

Development Summary	
Resort Core	505
Non-Resort Core	
Single Family	74
Duplex	76
Triplex	24
Fourplex	20
<b>Total</b>	<b>699</b>
Affordable	71



# Conceptual Site Plan

## RODEO GROUNDS

June 7, 2008

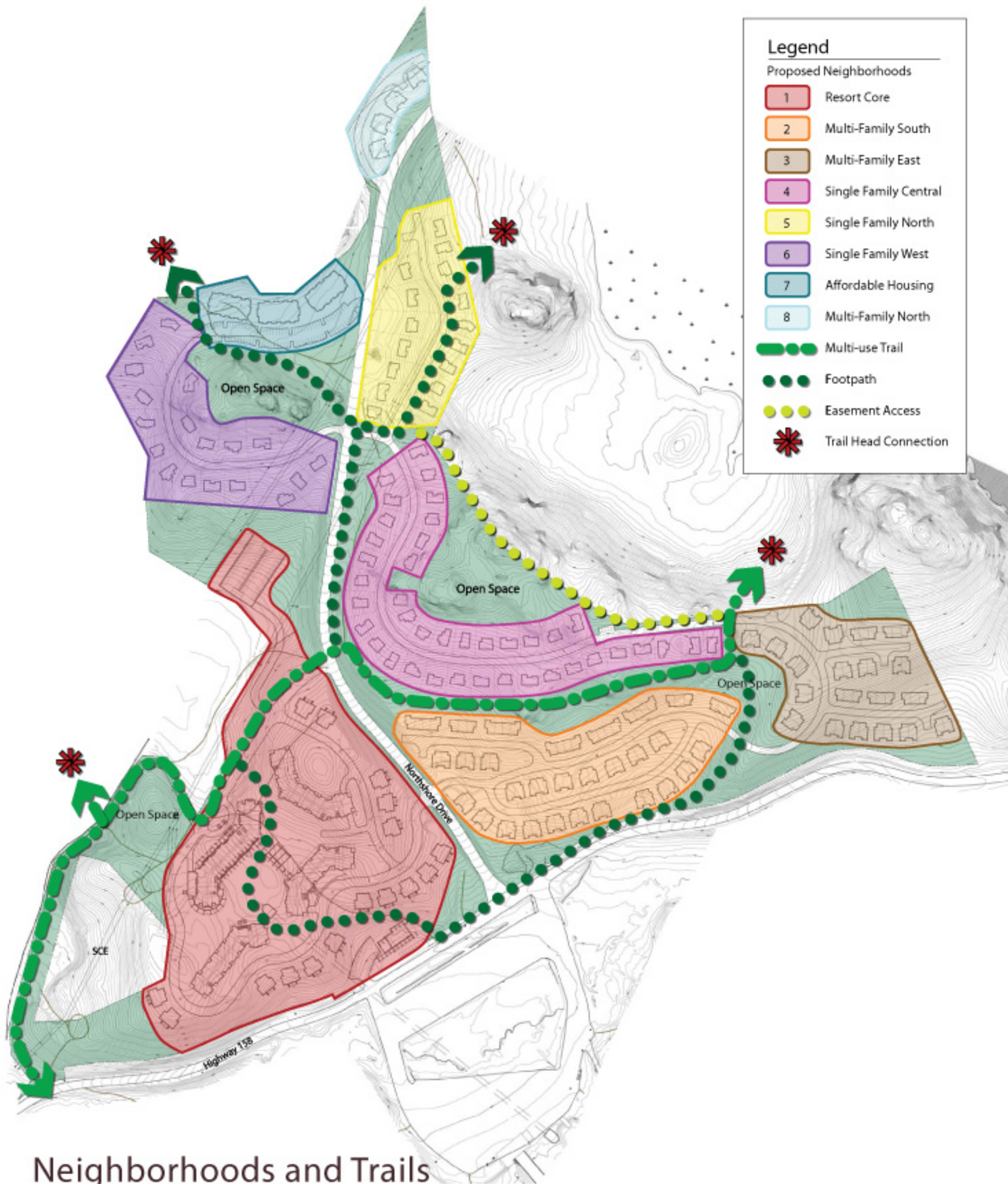


- Legend**
- ① Meadow
  - ② Gondola / Lift
  - ③ Events Lawn
  - ④ Gazebo Lookout
  - ⑤ Walking Trails, typ.
  - ⑥ E.V.A. Road
  - ⑦ Outdoor Bar / Seating
  - ⑧ Fire Pit

Conceptual Resort Core

RODEO GROUNDS

June 7, 2008



Legend	
Proposed Neighborhoods	
1	Resort Core
2	Multi-Family South
3	Multi-Family East
4	Single Family Central
5	Single Family North
6	Single Family West
7	Affordable Housing
8	Multi-Family North
	Multi-use Trail
	Footpath
	Easement Access
	Trail Head Connection

## Neighborhoods and Trails

### RODEO GROUNDS

June 7, 2008



Key Map



View 3 - South West Corner of Northshore Drive and Highway 158



View 1 - Along Highway 158 Eastbound



View 4 - U.S. Forest Service Road at Gull Lake



View 2 - June Mountain Skier Parking Lot



View 5 - Tennis Courts Behind Mountain Vista Drive

## Visual Analysis

### RODEO GROUNDS

June 7, 2008

### **What is Sustainable Design?**

- Design with sensitivity to the natural environment
- Minimize environmental impacts to the land, air, and water
- Create a unique place that allows visitors to experience the natural beauty of the Rodeo Grounds

### **Why Intrawest wants to build sustainably?**

- Improved Stewardship of resources
- Increases "Sense of Place" and adds to "The Camp" experience
- Decreases energy and maintenance costs for the project
- Improved marketing and visitor retention

### **What has been accomplished so far through sustainable planning**

- Environment
  - Land grading has been minimized
  - Development density has been optimized
  - Impervious area has been reduced
  - Parking garage footprint has been reduced
  - Buildings and other infrastructure has been placed to increase tree retention
- Social
  - Trail House Cafe - connection with community
  - Possible gondola connection
  - Shuttle bus connection to Town
  - Collaboration with Town on synergistic commercial activity
- Economics
  - Reduced long term maintenance of project infrastructure
  - Reduced stormwater runoff potential
  - Increased visitor loyalty and revenues for June Lake area
  - Infrastructure improvements

## Sustainability

### RODEO GROUNDS

June 7, 2008

## What is a Sustainability Matrix?

Is a planning tool that lists a multitude of different criteria to review/research as it relates to sustainable development. The sustainability matrix lists factors that raise awareness and highlights the complexity and interconnectivity of our built environment.

- The matrix describes the environmental, social, and economic benefits of each of the listed topics
- A synergy of ideas are formed when these topics are addressed early in the planning and design phase of each project
- This interconnectivity of design leads to economic savings and efficient design that has numerous benefits both socially and environmentally.

The following is a list of the credit criteria addressed in the matrix:

- Stormwater management / Water quality
- Greywater Use
- Sewage Treatment
- Water Conservation
- Water Quality Enhancement
- Ground Water Quality and Infiltration
- Surface Water Quality and Aesthetics
- Parking Optimization
- Trail Network
- Energy Reduction
- Improved Efficiency
- Indoor Air Quality
- Building Placement
- Social Considerations
- Landscape Strategies
- Renewable Energy
- Other Clean Energy
- Energy Distribution
- Solid Waste Reduction
- Construction Waste Recycling
- Reduction of Maintenance

\* The criteria of the matrix will also be integrated into the design guidelines as part of the official Specific Plan submittal package to Mono County.

# Sustainability Matrix

## RODEO GROUNDS

June 7, 2008



Key Map

RODEO GROUNDS

June 7, 2008



View 1 - Along Highway 158 Eastbound





View 2 - June Mountain Skier Parking Lot



View 3 - South West Corner of Northshore Drive and Highway 158



View 4 - U.S. Forest Service Road at Gull Lake



View 5 - Tennis Courts Behind Mountain Vista Drive