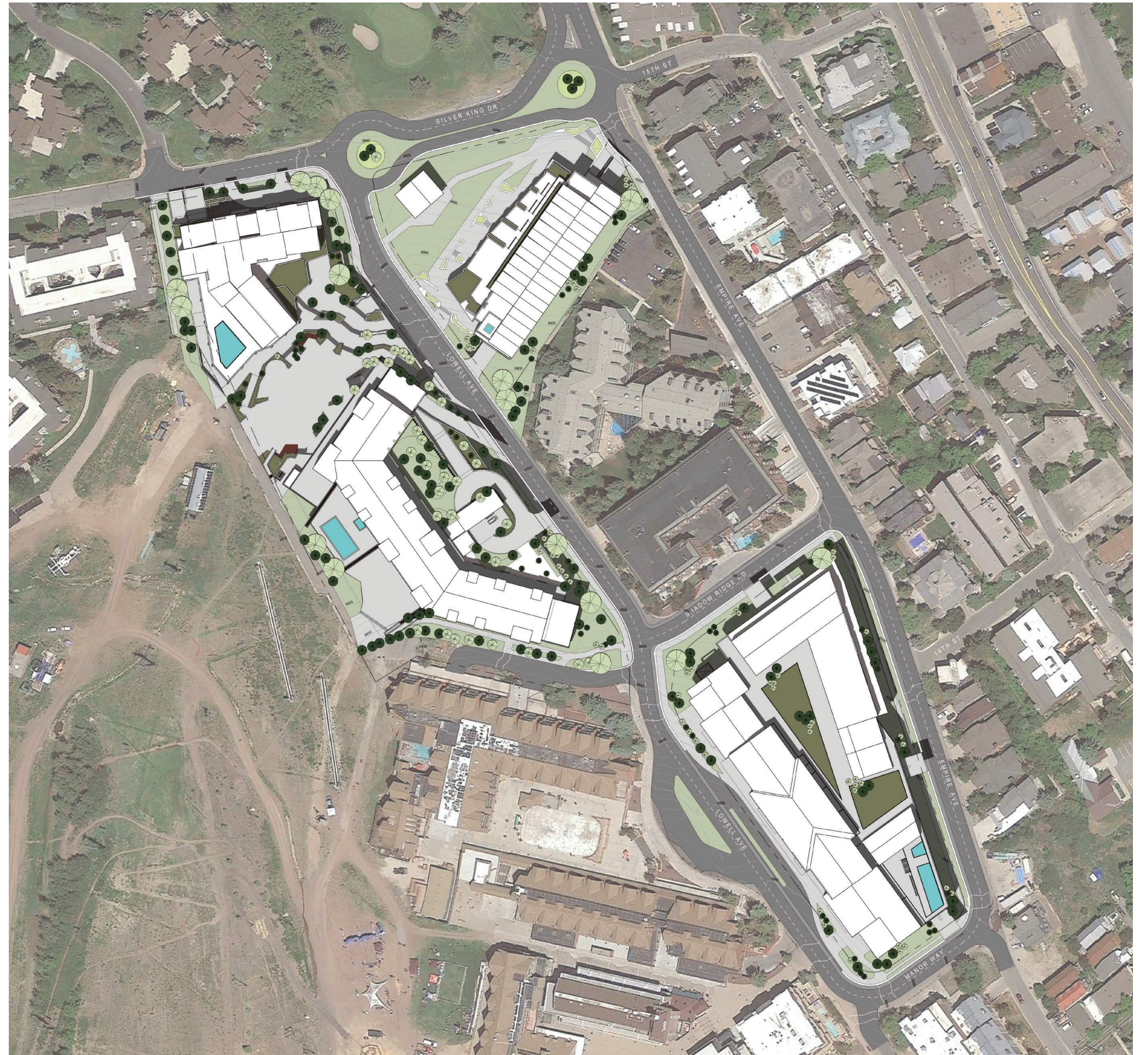


## 4. PROGRAM AND PLANNING

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1. PARCEL B
2. PARCEL C
3. PARCEL E
4. PARCEL D

The following pages include programming intent and approximate plan layouts for each parcel in the Master Plan Study. The programming for each parcel was based on both site considerations and constraints. Two driving components of the master plan are 1.) to provide structured day skier parking to replace the existing surface parking lots, and 2.) to provide a central plaza adjacent to the mountain that will provide open space, and enhance the development and skier experience. The plaza is located as close as possible to the ski lifts and is integrated into the view corridor to the mountain from Empire Ave. Parcel C and its hotel program are located closer to the mountain, to allow its taller massing to be further set back from the road and provide direct access to the mountain for guests. Parcel D is the closest to the adjacent community, and as such, it contains the smallest program with retail and landscaping amenities that can be focused on community needs. Because Parcel B is the largest parcel, it was a natural location for a large share of day skier parking. It also made sense, due to its size and depth, to incorporate employee and affordable housing components on this parcel, adjacent to existing development. The remainder of day skier parking is located on Parcel E, with direct access to the plaza. Due to its proximity to the mountain, Parcel E was also a natural location for resort programming such as the ski patrol and medical clinic, as well as for the ski club.



**PARCEL B**

Parcel B is the largest development in the master plan, consisting of a four-story parking structure, a condominium tower, and a residential tower that has both affordable housing and employee housing program. The parking structure contains 760 day-skier parking spaces and is accessible at 3 separate levels by entrances located on Manor Way, Empire Avenue, and Shadow Ridge Road. The majority of the parking structure is concealed by residential programming. Each corner of the building on Lowell Ave has day-skier entrances, providing a clear circulation path from each parking level to the resort. Also fronting Lowell Avenue are retail and day-skier locker spaces intended to serve resort guests.

The massing of Parcel B is split into two distinct vertical volumes sitting on and engaging the parking structure. The northern volume, containing the affordable and employee housing program, steps both vertically and horizontally to reduce the visual scale of the massing. The entrance to this volume is located on Shadow Ridge Road, with separate entrances each for employee housing and affordable housing. The south-western volume is aligned with Lowell Avenue and contains the condominium program. This massing steps vertically toward the center of the building. The condominium entrance is located on Lowell Avenue with an adjacent drop-off drive.

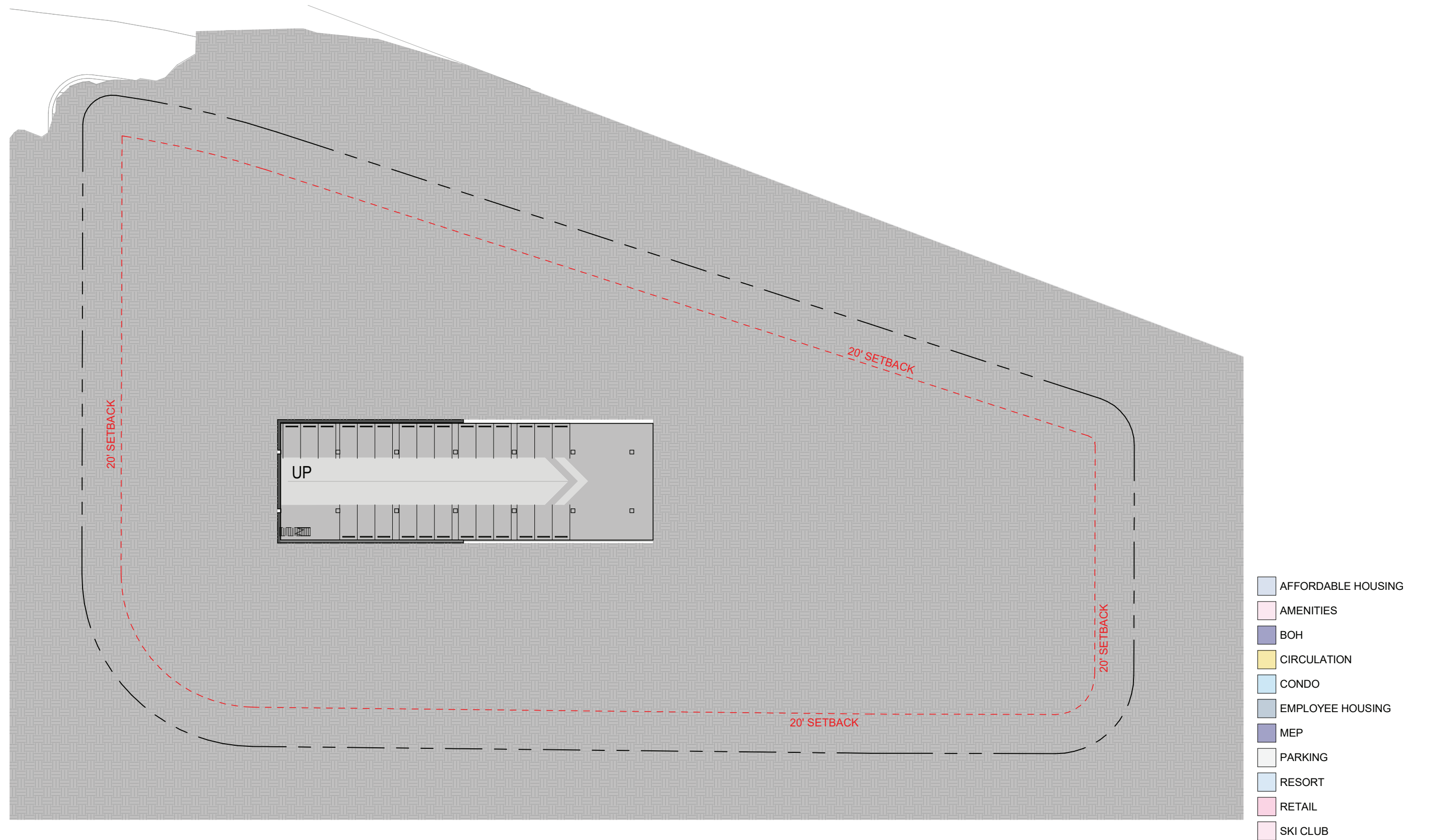
The employee housing program satisfies the employee housing demand generated by the entire development, including 23-beds of employee housing that were required for Parcel A (Marriott Mountainside), but never provided. The employee housing for the development was calculated using the Employee Generation Table documented in municipal resolution 03-2017. The affordable housing program is also intended to satisfy the affordable housing for the entire development and was also calculated as documented in municipal resolution 03-2017, and fulfills the requirements of the 2015 Amendment to the Development Agreement

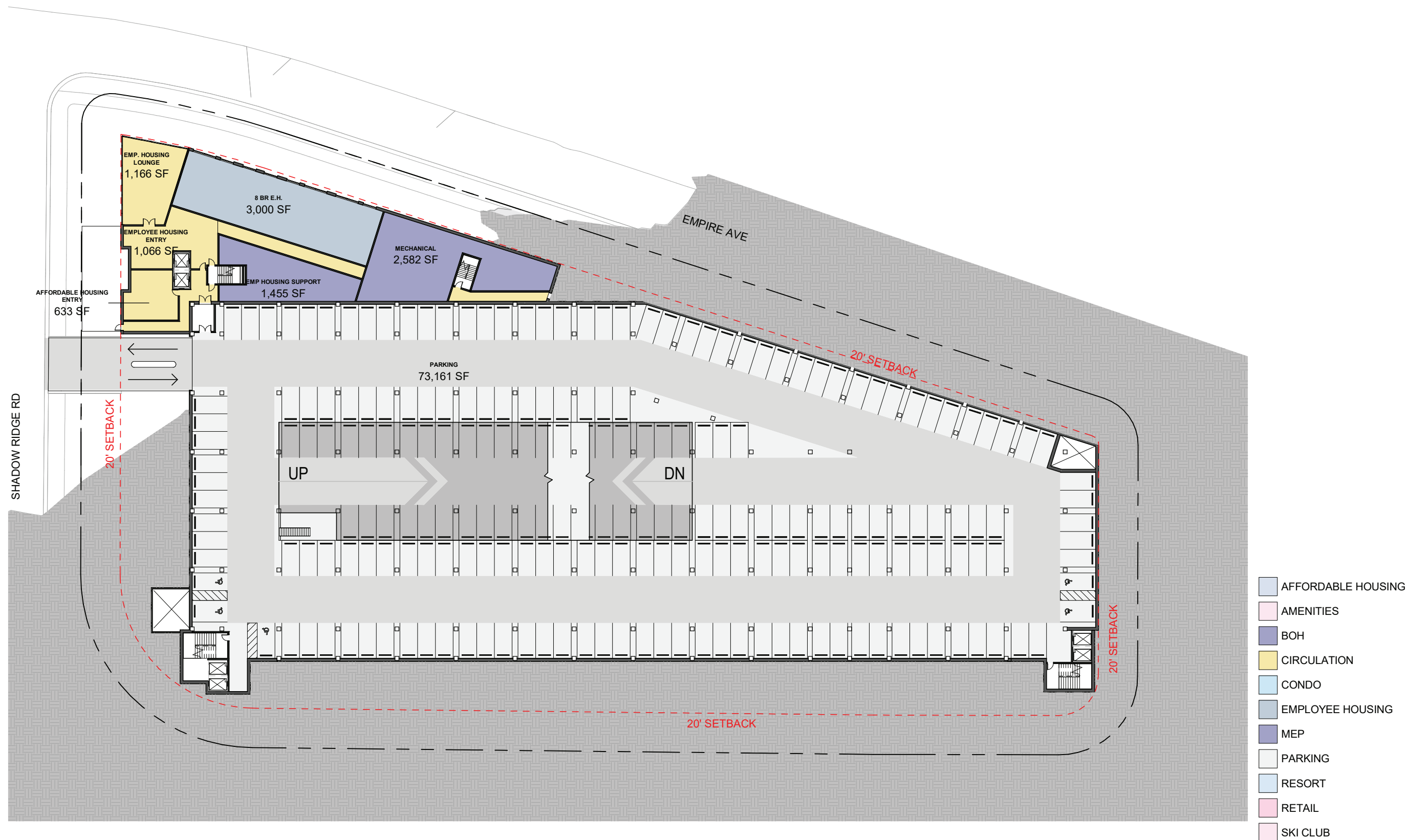


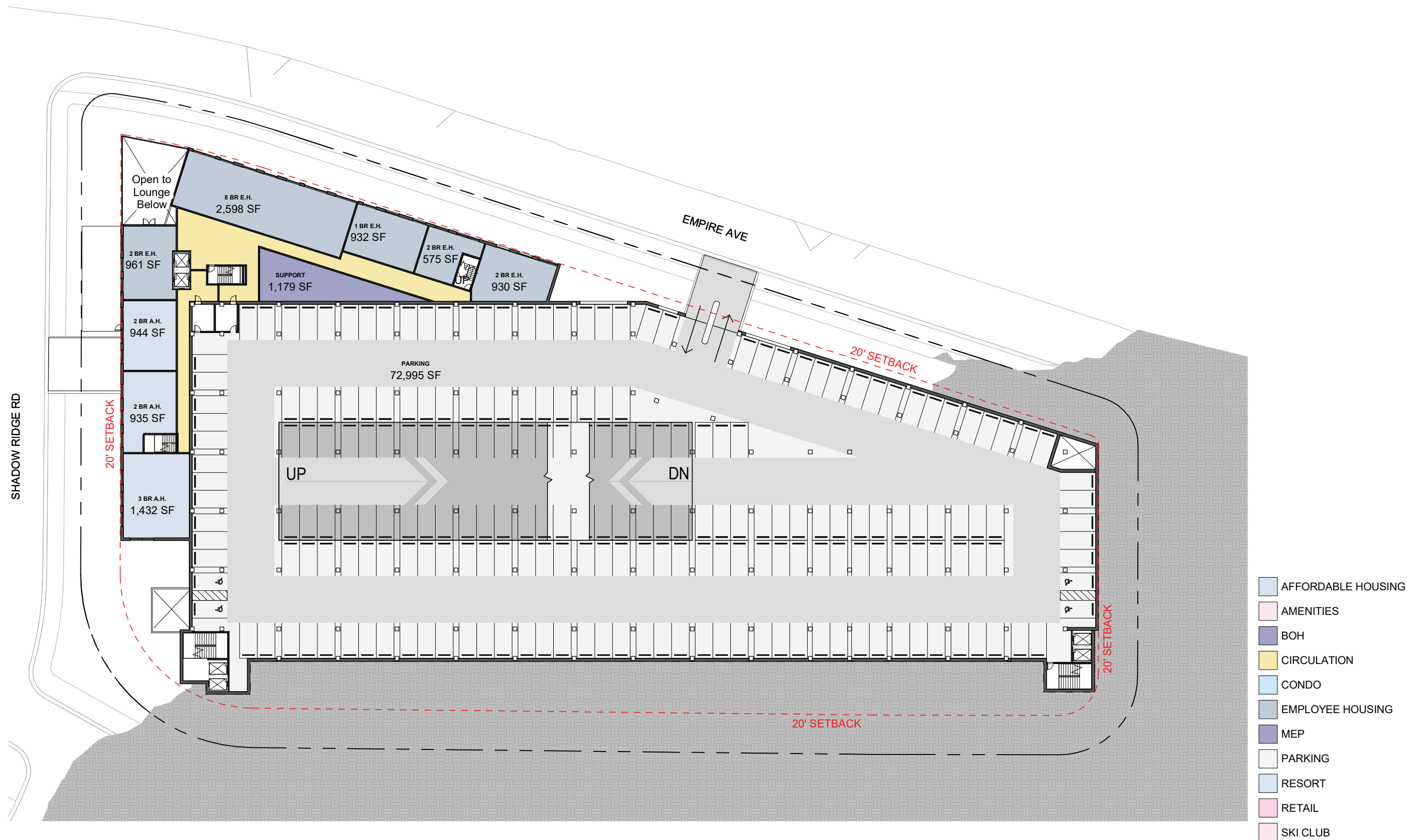
View from northwest corner of Parcel B

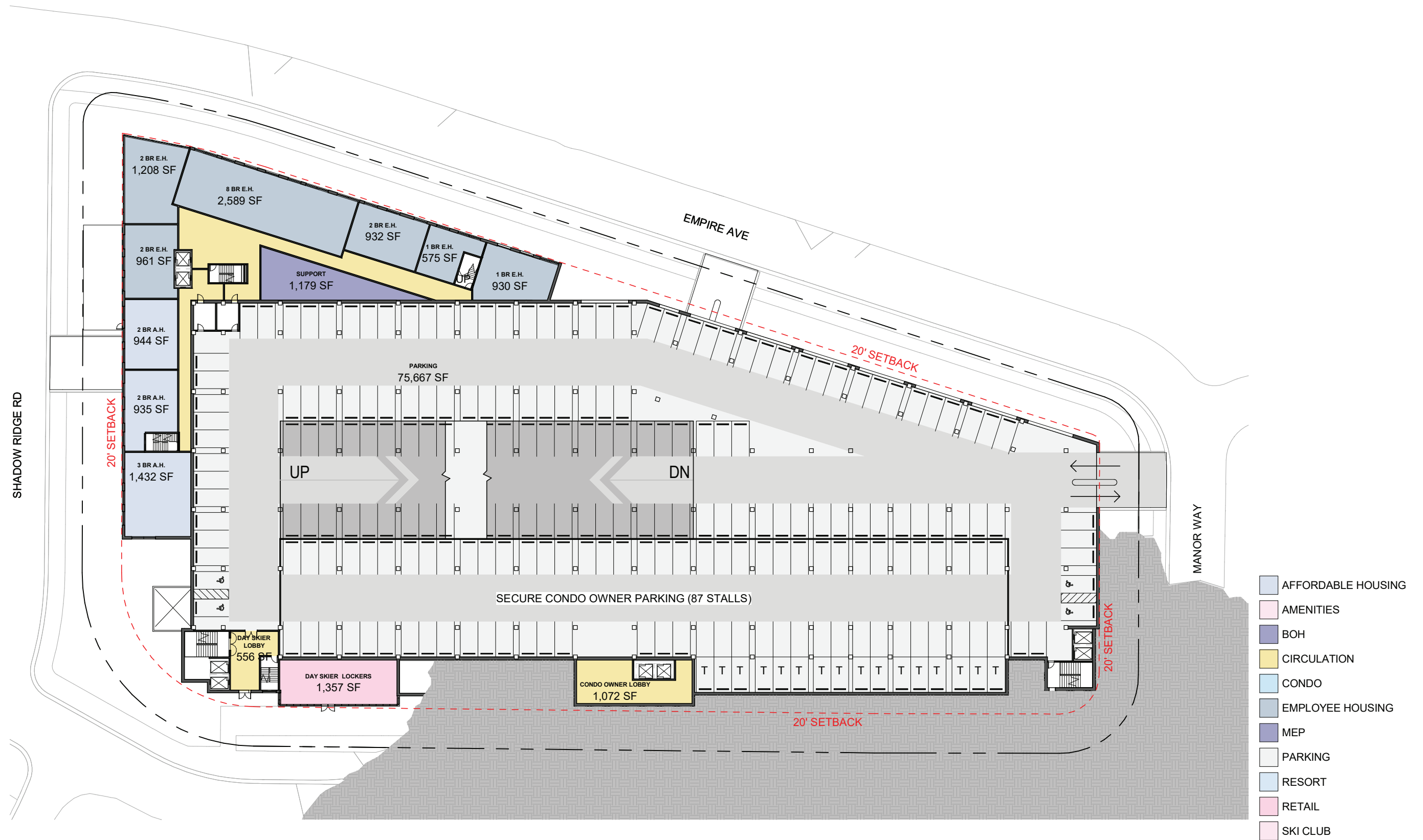


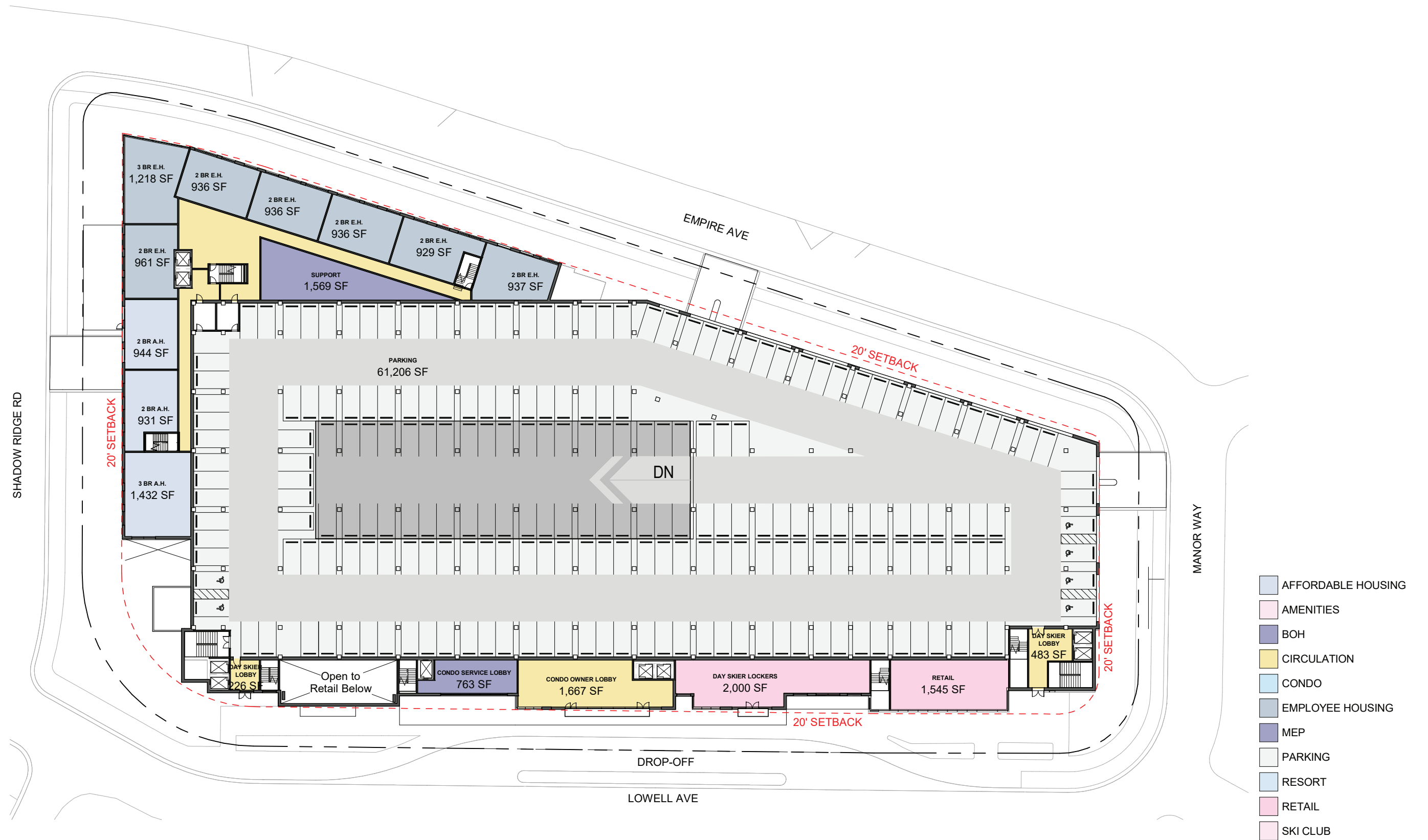
Parcel B Site Plan





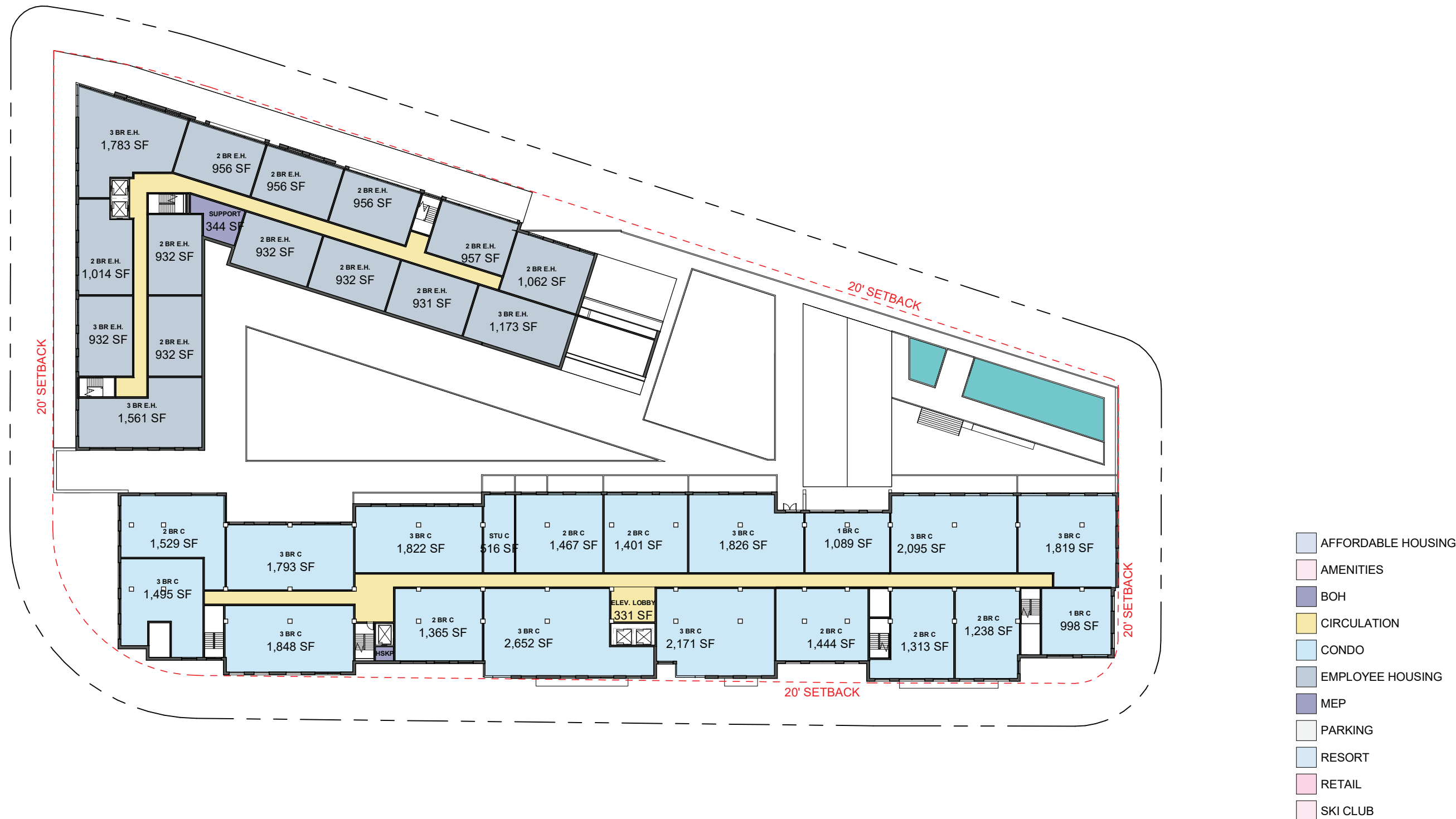




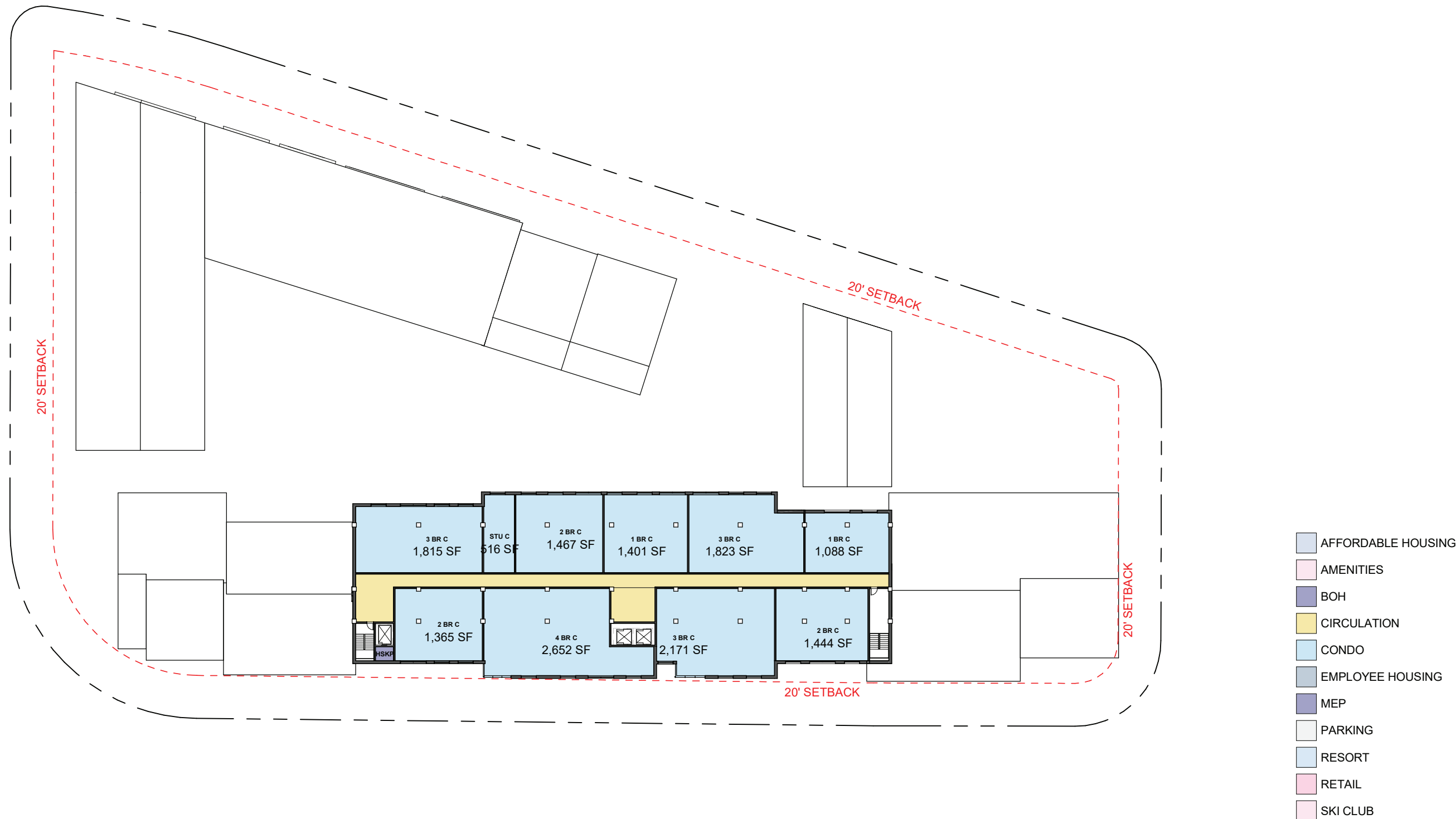












**PARCEL C**

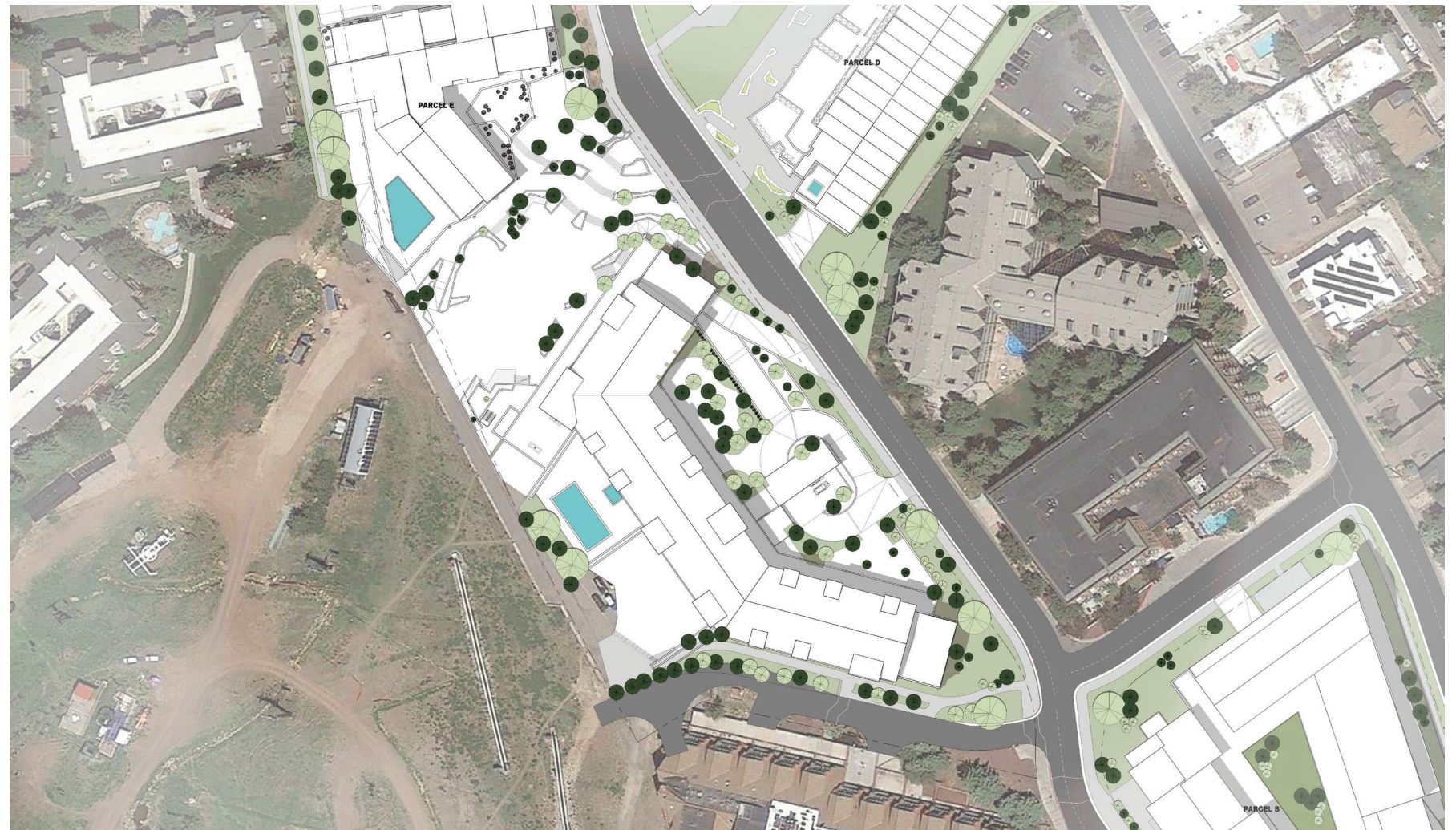
The primary program of Parcel C is a four-star hotel with guest amenities including a hotel bar and restaurant, spa and fitness center, outdoor pool deck, and ski-on/ski-off outdoor lounge. The program also includes third-party retail, fronting a large plaza located between Parcels C and E, as well as resort ticketing and skier services located closer to the mountain/lifts.

The massing consists of three connected guest room wings, each oriented to address different site conditions, on a broader two-story podium. This creates a C-shaped mass organized around an east facing arrival courtyard accessed from Lowell Avenue. Each end of the guest room wings step down as they approach the public right of way, with the highest portion of the massing setback closer to the mountain. There is substantial grade change from the southern end of the parcel to the northern end of the parcel, resulting in the podium being substantially underground at the south. This southern end of the podium contains the convention center program, with the ballrooms on the upper level of the podium and the meeting rooms on the lower level.

A loading dock is located at the retail level, providing access to service corridors that reach the retail and amenity areas of the building. This loading dock is oriented away from development and largely screened by landscaping. The building includes two levels of underground parking for hotel guests. These below grade levels also include hotel back of house and mechanical spaces.



View from northeast corner of Parcel E (Parcel C at left)



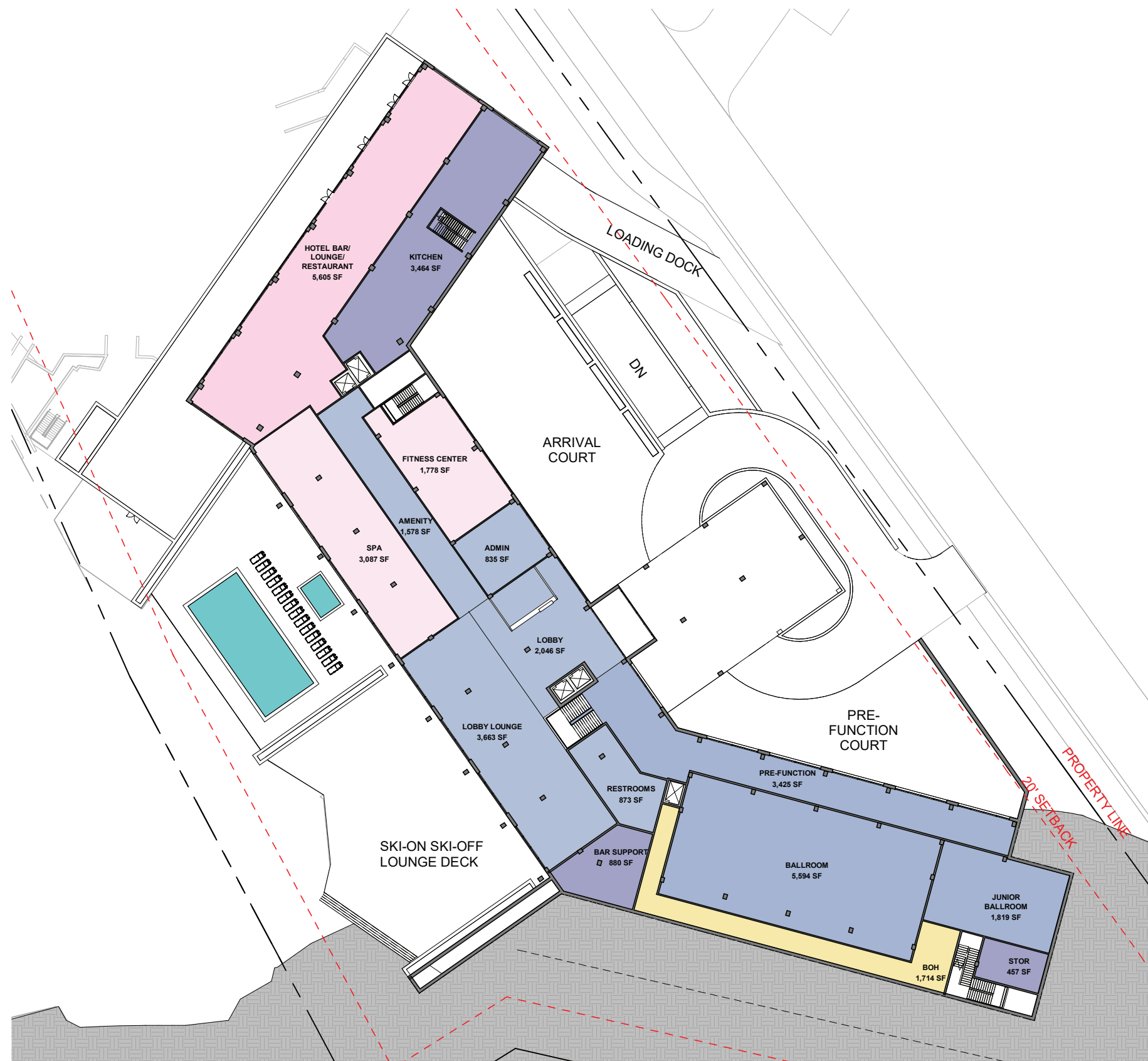
Parcel C Site Plan



- AFFORDABLE HOUSING
- AMENITIES
- BOH
- CIRCULATION
- CONDO
- EMPLOYEE HOUSING
- MEP
- PARKING
- RESORT
- RETAIL
- SKI CLUB



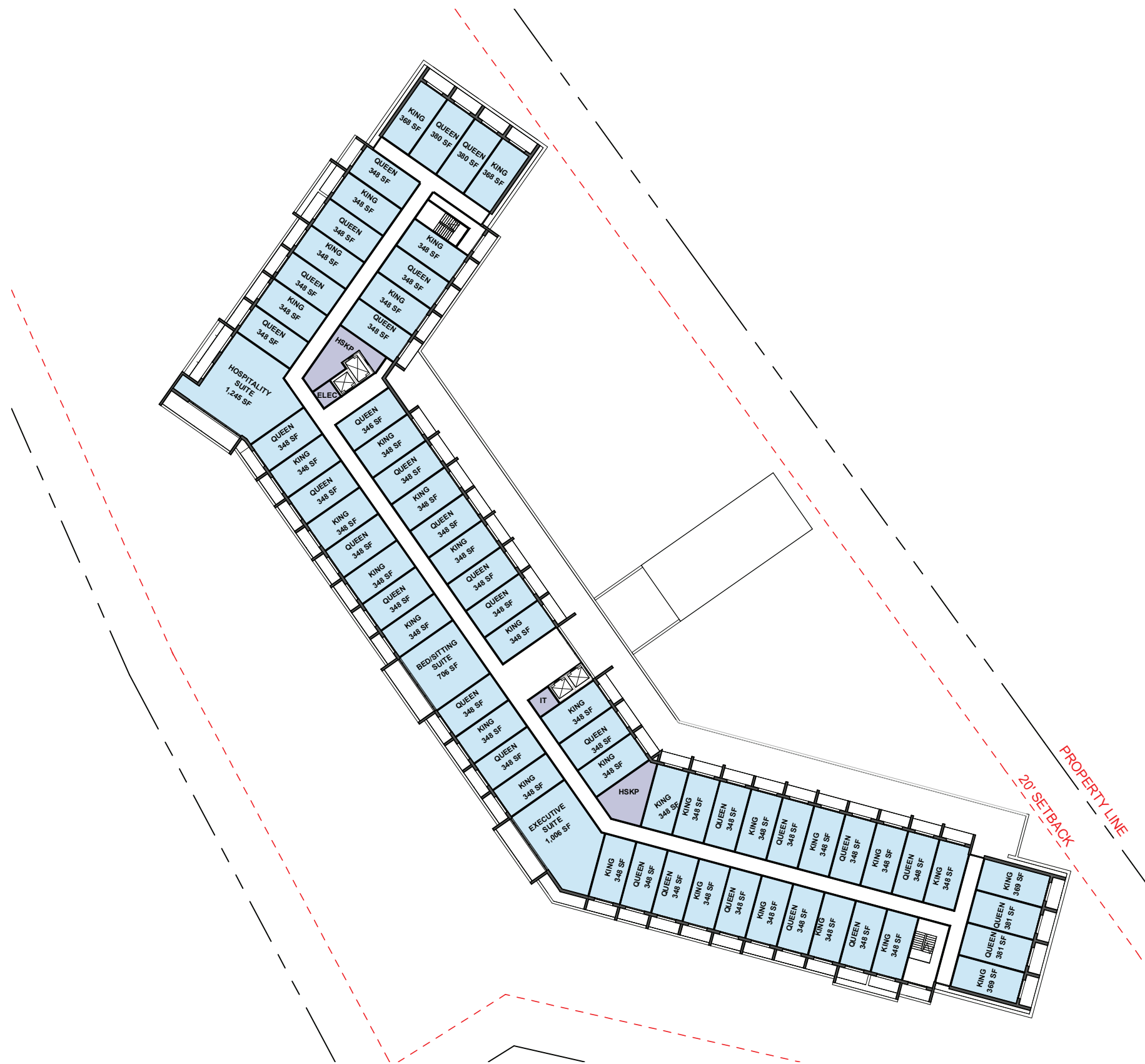
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- RETAIL
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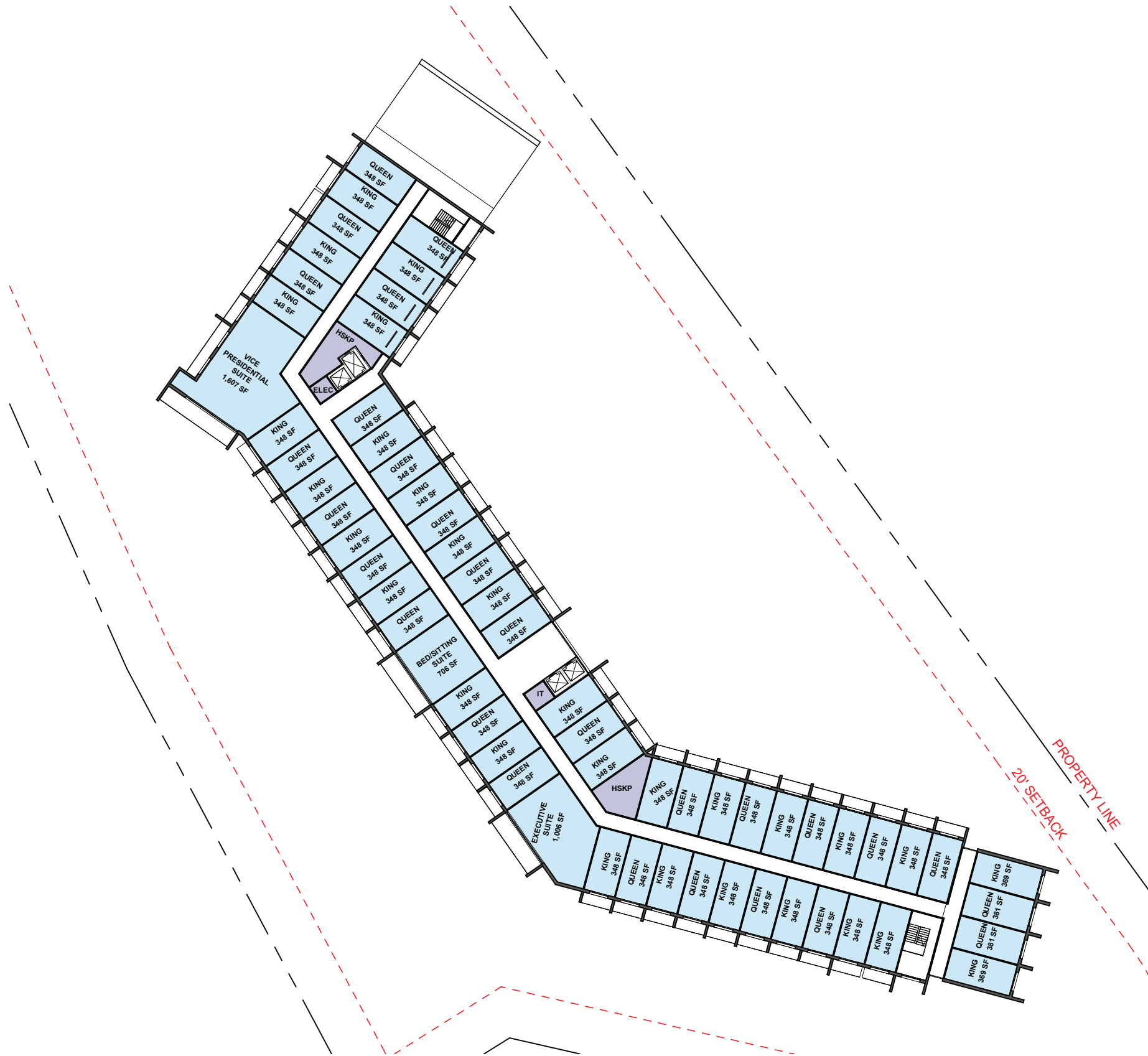
- AFFORDABLE HOUSING
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- PARKING
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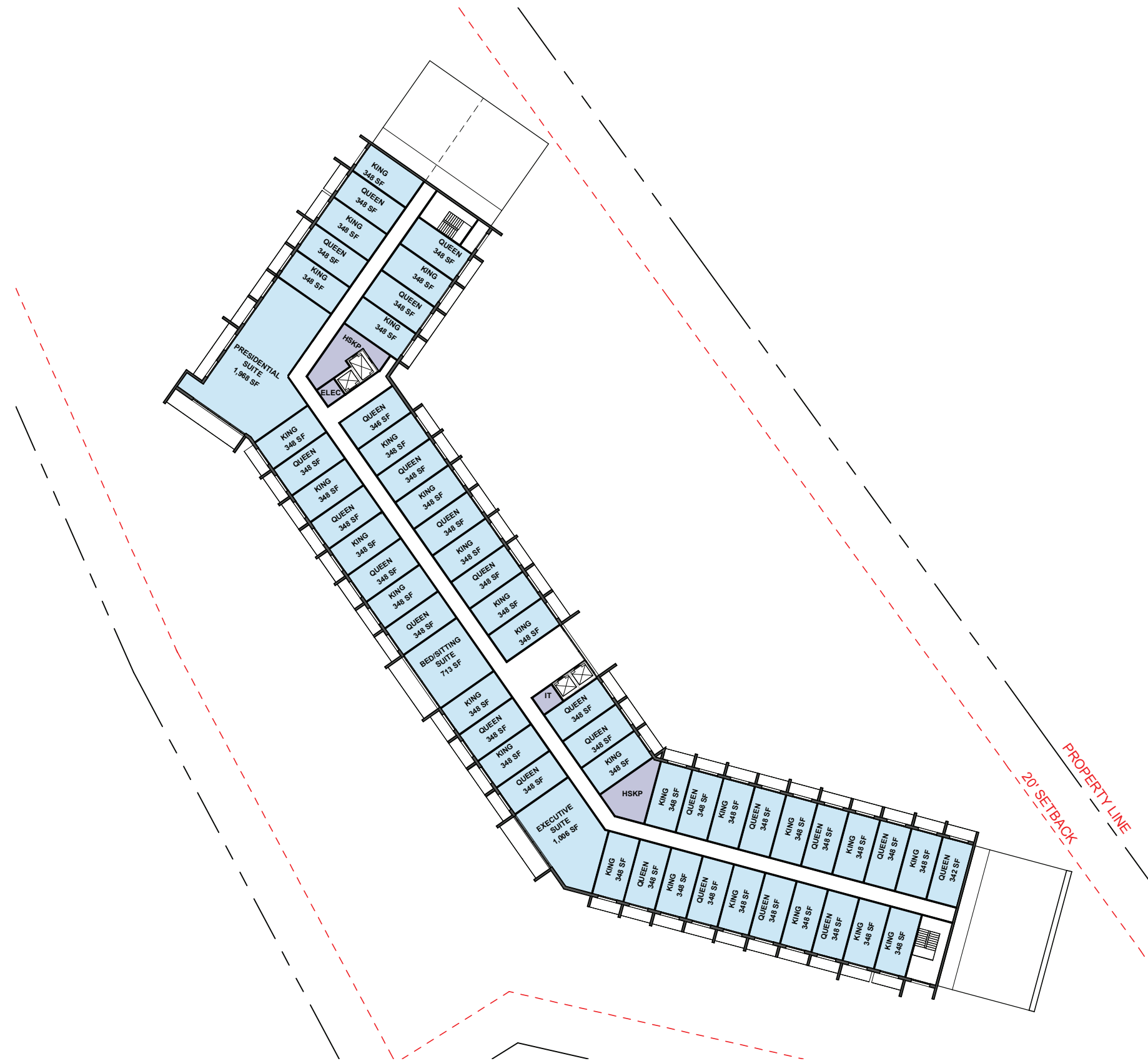




- AFFORDABLE HOUSING
- AMENITIES
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- CONDO
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**PARCEL E**

Parcel E is comprised of six distinct programmatic elements: structured parking, resort support spaces, condominiums, 3rd party retail space, a ski club, and a large plaza that engages the base of the mountain, creating a ski beach. There are 3 levels of subterranean parking; 2 levels for day skier parking and 1 level for condominium and ski club parking. The parking structure is accessed from Silver King Drive at the north and connects directly to the plaza via 2 vertical circulation cores. The resort programming includes a loading dock with storage space, a medical clinic, and a ski patrol office. These are all located near grade at the western side of the parcel for more direct access to the mountain. The large plaza is engaged by the ski club and 3rd party retail program and is bookended by Parcel C on the opposite site. Due to the grade, the plaza engages Lowell Avenue at multiple levels to improve accessibility and minimize the number of stairs.

Due to grade changes, the podium is a single story massing at the plaza level, and 2-stories at Silver King Drive. The building has a larger setback from Silver King Drive due to the larger height as a result of the grade change. The condominium program steps back from the podium level as it rises up.



View from northeast corner of Parcel E



Parcel E Site Plan



- AFFORDABLE HOUSING
- AMENITIES
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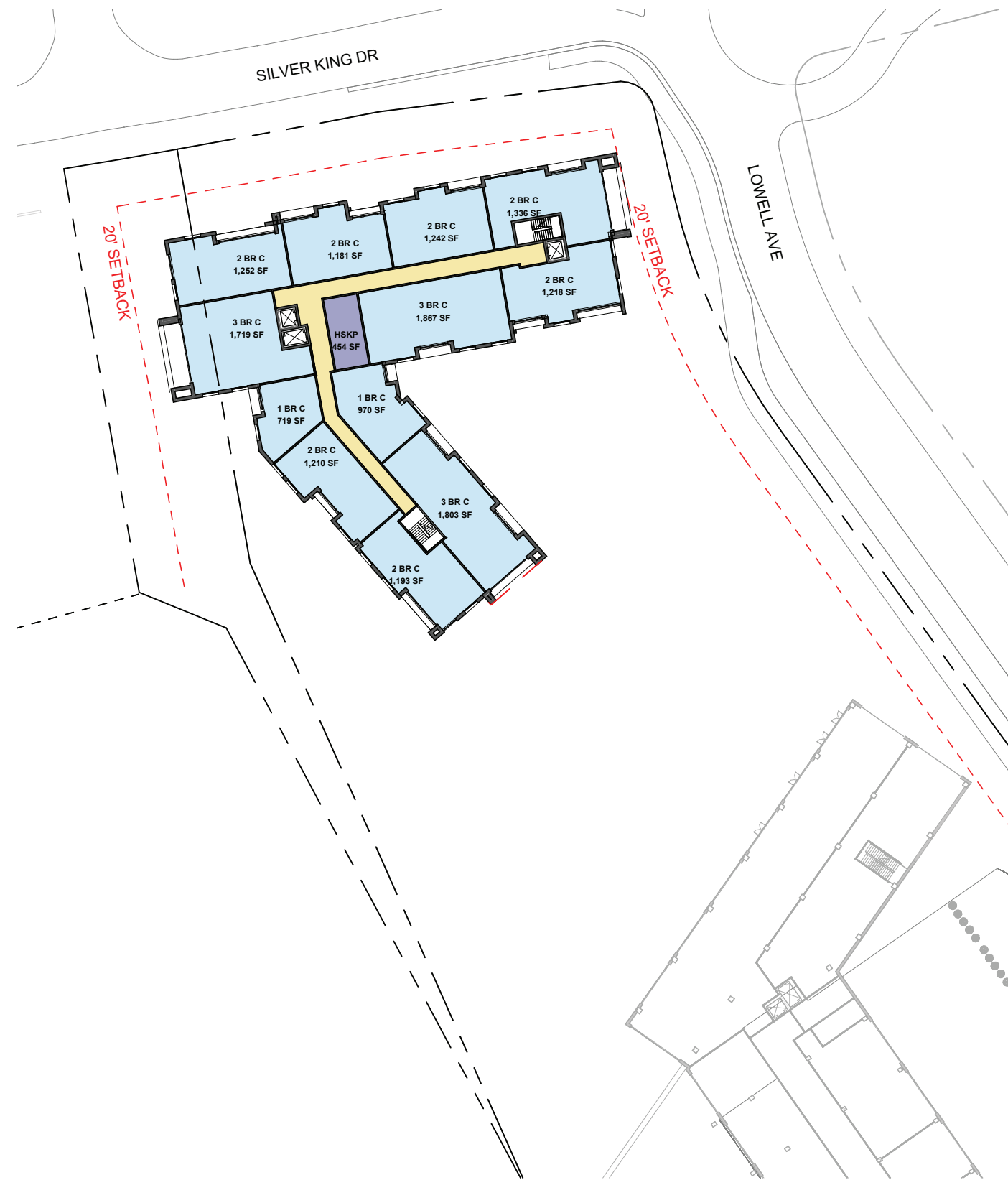




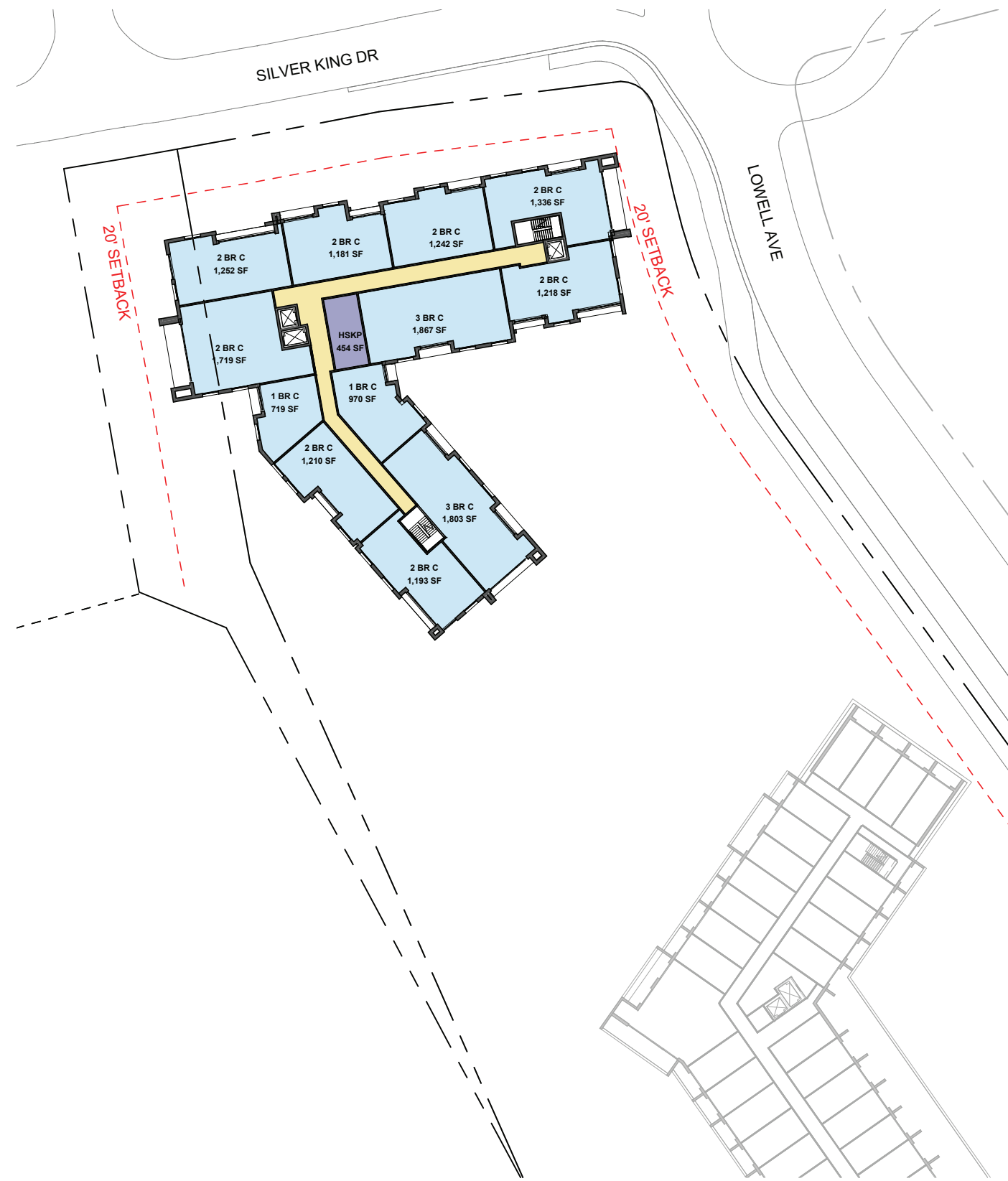
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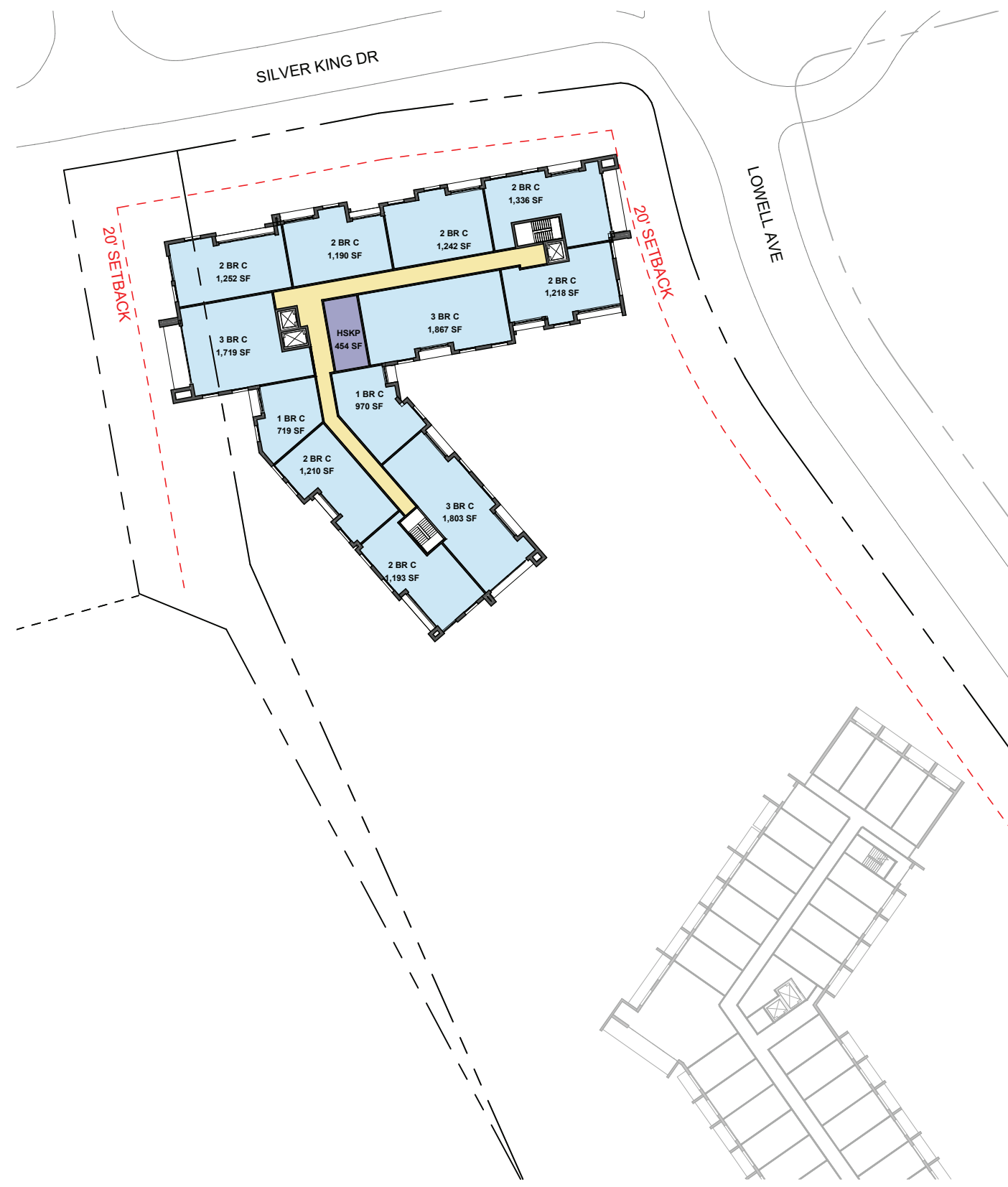
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**PARCEL D**

Due to its location at the intersection of Empire Avenue and Silver King Drive, Parcel D has the smallest and most simple program, and features an open plaza that can host a variety of community activities. The open plaza is a prominent feature of the development and frames a primary view corridor through the Parcel E plaza to the mountain. It is bordered by 2 levels of retail space on the south, that could accommodate a tenant with up to 13,000 SF, and a single story retail space on the north.

2 levels of structured parking are provided; an upper level dedicated to condominium parking and accessed from Lowell Avenue, and a lower level dedicated to retail parking and accessed from Empire Avenue.

The condominium massing sits on the podium and steps back away from the plaza. This provides space for the view corridor and a relief in scale.



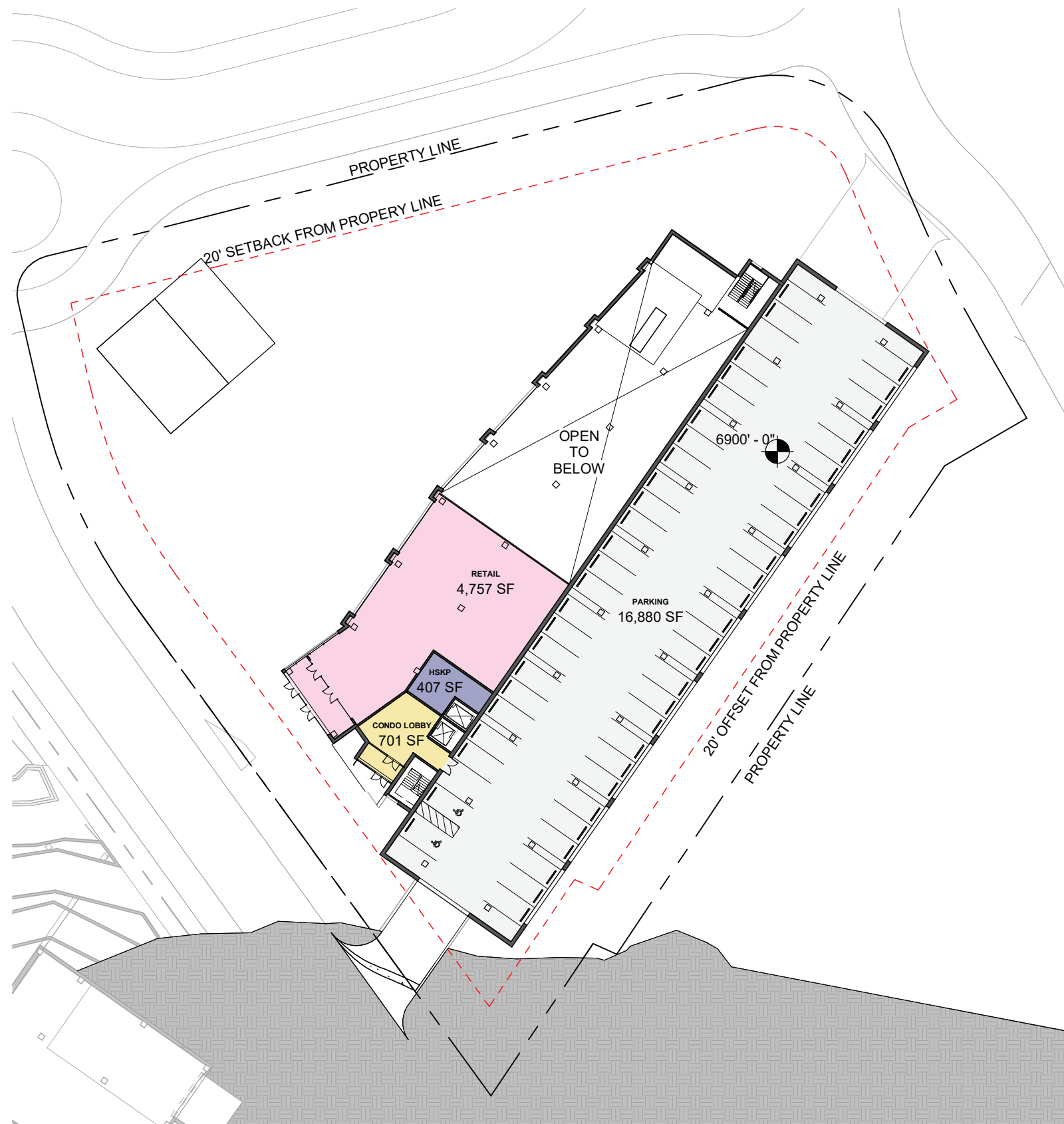
View from northwest corner of Parcel D



Parcel D Site Plan



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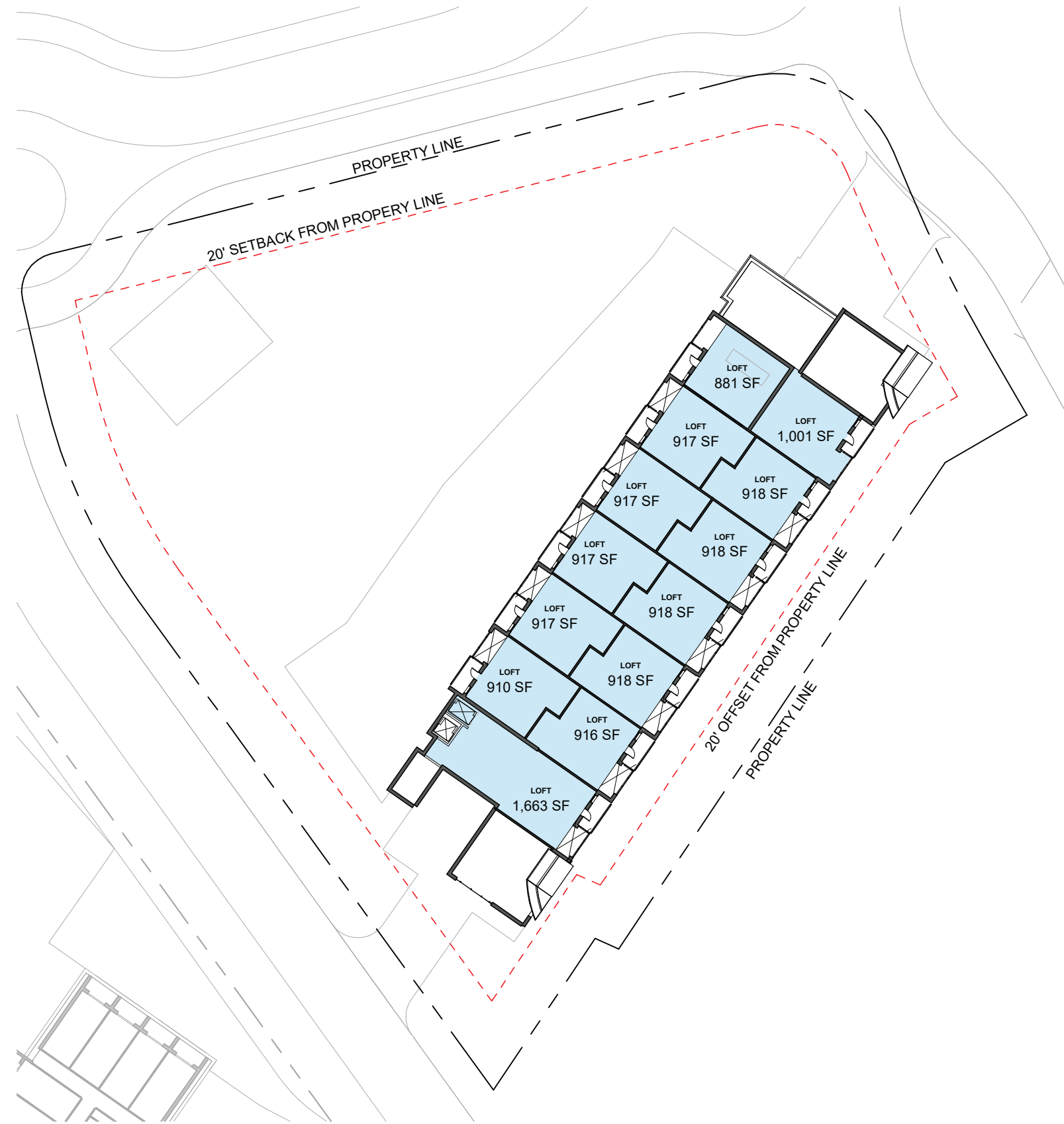
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