

# CORNERSTONE BUILDING AT CASCADE VILLAGE

## SDD ADDENDUM 1.

### PROJECT NARRATIVE

#### INTRODUCTION

Cascade Village holds immense potential as a vibrant, year-round destination. However, its current state does not fully harness this potential. Our proposal seeks to revitalize Cascade Village, transforming it into a thriving hub of activity, culture, and community, making it a focal point for locals, visitors, and passersby alike. By revitalizing this area, boasting what is the third portal to Vail Mountain, we aim to create a dynamic environment that enhances the quality of life for residents, stimulates economic growth, and fosters a sense of community.

The development of new mixed-use project, like Cornerstone Building, and the redevelopment of existing structures including the Aria and the CMC Buildings, leaning on the Grand Hyatt Hotel, all under one ownership, will maximize the holistic potential of Cascade Village, offering a range of activities and services year-round.

#### PROJECT DESCRIPTION

On the edge of the overlooked portal to Vail Mountain, the Cornerstone Building emerges as a testament to harmonious integration with its natural surroundings. Its timeless mountain-style architecture blends into the landscape, exuding a sense of permanence and grace, creating a gateway to the Mountain by distributing the volume in to two bodies. The eastmost volume is only 4 stories from the Plaza level at Westhaven Drive. The westmost volume reaches a height of 71 feet from the Plaza level at the highest point, while the overall roofline intends to mimic the mountain ridgeline beyond.

Comprising 32 residential units, including 2 designed as EHUs (Employee Housing Units), the building is meticulously oriented to capture the breathtaking vistas of the paseo and Vail Mountain. Each unit boasts balconies off the common areas, ideal for outdoor dining against the backdrop of the stunning scenery. Even the north-facing bedrooms feature balconies, ensuring every resident can enjoy the beauty of their surroundings.

Offering approximately 4,000 square feet, the private amenities area will offer residents convenience and comfort, with storage lockers, a lounge, bathrooms, and direct access to the Paseo, thus a convenient connection to the Lift. Parking is ample, with 66 spaces meticulously allocated above the Paseo level but below the Plaza level, staying out of site from the oncoming visitors, will accommodate the requirements and residents' needs.

The project also prioritizes accessibility, with an elevator and escalators connecting the main Drop-off Plaza and the Paseo level, ensuring ease of movement for all. Additionally, thoughtful planning includes organized queuing for passenger drop-off and a dedicated lane for public transportation, enhancing overall efficiency and convenience.

Furthermore, the integration of existing facilities such as the Ticketing and Patrol office, public bathrooms, and lockers within the new building structure demonstrates a commitment to seamless continuity and functionality.

To enrich the community experience, along the Paseo, the Cornerstone Building will feature retail space, including a cozy coffee shop and a spacious restaurant offering panoramic views of the mountain and Gore Creek Path, inviting locals and visitors alike to indulge in culinary delights amidst breathtaking scenery.

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#### OVERALL PROJECT GOALS

**Activation:** The addition of retail outlets, including a coffee shop and a restaurant with mountain views, aims to create a lively atmosphere along the Paseo, threading Cascade Village with public amenities such as a skating rink, fire-pits and seating areas to encourage social interaction and community engagement.

**Connectivity:** Enhancing pedestrian connectivity within Cascade Village, from the CMC Building to Lift 20, as well as linking the new drop-off plaza with enhanced viewing areas, down to the main Paseo through an elevator and escalators, offering elevated accessibility to all users.

**Art Integration:** Creating opportunities for art installations, like sculptures and murals, will add character and visual interest to the area, contributing to its unique identity.

**Community Engagement:** Collaborating with the city to program activities, create job opportunities, and address community needs, including employee housing, underscores our commitment to community involvement.

**Compatibility with Surrounding Properties:** Thoughtful design and the use of relatable materials, plus the consideration of existing infrastructure, ensure the proposed use of Cascade Village is harmonious with its surroundings, preserving its unique character.

**Impact on Development Objectives:** Aligning with the town's development objectives, starting with Cornerstone Building, the revitalization of Cascade Village aims to stimulate economic growth, enhance livability, and promote sustainable practices.

**Public Facilities and Services:** Increased demand for public amenities will be accommodated to ensure the efficient provision of services, including transportation, utilities, and recreation facilities.

**Traffic and Safety:** Traffic management strategies will be implemented in collaboration with relevant authorities to mitigate potential impacts on traffic flow and safety, ensuring the overall plan enhances convenience and safety for all.

**Character of the Area:** The design of the Cornerstone Building respects the scale and character of Cascade Village while adding vibrancy and vitality, enriching the area's unique identity.

In summary, our proposal aims to transform Cascade Village into a thriving and inclusive destination that benefits residents, visitors, and the broader community. The Cornerstone Building represents the first step towards achieving this vision, setting the stage for a vibrant community hub that celebrates the essence of our town.