

Terra Vi Lodge: Architectural Narrative

Connection to Nature is very important throughout the resort both visually and physically. Public spaces which include lobbies, dining, event and special amenity areas are designed to have an indoor-outdoor relationship to help with this connection. Each individual room and cabin will have unparalleled views of the surrounding mountains and forest to further reinforce the relationship.

While the architecture is of the 21st Century, it also references the great lodges found in and around our national parks such as Yosemite. The design integrates natural elements such as open wood beamed framing and rock walls that warm up the dramatic spaces.

Site Description

A 64-acre site situated along Big Oak Flat Road on the base of the mountain at an elevation of 4000 feet. Alongside rolling hills, rock formations, meandering roads and abundant tree cover, the site has unobstructed views to the south. The project neighbors Yosemite Lakes Thousand Trails to the south-east and Sweetwater campground to the west.

Regulatory Description

This application named “Terra Vi Lodge Yosemite Lodge” which is being submitted to the Community Resources Agency, has followed the criteria as outlined in the “Site Development Permits Instruction to for Applicants.”

In addition, under the Tuolumne County Ordinance code Chapter 17.31 the project resides in the C-K, O District and has the designation allowing “Hotels and Motels.” As indicated in this Chapter; “The purpose of the commercial recreational (C-K) district is to encourage well-planned and integrated resort and vacation-oriented commercial complexes in which the developer may incorporate innovative design techniques.”

The Terra Vi Lodge has also addressed Ordinance: 17.31.010, Title 15 Fire Safety Standards as it pertains to this project.

Building Siting and Massing

Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations.

This arrangement helps to minimize the footprint and impact of the buildings on the site.

A cluster of cabins is sited beyond the main resort facility and slowly terraces up the hillside. These cabins are connected by a series of walking paths to the resort amenities.

The service areas are strategically located to be tucked behind the main buildings and a full story below the public areas, so they will be out of site and not conflict with other circulation paths.

Parking is designed to be convenient but planned in such a way so not to dominate the site. This is accomplished by avoiding large expanses of asphalt and incorporating gently curving roads that follow the natural topography of the site. These are in turn screened and broken up with berms and landscape elements.

The Facilities

There are a variety of unit types for the guest's selection ranging from attached units that accommodate individuals, couples and families as well as an enclave of cabins nestled into the hillside. There will be a host of areas planned for both indoor and outdoor activities. This will include nature trails, swimming pools, classrooms and multifunction rooms and indoor - outdoor dining.

The Event Center is intended to be used primarily by guests of the hotel as opposed to separate events. The main ballroom can be arranged into a combination of individual rooms or as one larger area.

Other support areas are located for convenience and in areas that will minimize their visual impact while maximizing their functionality.

The General Store is the one facility that is intended to be available to both guests and the general public. It is the first building one comes to once they turn off of the 120 Highway.

Sustainability/Green Building

Terra Vi will embrace Best Sustainability Practices for both the Construction and the Operation of the Resort.

We are looking to create a sustainable design that conserves water, uses daylighting and conserves energy. We intend to generate a significant percentage of our power requirements on site in the form of solar panels strategically located on building roofs. We will be using electrical vehicles on site and providing charging stations for visitors as well.

Sustainable Features

- a. Maximum tree preservation program as well as new planting
- b. Water saving features like low flow plumbing fixtures, rainwater harvesting for landscape irrigation, etc.
- c. Energy efficient building design with strategically designed openings, overhangs and shading features, building orientation, daylighting, etc.
- d. Energy efficient building envelope with continuous insulation, vapor and air barriers
- e. Green building materials: Energy efficient windows, doors, insulation, roofing, LED lighting, high efficiency heating and cooling equipment, recycled material paving systems, low VOC materials, etc.
- f. Materials will also be selected based on resiliency (long life, fire resistance, weather resistance)
- g. On site renewable energy will be employed in the form of a solar photovoltaic and solar thermal panel systems
- h. Battery storage system for building power (charge off-peak)
- i. Vehicle recharging stations for onsite electric vehicles as well as visitors
- j. Managed occupancy smart thermostats (connected to EMS)
- k. Lighting control system (connected to EMS)
- l. Skylights where appropriate (to minimize electrical lighting use and provide beneficial daylight)
- m. Ceiling fans where appropriate (to minimize A/C use)
- n. Light pollution mitigation plan: Develop dark-sky sensitive site lighting program
- o. Comprehensive sewage pretreatment (sludge and aerobic biofilm reactors)
- p. Recycling and Composting programs to minimize trash during construction and operations

Fire/Life Safety

Great care has been given to plan for fire safety within and around the facilities.

Partitioned and multiple building structures in enhanced fire separation areas.

The exterior envelope will be constructed with non-combustible materials while still being consistent with the look and feel of a nature lodge as intended.

This type of construction will follow the guidelines of NFPA 13R Fire protection system providing fire sprinklers both inside and outside the buildings. We will be including high performance fire alarm and protection systems throughout.

We will work closely with the fire marshal to create an overarching fire defense plan that will include safety zones and a community helipad.

Additional water capacity for firefighting will be provided for the facility and as a benefit of the surrounding community.

Historic Heritage

The Southern Sierra Me-Wuk, originally lived in present Yosemite National Park and central western Sierra Nevada foothills in California.

Through a collaborative effort with the Toulumne Me-Wuk Tribal Council, their cultural heritage of the area will be celebrated in several meaningful ways as they may be permit. This could be done through visual displays both indoors and outside, as well as special educational programs available to the visitor.