## THE PARK HOTEL & RESIDENCES | public presentation 3.10.2015





## **Our Town Planning Process**











#### Downtown Area Advisory Committee (DAAC)

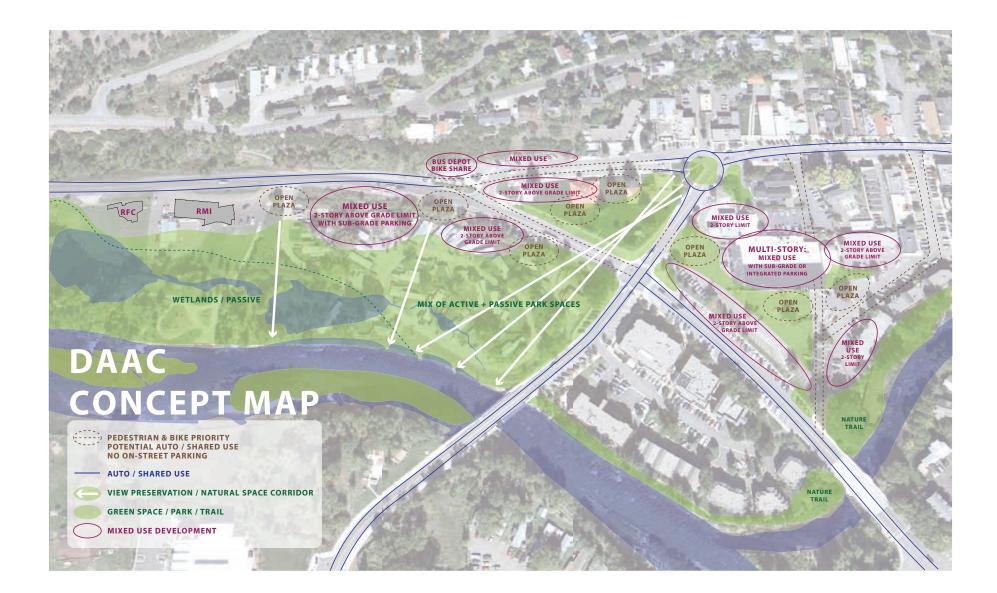




## **Guiding Principles:**

- 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** 



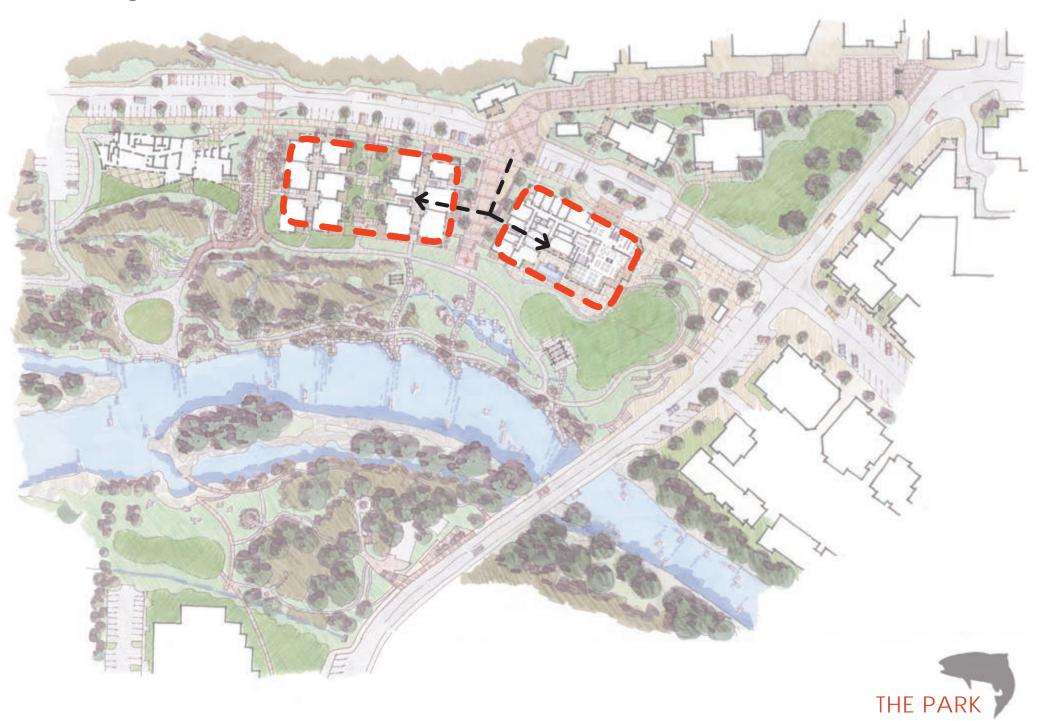
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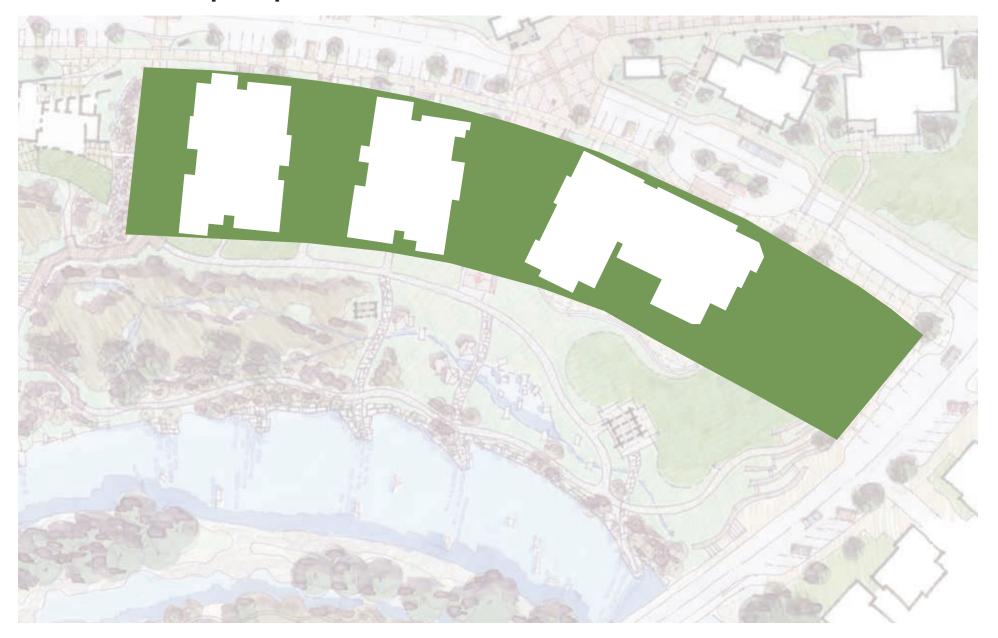
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# Parking

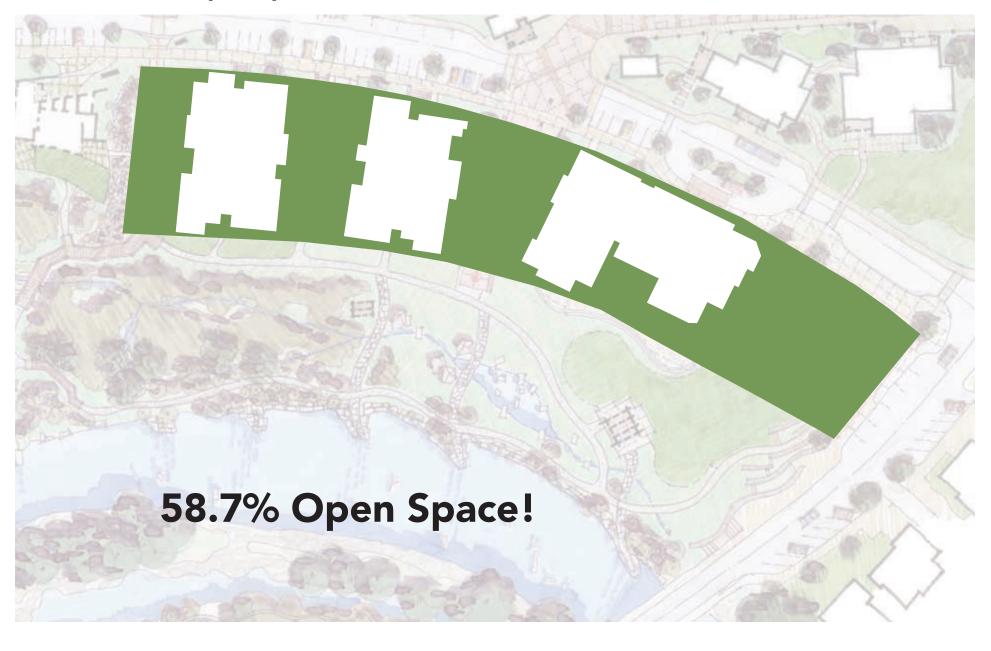


# CDC Parcel - Open Space





## **CDC Parcel - Open Space**



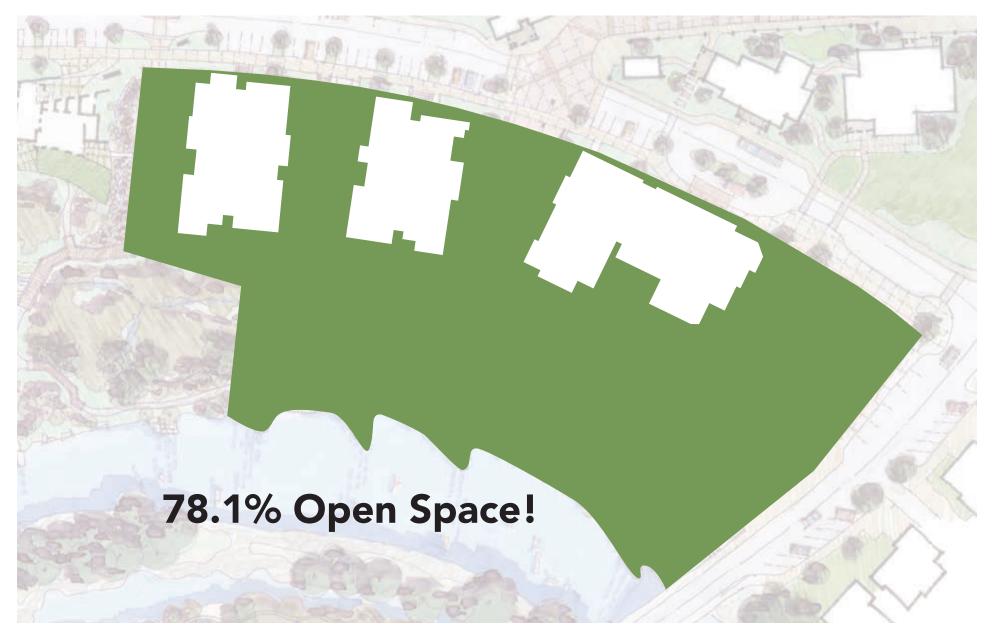


## Former Pan & Fork Site



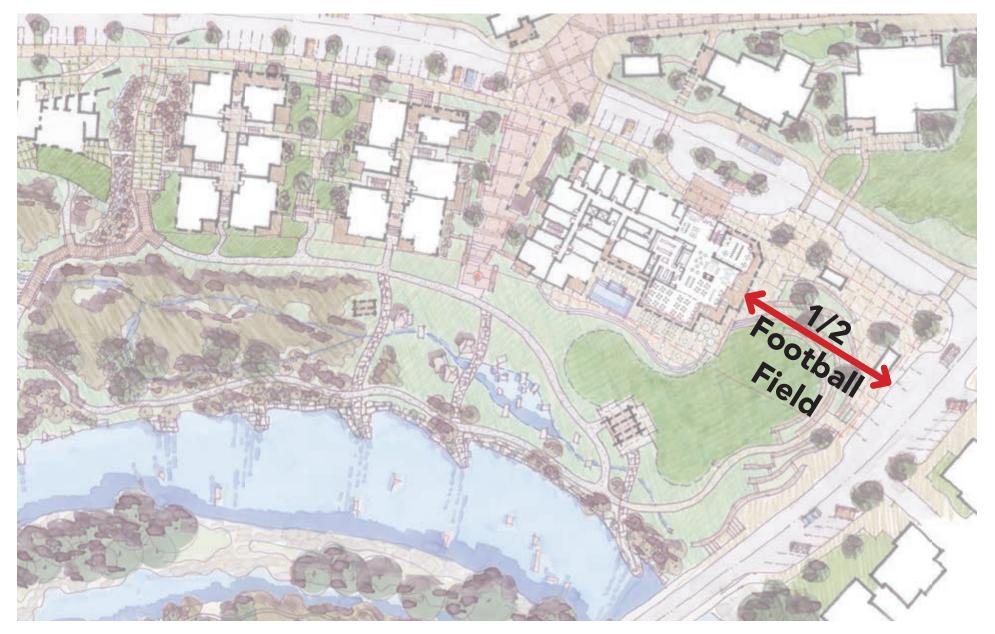


#### Former Pan & Fork Site





## **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





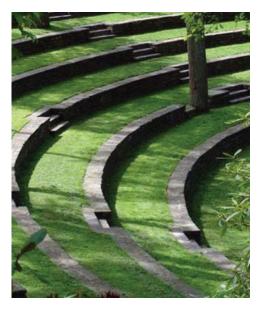
# Amphitheater













### **Riverfront Park**





## **Riverfront Park**













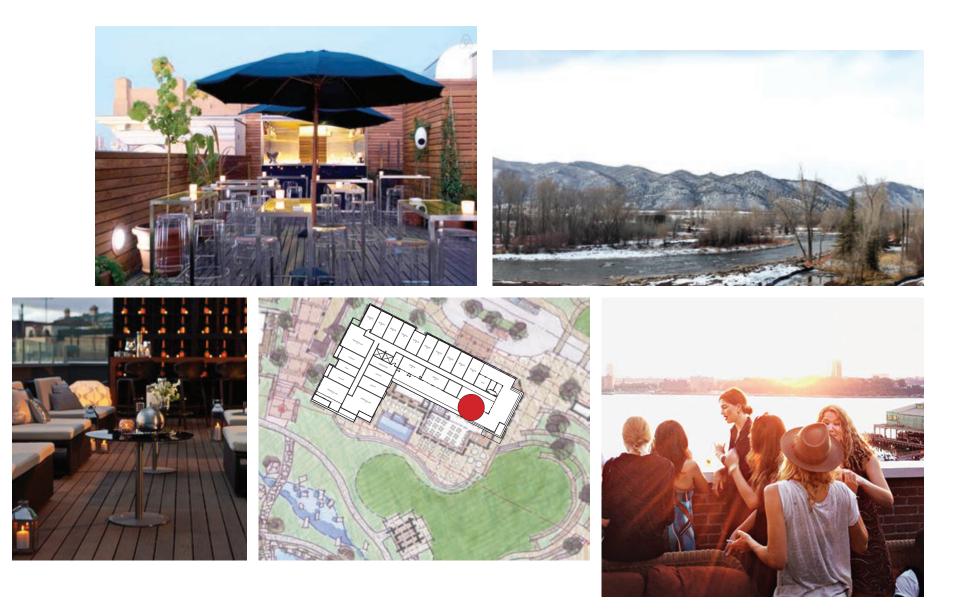


# Hotel Programming Public Spaces





## Hotel Roof Terrace





## Sopris Park, Carbondale





### **Riverfront Park**













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

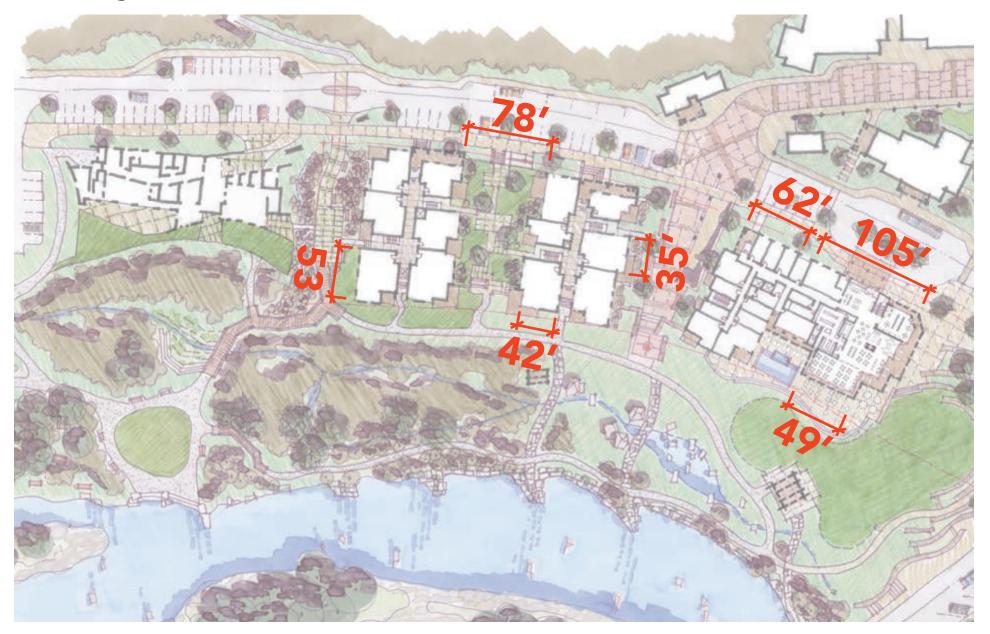


## The Buildings



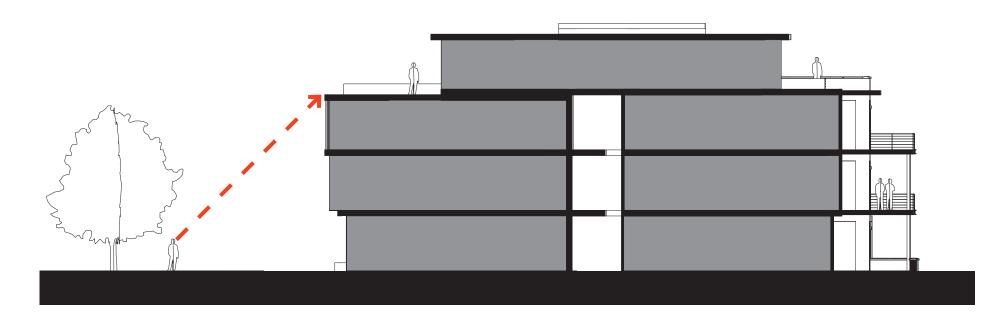


# Building 'Grain'





## 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







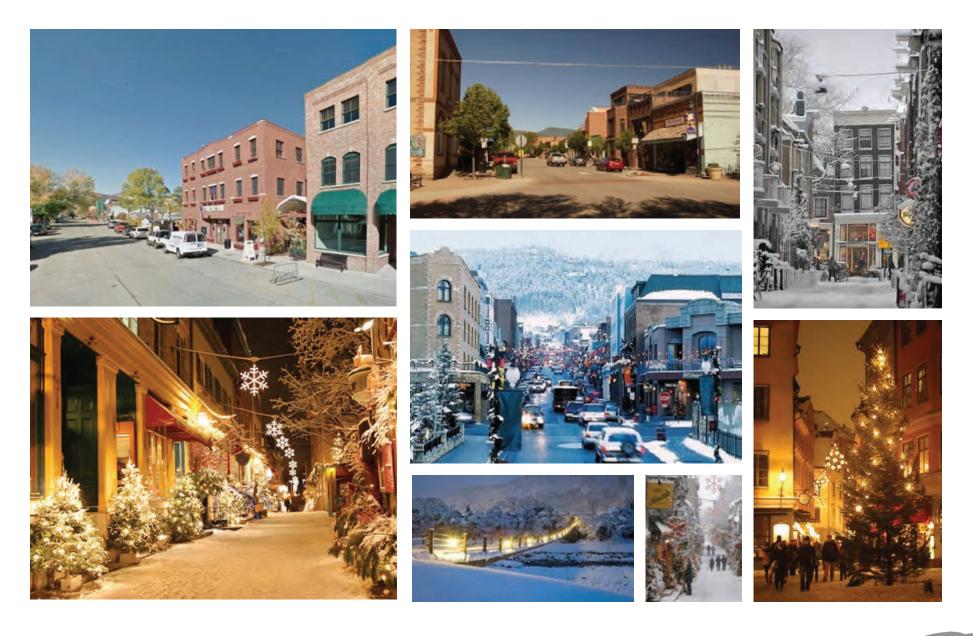
## **Riverfront Park**





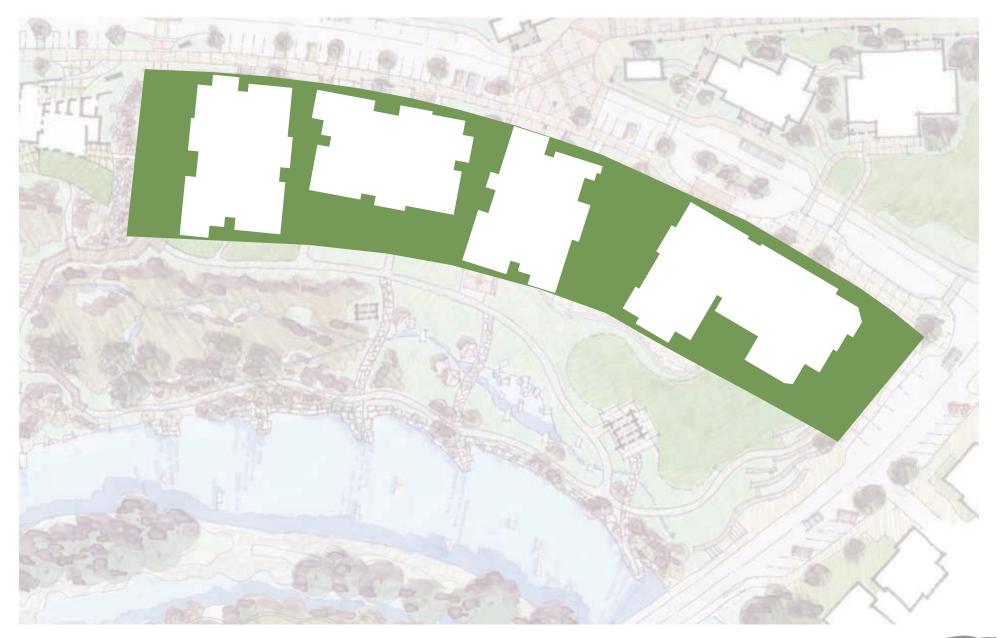


# **Building Scale**





# **3-Story Alternative**

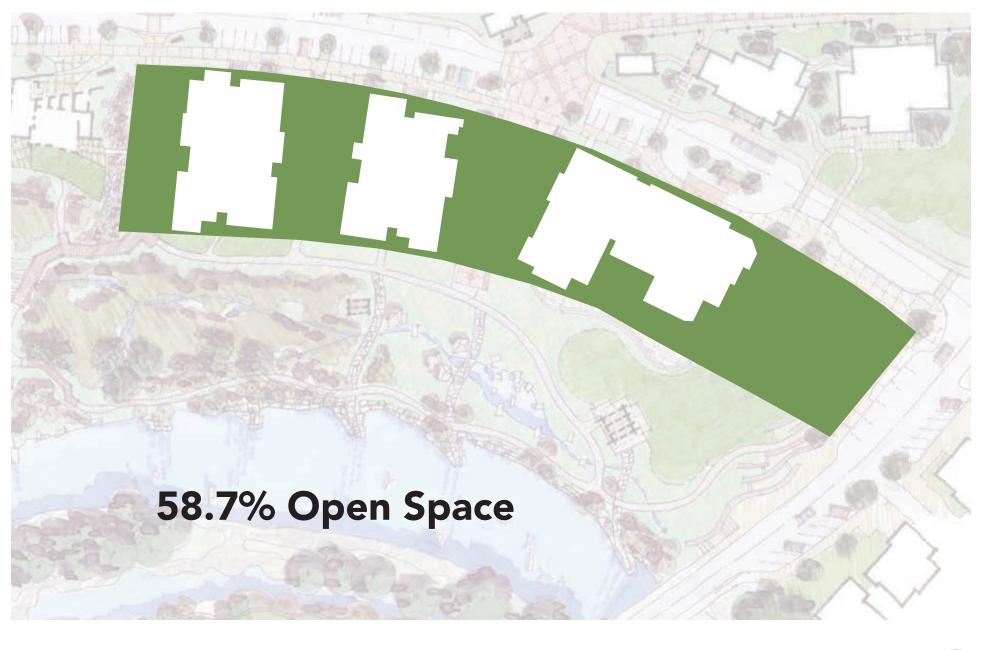




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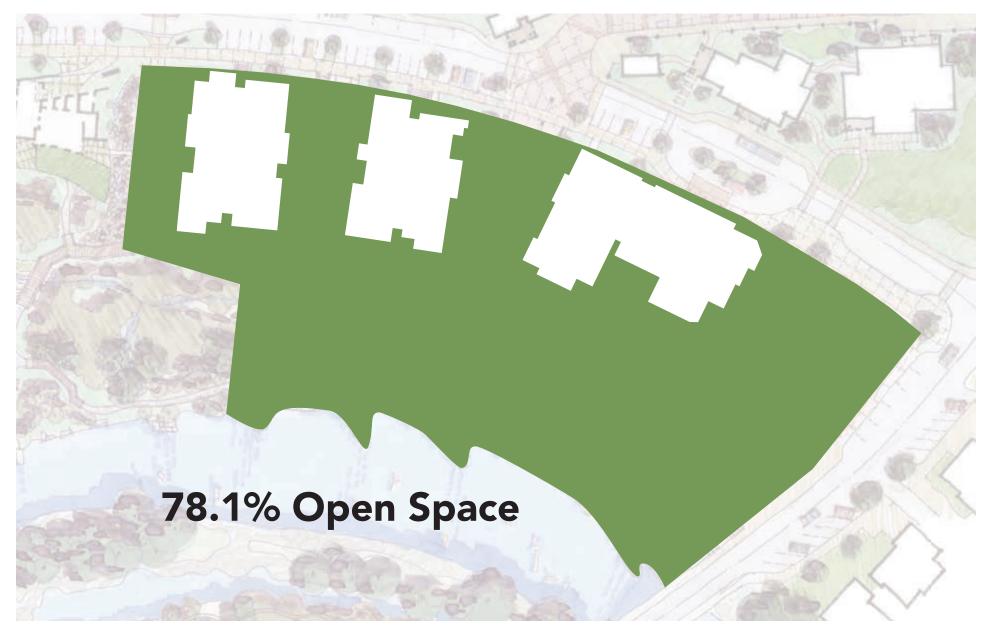


## **Open Space**





## **Open Space**





## **Riverfront Park**



