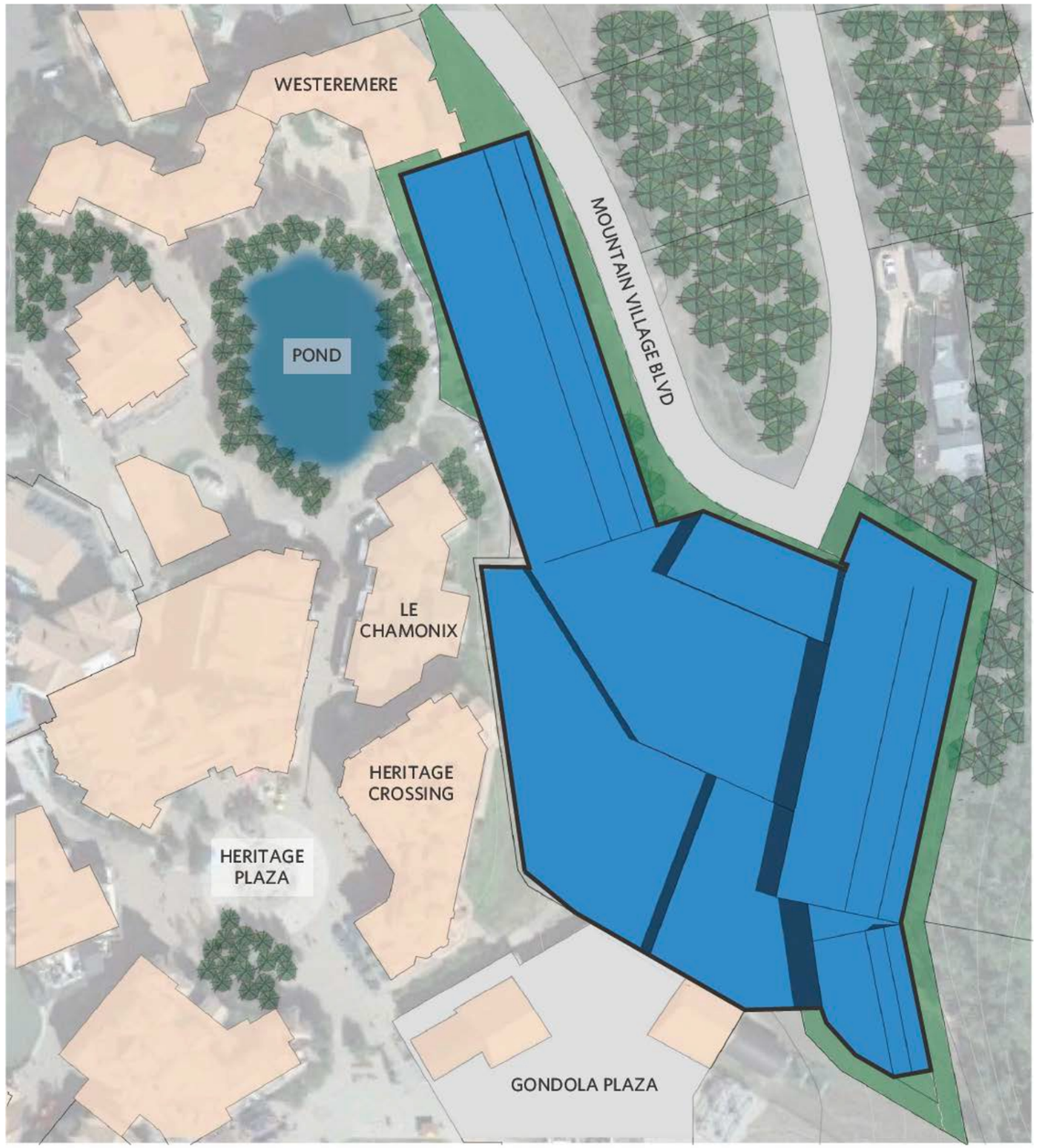
MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES

ILLUSTRATIVE SITE PLAN

100% LOT COVERAGE PERMITTED BY CDC

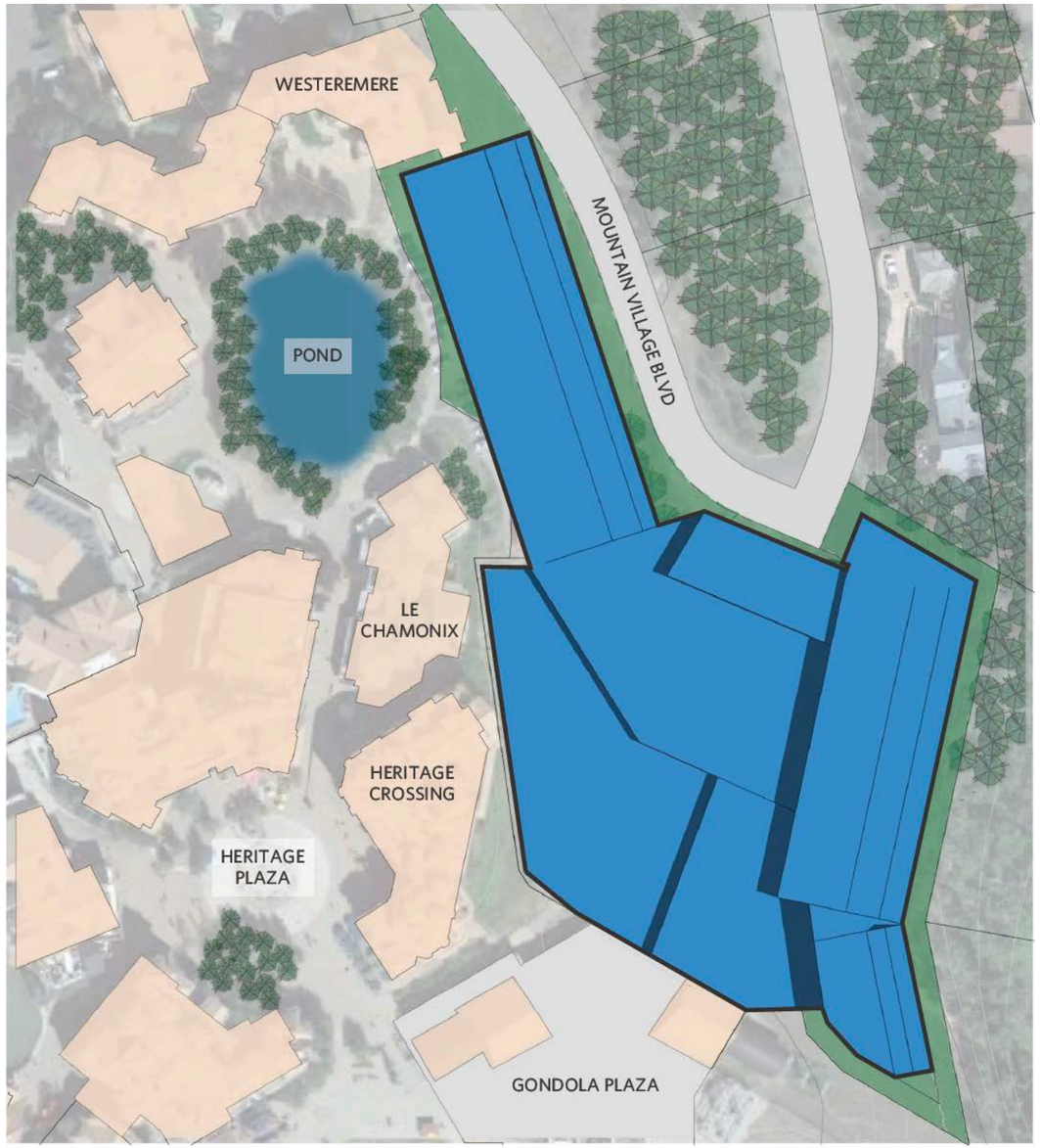


FULL LOT COVERAGE PER CDC - 96%

COMPREHENSIVE PLAN REQUIREMENTS FOR LOT 161C-R AND POND LOTS

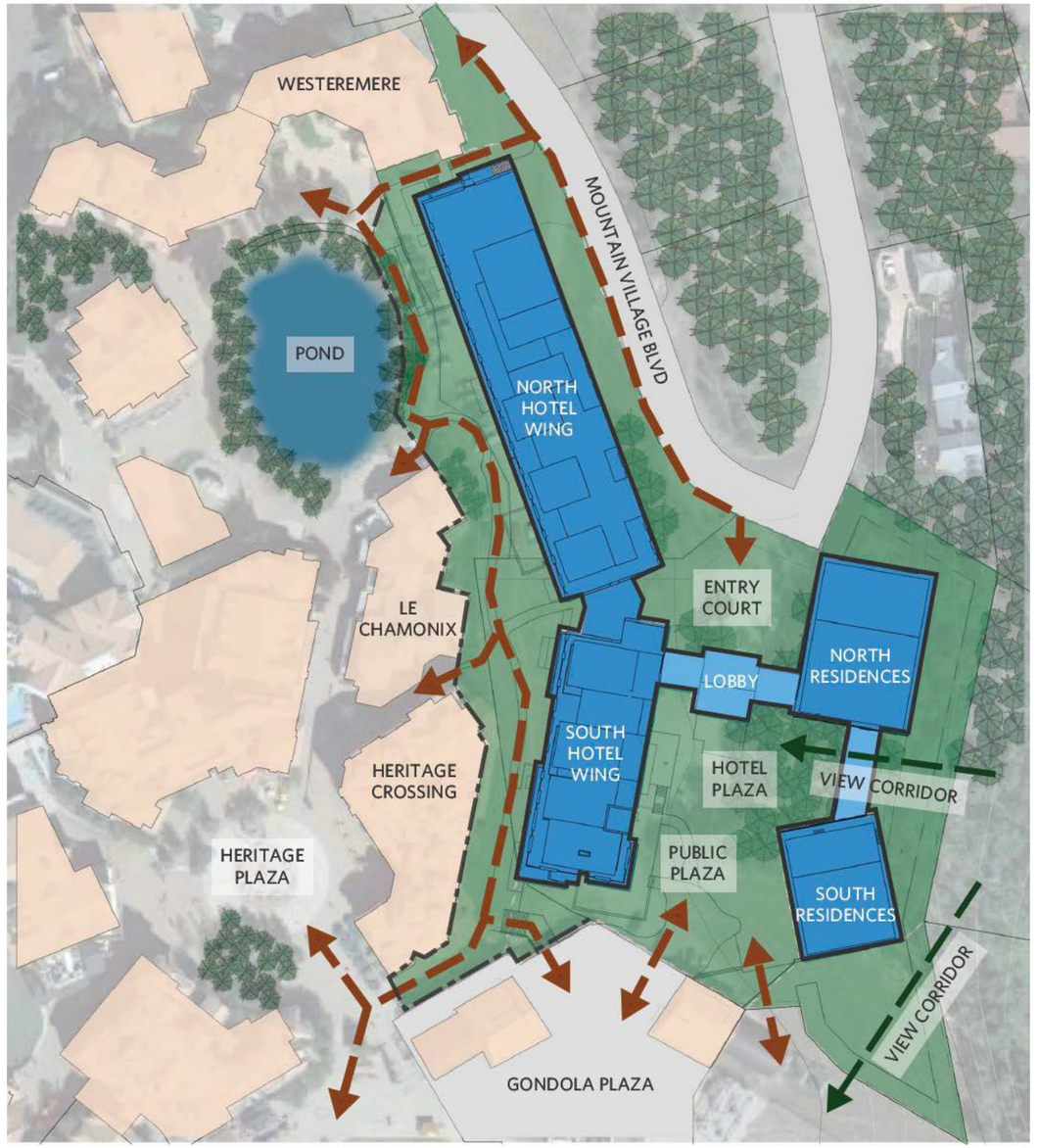
- ✓ Flagship Luxury Hotel
- ✓ Improved Landscape Amenities and Open Space
- ✓ Hotbed Development
- ✓ Prioritize Pedestrian Circulation
- ✓ Enhanced Riparian Corridor
- ✓ Expand the Pond to allow for active uses
- ✓ Keep Gondola Plaza at same level as adjoining plaza for the development
- ✓ Viewshed for Lot 97 by minimizing development across Parcel F1
- ✓ Provide Parking for Ridge Residents
- ✓ Integrate Deed Restricted Dorm Units

CDC LOT COVERAGE - BUILDING FOOTPRINT 96%



FULL LOT COVERAGE PER CDC - 96%

PROPOSED LOT COVERAGE - BUILDING FOOTPRINT 36%



PROPOSED LOT COVERAGE - 56%

MATERIALS - HOTEL

PARCEL F1

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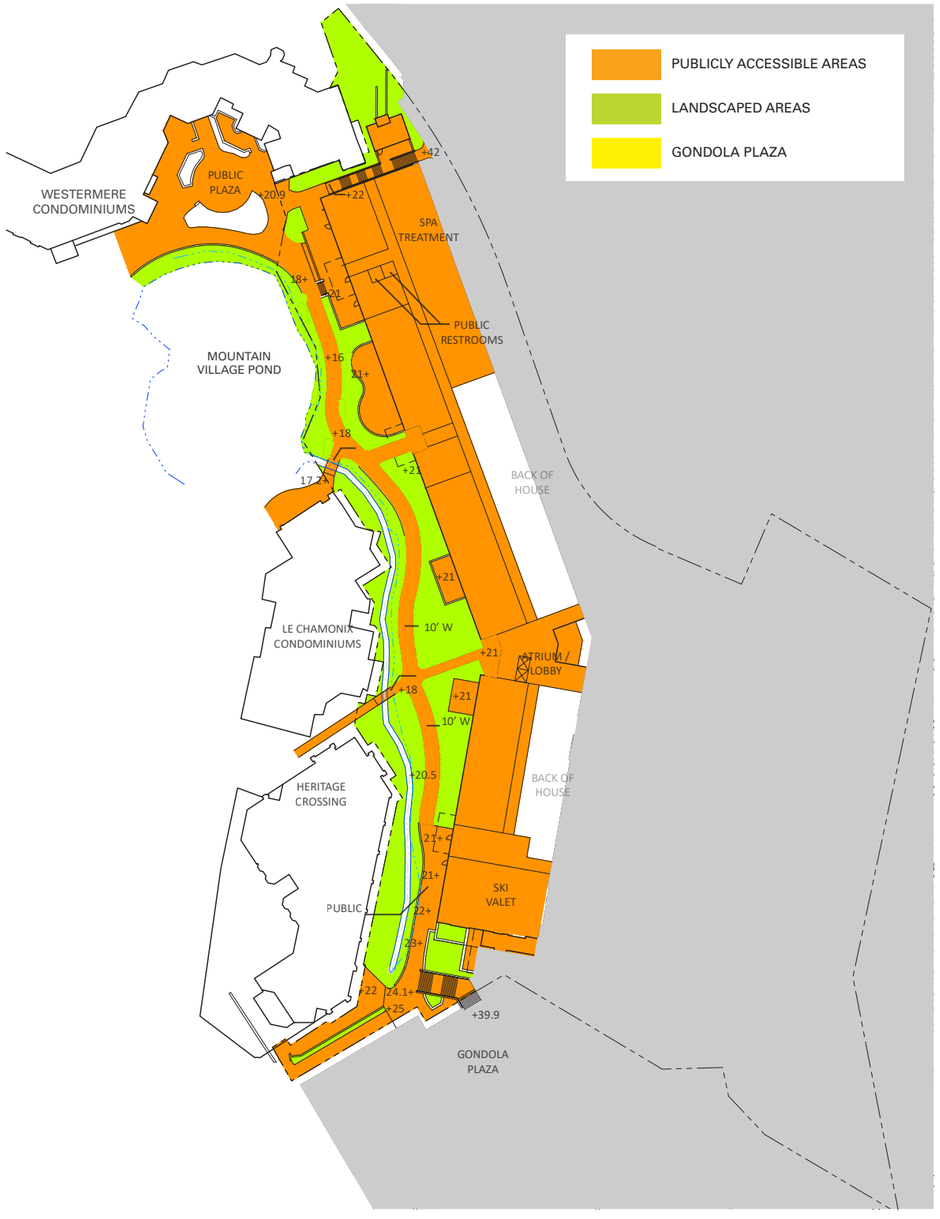
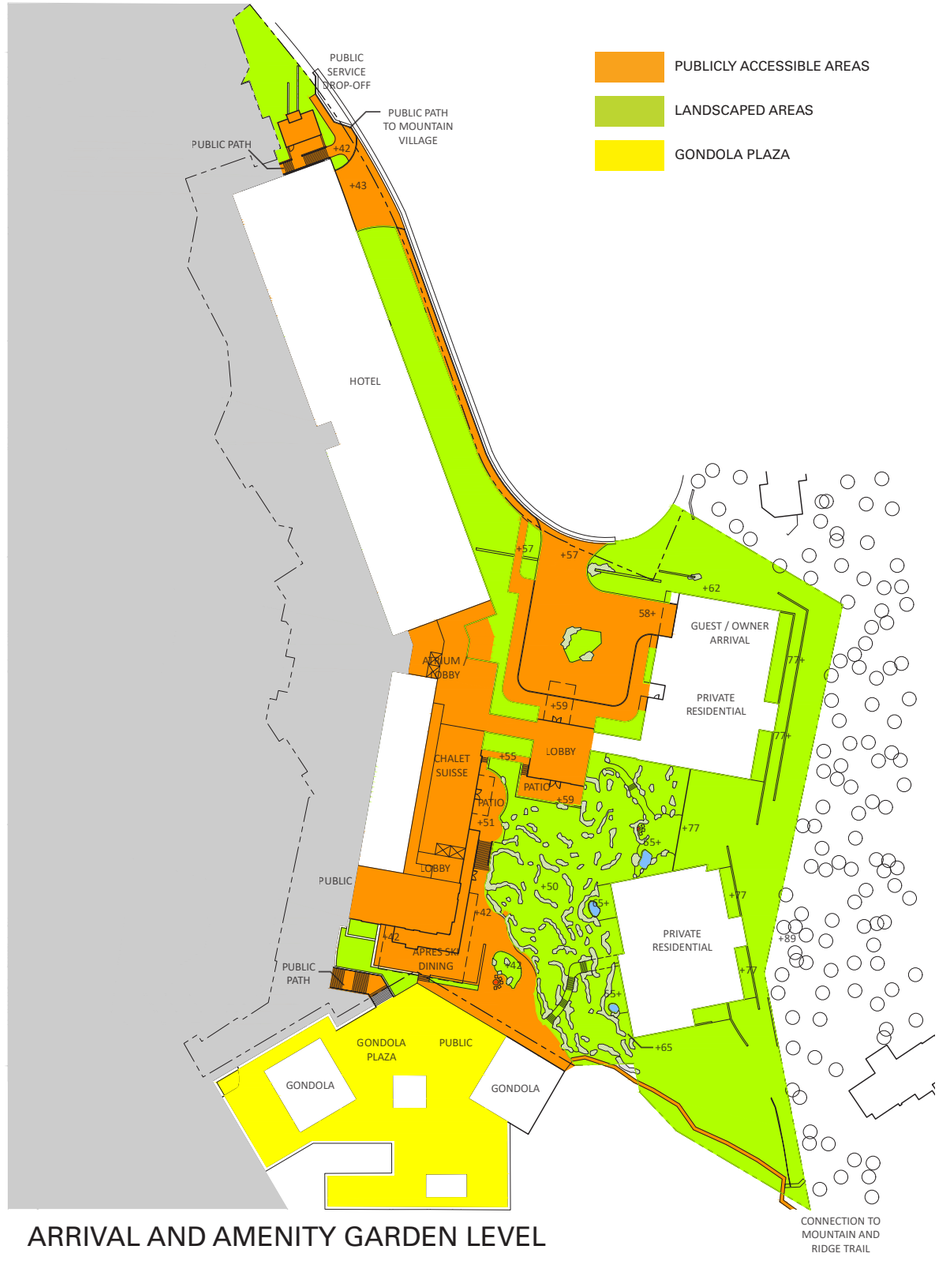
PRIVATE VS. PUBLIC ACCESS PLAN

PUBLIC VS PRIVATE USE AREA DIAGRAMS



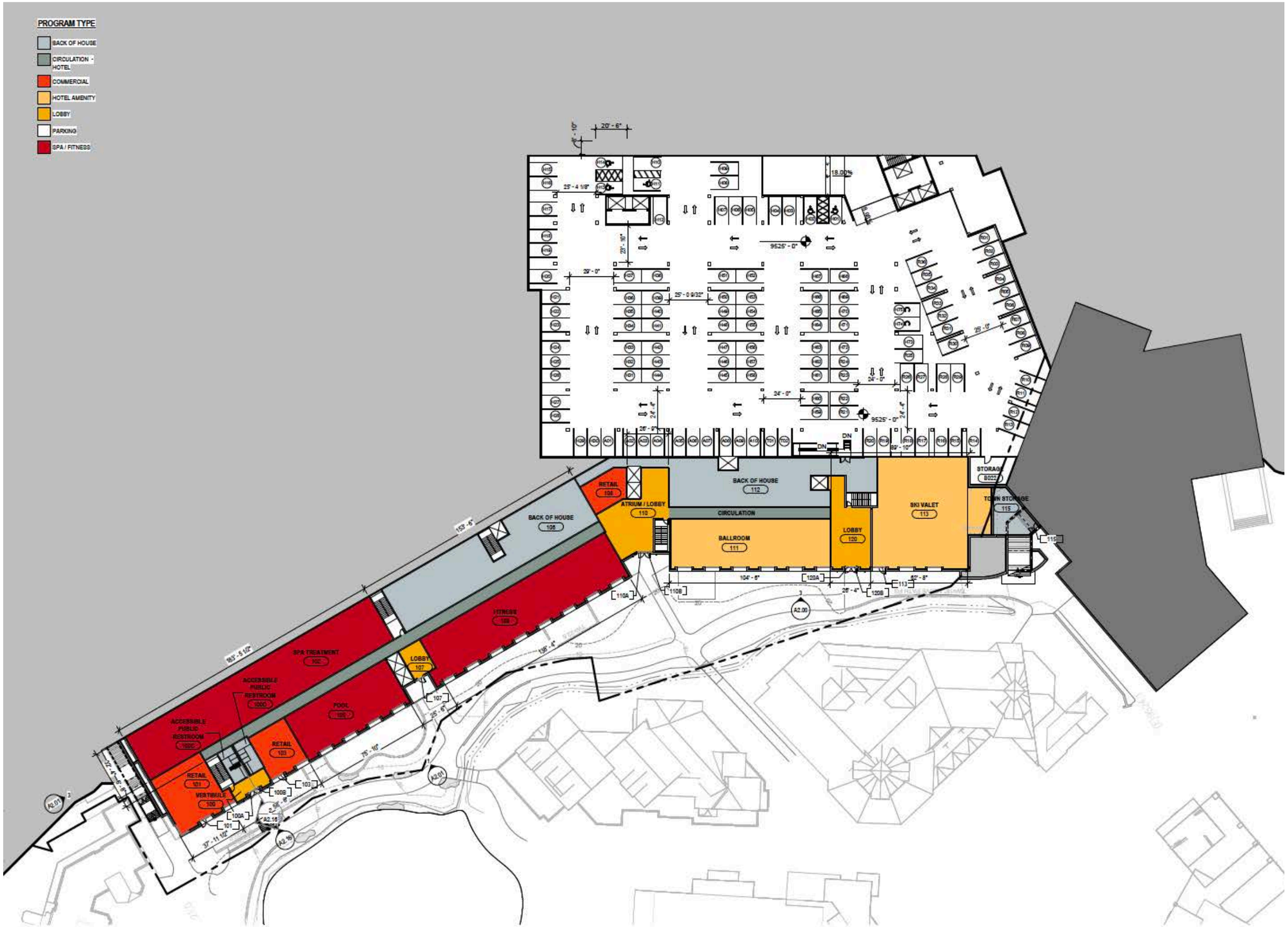
HERITAGE PLAZA LEVEL



ARRIVAL AND AMENITY GARDEN LEVEL

RENDER - GONDOLA AND ERC CONNECTION

FLOOR PLANS



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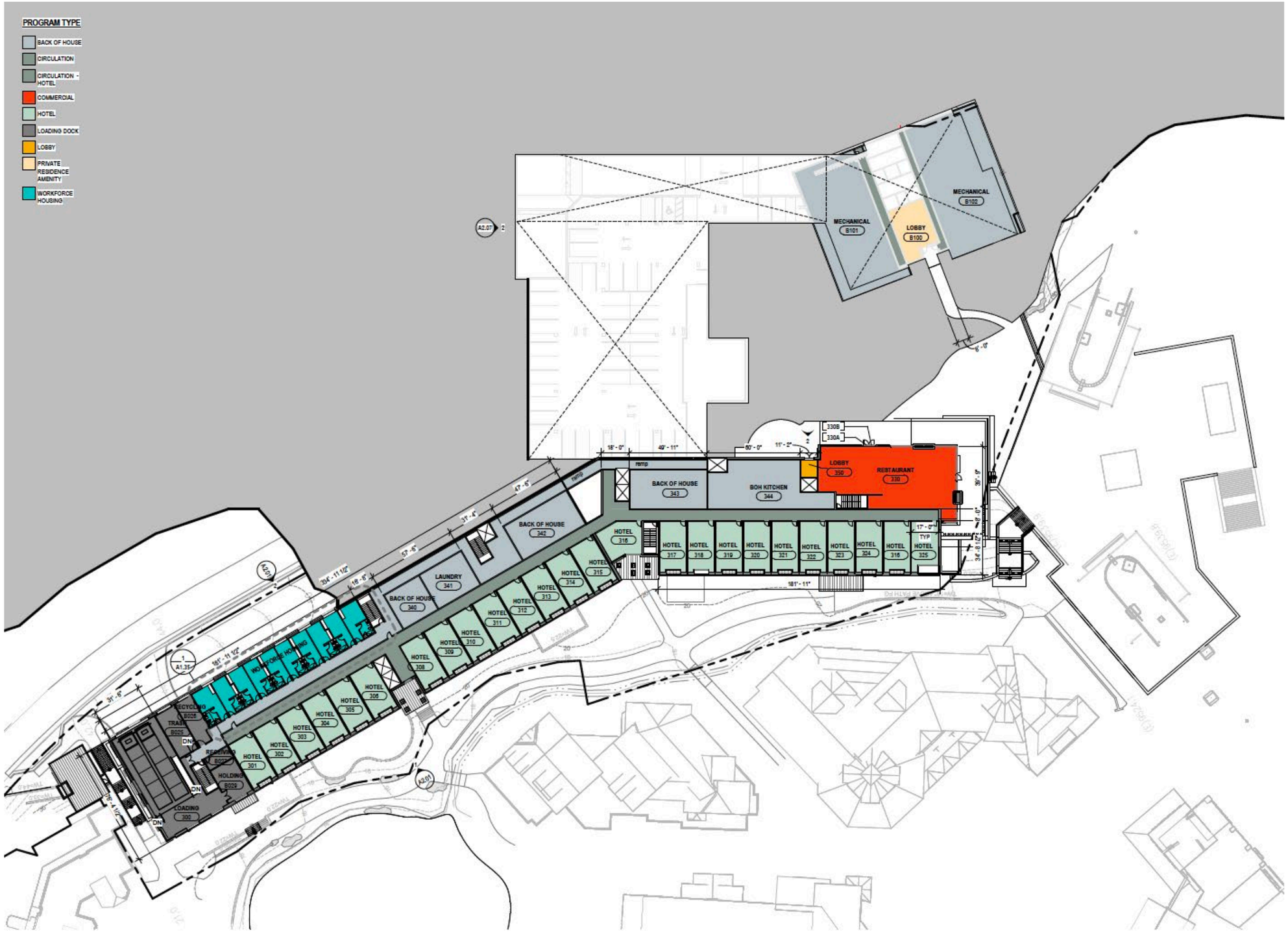
RENDER - NORTH POND EDGE

FLOOR PLANS



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FLOOR PLANS

PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION
- CIRCULATION - HOTEL
- COMMERCIAL
- HOTEL AMENITY
- HOTEL RESIDENCE
- LOBBY
- PARKING
- PRIVATE RESIDENCE
- PRIVATE RESIDENCE AMENITY

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HEIGHT REDUCTIONS

- Reduced maximum project height from 95.5 to 89.8
- Removed one floor from the north hotel hotel building

HEIGHT REDUCTION | NORTH HOTEL

VIEW FROM MOUNTAIN VILLAGE BLVD

- Removed one floor from the south residential building

HEIGHT REDUCTION | SOUTH PRIVATE RESIDENCE

VIEW FROM HOTEL PLAZA

HEIGHT REDUCTION

NORTH PRIVATE RESIDENCE

6’-6” REDUCTION

- LOWERED 12’ TO 11’-7” FLOOR TO FLOOR
- LOWERED LEVEL 1 FROM 18’ TO 14’

NORTH HOTEL / POND LOT

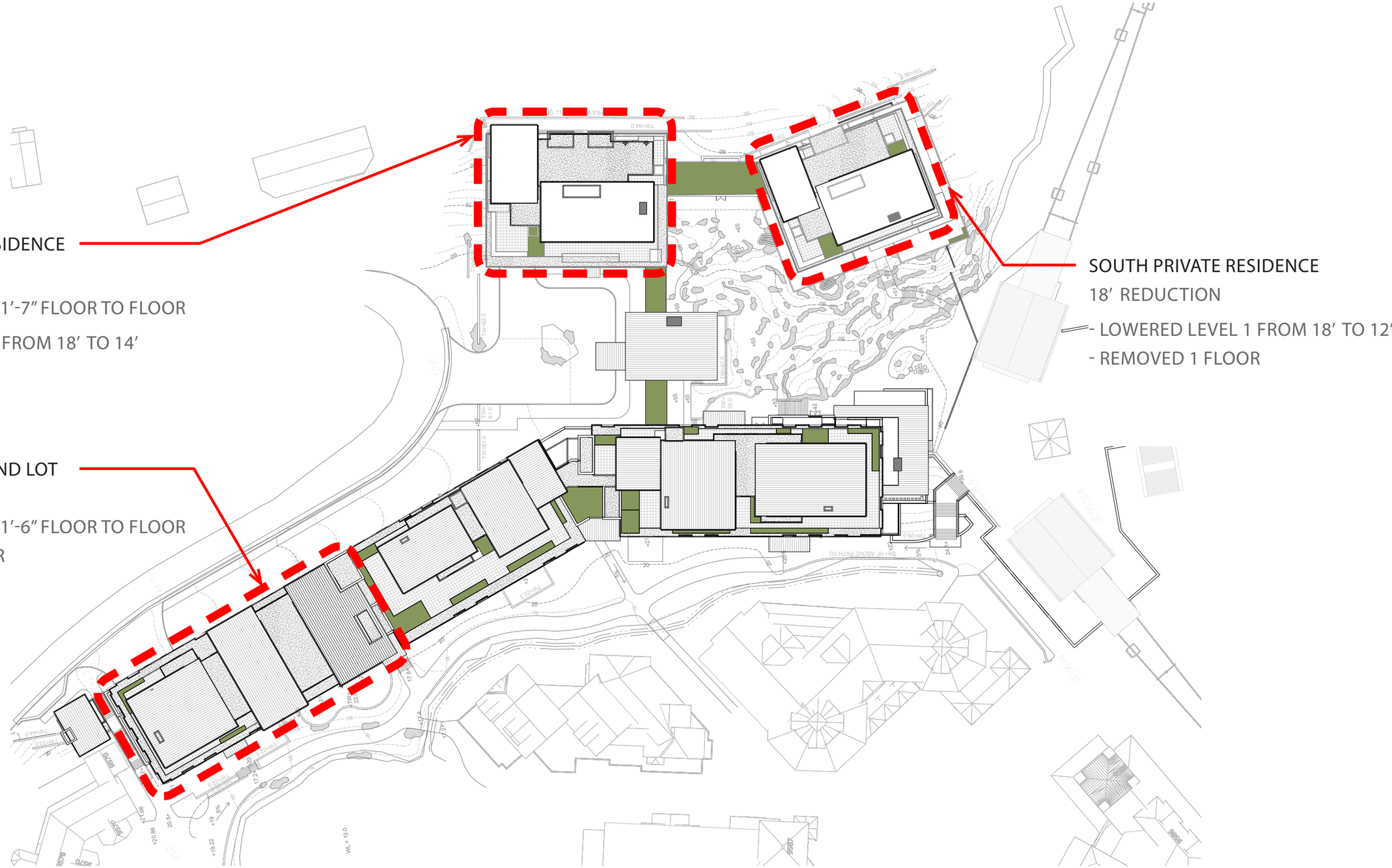
14’ REDUCTION

- LOWERED 12’ TO 11’-6” FLOOR TO FLOOR
- REMOVED 1 FLOOR

SOUTH PRIVATE RESIDENCE

18’ REDUCTION

- LOWERED LEVEL 1 FROM 18’ TO 12’
- REMOVED 1 FLOOR



ORIGINAL PROGRAM VS. CURRENT PROGRAM

Original Program vs. Current Program		
	Original	**Current**
Condo Units	37	29
Branded Residences	52	38
Hotel Units	55	53
Workforce Housing	1	10
Payment into Community Housing Fund	0	$ 2,200,000

*South residential building reduced by one floor

*North hotel building reduced by one floor

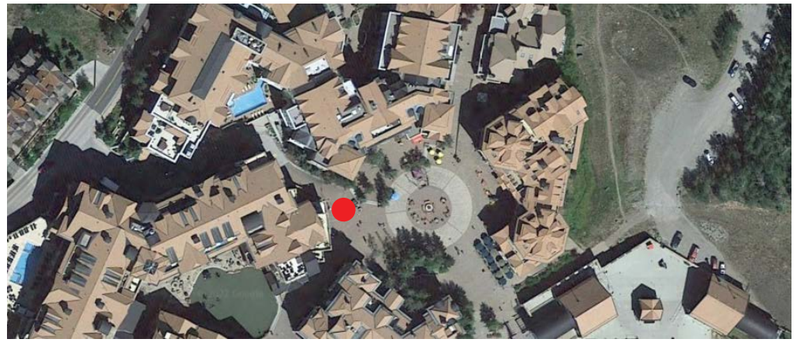
*Lowered overall project height to 89.8'

*Average Height including Open Space 22.5'

- THE PEAKS : 132’
- SILVERLINE : 97’ (LOT 161 C-R)
- SEE FOREVER PHASE I : 96.5’
- FOUR SEASONS 161C-R PARCEL : 89.8’
- MOUNTAIN VILLAGE HOTEL : 88.75’ (LOT 109)
- THE MADELINE : 86.5’
- FOUR SEASONS PARCEL D : 78.2’

Mountain Village Core Project Levels Comparison in Stories			
	Project	**Upslope**	**Downslope**
Comparable Core Projects			
	The Peaks Resort & Spa	6	10
	Madeline Hotel	7	7
	Lumiere Hotel	5	7
	Inn at Lost Creek	5	6
Proposed Project			
	Hotel North	3-4	6-7
	Hotel South	4-5	7
	Resident building North	7	8
	Resident Building South	5	6

VIEW STUDY - HERITAGE PLAZA



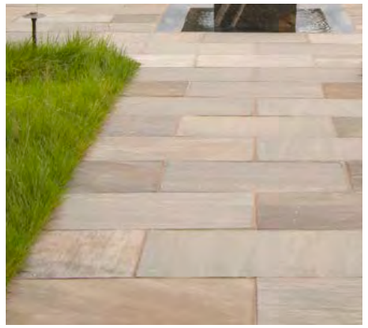
Camera Location

- Fixed financial contribution or in-kind land contribution to Town for Employee Housing - $2.2 million
- Fixed Financial Contribution to the Town towards pond revitalization and improvement -$500,000
- Landscape design services for conceptual pond improvements
- Publicly accessible plaza areas in excess of CDC Requirements connecting Gondola and Pond Plazas
- 600 sq ft storage facility for Town
- 500 sq ft public restrooms for Town
- 2 deeded parking spaces for Town
- Curb and gutter sidewalk with snowmelt between porte cochere and N stairs from MVB
- Enhanced riparian corridor with expanded wetlands, stone pedestrian bridges and a 10’ snowmelted pedestrian path
- Maintain Gondola Plaza connection to project plaza at the same grade
- Vehicular service parking space on MVB
- Trash compactor
- Improvements to alleyway between Trax and the Gondola Plaza
- Connection of the Ridge Trail to the Apres Ski Plaza
- Waiver of HOA dues for Town Storage, Public Restrooms and Parking Spaces
- Lodging Taxes generated by hotbeds
- RETA taxes on annual transfer of 12.5% of condo inventory

HARDSCAPE MATERIAL PLAN

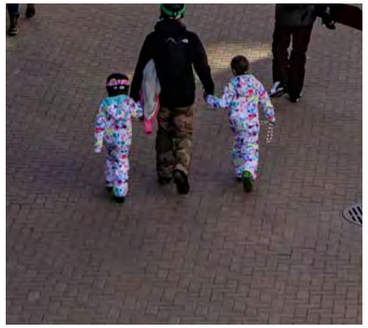
1 *Stone Paving-Arrival Auto Courtyard*

2 *Stone Paving - Pedestrian*



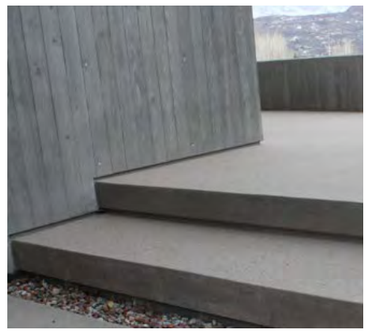
3 *Decorative Concrete Paving*

4 *MV Concrete Pavers*



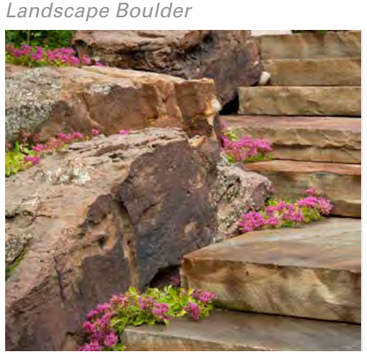
5 *Stone Veneer Steps*

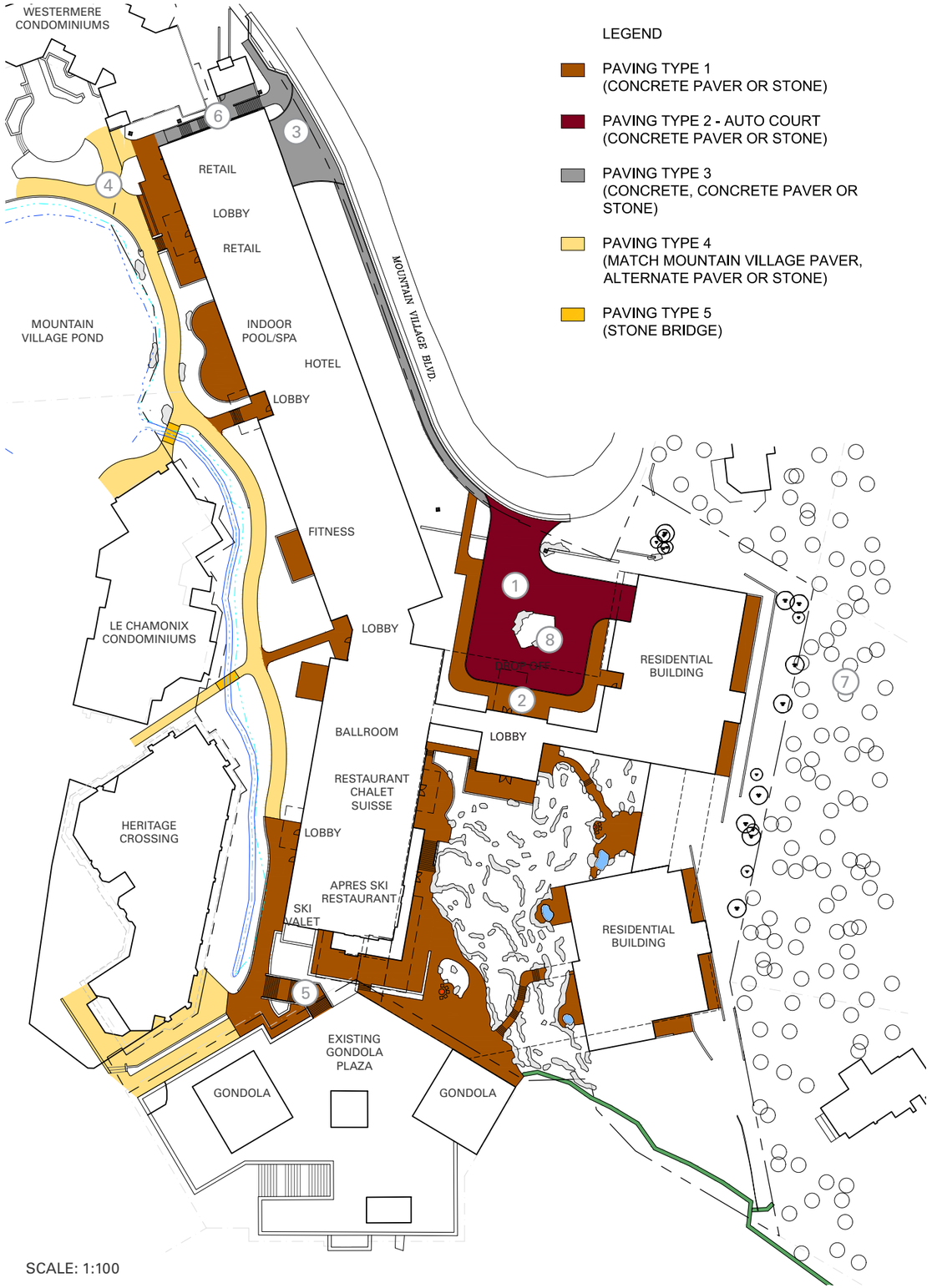
6 *Concrete Steps*



7 *Stone Walls - Match Architecture*

8 *Landscape Boulder*





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TREE PLANTING DIAGRAM

Deciduous Trees

Narrowleaf Cottonwood

Quaking Aspen

Mountain Alder

Tartarian Maple

Spring Snow Crabapple

Coniferous Trees

Colorado Spruce

Ponderosa Pine

Pinyon Pine

Douglas Fir

Rocky Mountain Juniper

SHRUB AND PERENNIAL PLANTING DIAGRAM

Shrubs

1 *Snowberry*

Serviceberry

Boulder Raspberry

Potentilla

Gro-Low Sumac

Perennials

Rocky Mountain Columbine

Lupine

Common White Yarrow

Yellow Paintbrush

Queen's Crown

GROUNDCOVER PLANTING DIAGRAM

Turf and Grasses

Native Grass Mix

Riparian Native Grass Mix

Enviroturf® Fescue-blend Turf Sod

Groundcovers for Planting Beds

Kinnickinnick

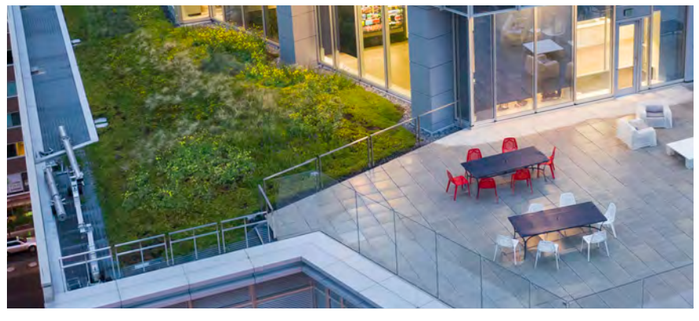
Creeping Mahonia

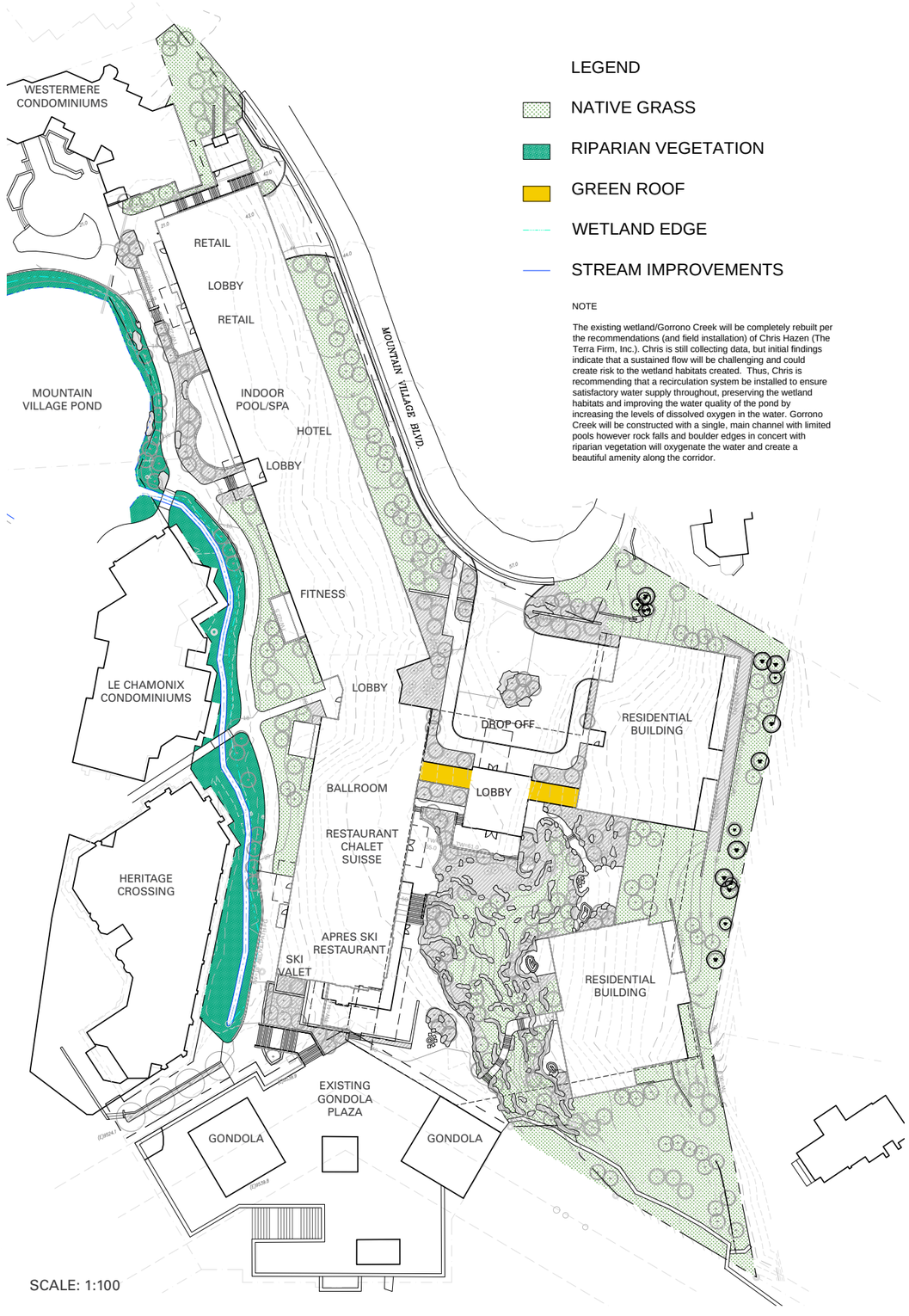
Common Juniper

NOTE: THESE PLANTS MAY BE INCORPORATED WITHIN THE PLANTING BEDS DEPICTED IN PREVIOUS DIAGRAM. THEY ARE LOW GROWING, NATIVE, GROUNDCOVER PLANTS

Green Roof Planting

Sedum and Native Grass Mix

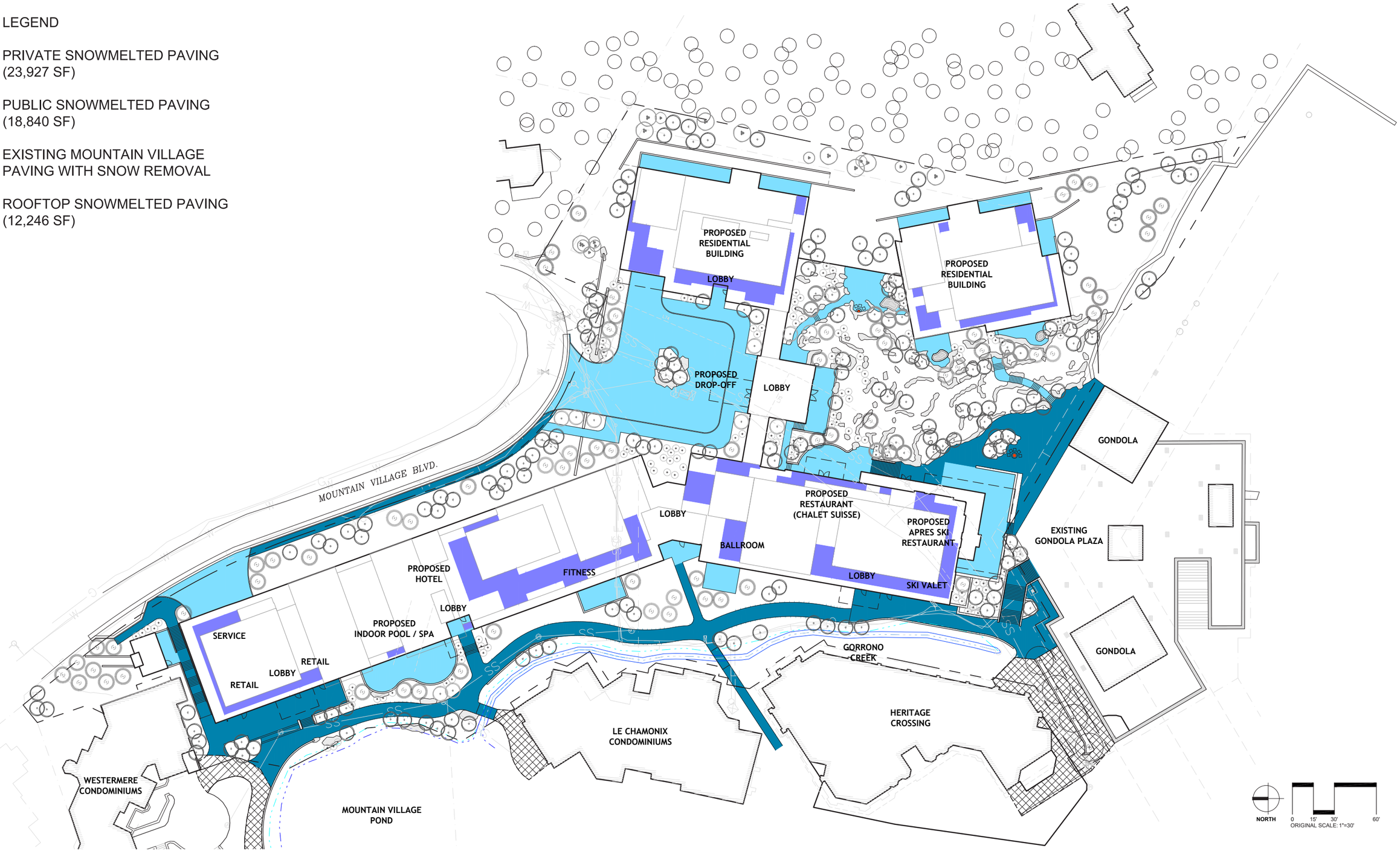




SNOW MANAGEMENT PLAN

LEGEND

- PRIVATE SNOWMELTED PAVING (23,927 SF)
- PUBLIC SNOWMELTED PAVING (18,840 SF)
- EXISTING MOUNTAIN VILLAGE PAVING WITH SNOW REMOVAL
- ROOFTOP SNOWMELTED PAVING (12,246 SF)



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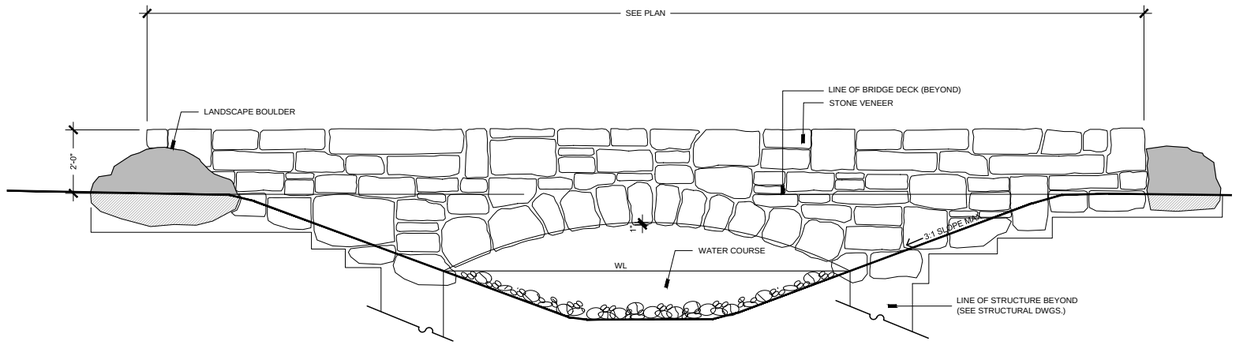
BRIDGE

STONE BRIDGE

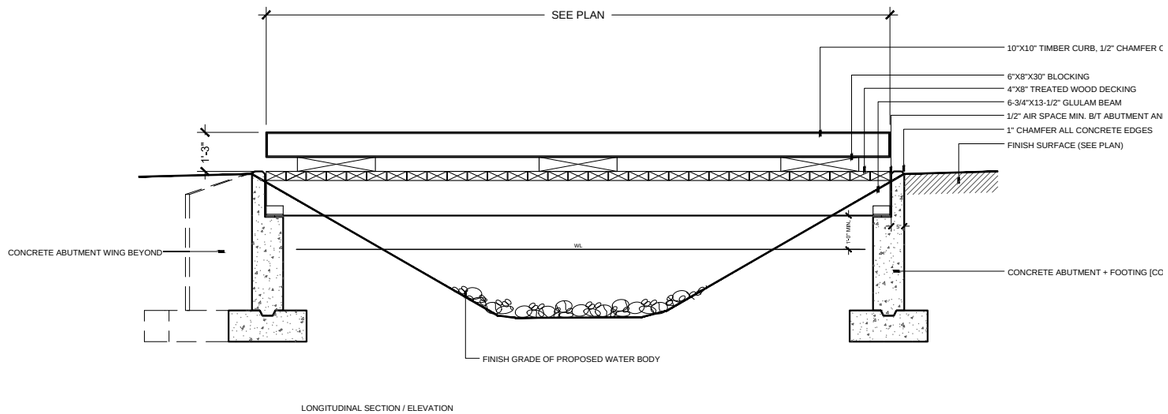


1 Stone Bridge Elevation
1/2"=1'

1 Stone Bridge Reference Imagery
Not to scale

NOTE: The image is a Sample/Reference of the design intent, the stone veneer will be similar to the building veneer but be a more rustic/rugged interpretation as

WOOD BRIDGE



LONGITUDINAL SECTION / ELEVATION

2 Wood Bridge Elevation
1/2"=1'

2 Wood Bridge Reference Imagery
Not to scale

NOTE: The image is a Sample/Reference of the design intent, the wood curb is included as a low barrier to prevent users from stepping off the edge.

EXTERIOR CIRCULATION LIGHTING PLAN

Pedestrian Pathway Light

Light Column

Wall / Step Lights

Bollard Light

Bridge Light

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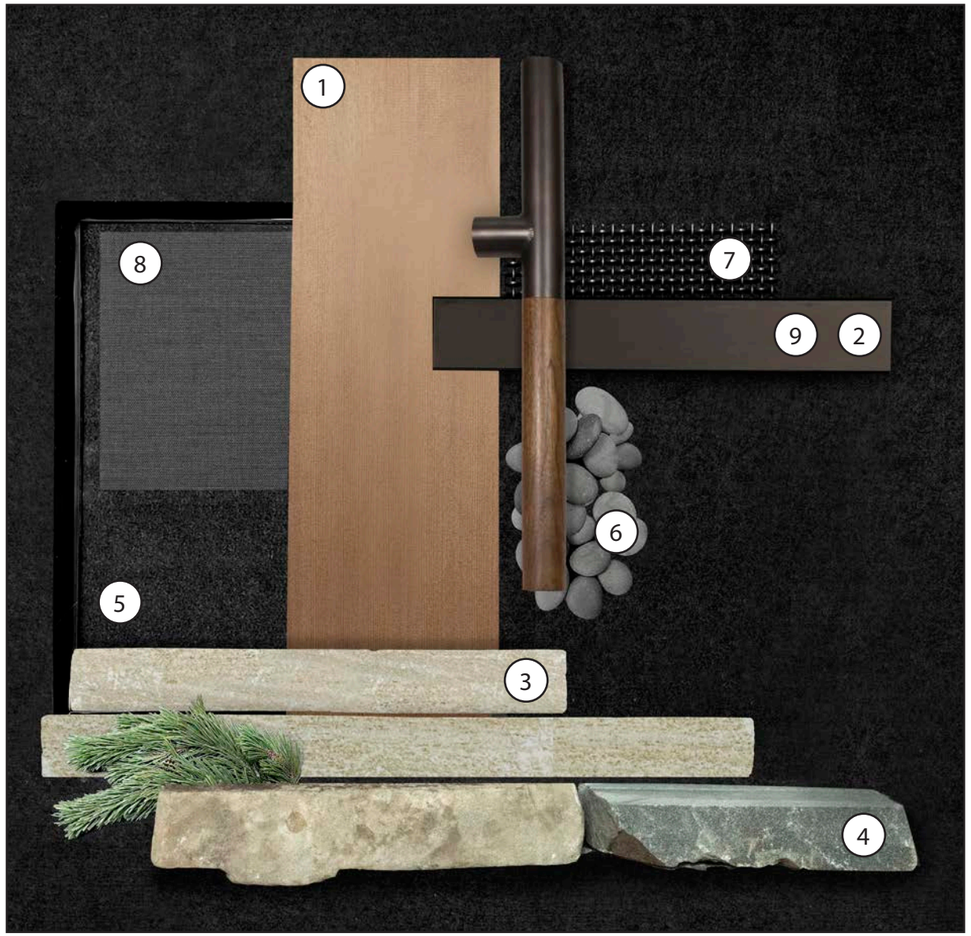
MATERIALS - OVERALL



1. WOOD SIDING / SCREEN
2. PAINTED METAL
3. STACKED STONE VENEER - SMOOTH
4. STACKED STONE VENEER - ROUGH
5. GLAZING
6. STONE BALLAST
7. WIRE MESH
8. SHADE SCREEN
9. STANDING SEAM METAL ROOF

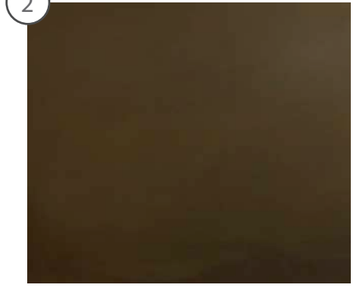
MATERIALS - LOBBY

MATERIALS - LOBBY

4

5

2



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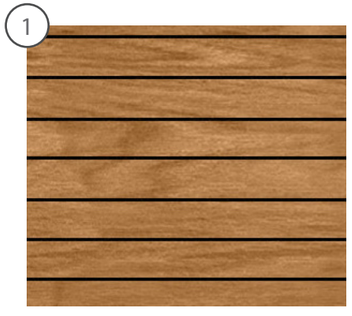
MATERIALS - HOTEL

MATERIALS - HOTEL

1



4

2

5

9

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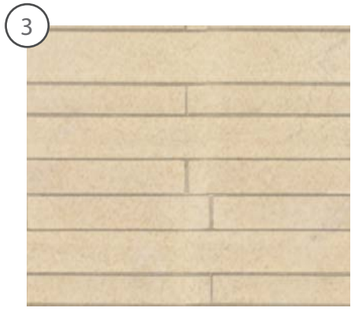
RENDER - OVERALL AERIAL FROM GONDOLA PLAZA - PRIVATE RESIDENCES MATERIALS

MATERIALS - PRIVATE RESIDENCE

3



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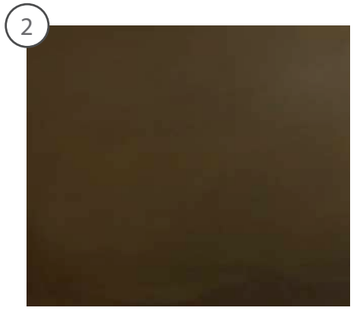

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9

RENDER - NORTH POND EDGE

RENDER - GONDOLA AND ERC CONNECTION

RENDER - OVERALL AERIAL FROM GONDOLA PLAZA

RENDER - OVERALL AERIAL FROM MOUNTAIN BOULEVARD

FORT PARTNERS

MERRIMAC VENTURES

Olson Kundig

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