

# TOWN OF MOUNTAIN VILLAGE PARCEL TESTING

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MOUNTAIN VILLAGE, COLORADO | 2021.11.18



# TABLE OF CONTENTS

## THE PEAKS RESORT

- Site plan
- Existing Peaks plan renovations
- North hotel expansion concept
- East hotel expansion concept
- West hotel expansion concept
- Structured parking study

## PARCEL G HOTEL CONCEPT

# THE PEAKS EXPANSION



- Ⓐ NORTH HOTEL EXPANSION
- Ⓑ BELOW GRADE PARKING STRUCTURE
- Ⓒ BRIDGE LINK
- Ⓓ EXISTING PORTE COCHERE
- Ⓔ EXPANDED POOL AMENITY
- Ⓕ WEST HOTEL EXPANSION
- Ⓖ HELI-PAD
- Ⓗ EAST HOTEL EXPANSION
- Ⓘ BRIDGE TO CONFERENCE FACILITIES

# PROGRAM

## NORTH HOTEL EXPANSION BUILDING A

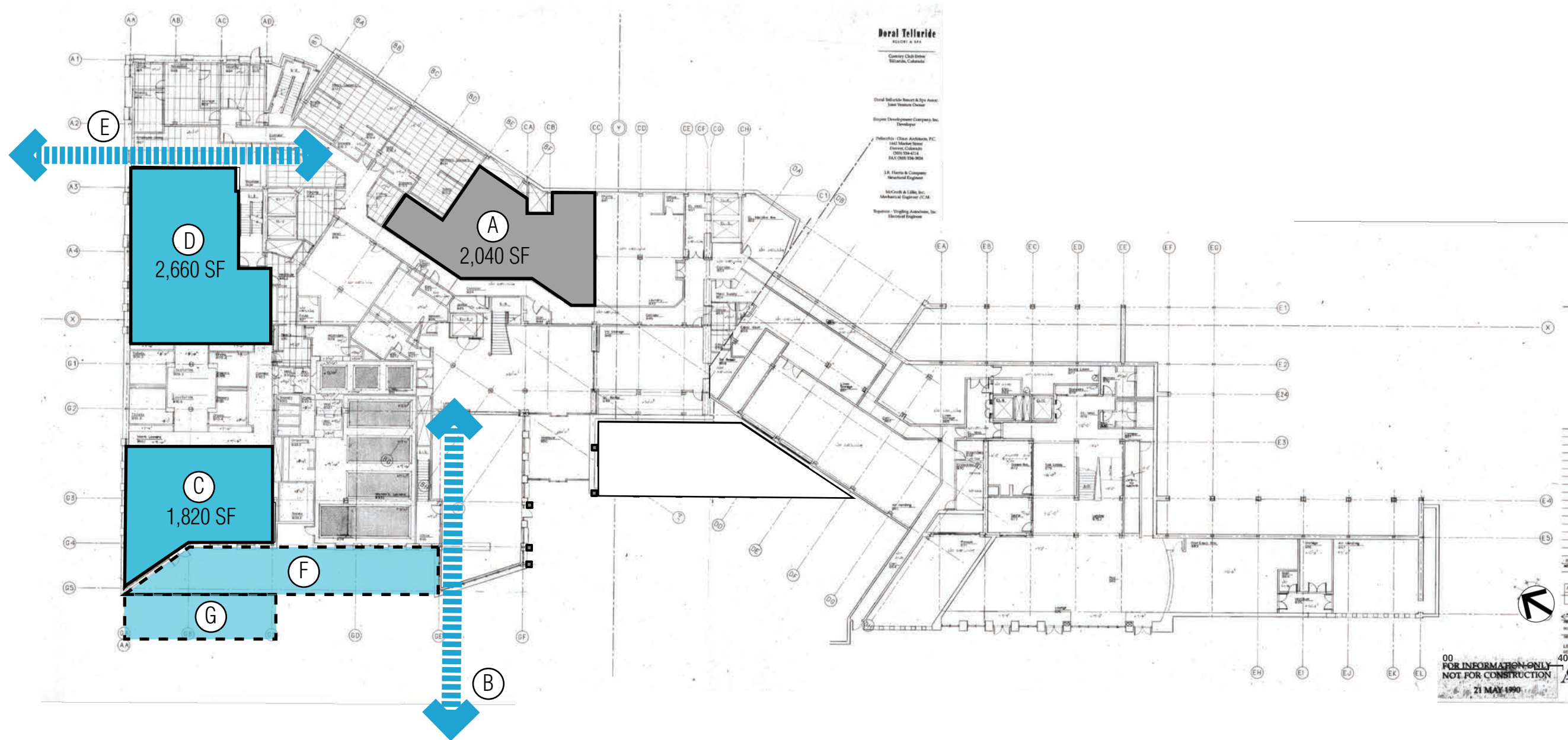
- 223 SPACE PARKING GARAGE
- 25 WORKFORCE HOUSING UNITS
- 70, 500 SF HOTEL ROOM BAYS
- BRIDGE CONNECTION TO EXISTING PEAKS HOTEL AT ELEVATION 9,490' &
- 38,910 GSF PARKING
- 48,250 GSF HOTEL
- 16,990 WORKFORE HOUSING

## WEST HOTEL EXPANSION BUILDING F

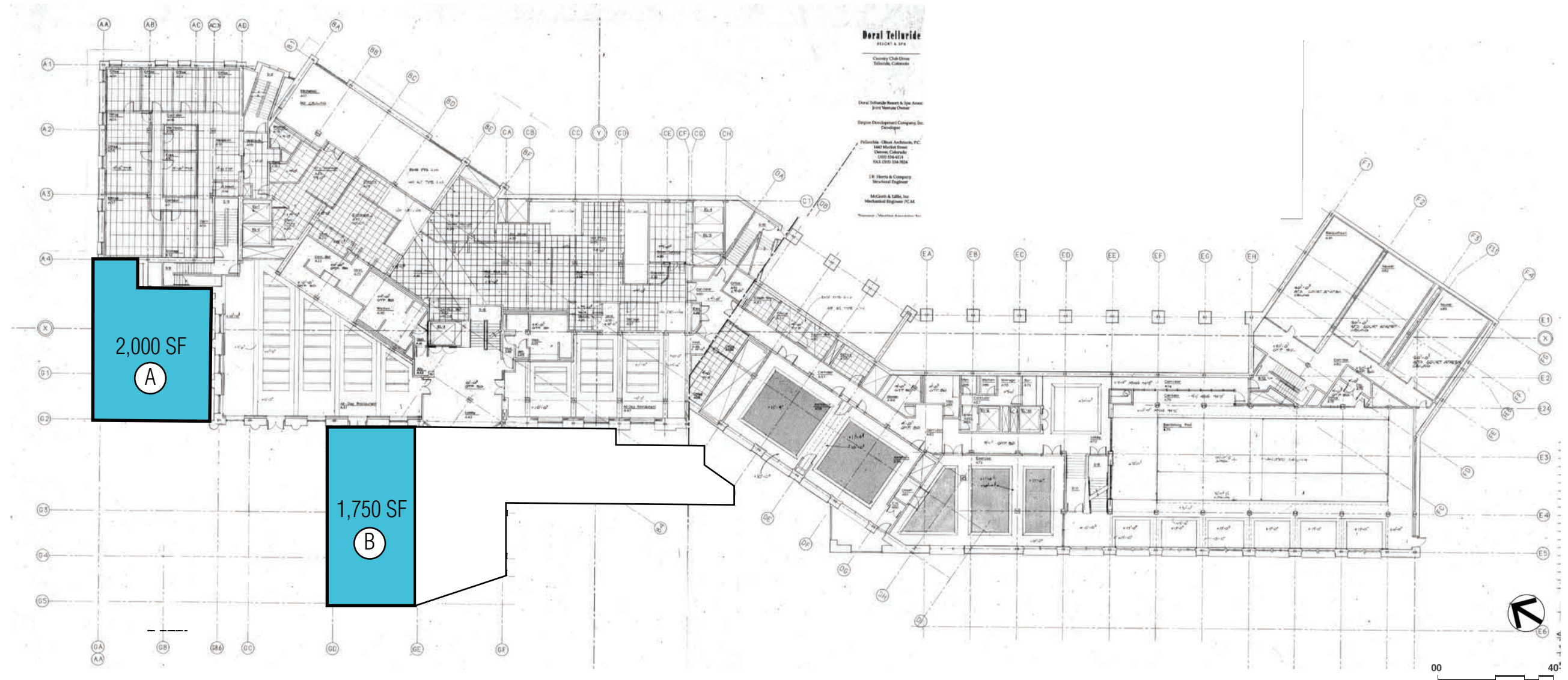
- 48 KEYS
- 520 SF AVERAGE UNIT
- 36,000 SF
- BRIDGE CONNECTOR TO MAIN HOTEL

## EAST HOTEL EXPANSION BUILDING H

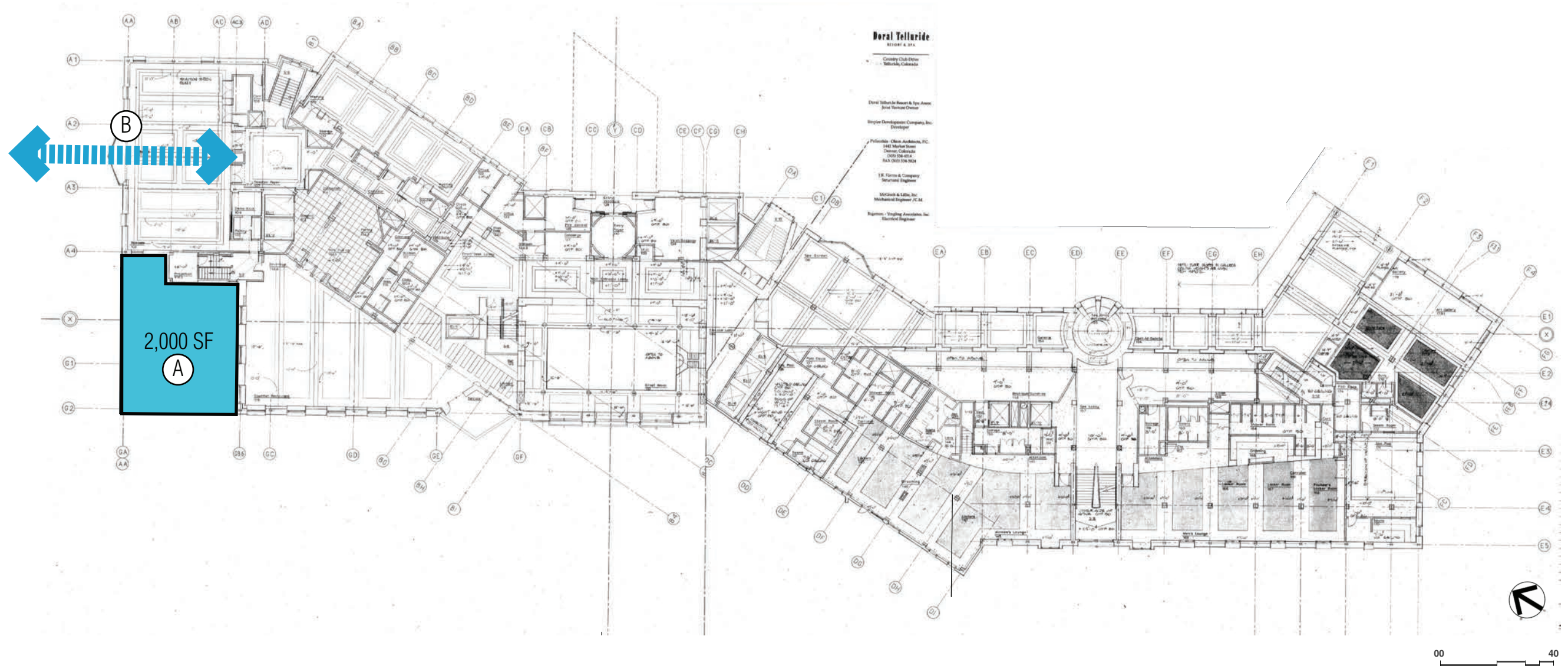
- 32, NEW, 500 SF AVG HOTEL ROOM BAYS
- CONVERT 4, EXISTING SUITS INTO 8, 450 AVG SF HOTEL ROOMS
- 26,600 GSF (EXCLUDING GARAGE)
- BRIDGE CONNECTOR TO CONFERENCE



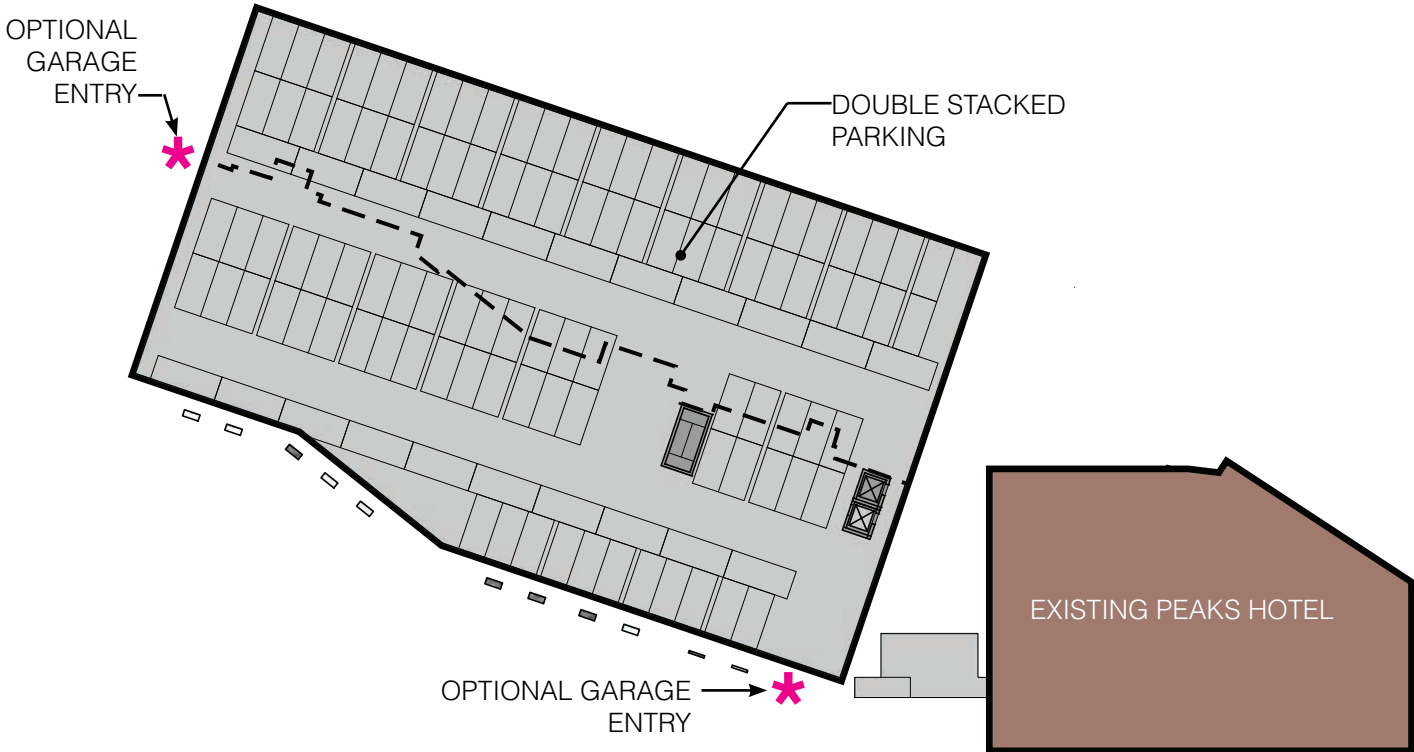
- (A) EMPLOYEE DINING
  - (B) BRIDGE LINK TO WEST HOTEL EXPANSION
- (C) BAR EXPANSION
  - (D) LOCKER EXPANSION
- (E) BRIDGE LINK TO NORTH HOTEL EXPANSION
  - (F) OPTIONAL LOCKER EXPANSION (1,600 SF)
- (G) OPTIONAL DECK EXPANSION (1,200 SF)



- Ⓐ LEGENDS MEETING ROOM EXPANSION/ENCLOSURE
- Ⓑ APPALOOSA OUTDOOR DECK EXPANSION



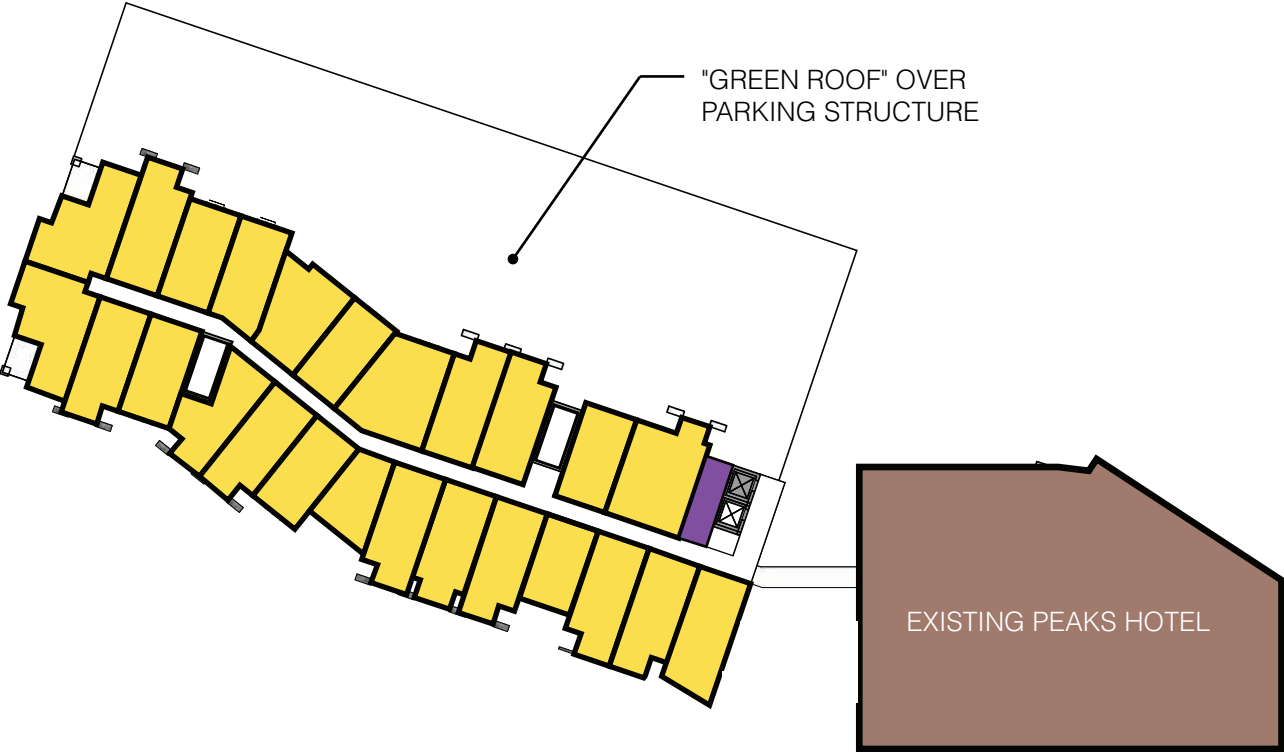
- Ⓐ ALTEZZA DINING EXPANSION
- Ⓑ BRIDGE LINK TO NORTH HOTEL EXPANSION



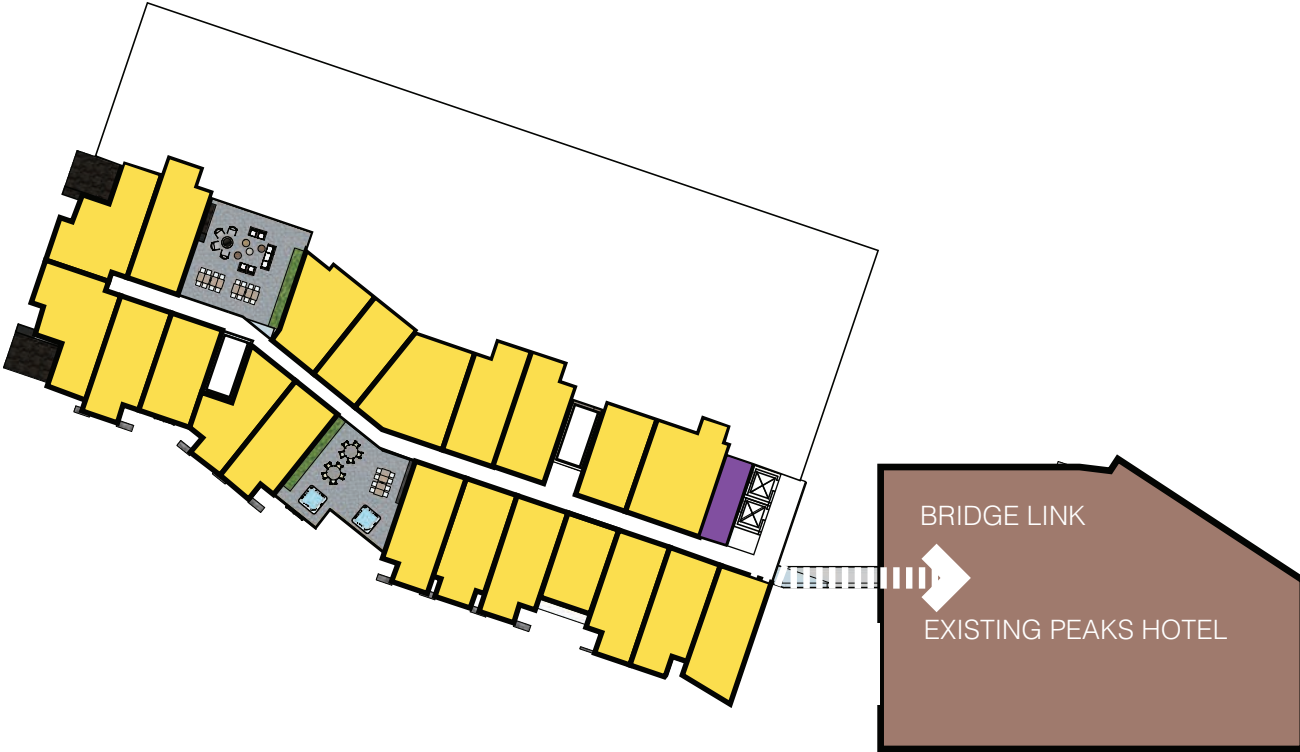
01 | GARAGE LEVEL PLAN



02 | 2ND LEVEL PLAN - WORK FORCE HOUSING



03 | 3RD-4TH LEVEL HOTEL PLAN



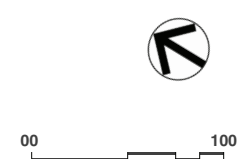
04 | 5TH LEVEL HOTEL PLAN

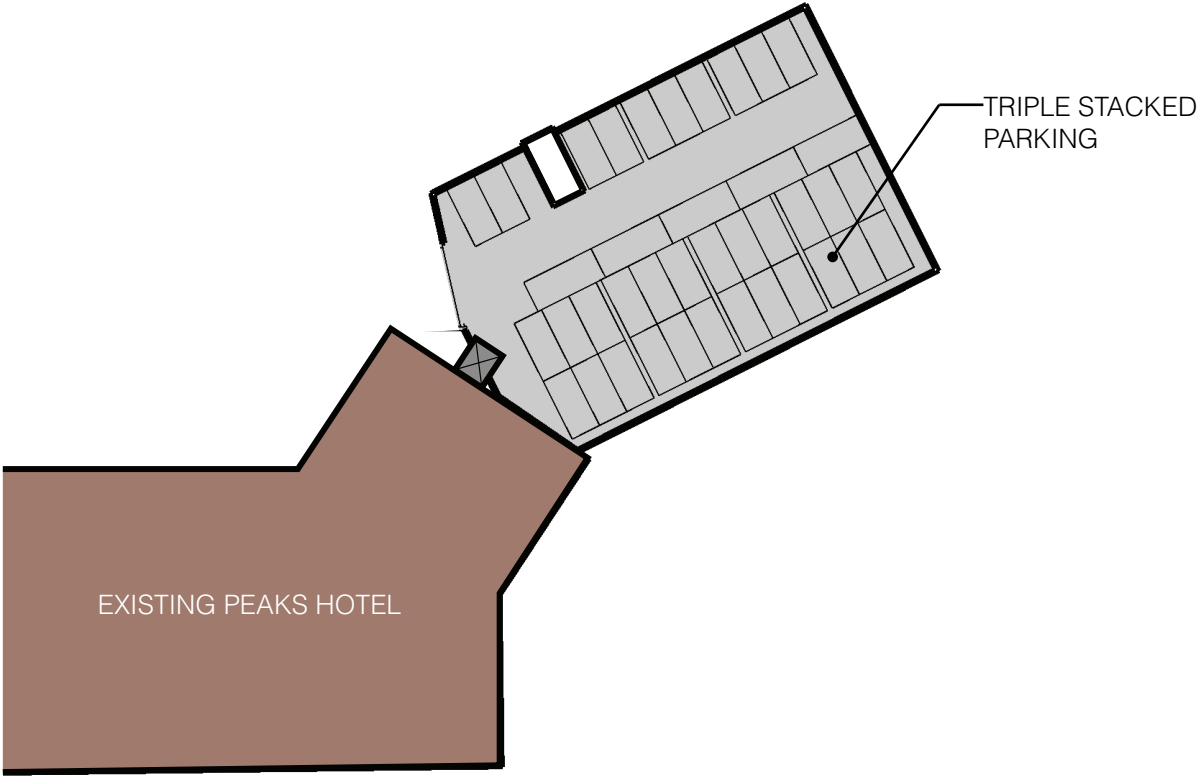




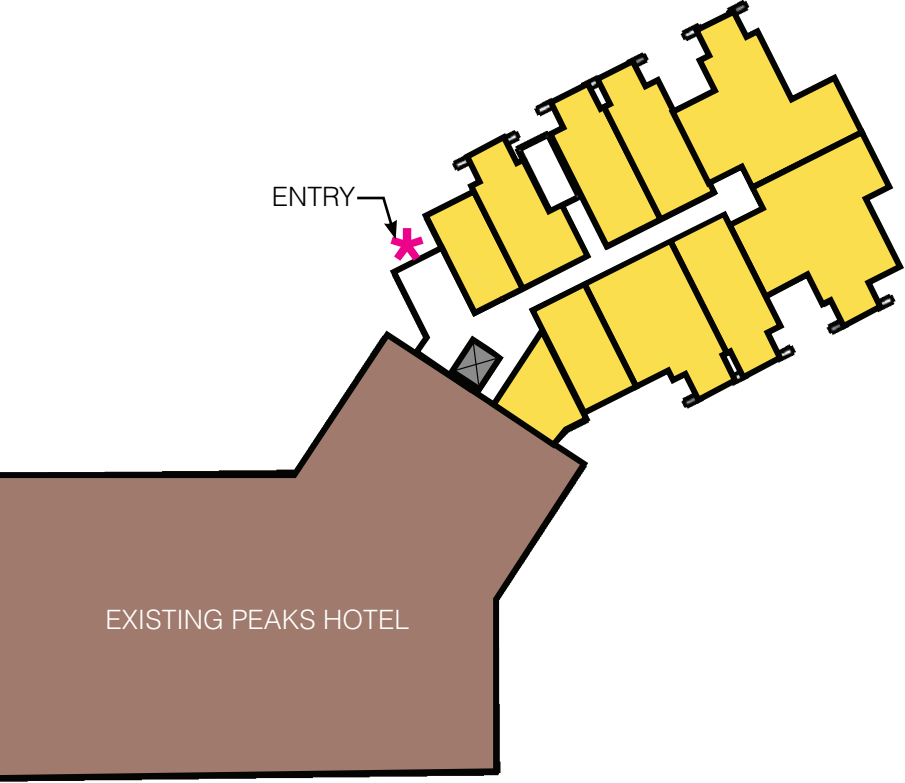




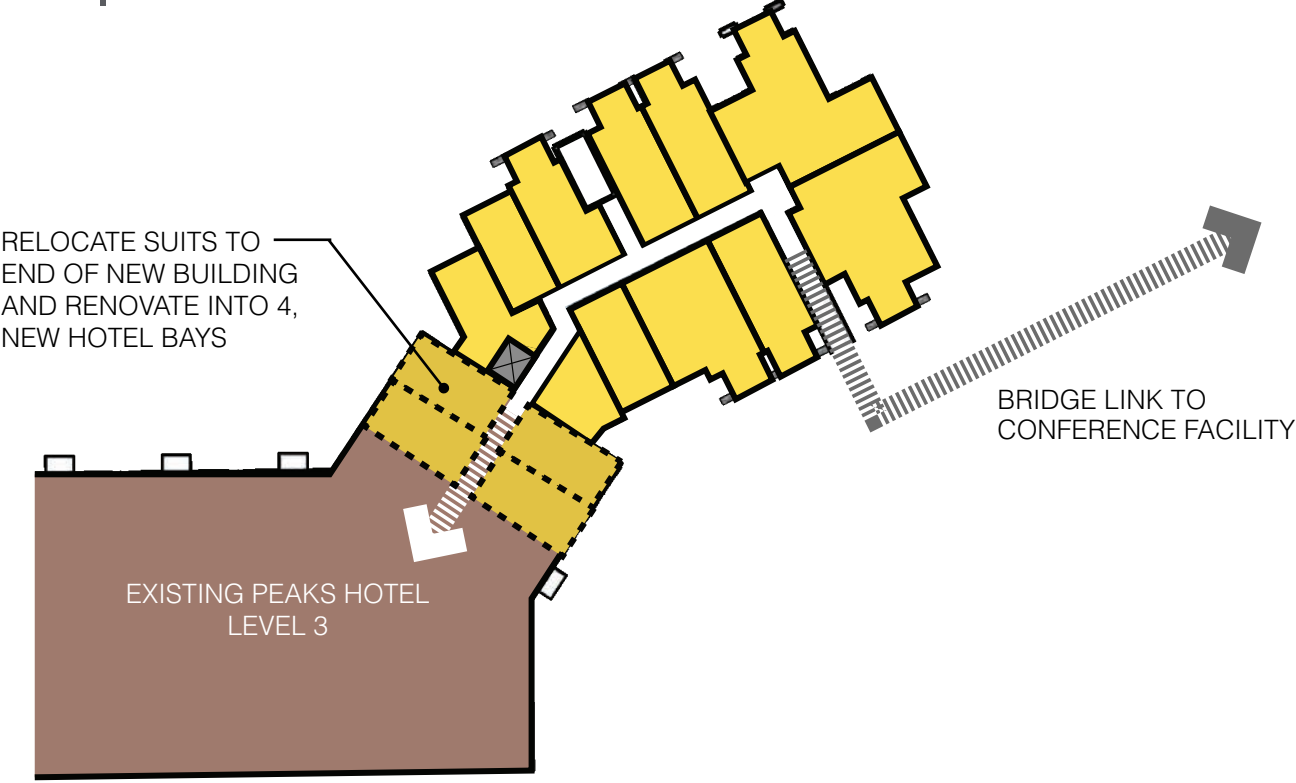




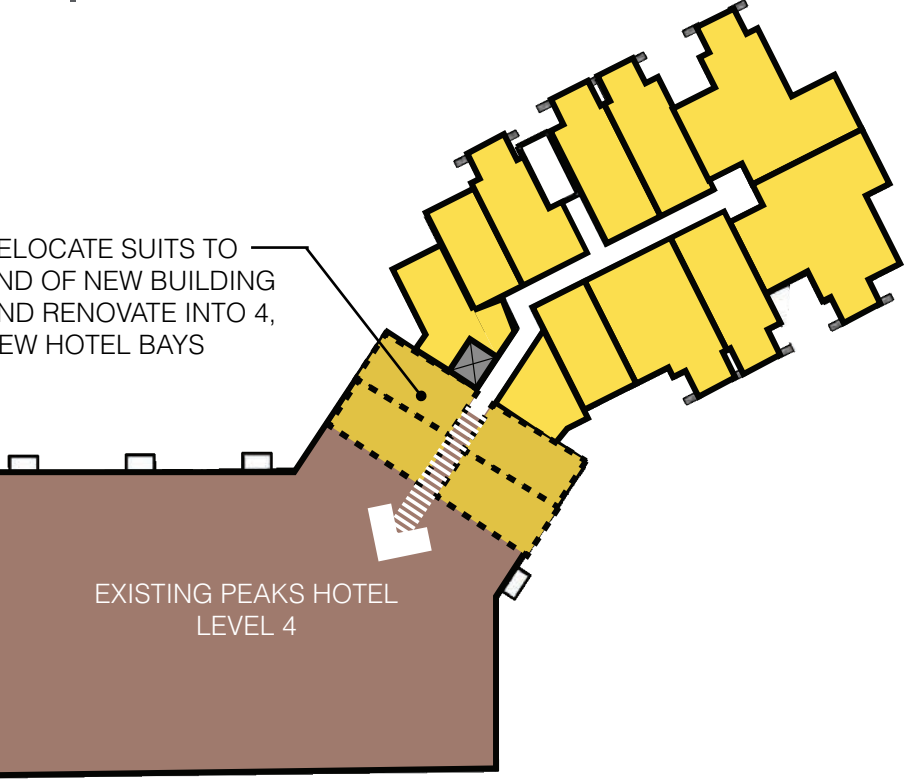
01 | OPTIONAL GARAGE LEVEL PLAN



02 | MAIN LEVEL OF HOTEL EXPANSION - ELEV 9,505'



03 | 2ND LEVEL HOTEL PLAN - ELEV 9,515'

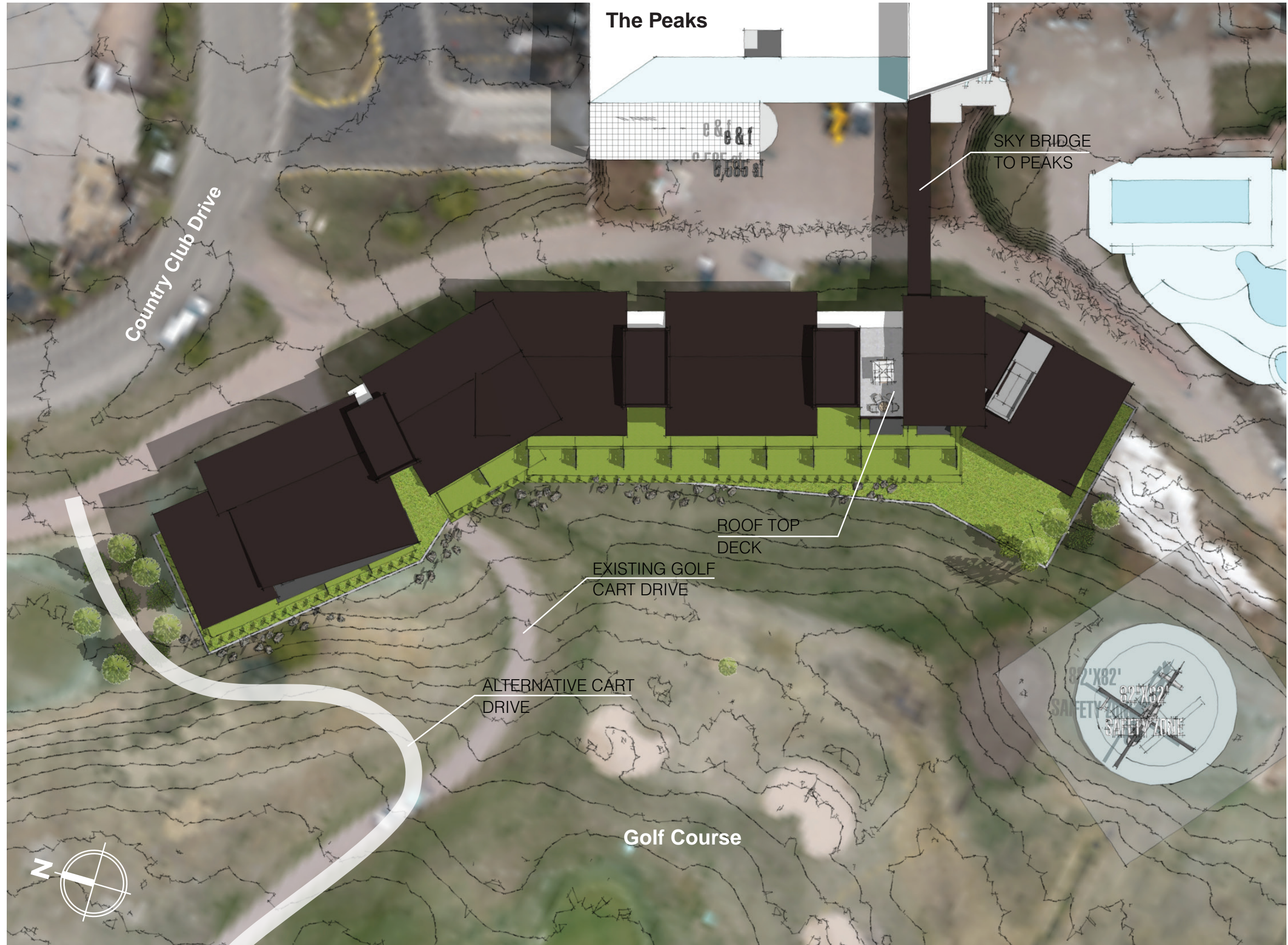


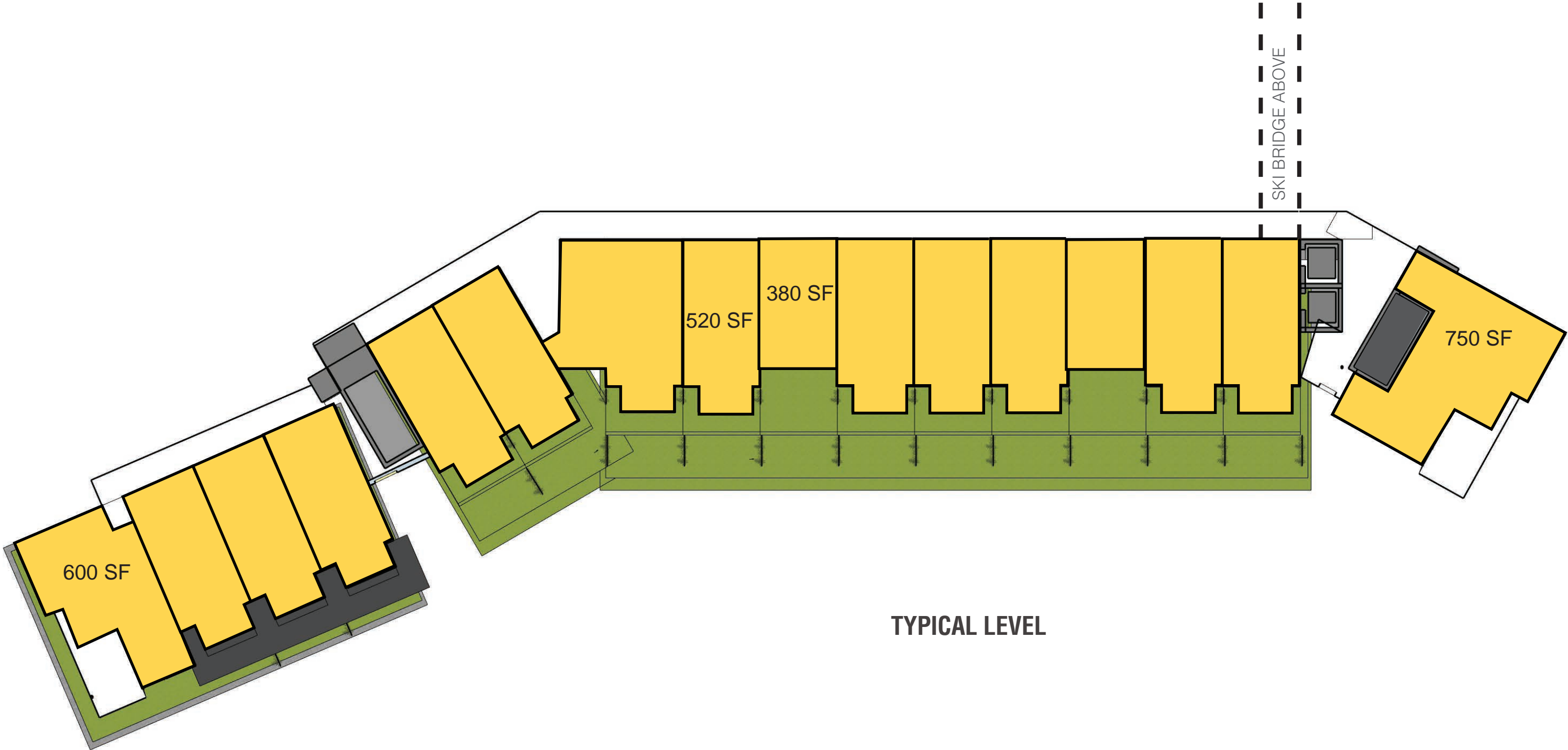
04 | 3RD LEVEL HOTEL PLAN - ELEV 9,525'











TYPICAL LEVEL

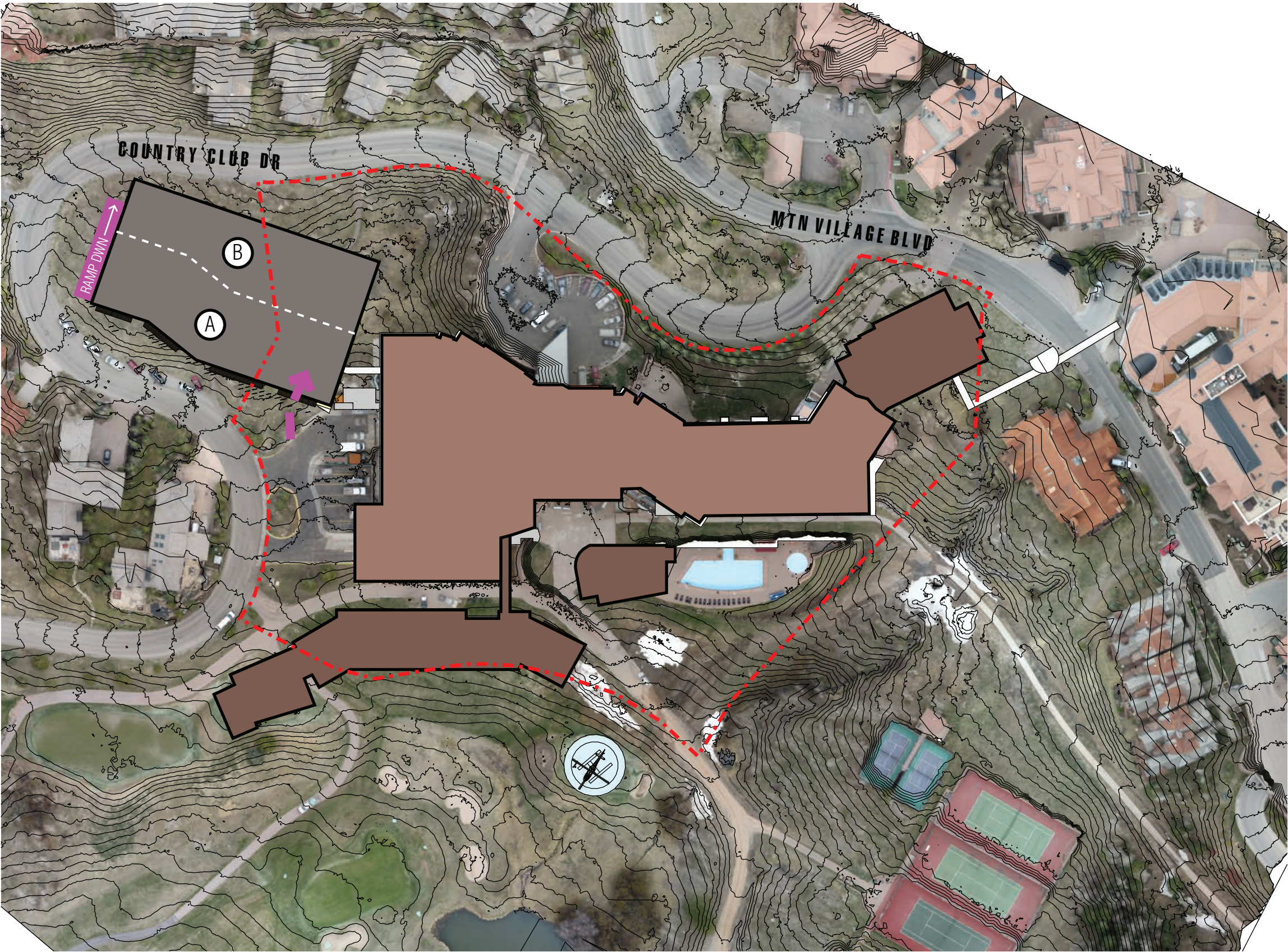












Ⓐ NORTH PARKING STRUCTURE BELOW FOOTPRINT OF HOTEL. DOUBLE STACKERS. GARAGE ENTRY OFF EXISTING SERVICE ACCESS (OPTIONAL ACCESS VIA RAMP ON NORTH END OF GARAGE). YIELD: **112 SPACES**

Ⓑ NORTH PARKING STRUCTURE EXPANDED EAST. DOUBLE STACKERS. OPTIONAL GARAGE ACCESS AT NORTH END. YIELD: **111 SPACES**

TOTAL SPACES A & B = **223**

PARKING ANALYSIS:  
PROPOSED ADDITIONAL UNIT COUNT: 175

PARKING RATIO REQ'D (HOTEL RM) = .5/ROOM

SPACES REQ'D: 88

SPACES PROVIDED: 223

EXTRA CAPACITY: 135 SPACES





EXISTING SMALL, PUNCHED WINDOWS

EXISTING MULTI-COLOR/ MULTI-MATERIAL BUILDING BASE

THE PEAKS EAST ELEVATION | EXISTING WINDOWS AND BUILDING BASE



REPLACE SMALLER PUNCHED WINDOW WITH LARGER WINDOW; TYPICAL ALL UNITS

THE PEAKS EAST ELEVATION | NEW EXPANDED UNIT WINDOWS



THE PEAKS EAST ELEVATION | EXISTING WINDOWS AND BUILDING BASE



CONSIDER BREAKING UP THE MASS OF THE ELEVATOR/MECH SHAFTS BY APPLYING PRE-FINISHED METAL TRIM PIECES AND BUILDING SIGNAGE

CONSIDER VISUALLY GROUPING WINDOWS

PAINT ALL BALCONIES A DARKER TONE

CONSIDER SIMPLIFYING THE APPEARANCE OF THE BUILDING BASE BY REDUCING THE NUMBER OF COLORS IN THE BASE

THE PEAKS EAST ELEVATION | GROUPED WINDOW COMPOSITION AND SIMPLIFIED BASE - WASHWASH SCHEME





THE PEAKS EAST ELEVATION | EXISTING WINDOWS AND BUILDING BASE



THE PEAKS EAST ELEVATION | GROUPED WINDOW COMPOSITIONS AND SIMPLIFIED BASE -EARTH TONE SCHEME





WHITEWASH SCHEME INSPIRATION



EARTHTONE SCHEME INSPIRATION

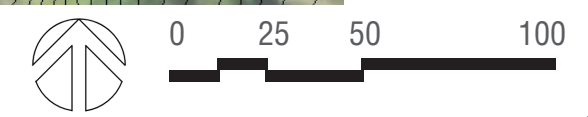
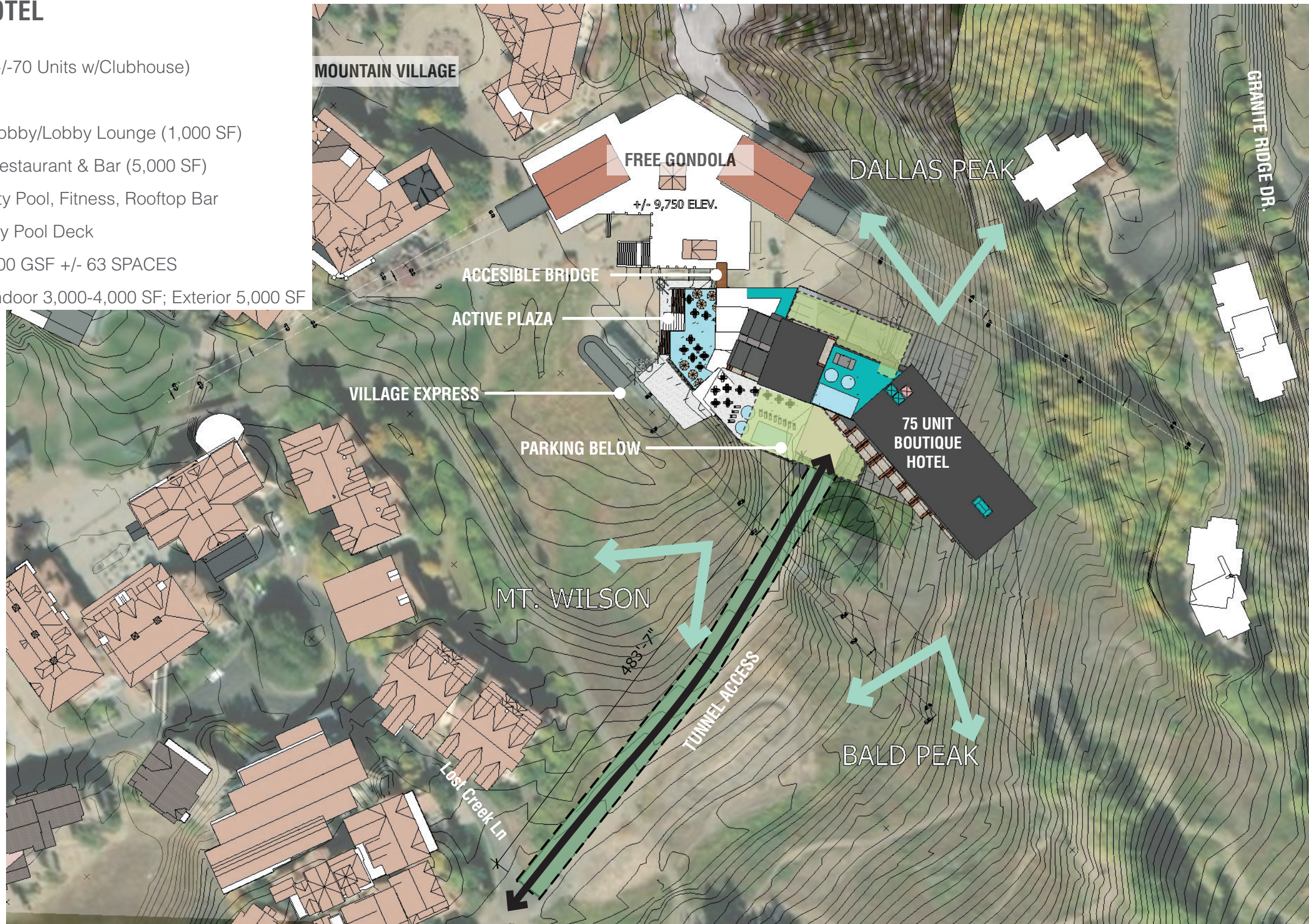


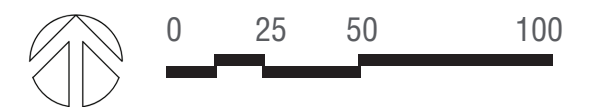
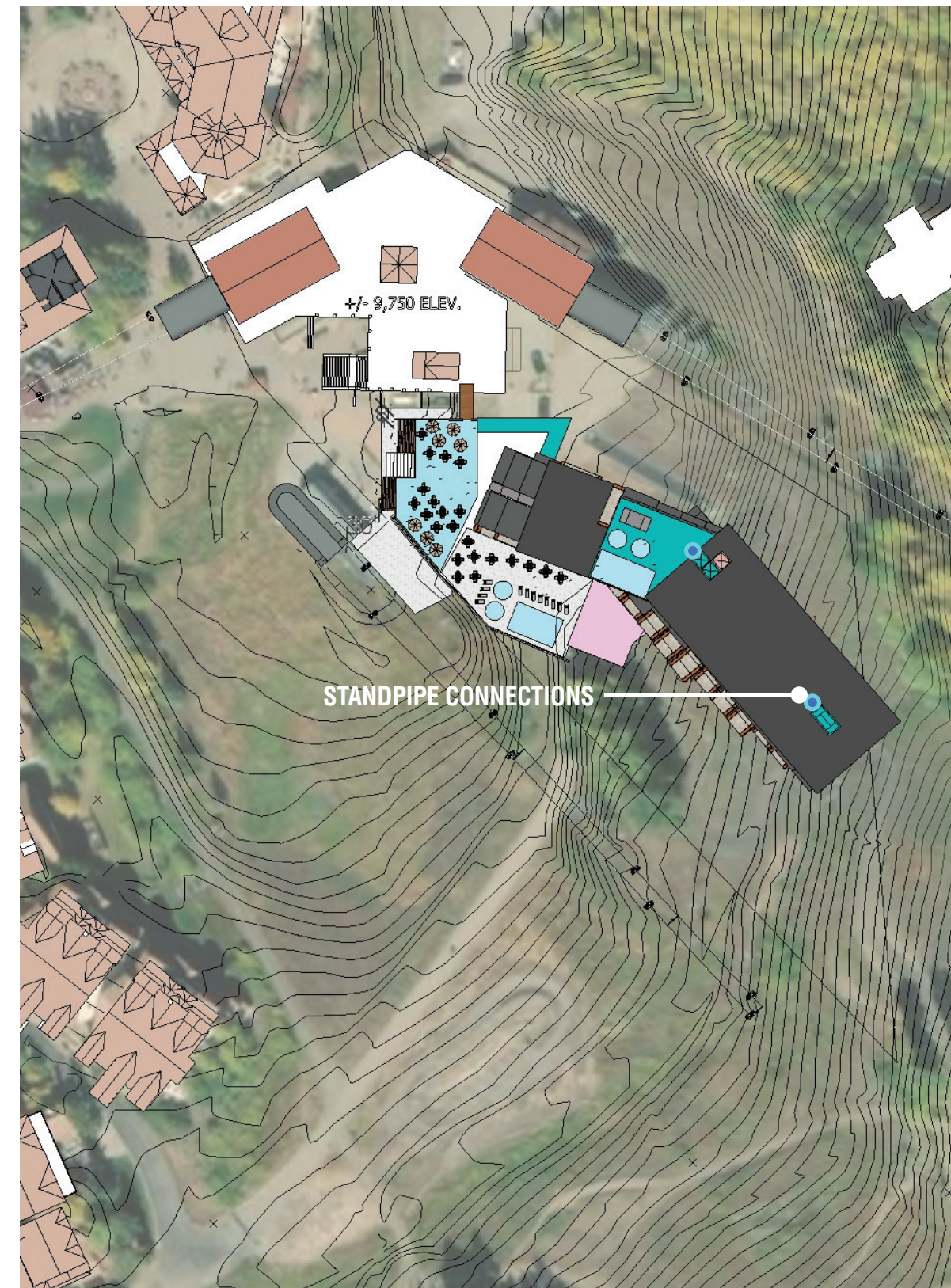
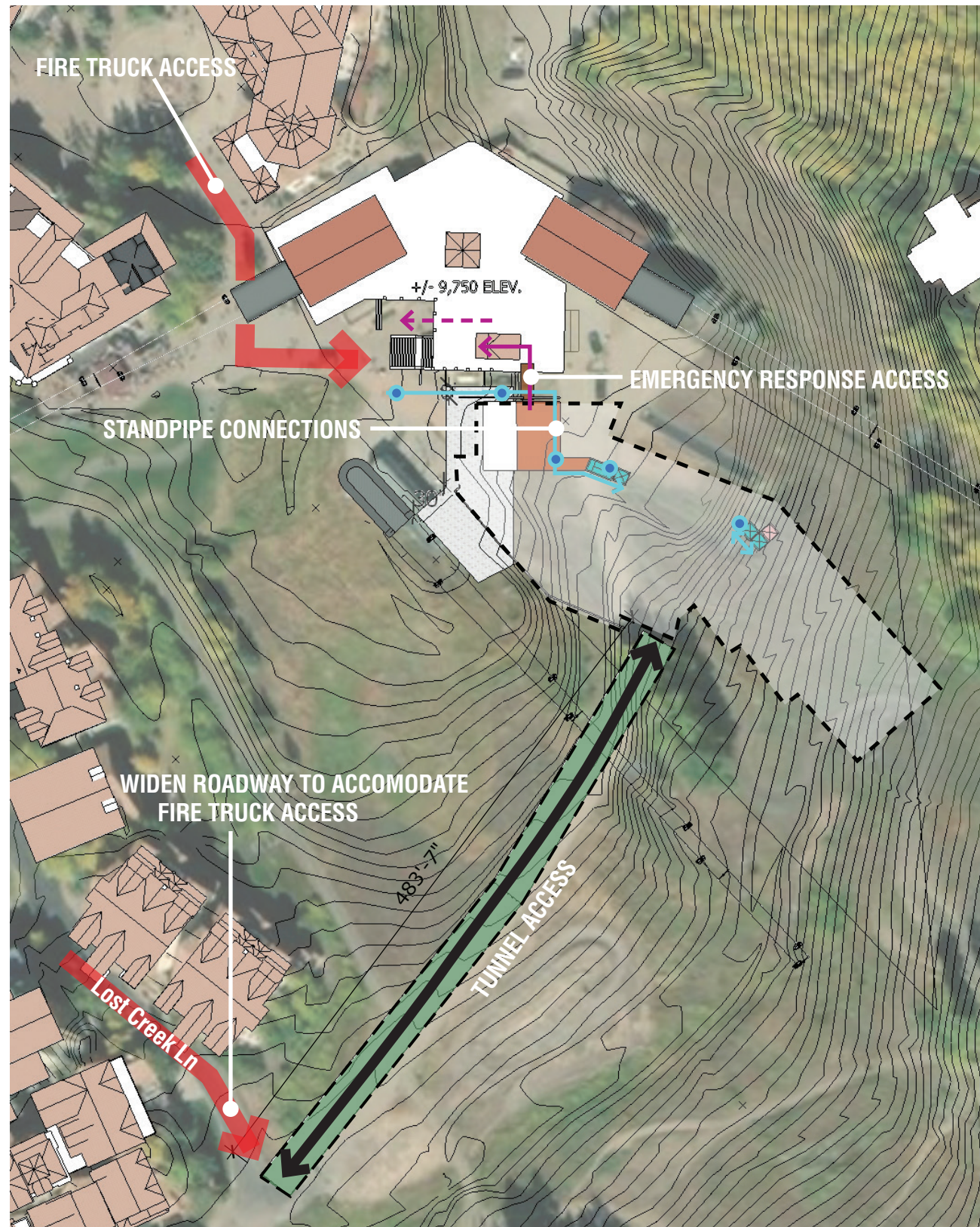


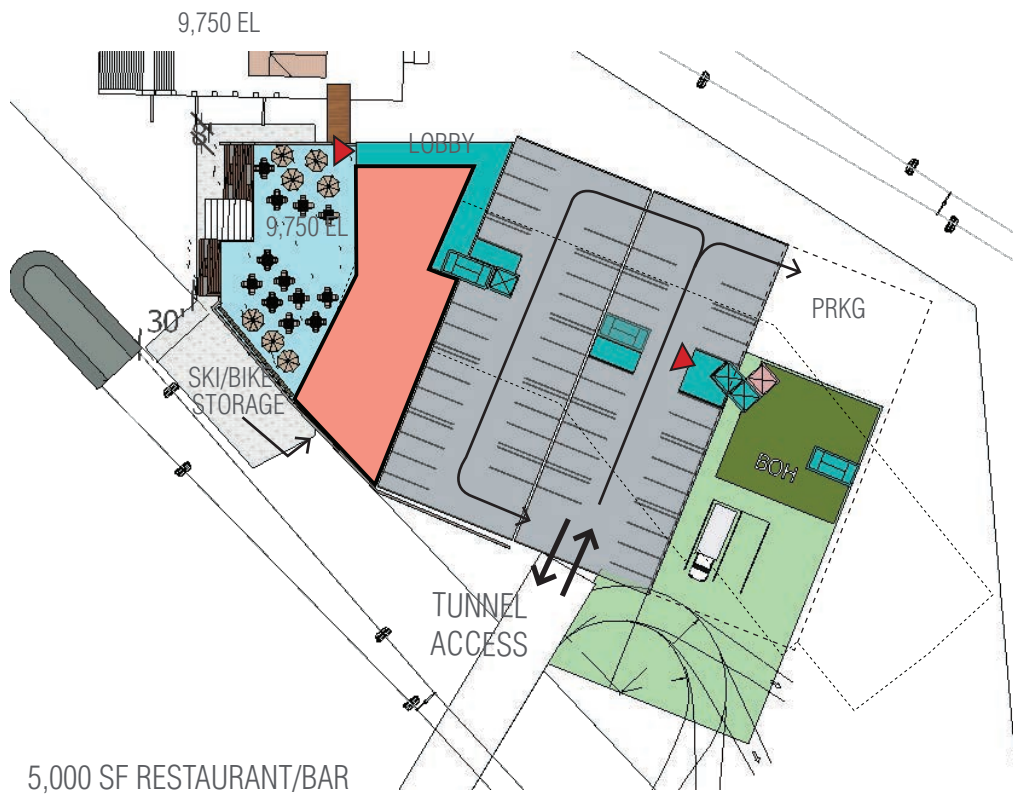
# PARCEL G

### BOUTIQUE HOTEL

- +/-75 Units (+/-70 Units w/Clubhouse)
- 540 SF/Unit
- Plaza Level Lobby/Lobby Lounge (1,000 SF)
- Plaza Level Restaurant & Bar (5,000 SF)
- Upper Amenity Pool, Fitness, Rooftop Bar
- Lower Amenity Pool Deck
- Parking: 27,000 GSF +/- 63 SPACES
- Clubhouse: Indoor 3,000-4,000 SF; Exterior 5,000 SF







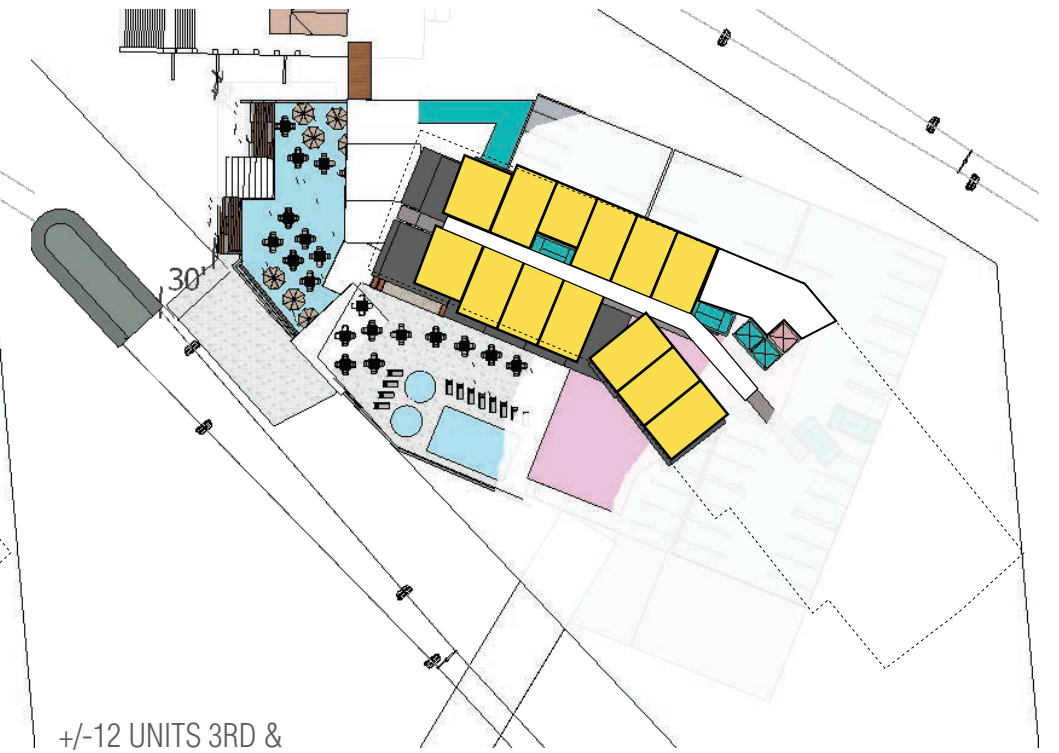
5,000 SF RESTAURANT/BAR  
1,000 SF LOBBY  
PARKING +/- 50 SPACES

**01 | F&B/GARAGE LEVEL PLAN - LIFT LOBBY**



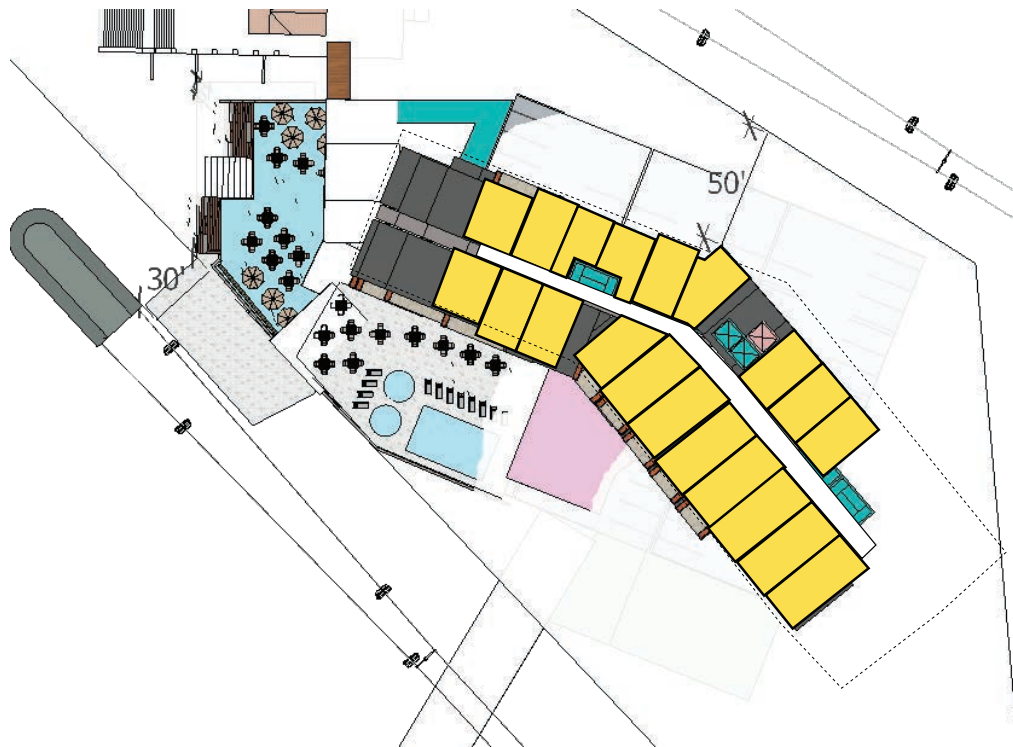
2,200 SF LOBBY  
+/-10 UNITS/FL

**02 | 2ND LEVEL PLAN - PARKING LOBBY**



+/-12 UNITS 3RD &  
+/-13 UNITS 4TH (+/-25 TOTAL)

**03-4 | 3RD & 4TH LEVEL PLANS**



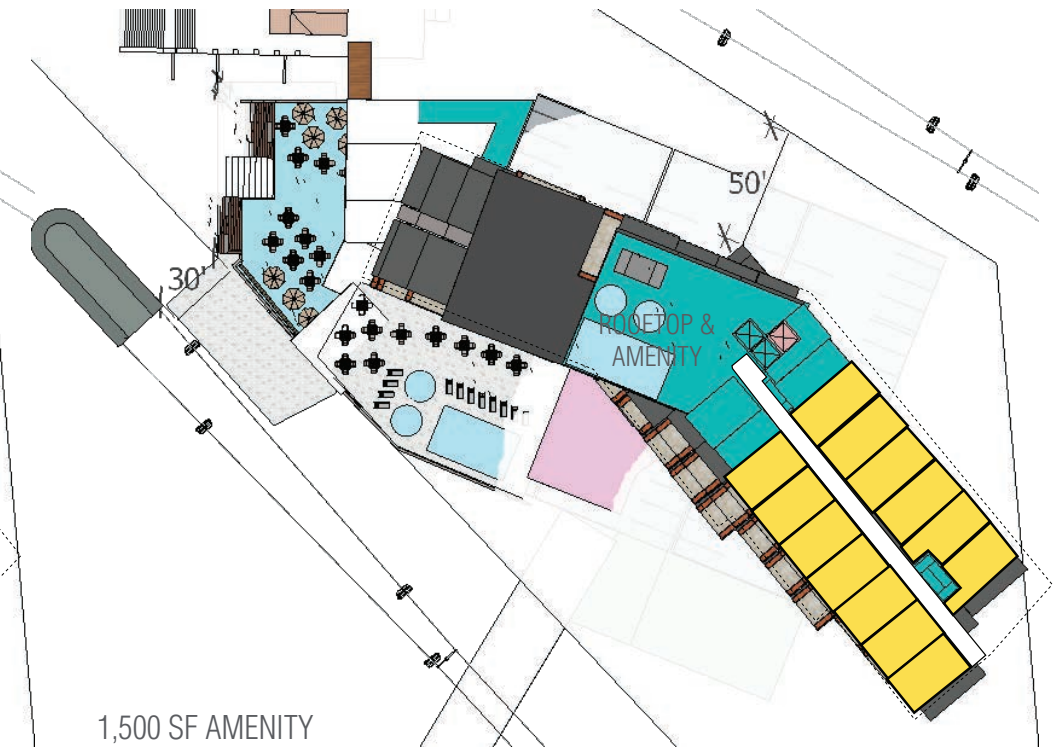
+/-18 UNITS/FL

**05 | 5TH LEVEL PLAN**



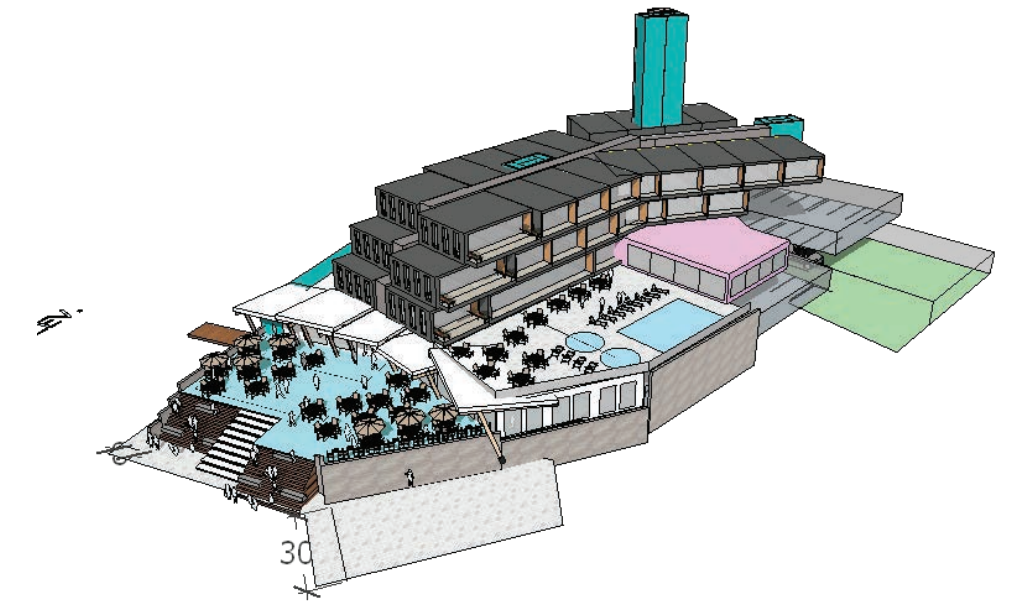
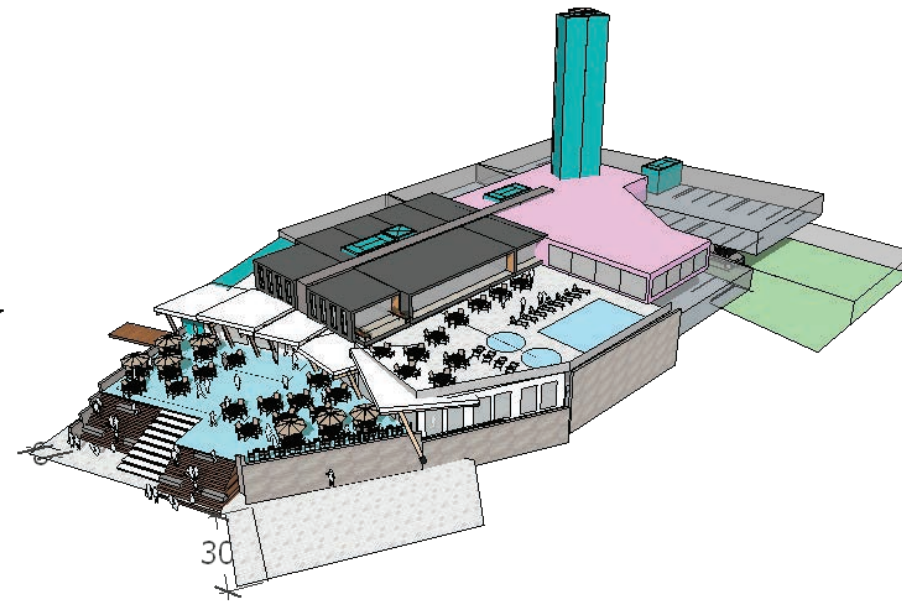
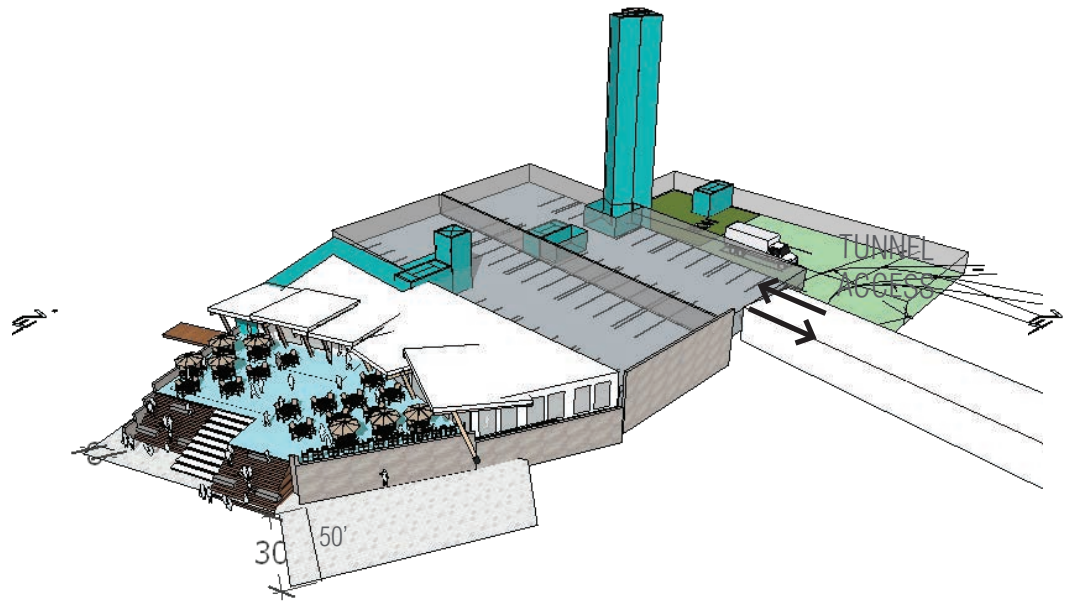
+/-15 UNITS/FL

**06 | 6TH LEVEL PLAN**



1,500 SF AMENITY  
+/-10 UNITS/FL

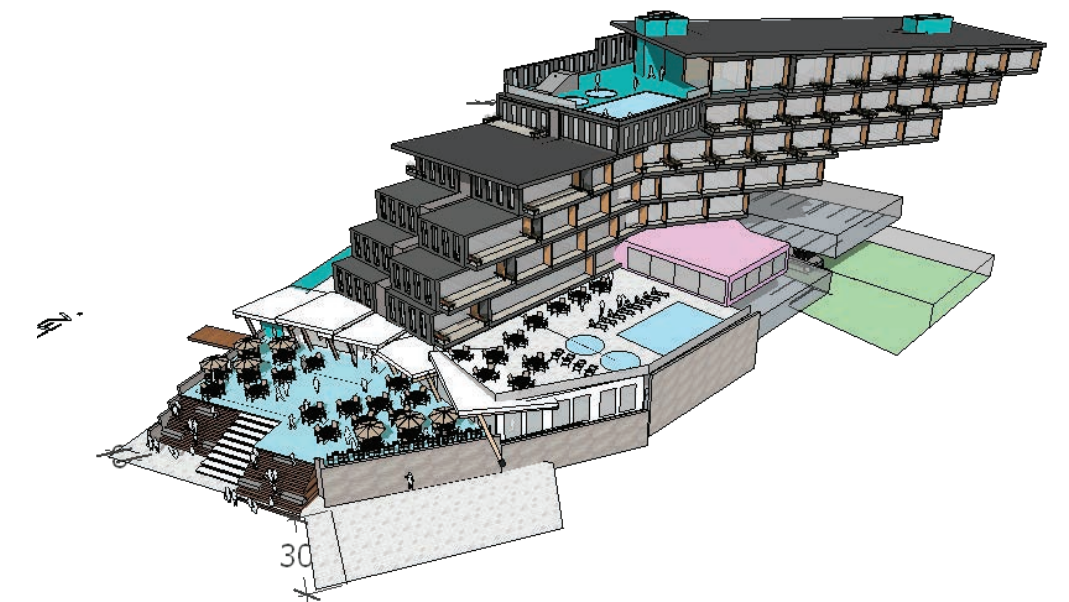
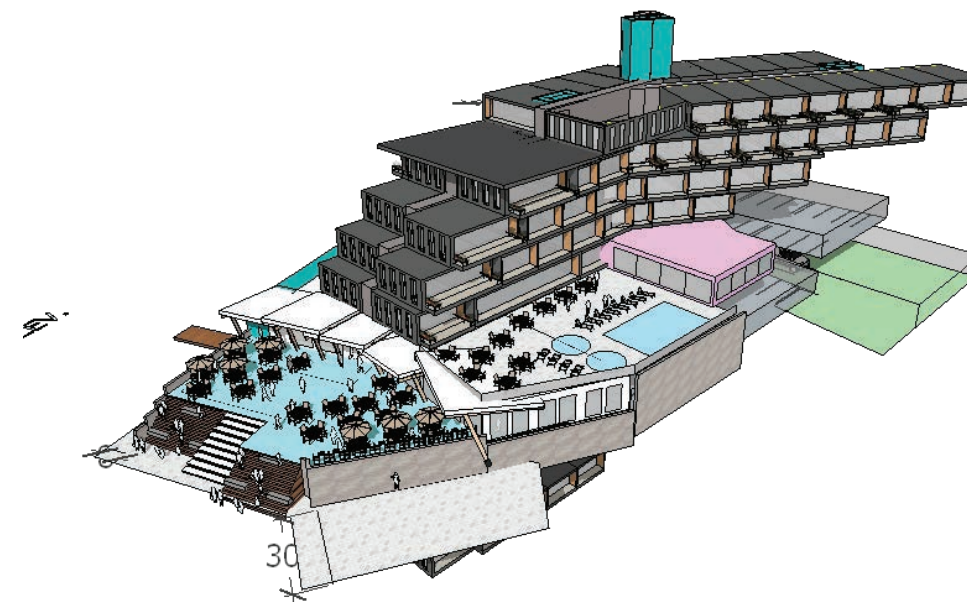
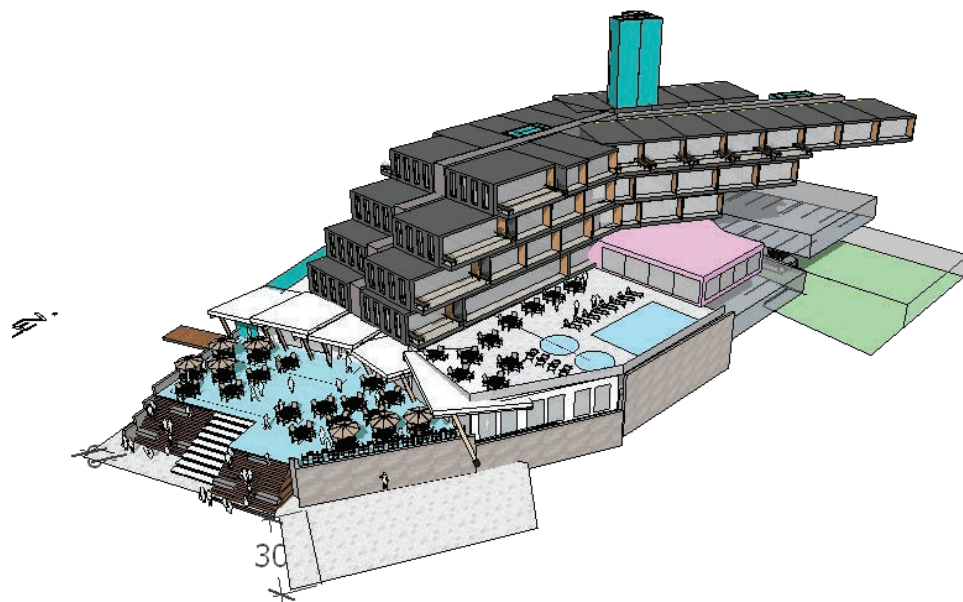
**07 | 7TH LEVEL PLAN - AMENITY**



01 | F&B/GARAGE LEVEL PLAN - LIFT LOBBY

02 | 2ND LEVEL PLAN - PARKING LOBBY

03-4 | 3RD & 4TH LEVEL PLANS



05 | 5TH LEVEL PLAN

06 | 6TH LEVEL PLAN

07 | 7TH LEVEL PLAN - AMENITY



