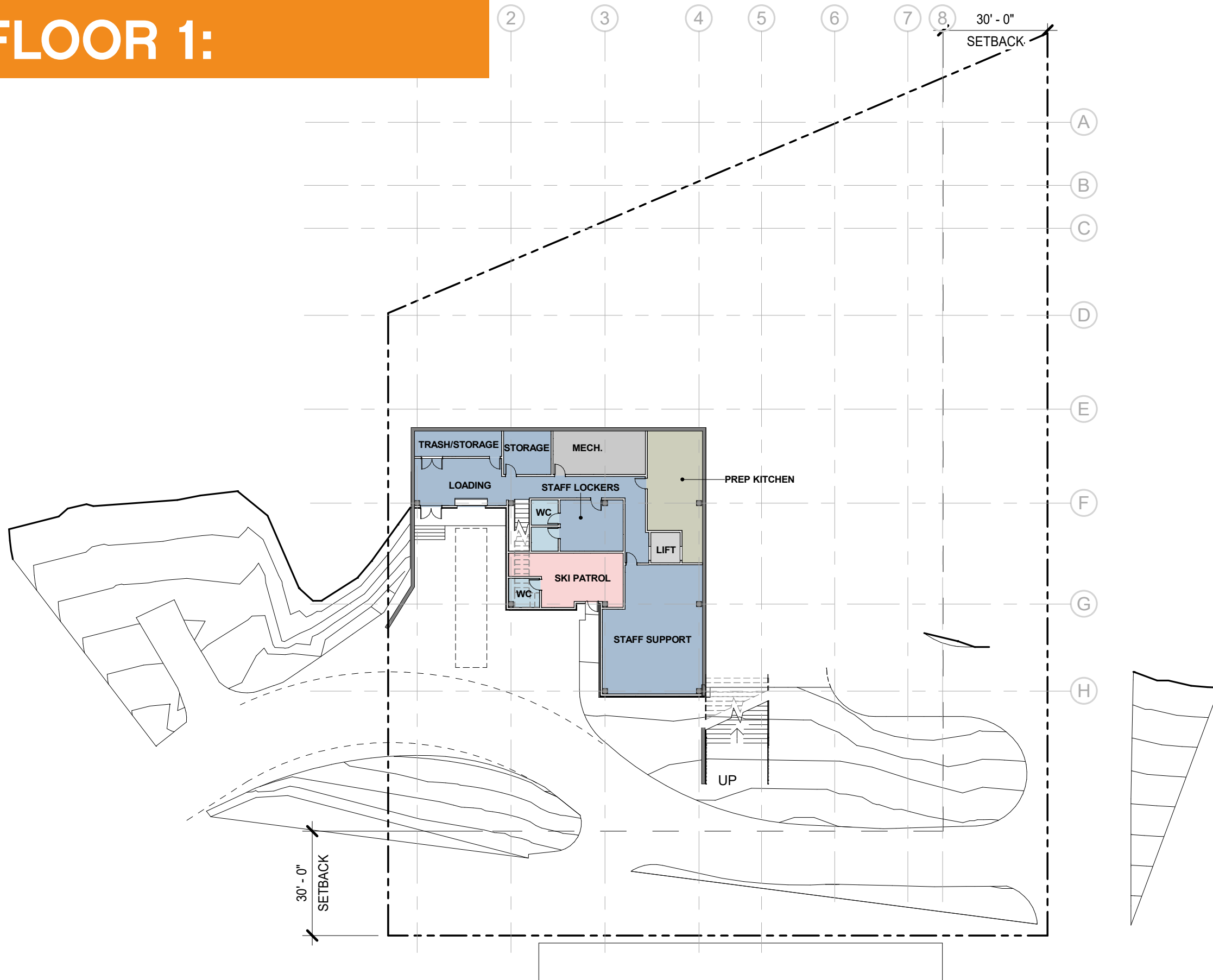
- ① REGISTRATION
- ② LOCKERS
- ③ BOOT PICK UP
- ④ BOOT FITTING
- ⑤ SKI/BOARD PICK UP
- ⑥ POLE/HELMET PICK UP
- ⑦ ACCESS TO CHAIRLIFT



# FLOOR 3:

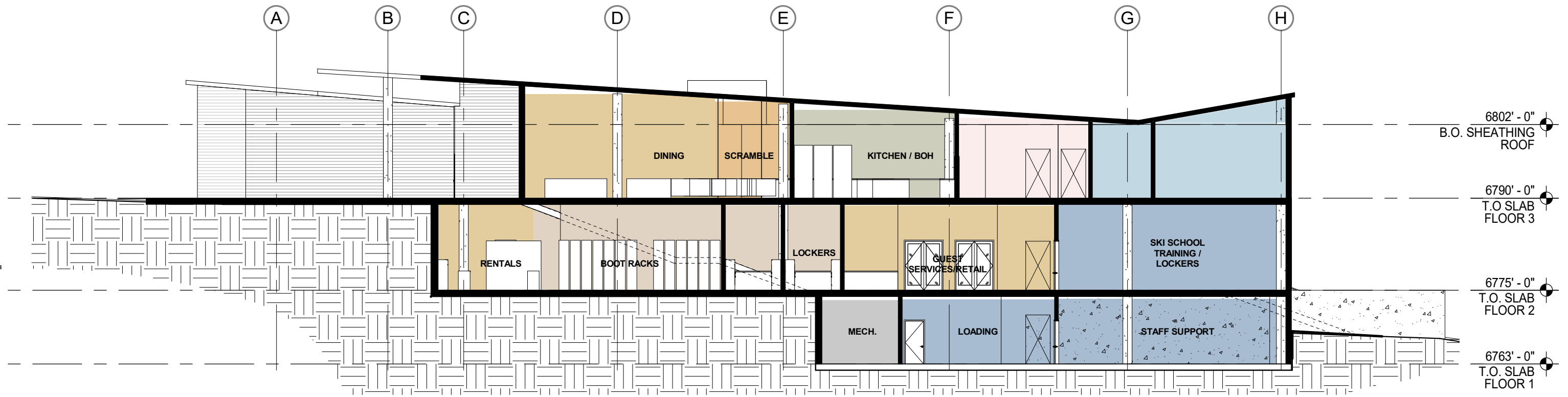


# FLOOR 1:





# SECTION:



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



**LOOK / FEEL:**  
TOUCH BASE





# LOOK/FEEL: ARCHITECTURE





# LOOK/FEEL: ARCHITECTURE





# LOOK/FEEL: MOMENTS







**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