THE PARK HOTEL & RESIDENCES | public presentation 3.10.2015





Our Town Planning Process











Downtown Area Advisory Committee (DAAC)

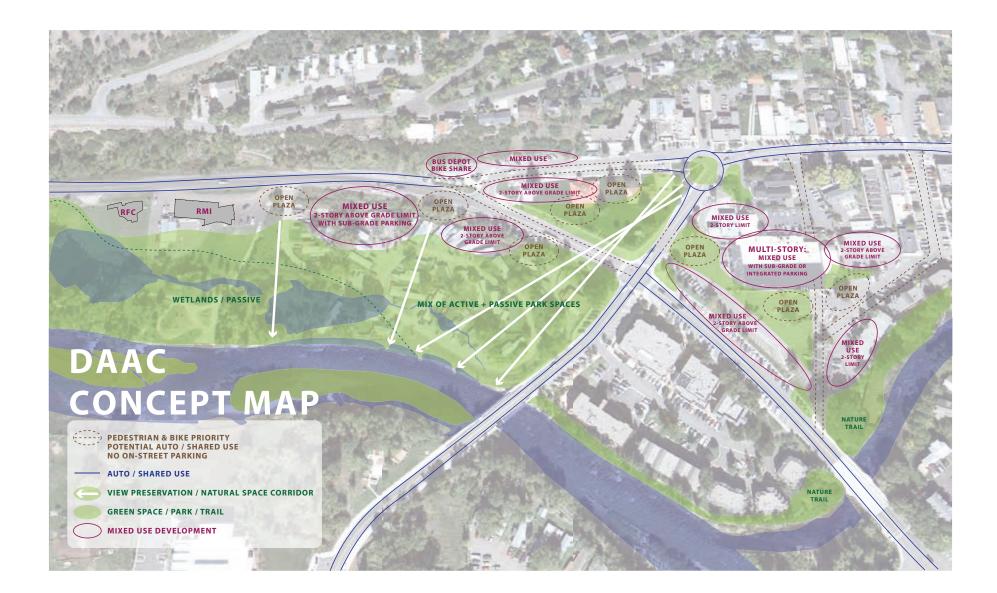




Guiding Principles:

- Connectivity between Downtown and the Rivers through visual and physical access
 Improves Lion's Park
- **3. Allows density to drive revitalization**
- **4.** Putting the "There-There'







DAAC CONCEPT MAP

RMI

WETLANDS / PASSIVE

RFC

OPEN

PLAZA



Primary Issues:

OPEN PLAZA

Connect downtown to the park

OPEN

PLAZA

 Preserve visual and physical access to river

MIXED USE

MULTI-STORY:

MIXED USE WITH SUB-GRADE OR INTEGRATED PARKING

> OPEN PLAZA

MIXED USE 2-STORY ABOVE GRADE LIMIT

PLAZA

MIXE

2-STORY LIMIT

MIXED USE 2-STORY ABOVE GRADE LIMIT

• Parking

MIXED USE

MIXED USE 2-STORY ABOVE GRADE LIMIT

OPEN

PLAZA

OPEN

BUS DEPOT BIKE SHARE

OPEN

PLAZA

MIXED USE 2-STORY ABOVE GRADE LIMIT

MIX OF ACTIVE + PASSIVE PARK SPACES

MIXED USE

2-STORY ABOVE GRADE LIMIT

WITH SUB-GRADE PARKING

Building height



Concept Plan



1. Connectivity between Downtown and the

Rivers through visual and physical access



1. Connectivity between Downtown and the Rivers through visual and physical access

THE PARK

2. Improves Lion's Park

 Connectivity between Downtown and the Rivers through visual and physical access
Improves Lion's Park

E /

3. Allows density to drive revitalization



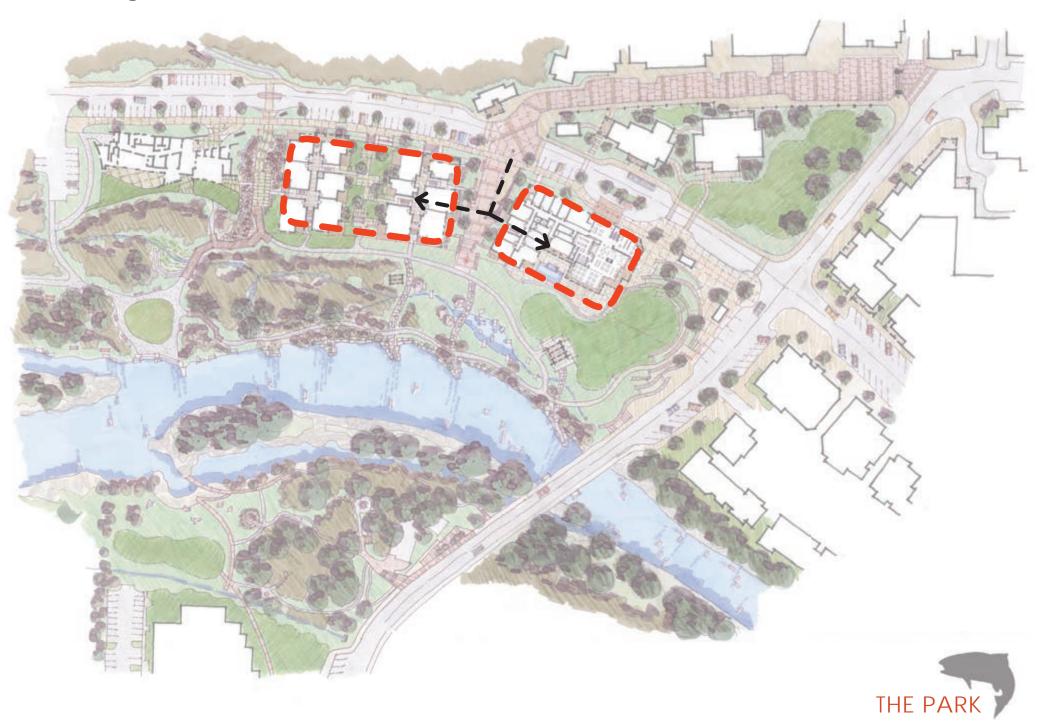
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Parking

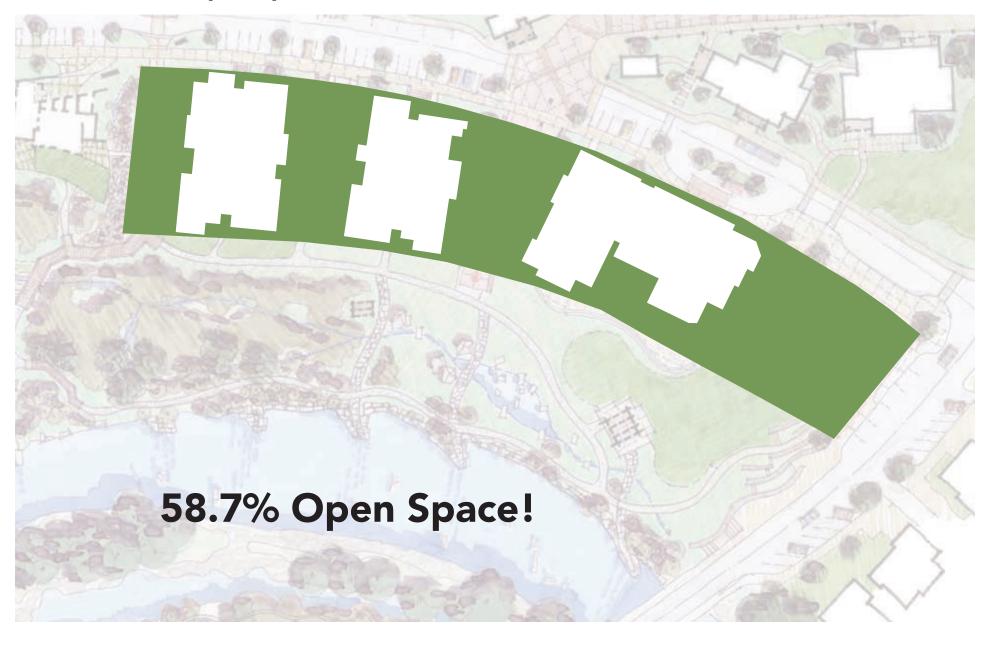


CDC Parcel - Open Space





CDC Parcel - Open Space



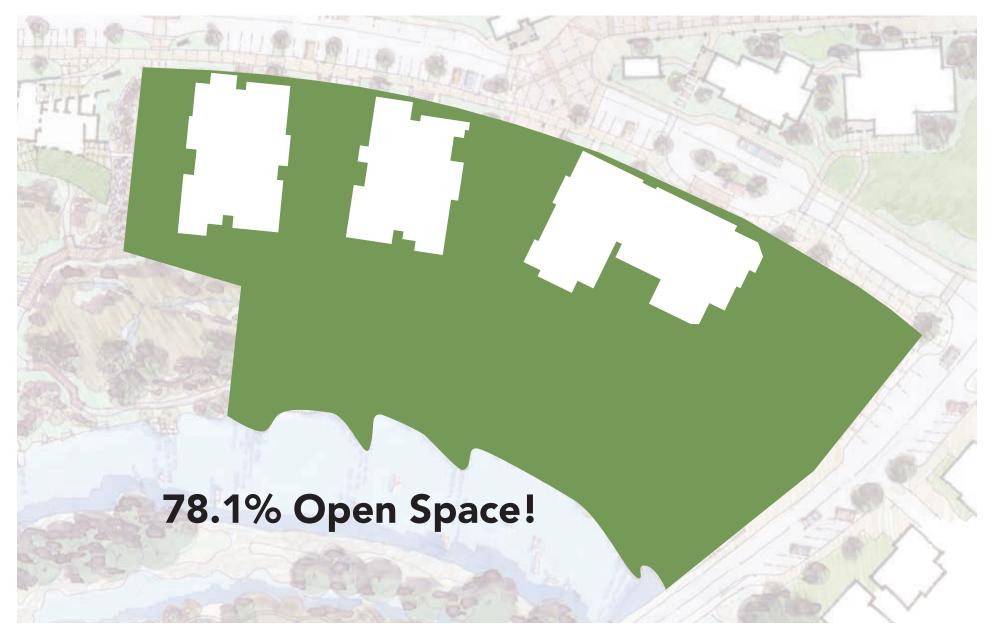


Former Pan & Fork Site



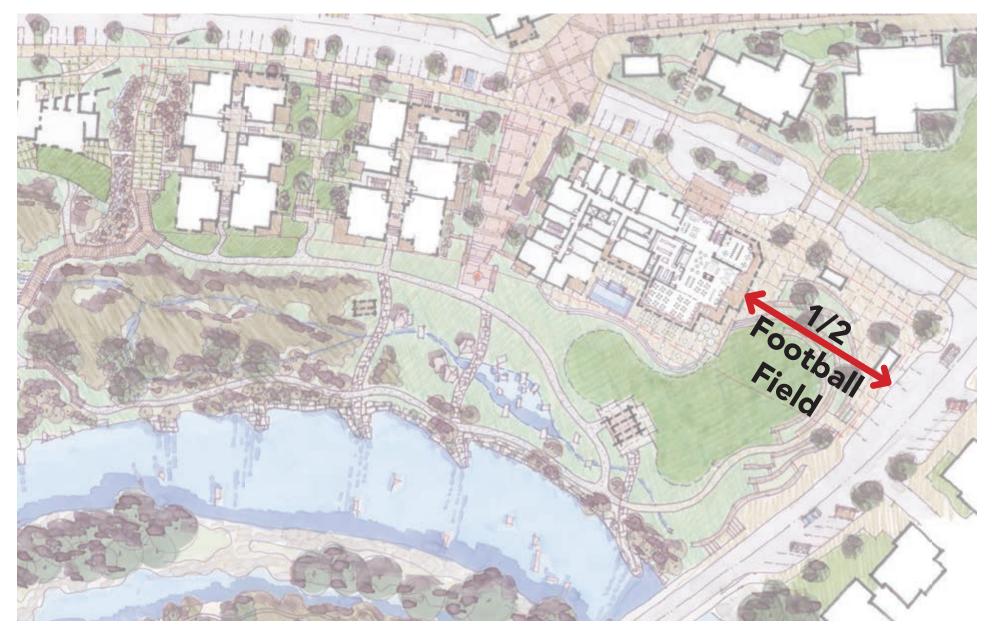


Former Pan & Fork Site





Open Space





Open Space

Mountain Fair's 1000 Fans Fit Here!



Concept Plan



Old Pond Park Public Access





Old Pond Park Public Access





Midland Spur Woonerf





Midland Spur Woonerf





Riverfront Park & Hotel





Public Plaza





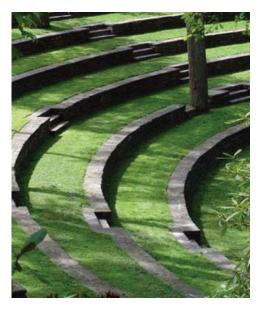
Amphitheater













Riverfront Park

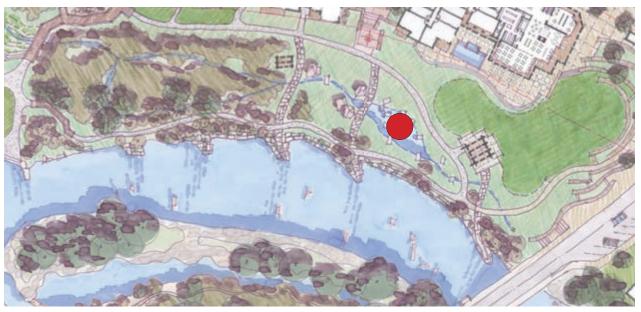




Riverfront Park













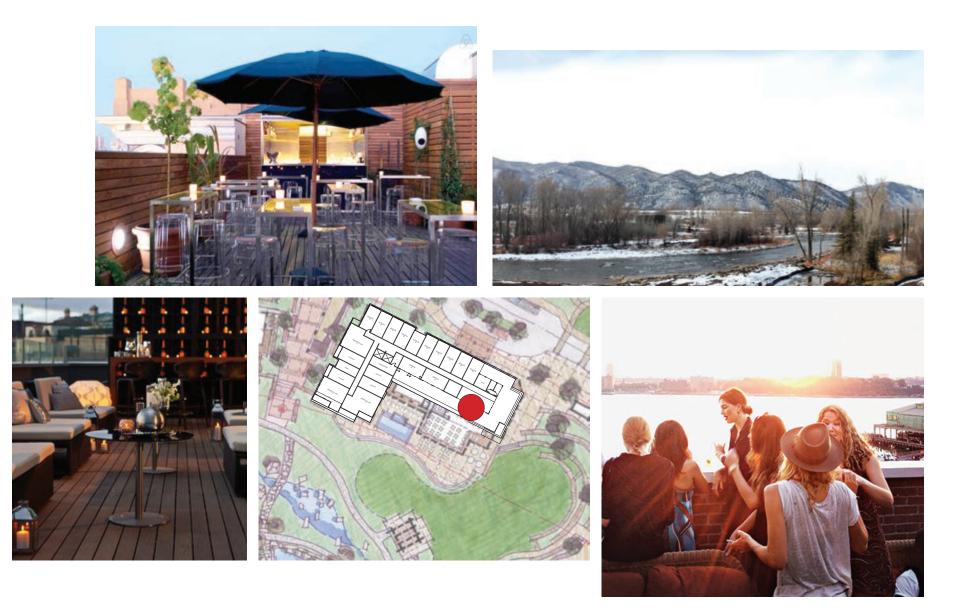


Hotel Programming Public Spaces





Hotel Roof Terrace





Sopris Park, Carbondale



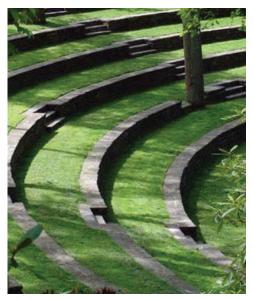


Riverfront Park













What does it look like; How does it fit in town?

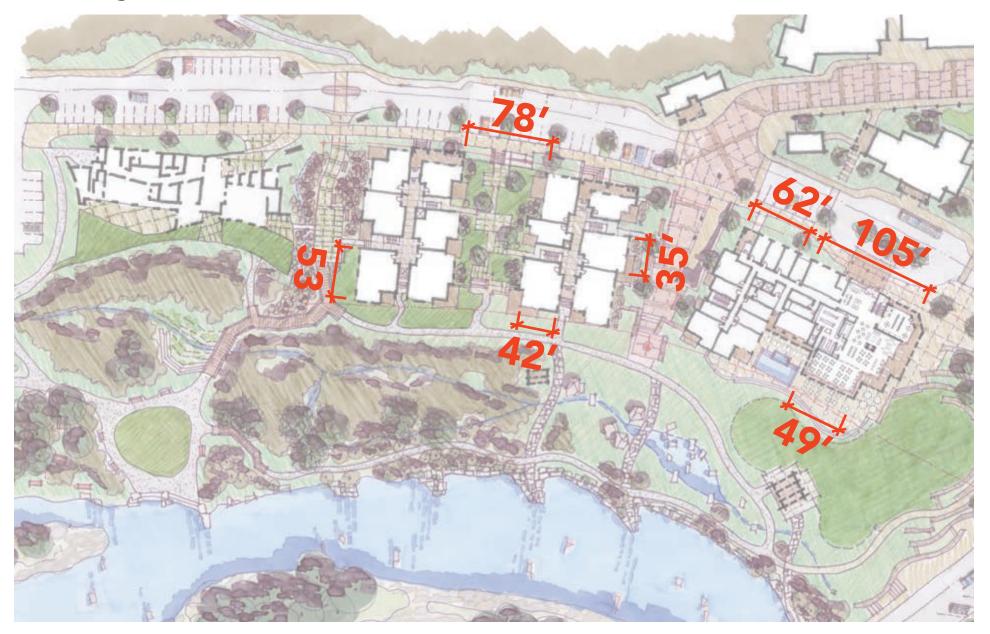


The Buildings



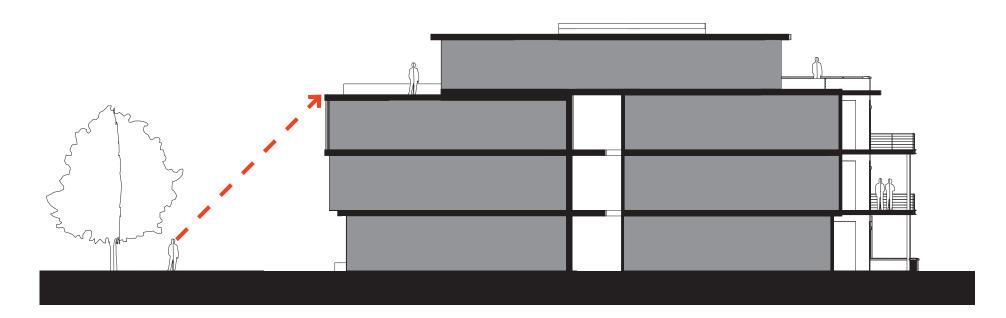


Building 'Grain'





3 1/2 Stories - 4th Floor Set Back



The Wedding Cake



Two Rivers Road at 4-Way Stop







Two Rivers Road at RMI







Midland Spur Woonerf







Midland Park







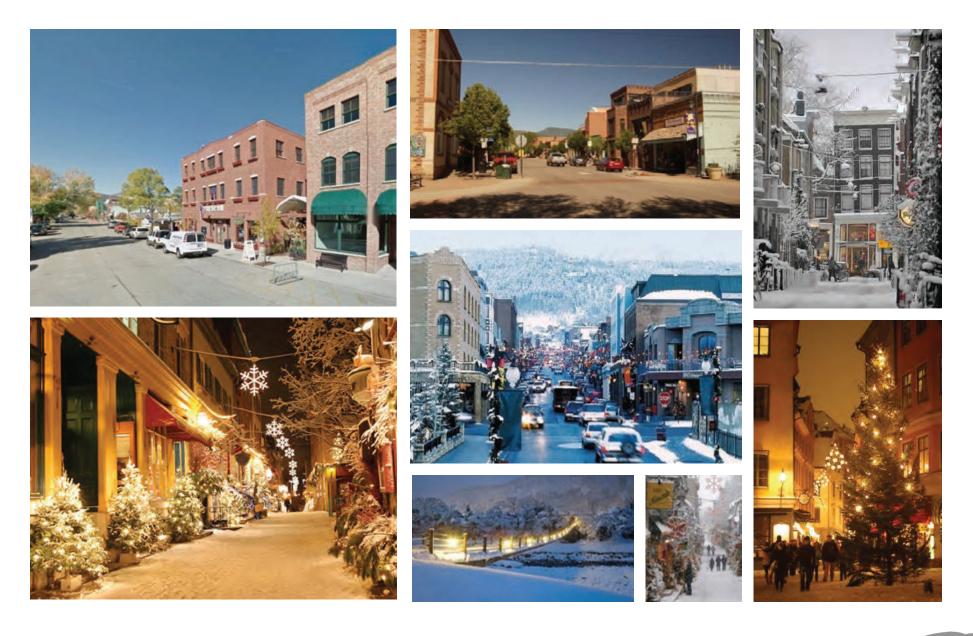
Riverfront Park





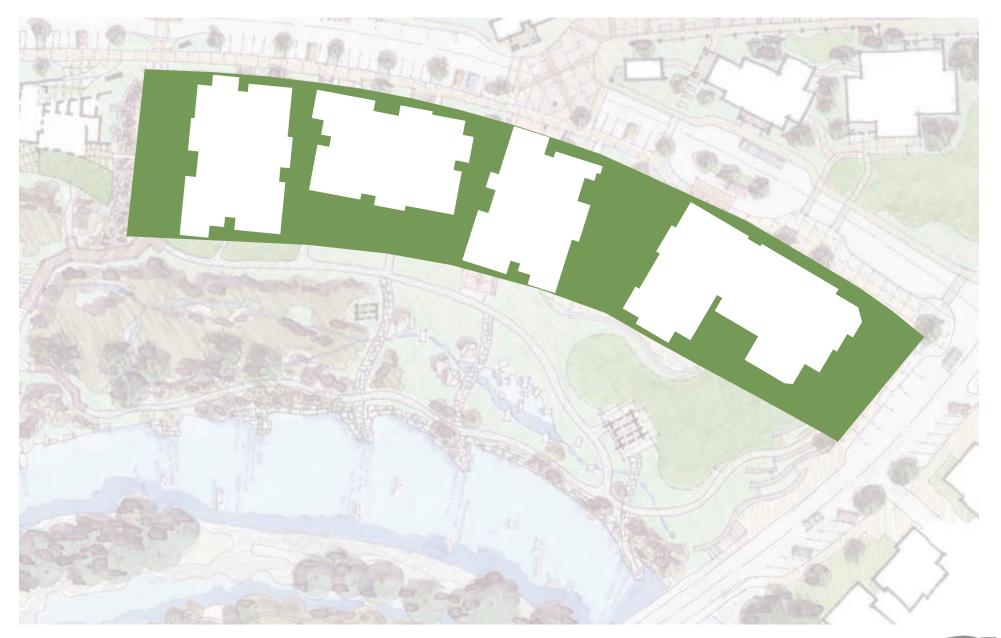


Building Scale





3-Story Alternative

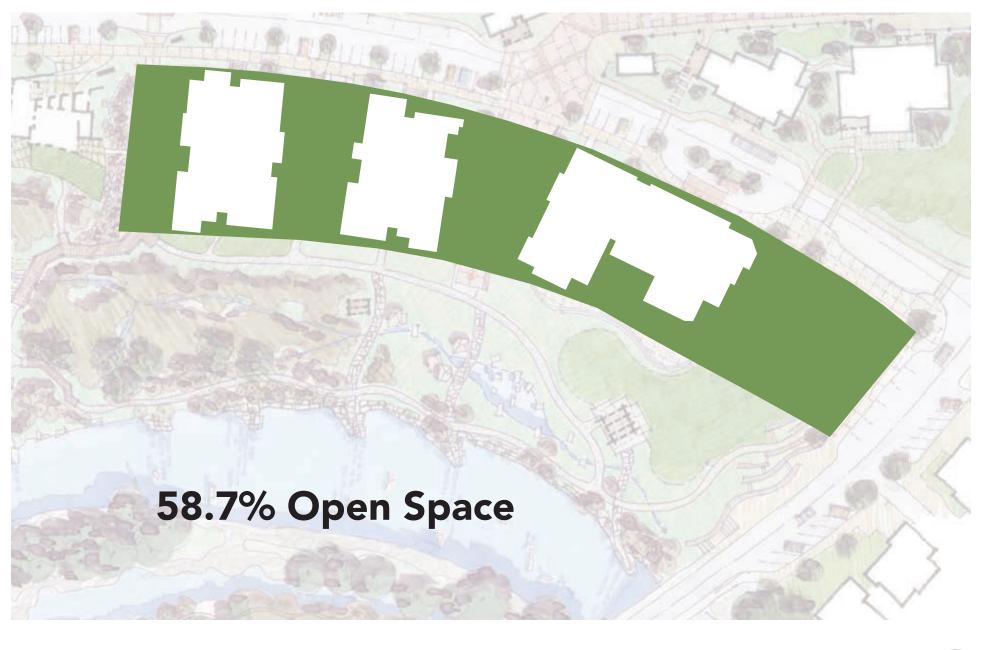




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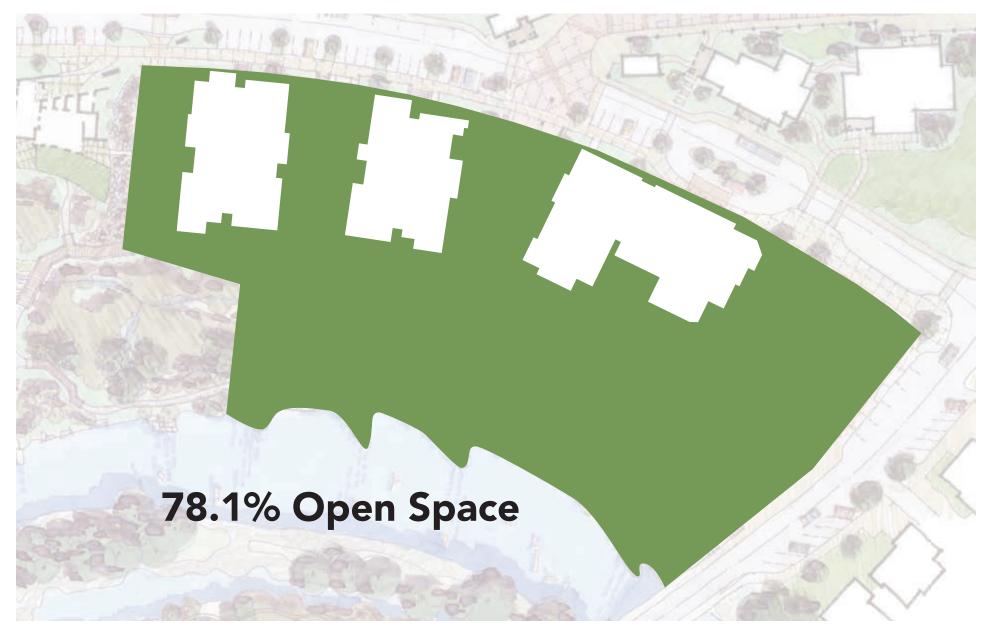


Open Space





Open Space





Riverfront Park



