



THE FUTURE OF
BEAVER CREEK RESORT

transitioning from greatness to perfection!

PROJECT LEGACY
SUMMARY BOOKLET
BEAVER CREEK RESORT

PREPARED BY: **DESIGNWORKSHOP**

FOREWORD

CHARRETTE

PURPOSE

In the Spring of 2008, the Beaver Creek Resort Company and Beaver Creek Metropolitan District requested qualifications and proposals for **Beaver Creek: Project Legacy**. Design Workshop, Inc. from Aspen, Colorado was chosen to lead the design of future resort enhancements. This effort is intended make Beaver Creek the best resort for its size in the world. This goal will be reached through the rejuvenation of the resort through a comprehensive design, enhancement of the village core experience, provision of strategic direction for the continual improvement of the resort and creation of consistency for all landscape elements from retaining walls to street furniture (amplitude of product quality).

On August 17th and 18th, the design team led a two-day charrette at Beaver Creek Lodge in the Beaver Creek Resort, involving not only the two client groups mentioned above, but also representatives from other resort entities identified as having involvement in the resort. The charrette covered nine “project opportunity topics,” identified by the design and teams from the initial interview presentation. These projects, deemed essential for the future success of the resort, have been highlighted in the following sections.

PARTICIPANTS

Beaver Creek Resort Company

Ludwig Kurz
Tony O’Rourke
Jim Donohue
Jim Kaylor

Beaver Creek Metropolitan District

Clyde Hanks
Clyde Schlegel
Ernie Elsner
Mike Balk

Beaver Creek Property Owners Association

Ginny Forstmann

Beaver Creek Resort Merchants

Brian Nolan

Hotels

Peter Dunn
Mike Lange

Vail Associates

John Garnsey
Mike Miner
Jerry Hensel

Beaver Creek Club

Pam Kross

Real Estate

Kraig Forbes

CONSIDERATIONS

The following factors were taken into consideration when evaluating each project opportunity discussed during the charrette:

- 1) Bang for your Buck
- 2) Maintenance
- 3) Timeless Design
- 4) Cost-Initial
- 5) Cost Life Cycle
- 6) Financing
- 7) Year-Round Appeal
- 8) Responsible Environmental Practices.

Design Workshop, Inc.

Gyles Thornely, RLA, Principal in Charge
Kurt Culbertson, RLA, Assisting Principal
Bill Kane, RLA, Assisting Principal
Pam Britton, Facilitating Principal
Mike Albert, LEED AP, Project Manager/Design Staff
Sara Egan, Planner/Design Staff
Kelan Smith, Signage and Wayfinding Design Staff
AdVogele, Signage and Wayfinding Design Staff
Joseph Perez, CSU Landscape Architect Student
Ryan Sands, CSU Landscape Architect Student



RESORT ENTRANCE
AND GATEHOUSE

PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges (Dilemma)

The entrance into Beaver Creek Resort was designed to be a welcoming experience for all guests and residents. The entrance experience from the roundabout to the new gatehouse epitomizes the problems throughout the resort of inconsistency, overlapping and outdated signage, confusion, lack of attention to details and reactionary isolated improvements. Furthermore the appearance of the gatehouse is perceived by many first time visitors as intimidating. Recent landscape enhancements do not provide a lasting first-impression which conveys the prestige and the character indicative of the resort.

The Big Idea (Thesis)

To create a timeless entry experience for guests and residents which captures the natural spirit of Beaver Creek as “an alpine resort in harmony with nature” and represents this image in a refined and sophisticated manner. This will be achieved through a comprehensive signage and wayfinding program which begins with new monumental entrance signage and gatehouse signage enhancements to create an inviting first impression to all visitors. The design will also serve to provide a year-round interest by providing a planting palette which will respond to all four seasons

Environmental Considerations

1. Irrigation – reduce the amount of irrigation by installing moisture sensors. Install native trees and shrubs that will only require irrigation until establishment. Install native perennials and annuals.
2. If not already a practice, eliminate the use of herbicides and or pesticides on lawns.
3. Specify a stipulated maximum distance for the source and fabrication of all proposed materials including boulders, trees, shrubs and signage.
4. Consider the use of on-site renewable energy sources such as solar and low-impact hydro to power the street lights, the gatehouse and the visitor building.
5. Recycle materials to be demolished such as the pink concrete in the medians as crushed aggregate for path base material throughout the resort.
6. Reduce night sky pollution by removing, downcasting or shielding light fixtures that provide only an aesthetic function. Use LED seasonal lighting.
7. Consider alternative methods of snow management practices that would reduce the amount of cinders potentially entering and building up the sedimentation levels of the Beaver Creek watershed.



EXISTING SITE CONDITIONS

EVOLUTION OF IDEAS

ENTRANCE MONUMENTATION

Aspen tree clusters to frame signage

Stone paneling with engraved lettering

Letters to start 5' off ground

Three-season perennial plantings

Boulder outcroppings

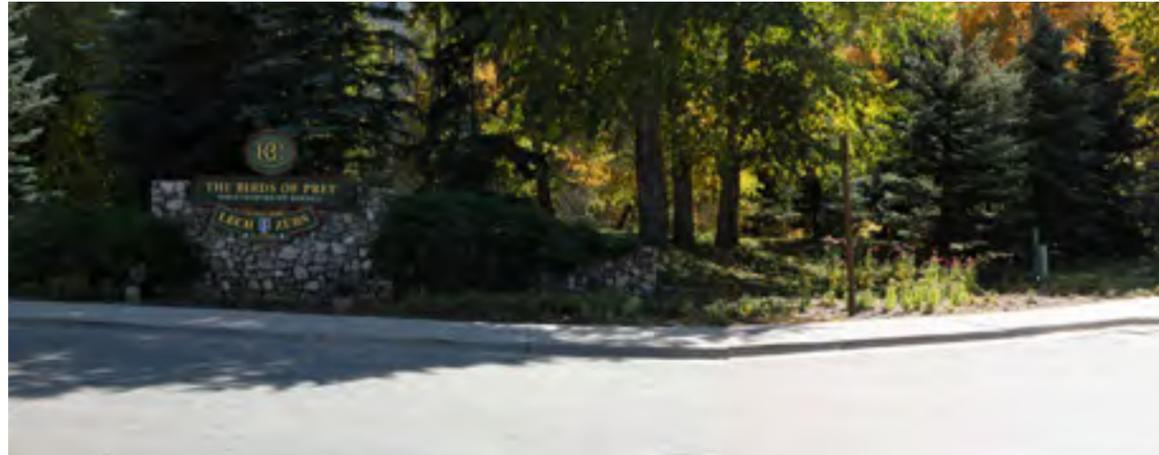


EXISTING CONDITIONS

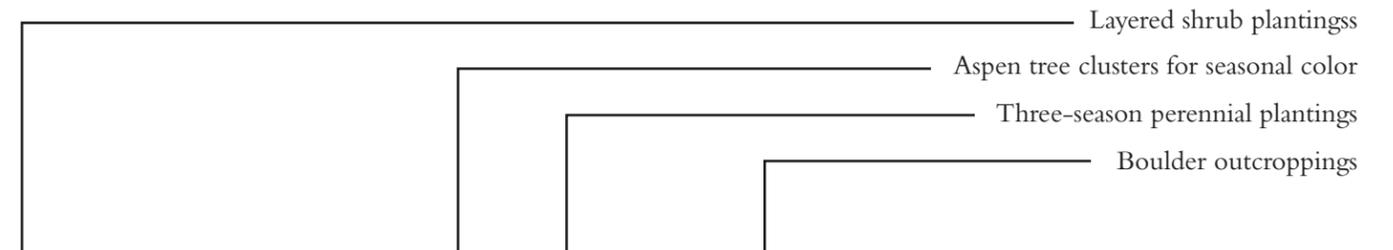
DESIGN DIRECTION

EVOLUTION OF IDEAS

ENTRANCE MONUMENTATION



EXISTING CONDITIONS



DESIGN DIRECTION

EVOLUTION OF IDEAS

ENTRANCE MONUMENTATION



WINTER VIEW



WINTER VIEW AT NIGHT

DESIGN DIRECTION

EVOLUTION OF IDEAS

ENTRANCE GATEHOUSE



EXISTING CONDITIONS



DESIGN DIRECTION

EVOLUTION OF IDEAS

ENTRANCE CREEK ENHANCEMENTS



BEFORE

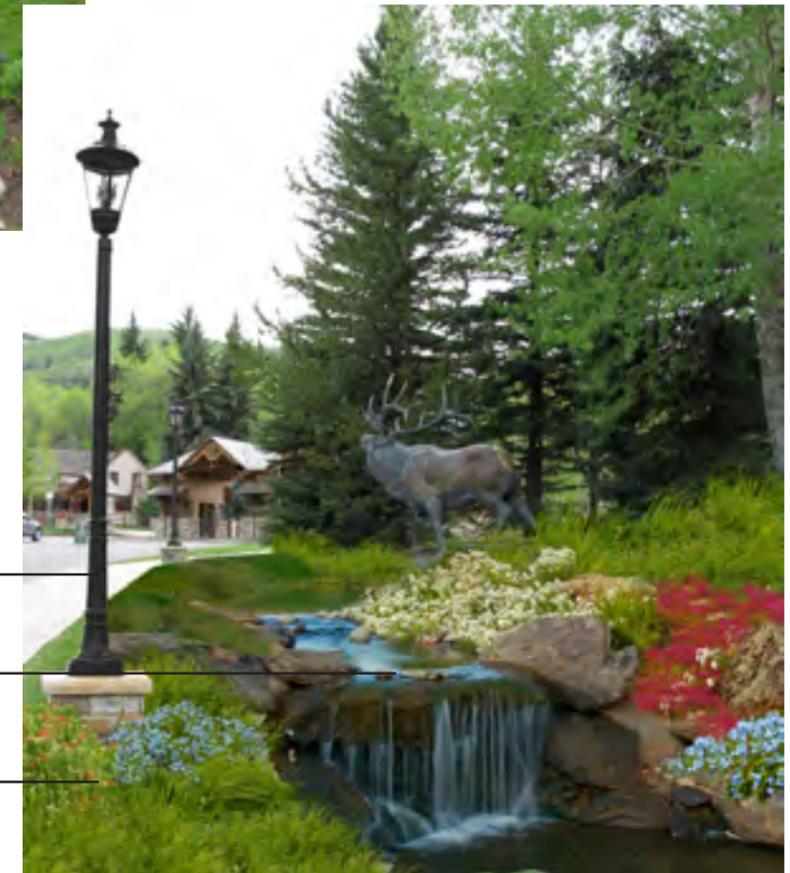


BEFORE



DESIGN DIRECTION

Planting and stone enhancements to existing water feature



DESIGN DIRECTION

Light pole painted black

Increased drop structure

Native riparian vegetation lining the stream

EVOLUTION OF IDEAS

RECEPTION CENTER ENHANCEMENTS



BEFORE



DESIGN DIRECTION

RECEPTION CENTER IN CONTEXT

EVOLUTION OF IDEAS

MIRABELLE ENTRANCE



EXISTING CONDITIONS



DESIGN DIRECTION

EVOLUTION OF IDEAS

MIRABELLE ENTRANCE



EXISTING CONDITIONS



DESIGN DIRECTION

EVOLUTION OF IDEAS

MIRABELLE ENTRANCE



EXISTING CONDITIONS



DESIGN DIRECTION

EVOLUTION OF IDEAS

ROADWAY SHOULDER TREATMENT

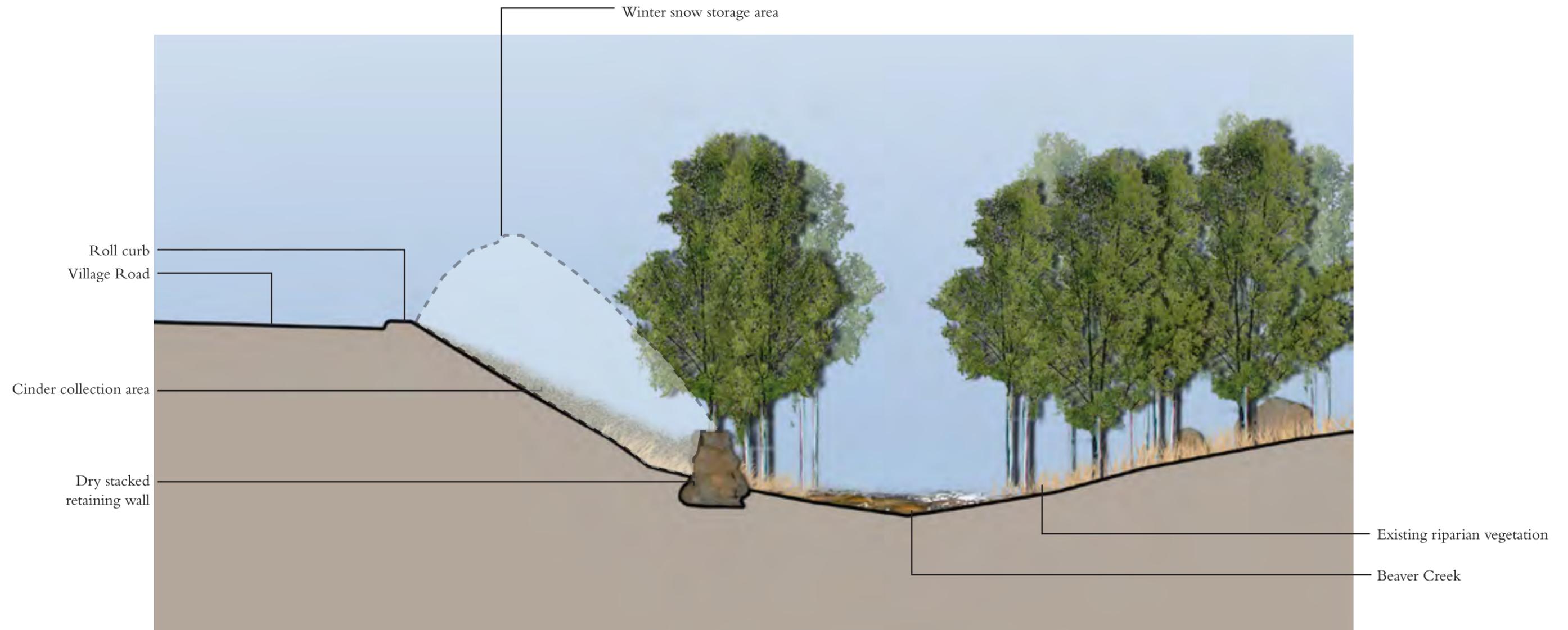


BEFORE

VIEW OF SNOW MAINTENANCE AREA ON ROADWAY SHOULDER

EVOLUTION OF IDEAS

ROADWAY SHOULDER TREATMENT



ENTRANCE SNOW STORAGE SECTION 1" = 16'

EVOLUTION OF IDEAS

BIRDS OF PREY SIGNAGE



EXISTING CONDITIONS

- Relocation of Birds of Prey signage
- Evergreen background planting
- Three season planting enhancements
- Lighting enhancements



DESIGN DIRECTION - OPTION 1



VILLAGE ROAD
LANDSCAPE TREATMENT

PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges (Dilemma)

Passing through the gatehouse, visitors embark on a three mile roadway stretch which terminates in the Village. Currently, the roadway lacks a cohesive and strong planting scheme to edit the views into and from the Beaver Creek Resort Golf Course, nearby residences and the pedestrian trail which also leads to the village. Some of the trees which currently exist between the roadway and golf course are dying due to the use of cinders for snow removal which accumulate around the root of the trees. Furthermore, portions of the road require the use of guardrails, which do not convey the necessary refinement of the resort.

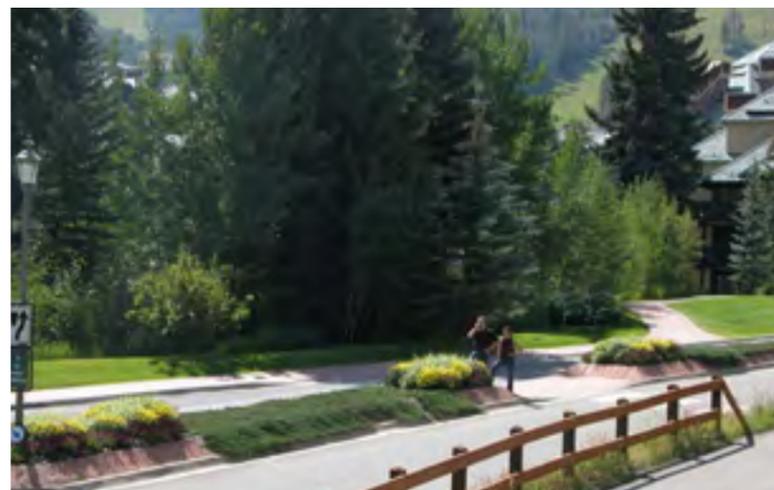
The Big Idea (Thesis)

To reveal the original vision for Beaver Creek which was to provide world class skiing surrounded by a national forest and separated from I-70. This was expressed through heavy planting along the roadway consisting of spruce and aspen trees to create a “parkway” concept in which one experiences groves of trees tight to the roadway, views are opened up to the mountain and the road is secondary to the landscape.

To maintain the original vision for Beaver Creek by utilizing materials indicative of the surrounding mountain region. This will be expressed through fields of enriched wildflower plantings along the roadway as well as a boulders to serve as retaining walls and natural outcroppings to highlight intersections.

Environmental Considerations

1. Reduce air pollution through the use of regional materials such as stone.
2. Promote mass transit as an alternative to the automobile by making the experience as “first class” as it can be.
3. Reduce night sky pollution by removing, downcasting or shielding light fixtures that provide only an aesthetic function.
4. Introduce berming along the road where possible to contain and capture the cinders. Such berms would greatly facilitate the capture of these cinders after the snow season and prevent cinders from adding to the sediment levels in the local hydrology.
5. Specify beetle kill pine for the guard rails



IMAGERY OF VILLAGE ROAD

EVOLUTION OF IDEAS

SKIER BRIDGE ENHANCEMENTS



EXISTING BRIDGE AT VILLAGE CORE ENTRANCE



EXISTING CONDITIONS



DESIGN DIRECTION



DESIGN DIRECTION

EVOLUTION OF IDEAS

PLANTING MEDIANS



BEFORE



DESIGN DIRECTION

MEDIAN BETWEEN MIRABELLE ENTRANCE AND OVERLOOK

EVOLUTION OF IDEAS

PLANTING MEDIANS



BEFORE



DESIGN DIRECTION

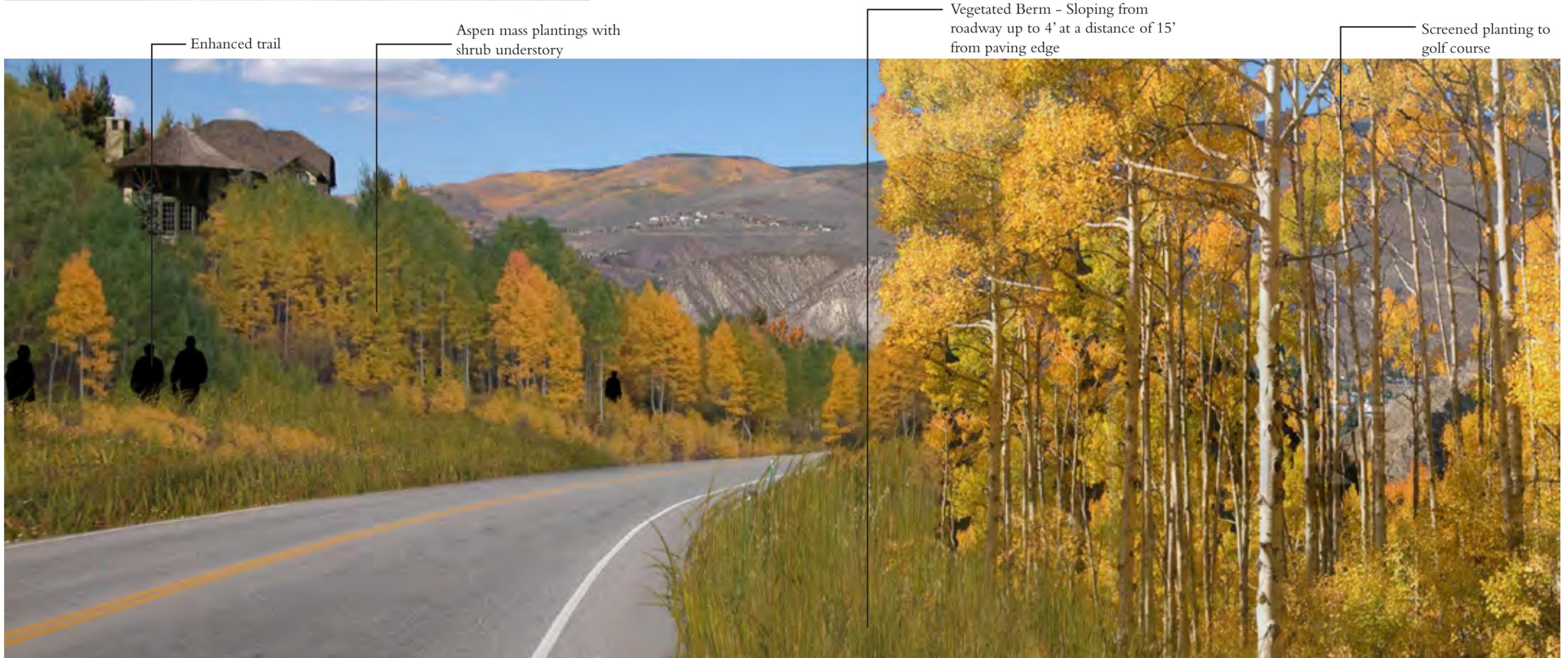
PROPOSED ENHANCEMENTS AT VILLAGE CORE ENTRANCE

EVOLUTION OF IDEAS

VEGETATED BERM



BEFORE



Enhanced trail

Aspen mass plantings with shrub understory

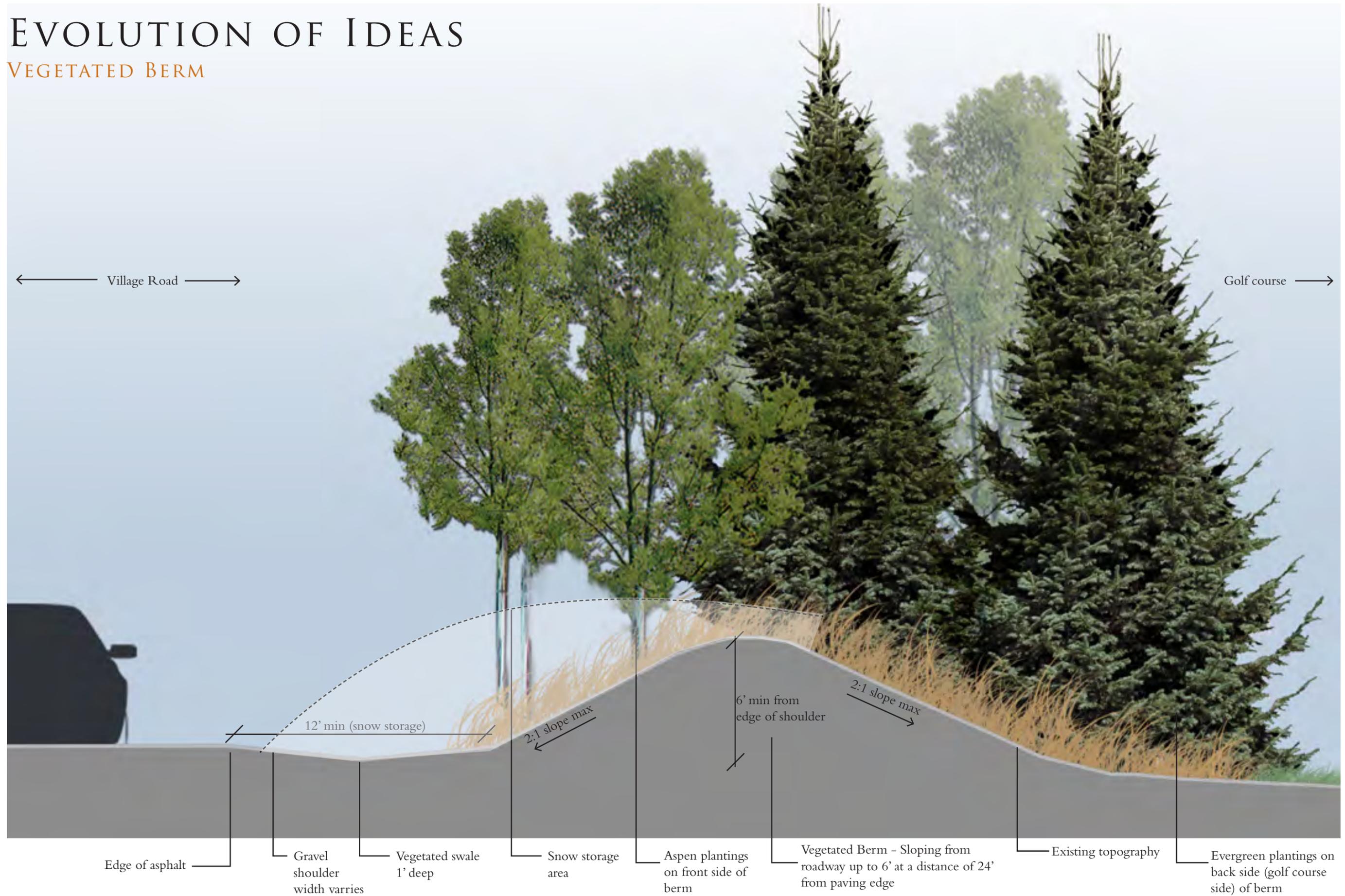
Vegetated Berm - Sloping from roadway up to 4' at a distance of 15' from paving edge

Screened planting to golf course

DESIGN DIRECTION

EVOLUTION OF IDEAS

VEGETATED BERM

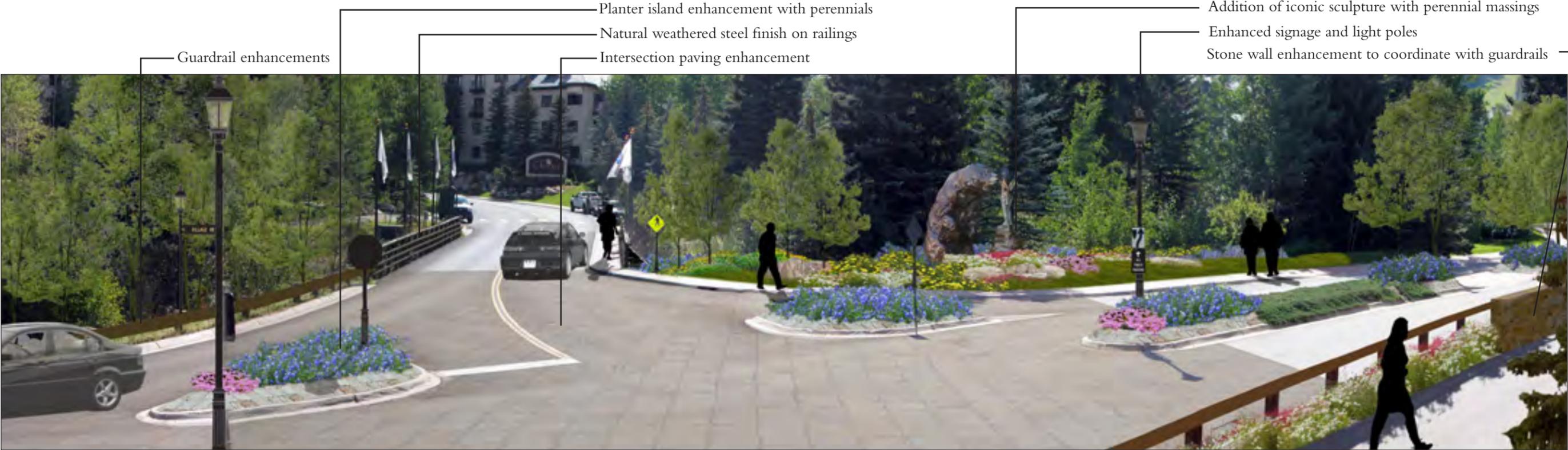


EVOLUTION OF IDEAS

INTERSECTION OF OFFERSON AND VILLAGE ROAD



EXISTING CONDITIONS AT VILLAGE ROAD AND OFFERSON ROAD INTERSECTION



Guardrail enhancements

Planter island enhancement with perennials
 Natural weathered steel finish on railings
 Intersection paving enhancement

Addition of iconic sculpture with perennial massings
 Enhanced signage and light poles
 Stone wall enhancement to coordinate with guardrails

DESIGN DIRECTION

EVOLUTION OF IDEAS

INTERSECTION OF OFFERSON AND VILLAGE ROAD



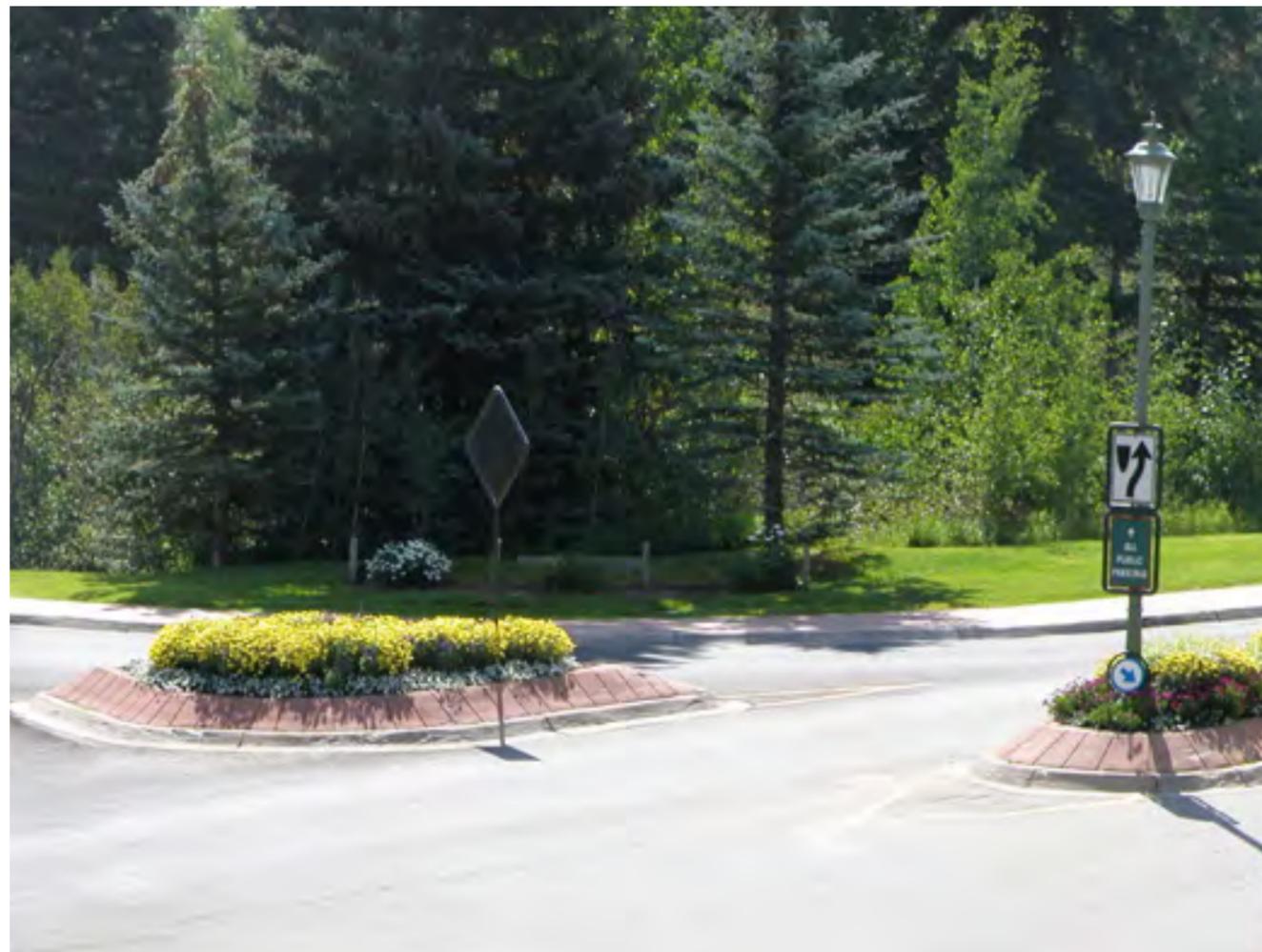
EXISTING CONDITIONS AT VILLAGE ROAD AND OFFERSON ROAD INTERSECTION



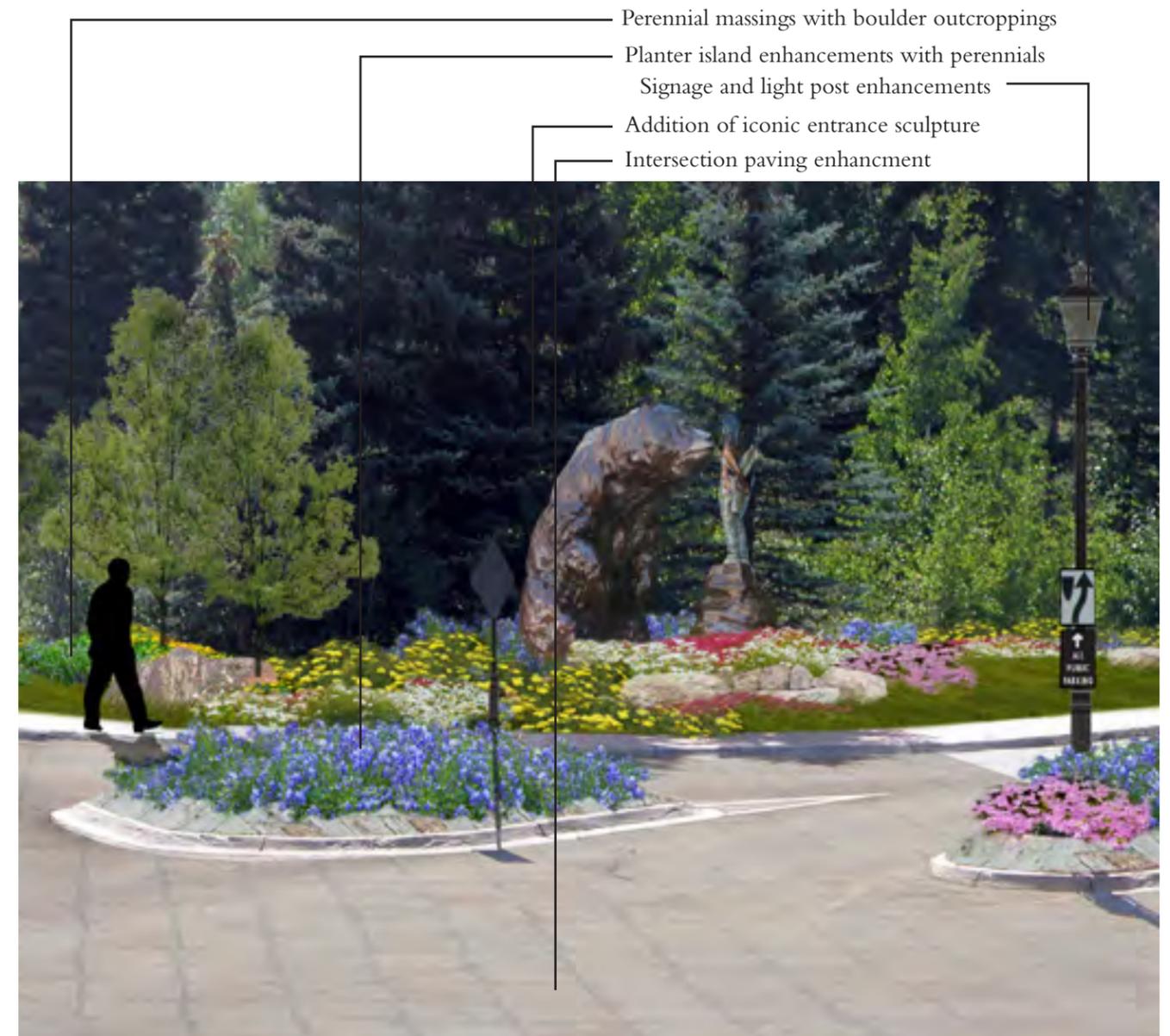
DESIGN DIRECTION

EVOLUTION OF IDEAS

OFFERSON ROAD INTERSECTION



EXISTING CONDITIONS



- Perennial massings with boulder outcroppings
- Planter island enhancements with perennials
- Signage and light post enhancements
- Addition of iconic entrance sculpture
- Intersection paving enhancement

DESIGN DIRECTION

PROPOSED ENHANCEMENTS AT VILLAGE ROAD AND OFFERSON ROAD INTERSECTION - ENLARGEMENT

EVOLUTION OF IDEAS

AVONDALE ROAD ENHANCEMENTS



EXISTING CONDITIONS ALONG AVONDALE ROAD



DESIGN DIRECTION



PRATER ROAD AND VILLAGE ROAD
INTERSECTION, EAGLE OVERLOOK

PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges (Dilemma)

The Prater Road intersection is located along a tight curve of Village Road. This is the main road leading visitors to the Village. Prater Road is one of the most utilized roadways along Village Road, leading guests up to Bachelor Gulch Village. Unclear signage and a small viewing cone for vehicular traffic present issues in regards to vehicular traffic. Furthermore, winter conditions pose issues in this area as evident in the use of the existing guardrails. The view cone for the pedestrian wayfinding at Prater Road is hindered because of mature evergreens which block the view of vehicles to pedestrians. The existing eagle overlook, which rests at the top of the flag promenade, serves as an icon for the resort. However, the space is heavily under utilized and misunderstood in regards to providing an educational experience for pedestrian, but also a 360 degree view of the valley.

The Big Idea (Thesis)

In order to slow traffic, a proposed median strip would tighten the scale of the curve, thus reducing the speed of vehicular traffic. A better understanding of wayfinding to Bachelor Gulch will be accomplished through the use of signage, which will be implemented for both directions of oncoming traffic. The eagle overlook will be embraced as an educational opportunity for guests and residents of the resort to understand the history of the Birds of Prey World Cup, held at the resort. Located at the top of the slope, the area is a natural stopping point along the trail for pedestrians and cyclers for which views of both the valley floor and the mountains resting above the Beaver Creek Resort.

Environmental Considerations

1. Reduce air pollution through the use of regional materials such as stone and plantings.
2. Explore the use of renewable energy sources to run snowmelt and lights at the intersection.
3. Reduce the need to consume potable water by specifying native vegetation that would only need to be irrigated until established.



IMAGERY OF EXISTING AREA

EVOLUTION OF IDEAS

INTERSECTION AT PRATER ROAD



EXISTING CONDITIONS



DESIGN DIRECTION

ENHANCEMENTS AT PRATER ROAD INTERSECTION

EVOLUTION OF IDEAS

EAGLE OVERLOOK

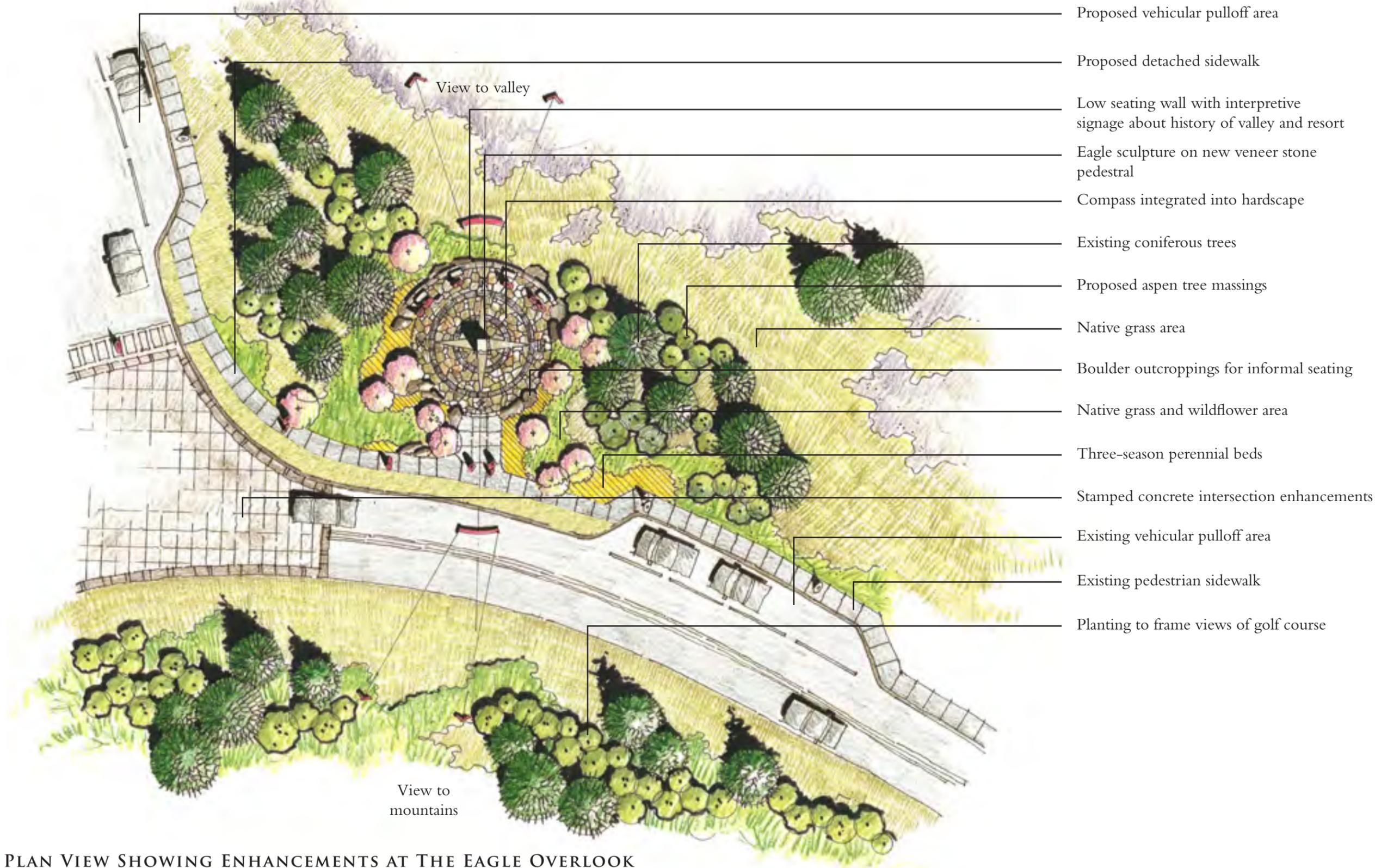
See Enlargement



PROPOSED PLAN VIEW SHOWING ENHANCEMENTS AT THE VILLAGE ROAD AND PRATER ROAD INTERSECTIONS

EVOLUTION OF IDEAS

EAGLE O'



PROPOSED PLAN VIEW SHOWING ENHANCEMENTS AT THE EAGLE OVERLOOK

EVOLUTION OF IDEAS

EAGLE OVERLOOK



EXISTING CONDITIONS



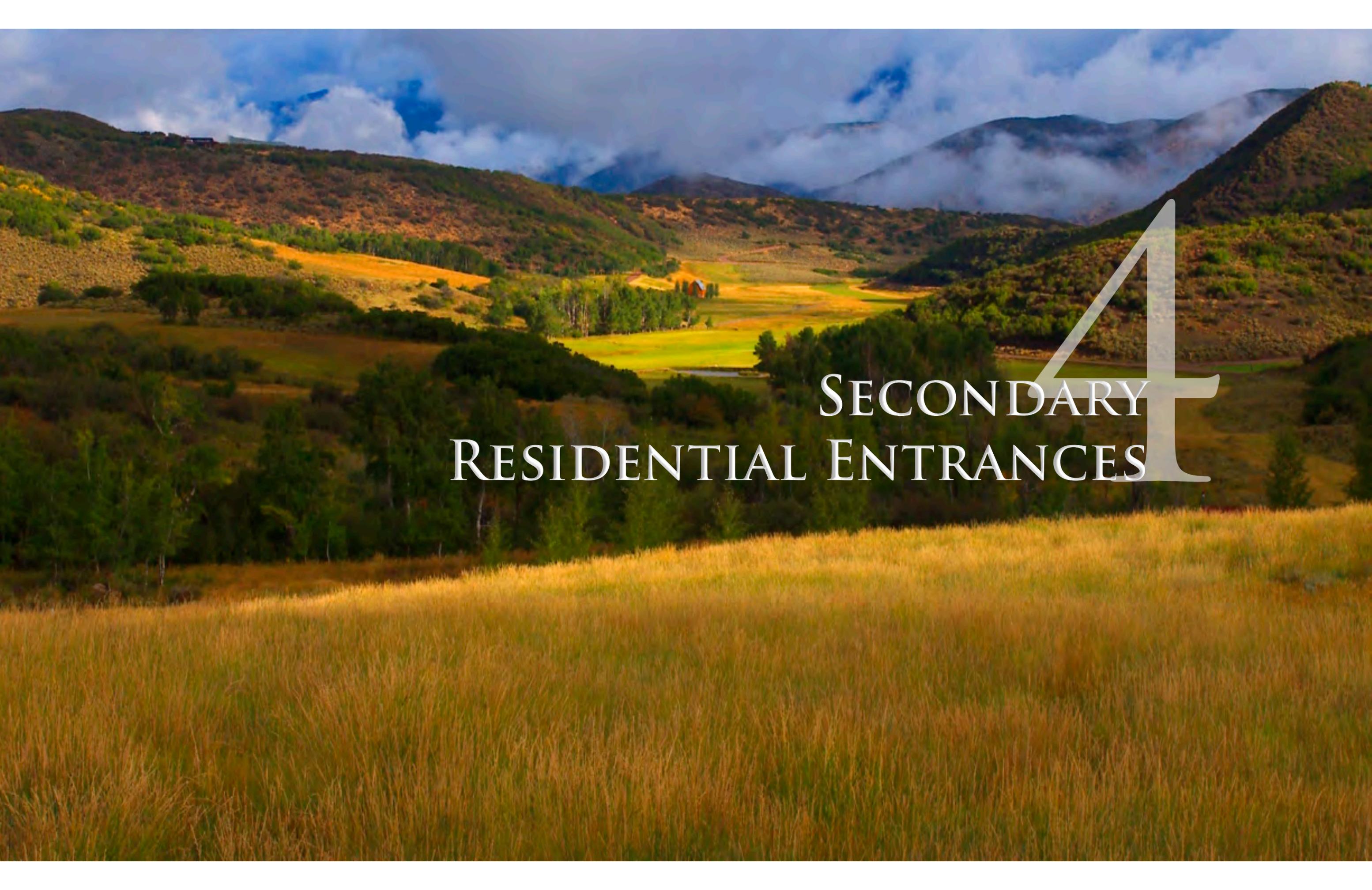
Informational plaque highlighting previous Bird's of Prey winners

Natural stone seating areas

Stone compass

Three season plantings

DESIGN DIRECTION



SECONDARY
RESIDENTIAL ENTRANCES

4

PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges (Dilemma)

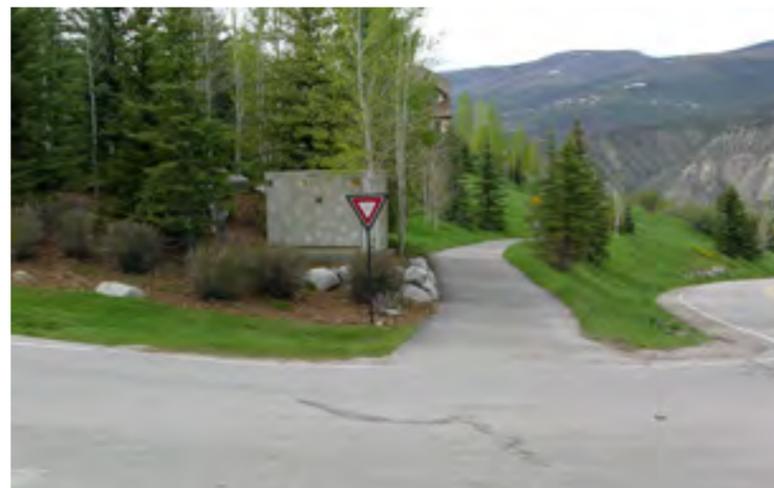
A series of secondary roadways intersect with Village Road as guests and residents travel from the gatehouse to the Village. These roadways include the Mirabelle Entrance, Bachelor Gulch Place, Willis Place, North and South Holden, Beaver Creek Drive, Offerson Road and Avondale Road. These secondary roadways lead to single family homes, condominiums, hotels and restaurants. Currently, the intersections lack a strong sense of entry in regards to retaining walls, plantings and signage. The existing retaining walls, which consist of the river rock boulders, have been lined in a unnatural linear pattern with sparse plantings which do not convey the design principle of "Beaver Creek is a place of tended gardens and flowers." Privacy signs are also located once visitors have turned onto the secondary road, thus causing traffic to continue up the roadway causing them to turn around.

The Big Idea (Thesis)

We believe that these intersections have the opportunity to play off the overarching resort concept of presenting a comprehensive and unified appearance in regards to retaining walls, plantings and signage. The entrances will take a secondary approach to the resort's entrance monument by implementing natural stone outcroppings immersed in massings of tended shrub and perennials to provide a year-round interest. The concept is not to create "individual communities within the resort," but highlight these intersections in a subtle and naturalistic manner. Additional opportunities to highlight intersections include alternative roadway paving material and privacy signage which can be identified before turning onto the roadway.

Environmental Considerations

1. Reduce air pollution through the use of regional materials such as stone and plantings.
2. Analyze existing irrigation system to determine if cost efficiency is maximized.
3. Consider channeling the stormwater runoff from these roads to irrigate the proposed native vegetation.
4. Explore the possibilities of renewable energy snowmelt for the aprons.



IMAGERY OF EXISTING AREA

EVOLUTION OF IDEAS

SECONDARY ROADWAY INTERSECTIONS



EXISTING CONDITIONS



Aspen Tree layer added at entry for color and depth

Enhanced pathway

Enhanced intersection paving

Preserve existing evergreens

Native shrub and perennial plantings beds with boulder outcroppings

No use of curb

Privacy signage

Native shrub and perennial plantings beds with boulder outcroppings

DESIGN DIRECTION

EVOLUTION OF IDEAS

SECONDARY ROADWAYS



EXISTING CONDITIONS



DESIGN DIRECTION

A scenic landscape featuring a stone fire pit in the center, surrounded by a lush green lawn. In the foreground, there is a large field of white daisies with yellow centers, interspersed with some orange flowers. The background is filled with tall, dense evergreen trees, likely spruce or fir, under a soft, natural light.

COMPREHENSIVE PARKWAY
AND TRAIL SYSTEM



PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges

The existing trail and parkway system presents a significant opportunity to explore the magnitude of Beaver Creek. Functional, aesthetic and maintenance improvements can be made. The Village's existing central green presents a great opportunity for families to gather for flexible summertime activities, while serving as a ski-way for Village residents. Today, there are very few opportunities to interact with the creek because of the vegetation overgrowth, which serves as the backbone to the resort. Additionally, the perennial gardens flanking the central greenway are in disrepair. Further north, the trail crosses at the Offerson Road and continues along Village Road where a lack of screening provides the scenic trail unfiltered views to the adjacent highway and residences. The trail system is under utilized in programmatic opportunities such as casual exercise points, overlooks and informal seating area. Furthermore, the trail and parkway's current site furnishings and materials, including picnic tables, playground equipment and seating, do not convey the quality which is the resort is recognized for and its vision of being set in nature.

The Big Idea

To create the best pedestrian comprehensive trail experience in the region by developing a hierarchy of trail system types that utilizes the best assets of Beaver Creek; the natural creek, expansive views and ever-changing terrain. Functionally, the trail and parkway will provide unique passive and active recreational opportunities for users that appear as natural elements set in the site such as stone outcropping which serve as picnic tables, informal seating rest areas and water fountains. Aesthetically, the trail will be enhanced through the use of a more naturally-appearing, hard-surface material and an adjacent soft trail which could be maintained for winter snowshoe usage. Plant massings will screen undesirable views while defining strategic views of the resort and valley. Ultimately, the proposed trail addition would have a strong link to the Eagle County Regional Trail, located at the resort entry. From a maintenance standpoint, the use of these more timeless site furnishings and native planting species may reduce the need of a constant maintenance.

Environmental Considerations

1. Utilize wildflower and perennial planting concept which uses native plants and analyze existing irrigation systems to see if cost efficiency is maximized.
2. Consider replacing the asphalt trail with a porous paving material such as crusher fines to manage stormwater quantity.
3. Add additional water fountain stations and educational signage along the trail to reduce the dependence on bottled water.
4. Create an exceptional experience along the trail for visitors to promote leaving vehicles at the entrance and either walking or providing bikes for access to the Village in the summer time..



IMAGERY OF BEAVER CREEK

EVOLUTION OF IDEAS

PEDESTRIAN TRAIL ENHANCEMENTS



EXISTING CONDITIONS



- New bridge over creek
- Opened creek with diversified riparian species
- Crushed refines running surface (not plowed in winter)
- Colored concrete (snow to be maintained in winter)
- Wildflower revegetation with boulders

DESIGN DIRECTION

EVOLUTION OF IDEAS

PEDESTRIAN TRAIL ENHANCEMENTS



EXISTING CONDITIONS



DESIGN DIRECTION

Aspen trees to provide additional shade for pedestrians and screening from upper properties

Points of interest in the path (distance, elevation)

Colored concrete (snow to be maintained in winter)

Crushed refines running surface (not plowed in winter)

A scenic landscape at sunset. The sun is low on the left, casting a golden glow over a range of mountains. In the foreground, there is a dense forest of green trees and bushes, with some large rocks visible. The sky is a mix of blue and orange.

SIGNAGE AND WAYFINDING



PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges

Signature wayfinding and signing elements at Beaver Creek Resort are becoming outdated and, in some cases, aged beyond their usefulness. The re-evaluation of the look and feel of such elements can immediately transform the resort with a fresh and updated look. A phasing plan for a new wayfinding sign program can be accomplished by prioritizing the entry sequence, evaluating critical wayfinding elements currently missing or weak and establishing separate funding budgets based on sign type and location. There is no reason to replace everything throughout the resort.

The Big Idea

A comprehensive study of existing signage by evaluating “What works” and “What doesn’t work” can inform a new “Master Sign Location Plan” and become the foundation for a comprehensive sign program design. Integrating the Beaver Creek Resort vision, mission and values into the wayfinding design will assist in finding the uniqueness of the setting and create thoughtful, visitor-centered solutions the entire Resort community will embrace. The outcome of a successful wayfinding signage system will enable visitors to easily determine their own experiences by empowering them to make their way through the resort without confusion. Utilizing the power of wayfinding design to shape and extend the experience of place will enhance the comfort and clarity for the Resort.

Environmental Considerations

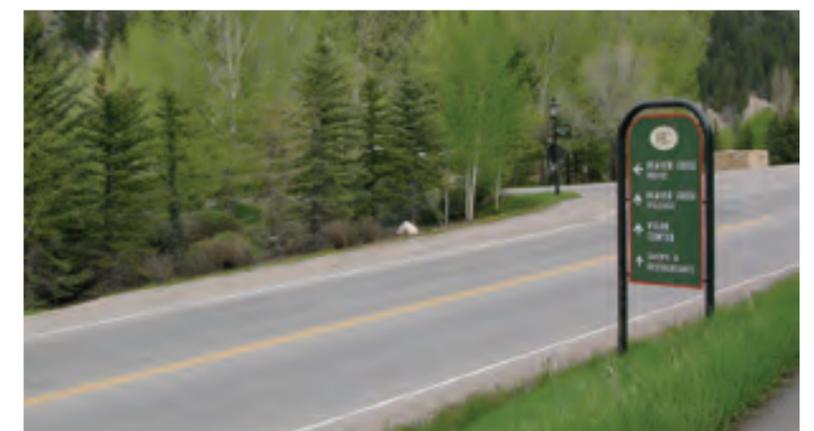
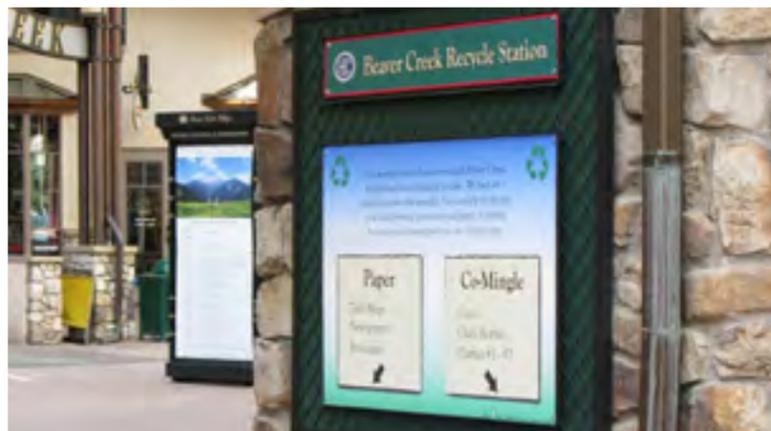
1. Investigate the use of renewable energy sources (solar and hydro) for lighting.
2. Consider accepting signage fabrication bids from vendors who use environmentally sound practices such as the use of low or zero VOC paints, local and available metals, etc.
3. Recycle as many of the existing light pole bases as possible and those poles that can not be used return to metal shops for a second life.
4. Use only bolts and screws on the signs in lieu of adhesives.



Main Entry Signage showing disrepair and blocking by landscape and trees



Newer “Welcome” and “Directional” tombstone signs may contribute to confused navigation.



Vehicular sign program appears dated and in need of replacement.

EXISTING SIGNAGE AND WAYFINDING

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING

VEHICULAR DIRECTIONAL

- Maximum of 4 (four) messages per sign.
- Upper and lower case letters (for increased legibility)
- 3" letter height
- Engineer grade reflective letters, gold
- Standard cast metal post powder coated black
- Utilize symbols (Parking)



VEHICULAR DIRECTIONAL

SCALE 1/2" = 1'-0"

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING

PEDESTRIAN DIRECTIONAL

- Maximum of 12 (twelve) messages per sign, 3 (three) per side
- Message arms can be double-sided.
- Upper and Lower case letters (for increased legibility)
- 2-1/2" letter height
- Standard cast metal post powder coated black
- Utilize symbols (Restrooms)
- 8' to the bottom edge of directional signs
- Program away from areas where there is a lot of skier traffic



DETAIL ARMATURE

DIRECTORY/MAP

- Simplify Directory Map: Label buildings and features on map (delete key)
- Omit Retail Tenant Information on Orientation Map
- Retail Tenants can be shown on a printed handout map
- Directory orientation to the visitor is critical. Place facing user, never perpendicular
- Directory can be added to directional signs
- Consider internal illumination



DETAIL DIRECTORY MAP



PEDESTRIAN DIRECTIONAL
SCALE 1/2" = 1'-0"

PEDESTRIAN DIRECTIONAL
WITH DIRECTORY MAP
SCALE 1/2" = 1'-0"

DIRECTORY MAP
SCALE 1/2" = 1'-0"

EVOLUTION OF IDEAS

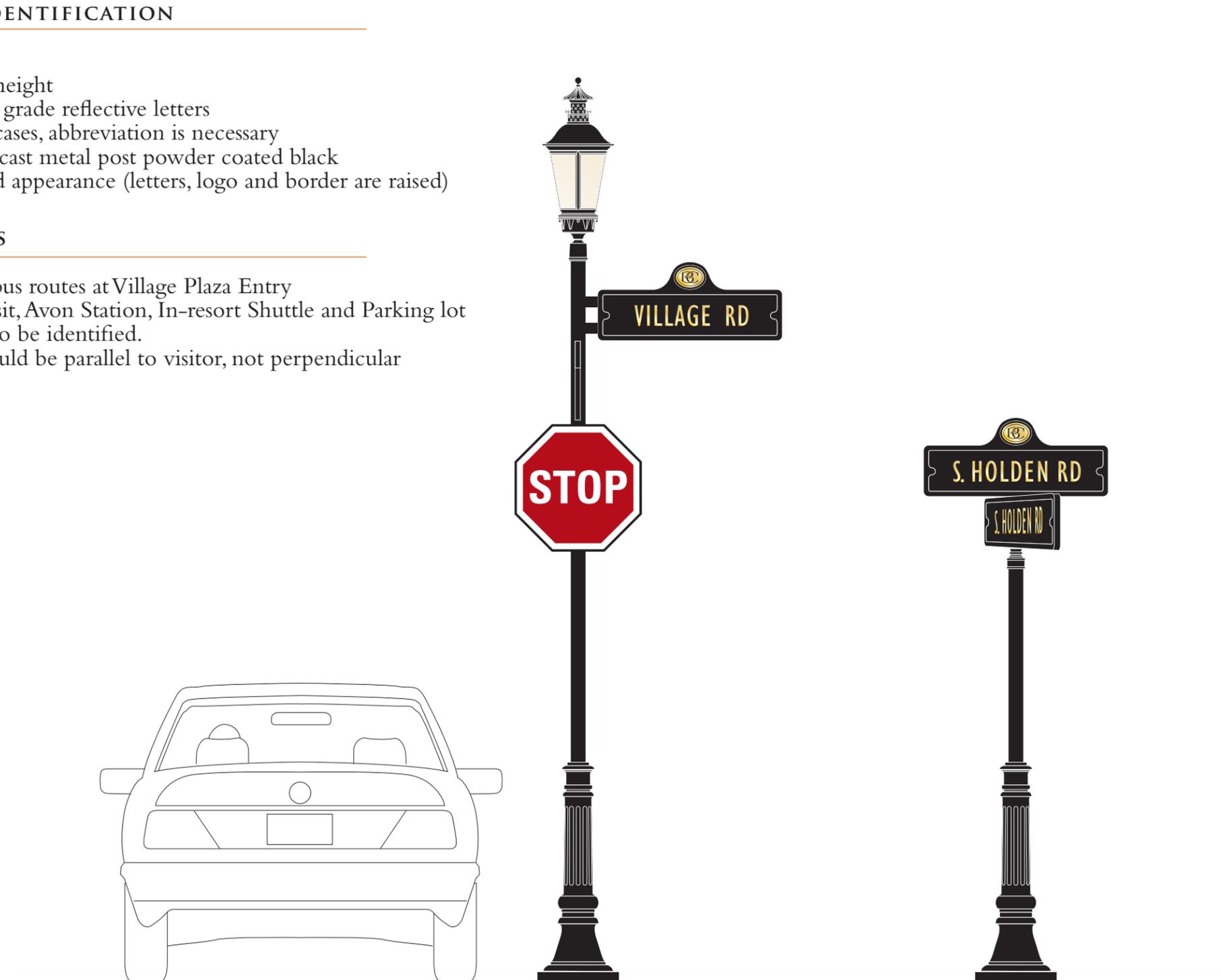
COMPREHENSIVE SIGNAGE AND WAYFINDING

STREET IDENTIFICATION

- All Caps
- 4" letter height
- Engineer grade reflective letters
- In some cases, abbreviation is necessary
- Standard cast metal post powder coated black
- Embossed appearance (letters, logo and border are raised)

BUS STOPS

- Identify bus routes at Village Plaza Entry
- Eco Transit, Avon Station, In-resort Shuttle and Parking lot
- Shuttles to be identified.
- Signs should be parallel to visitor, not perpendicular



LIGHT POLE WITH STREET I.D. AND STOP
SCALE 1/2" = 1'-0"

SECONDARY STREET I.D.
SCALE 1/2" = 1'-0"



STREET I.D. AND STOP SIGN
ENLARGEMENTS

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING

RESORT BANNER SYSTEM

- Flexible system. Permanent top armature with an adjustable bottom armature. Can accommodate a variety of banner sizes
- Standard cast metal post powder coated black
- Avoid functional or directional information



BANNER SIGNS
SCALE 1/2" = 1'-0"

VEHICULAR REGULATORY

- Use Standard Highway Signs (Stop, Speed Limit, etc.) with custom frame
- Engineer grade reflective
- Standard cast metal post powder coated black



REGULATORY SIGNS
SCALE 1/2" = 1'-0"

PARKING DIRECTIONAL
SCALE 1/2" = 1'-0"

BUS STOPS

- Identify bus routes at Village Plaza Entry
- Eco Transit, Avon Station, In-resort shuttle and Parking lot Shuttles to be identified.
- Signs should be parallel to visitor, not perpendicular



PORTABLE SIGN
SCALE 1/2" = 1'-0"

BUS STOP ID
SCALE 1/2" = 1'-0"

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING

MOUNTAIN TRAIL MAP AND MESSAGE BOARD

- Separate elements
- Make take-away maps available on directory
- LCD screen with programmable images and streaming messages



MOUNTAIN TRAIL MAP
SCALE 1/2" = 1'-0"

ELECTRONIC MESSAGE BOARD
SCALE 1/2" = 1'-0"

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING



BEFORE



DESIGN DIRECTION

MOUNTAIN TRAIL MAP
IN CONTEXT

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING



BEFORE



DESIGN DIRECTION - VILLAGE ROAD

VEHICULAR DIRECTIONAL



BEFORE



DESIGN DIRECTION - COVERED BRIDGE

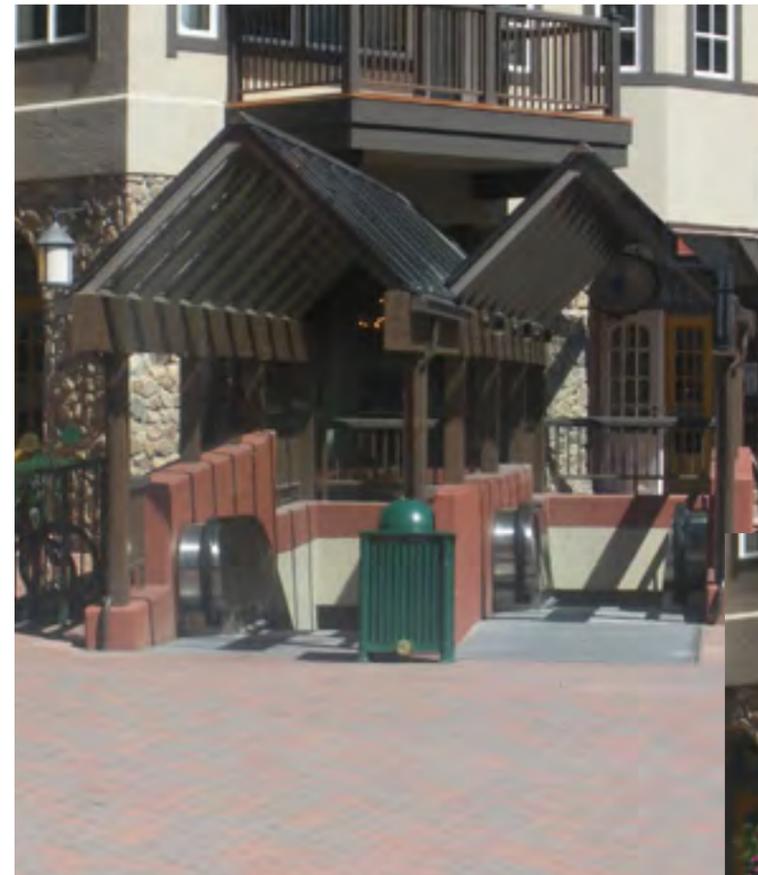
ENTRY BRIDGE ENHANCEMENTS

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING



BEFORE



BEFORE

Completed stone work on facade

New signage for guests to access main village level

New signage for Vilar Center guests

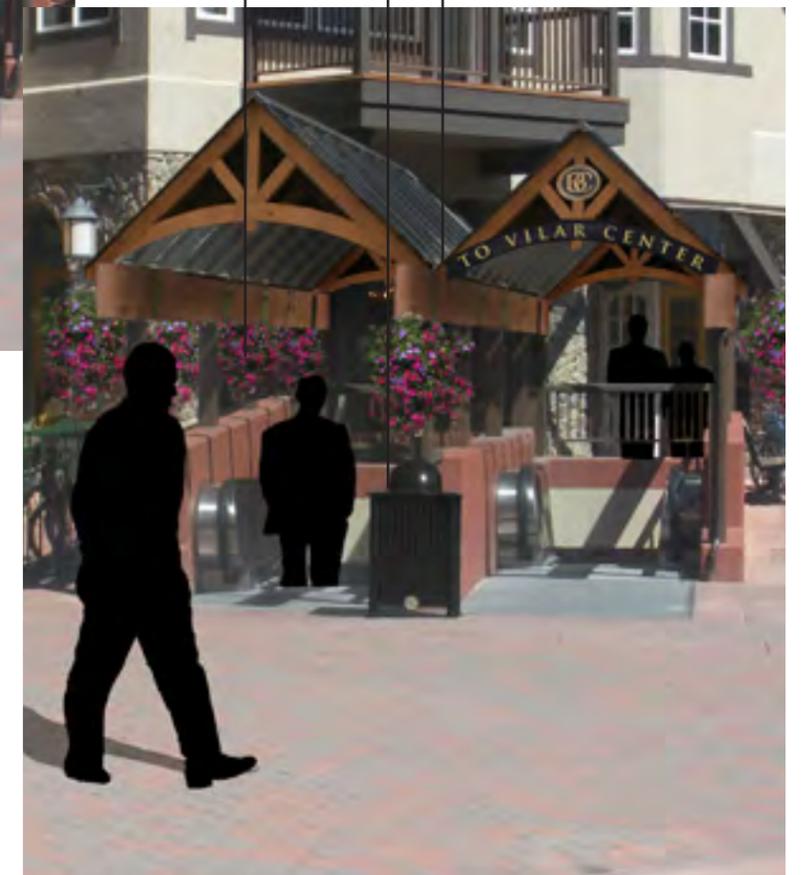
Signage

Bollards removed

- Hanging baskets
- Trash can painted black
- Overhead structure to coordinate with gatehouse architecture



DESIGN DIRECTION



DESIGN DIRECTION

VILAR CENTER SIGNAGE AND WAYFINDING

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING



DIRECTORY
ADJACENT TO ESCALATOR



DIRECTORY WITH DIRECTIONAL SIGNAGE
ICE RINK PLAZA

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING

ST. JAMES PLACE

- Add St. James Place specific Retail Tenant Directory
- Evaluate condition of existing retail tenant signs, repair if necessary



BEFORE



DESIGN DIRECTION

ST. JAMES PLACE IN CONTEXT

EVOLUTION OF IDEAS

COMPREHENSIVE SIGNAGE AND WAYFINDING



BEFORE



DESIGN DIRECTION

TRAIL
IN CONTEXT



SITE FURNISHING
ELEMENTS

PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges

The resort displays inconsistencies which can be attributed to the evolution of numerous individual projects which help to fix specific issues. Today, the resort is at a point where a comprehensive plan should be presented in order to take “greatness to perfection,” this could impact the resort’s marketability and image when compared to other national and international resorts. Currently, site furnishings, including signage, seating, waste receptacles, lighting, guardrails, handrails, bicycle/ski storage racks, dot the resort in a somewhat random manner, appearing as isolated utilitarian “clutter” in the resort.

The Big Idea

In order to maintain Beaver Creek’s status in the top echelon of mountain resorts, attention should be given to provide a comprehensive look for all elements of the resort’s site furnishings. With its vision of becoming a unique and timeless icon for the mountain resort industry, Beaver Creek will utilize the concept of synthesizing European and Colorado mountain influences into all site furnishings, a goal which will not always be satisfied by ordering standard items from catalog. Although we are proposing a unified and continuous appearance for the resort, we are not proposing to eliminate the individuality and uniqueness of retailer and commercial owners that is so prevalent in successful European resorts. The continuity will be directed towards providing guests a stronger understanding of functional elements such as receptacles, lighting and seating through a consistent palette of color, material and style and the “clutter” will be reduced through multi-functional elements which combine these uses.

Environmental Considerations

1. Explore multi-functional site furnishings which reduce resources needed (i.e. Combining lamp post, street intersection signage, and stop signs).
2. Consider using biodegradable garbage collection bags.
3. Consider compacting the trash and lowering the number of garbage truck trips to the landfill by installing solar powered trash compactors.
4. Consider accepting fabrication bids for furnishing improvements from vendors who use environmentally sound practices such as the use of low or zero VOC paints, local and available materials, etc..



EXISTING SITE FURNISHINGS

EVOLUTION OF IDEAS

SITE FURNISHING ELEMENTS - UTILITY TRANSFORMERS



BEFORE



DESIGN DIRECTION

EVOLUTION OF IDEAS

SITE FURNISHING ELEMENTS - VEHICULAR GUARDRAILS



EXISTING CONDITIONS

- Vegetation planted on golf course side
- Stone Veneer Walls at Ends and Midpoints of Guardrail with Wood Connecting Beams
- Reflectors to be implemented in the stone facade



DESIGN DIRECTION

EVOLUTION OF IDEAS

VILLAGE ROAD BERMING TREATMENT



EXISTING CONDITIONS

Vegetated berms (6' in height) to delineate golf course boundary and shield winter roadway chips.
Coniferous vegetation shall be planted on backside of berm.



DESIGN DIRECTION FOR ROADWAY ENHANCEMENTS WITH VEGETATED BERMS

EVOLUTION OF IDEAS

SITE FURNISHING ELEMENTS - STORAGE AREAS AND RECEPTACLES

Proposed Enhancements

It is the recommendation from the design team to paint all metal black on trash receptacles and ski/ bicycle storage areas in order to match the resort's other site improvements. The BC logo shall remain gold to serve as an accent. Furthermore, opportunities may also exist to incorporate trash receptacles, ski racks, and bicycle storages into existing site walls as shown on the right images. Additional investigation would need to be conducted to identify walls which would be feasible for this treatment.



BEFORE



DESIGN DIRECTION

All metal to be painted black
BC Logo and Text to remain gold



BEFORE

SKI STORAGE AND BIKE RACKS



DESIGN DIRECTION

All metal to be painted black
BC Logo and Text to remain gold

EVOLUTION OF IDEAS

SITE FURNISHING ELEMENTS - BRIDGES



BEFORE
PEDESTRIAN-USE BRIDGE



DESIGN DIRECTION

Proposed Enhancements

It is the recommendation of the design team to leave all bridges in their natural raw steel condition (paint to be removed in some locations). Allowed to weather and patina this bridge 'finish' shall blend rather than compete with the environment, furthermore dings from snowplows and snow cats will not show, thus the frequent maintenance associated with these repairs should be minimized. Enhancements could be made to each bridge by adding seasonal flower boxes which relate to the village core flower.

Stone veneer



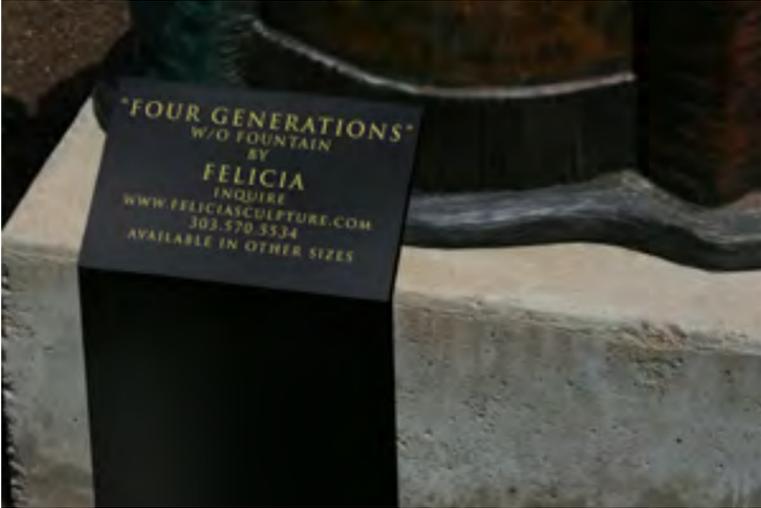
BEFORE
VEHICULAR-USE BRIDGE



DESIGN DIRECTION

Seasonal hanging baskets

EVOLUTION OF IDEAS
SITE FURNISHING ELEMENTS - PLANTERS



SCULPTURE PLAQUE



EXISTING CONDITIONS



PROPOSED CONDITIONS



CREEK CORRIDOR
ENHANCEMENTS

8

PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges

The trail can be categorized into three sections; the upper village corridor defined as the area from the chapel to the pedestrian covered bridge, the main village corridor defined as the area from the pedestrian covered bridge to Avondale Road, and the central park corridor defined as the area from Avondale Road to Offerson Road. First, the existing vegetation along the upper village corridor has become overgrown, thus obstructing views for pedestrians and blocking sunlight from entering the stream, which can lead to an ecological imbalance. There is a great opportunity to continue a small pedestrian pathway along this portion of the creek to allow guests additional experiences with the creek. Second, the main village creek corridor presents the most structured area of the creek with a formalized beach terrace where guests interact with the rise and fall of the streamflow. This area's planting is more refined with beds of perennial plants, which have unfortunately become "tired" in their appearance and soil is prevalent. The central park corridor is set between a series of residential units which enjoy the view to the creek. However, similar to the upper corridor, this area has become overgrown with deciduous shrubs. Ad hoc access points indicate the public's desire for more picnicking and kids play near the creek. A series of bridges cross the stream, providing access to the residential units, allow potential opportunities to enjoy the creek.

The Big Idea

In order to restore maximum pedestrian interactive and environmental sustainability to the creek, it is important to return the creek and highlight the creek as the central backbone for all guests to enjoy. Because of the environmental sensitivity and recreational magnitude which it holds for the resort, we would propose to invite a qualified team of stream ecologists to conduct an analysis of the existing corridor, studying existing habitat conditions with the goal to diversify the ecology and habitat of the corridor and allow pedestrian connections access back to the creek where appropriate.

Environmental Considerations

1. Complete an analysis of current maintenance operations in regards to fertilizers which are conducted along the main village portion of the creek.
2. Remove cinder chips from the stream banks to prevent the stream from choking.
3. Create a healthier Creek corridor by selectively thinning the vegetation and removing invasive vegetation allowing more light to reach the Creek banks thus providing opportunities to diversify the riparian habitats and ecosystems.
4. Provide educational signage about the flora, fauna and restoration efforts.
5. Consider replacing the asphalt trail with a porous paving material such as crusher fines.
6. Introduce more drop structures along the creek to further oxygenate the water and provide fish habitat more pools behind the drop structures.
7. Remove all unnecessary lights along the creek corridor that do not pose a danger to the safety of users as an attempt to reduce night sky pollution.



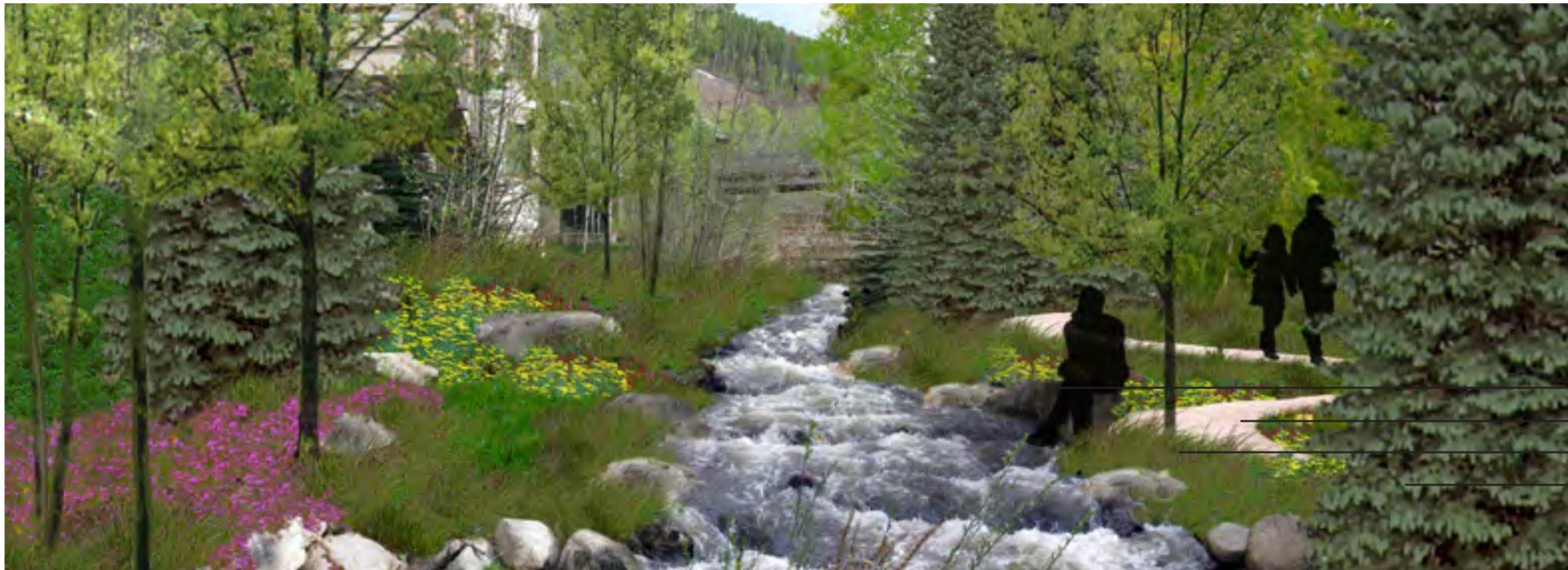
EXISTING CREEK CORRIDOR

EVOLUTION OF IDEAS

UPPER VILLAGE CREEK CORRIDOR ENHANCEMENTS



EXISTING CONDITIONS



DESIGN DIRECTION

- Timeless seating option
- New meandering path
- Enhanced riparian planting palette
- Trees to screen and soften architecture

EVOLUTION OF IDEAS

MAIN VILLAGE CREEK CORRIDOR ENHANCEMENTS



EXISTING CONDITIONS



Enhanced riparian planting palette

DESIGN DIRECTION

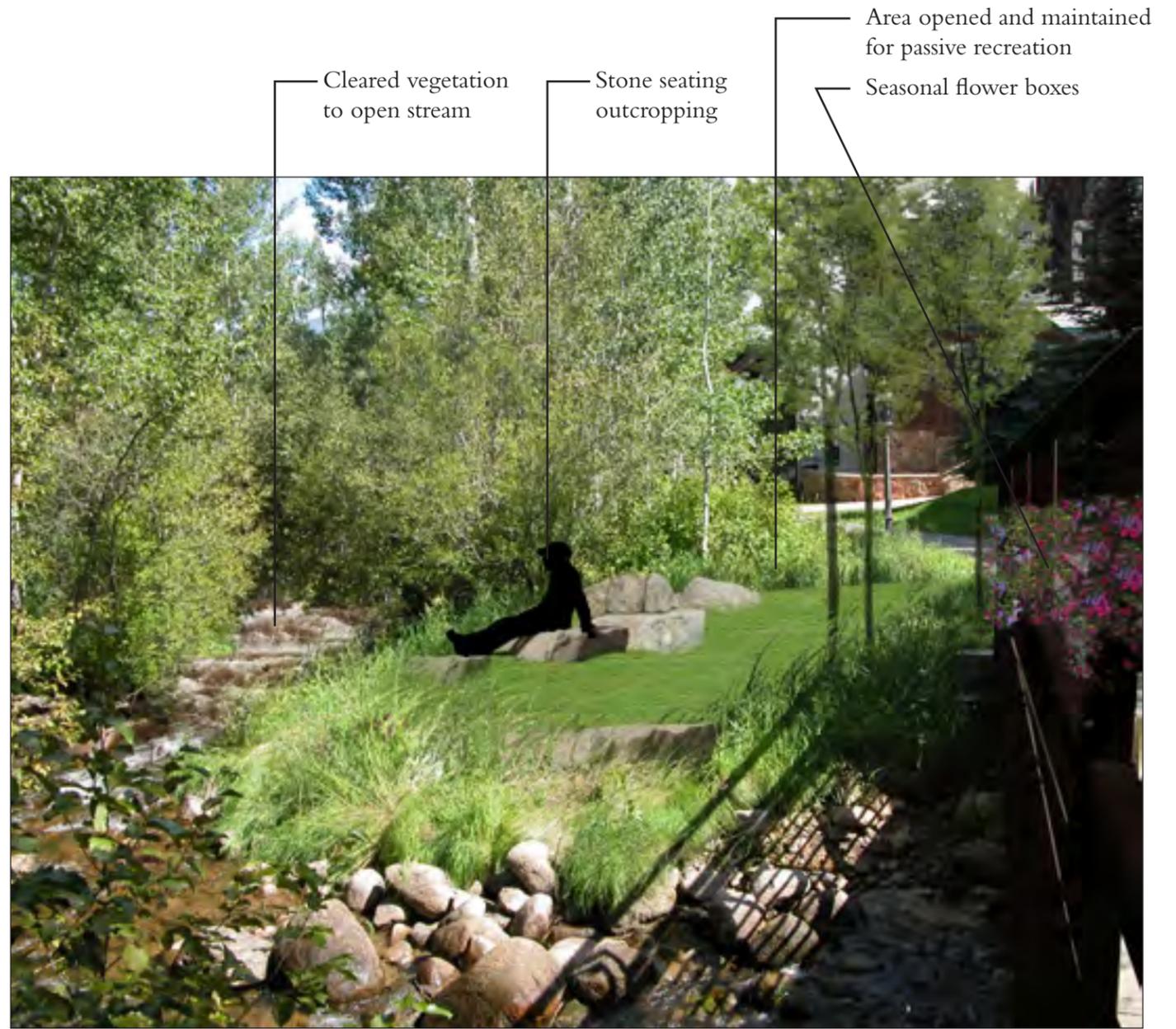
CASUAL GATHERING AREA

EVOLUTION OF IDEAS

CENTRAL PARK CORRIDOR ENHANCEMENTS



EXISTING CONDITIONS



DESIGN DIRECTION

CASUAL GATHERING AREA

EVOLUTION OF IDEAS

PEDESTRIAN TRAIL ENHANCEMENTS



EXISTING CONDITIONS



DESIGN DIRECTION

PICNICKING AREA

An aerial photograph of a resort village built on a hillside. The buildings have dark, gabled roofs and light-colored walls. The surrounding landscape is lush with green grass and trees, some of which have turned yellow and orange, indicating autumn. A winding road or path is visible in the foreground, leading towards the village. A large, semi-transparent circular logo is overlaid on the right side of the image, partially obscuring the buildings. The logo consists of a stylized 'C' shape with a smaller 'C' inside it, creating a circular pattern.

VILLAGE CORE
ENHANCEMENTS

PRINCIPLES & RECOMMENDATIONS

Observations/Current Challenges

The Village Core of Beaver Creek serves as the “heart of the resort” for summer and winter-based activities. Upon entering the village, the current bus loading and unloading zone does not provide high-quality seating elements and lacks the richness of site furnishings such as lighting and signage. Crossing the creek, two distinct areas of the stream can be witnessed. The downhill section of the creek has been enhanced with perennial plantings and an extended hardscape activity area which is heavily utilized in the summer months. The uphill section of the creek has had very little or no maintenance completed and is overgrown with vegetation. Enhancements to the creek corridor have been discussed in a previous section. In the main village terrace, the ice rink serves as the focal point for visitors, where flexible seating areas have been arranged around the plaza. The area must remain flexible for summer uses such as art gallery shows and holiday festivals, but must also provide winter-based activities to enjoy the scenery. Circulation could be improved through the reduction of “obstacles” of site furnishings such as trash receptacles, planters and seating which clutter which each can remain in the village, but better integrated into a more dual-purposed design. Furthermore, the Beaver Creek Resort village, as with many mountain resorts, has an abundance of hardscape material through the paving and building materials which presents a cold and appearance in the summer months. Opportunities exist to soften this appearance with accent planting. The upper promenade, although serving as a main pedestrian circulation through the winter months, is heavily underutilized during the summer. Currently, site furnishings that exist are not laid out in a functional manner for visitors to be able to fully utilize them.

The Big Idea

The image of the Beaver Creek Village would be transformed from its current appearance into a “richness and colorful” infusion of plantings that will not only soften the stale appearance of the vertical walls of the resort, but will also provide a new and incredible marketing icon for the resort. The concept for the plantings would be derived some some of the iconic European resorts where windowboxes hold cascading plants down the facades of buildings. Additional, the original concept for Beaver Creek intended the resort to have a venue for social interaction and events and within this, an awareness of the mountain setting. Therefore, a “village green” was proposed at the base of the mountain to provide a flat space for events. This space would integrate recreation and play uses into the Village Core.

In addition, the circulation space adjacent to the village green would provide flexible gathering spaces for seating and fire pits which capitalize views to the mountain and activate the upper plaza. This, along with enhancements to the creek corridor, elements of signage and wayfinding as well as site furnishings, will provide a comprehensive appearance for the Village Core.

Environmental Considerations

1. Consider eliminating the use of plastic bags by all merchants in the Village core.
2. Consider deterring the purchase of plastic water bottles by installing more public water fountains around the plazas and selling reusable water bottles.
3. Consider participating in a carbon exchange program.



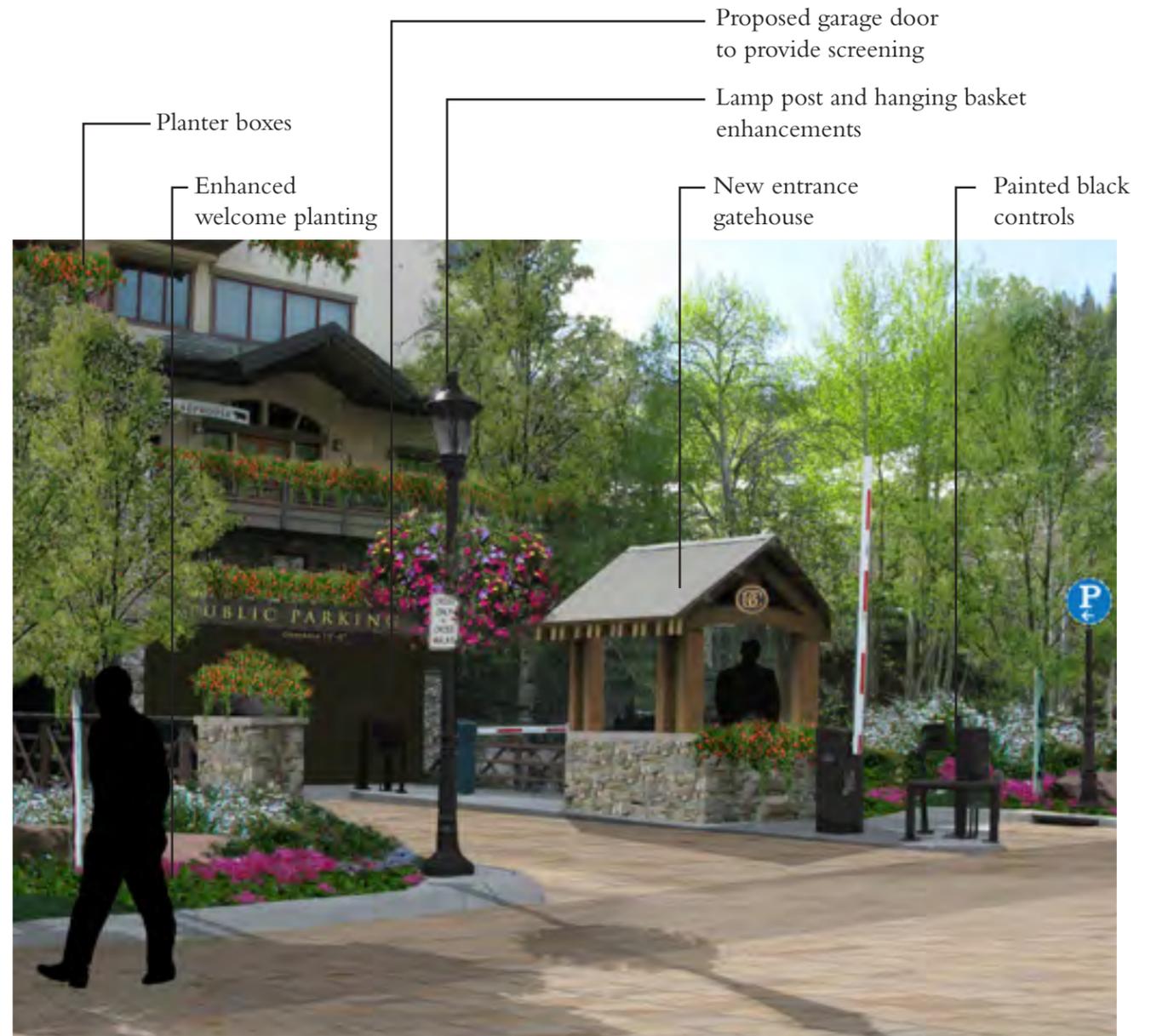
EXISTING VILLAGE CORE

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS



DESIGN DIRECTION

VEHICULAR ENTRANCE TO PARKING GARAGE

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS



DESIGN DIRECTION

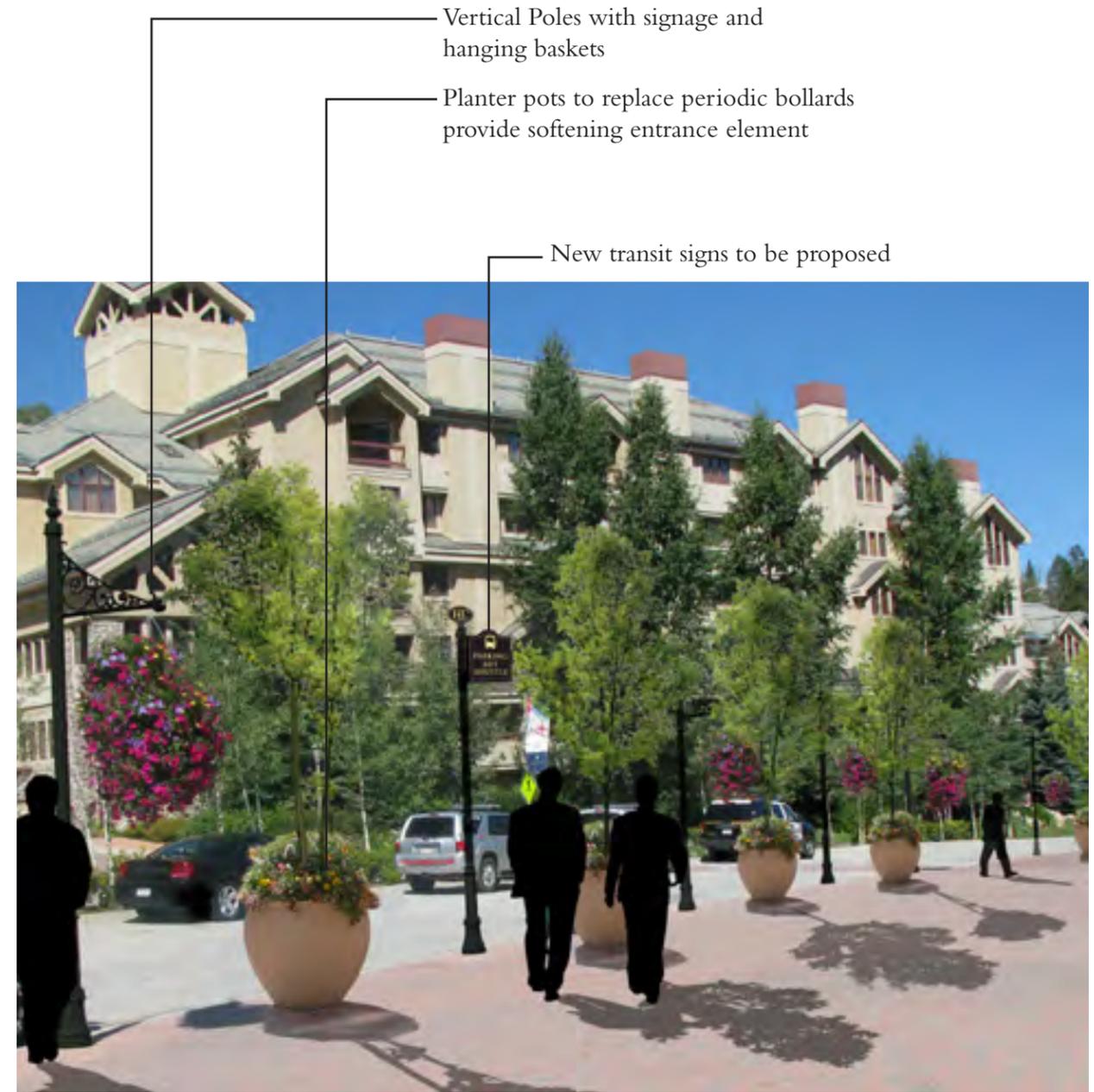
BUS STOP SEATING AREAS

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS



- Vertical Poles with signage and hanging baskets
- Planter pots to replace periodic bollards provide softening entrance element
- New transit signs to be proposed

DESIGN DIRECTION

BUS LOADING/UNLOADING AREA

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS



- Enhanced planting beds
- Optional: waterwall feature
- Hanging baskets
- Handrails to be painted black
- Optional: Firepit cover
- Timeless seating option

DESIGN DIRECTION

CHILDREN'S PLAY FOUNTAIN

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS

New ornamental handrails around ice rink and stairs to match the resort's handrail and guardrail improvements

Planter boxes

Hanging baskets

Handrails to be painted black

Light posts to be painted black



DESIGN DIRECTION

VILLAGE FLOWER BOX ENHANCEMENTS

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS



Movable site furniture

Removable shade umbrellas

DESIGN DIRECTION

UPPER VILLAGE PROMENADE

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS

UPPER VILLAGE SEATING AREA



DESIGN DIRECTION

EVOLUTION OF IDEAS

VILLAGE CORE ENHANCEMENTS



EXISTING CONDITIONS

UPPER VILLAGE PLAZA



DESIGN DIRECTION

LOCATOR MAP

OVERALL

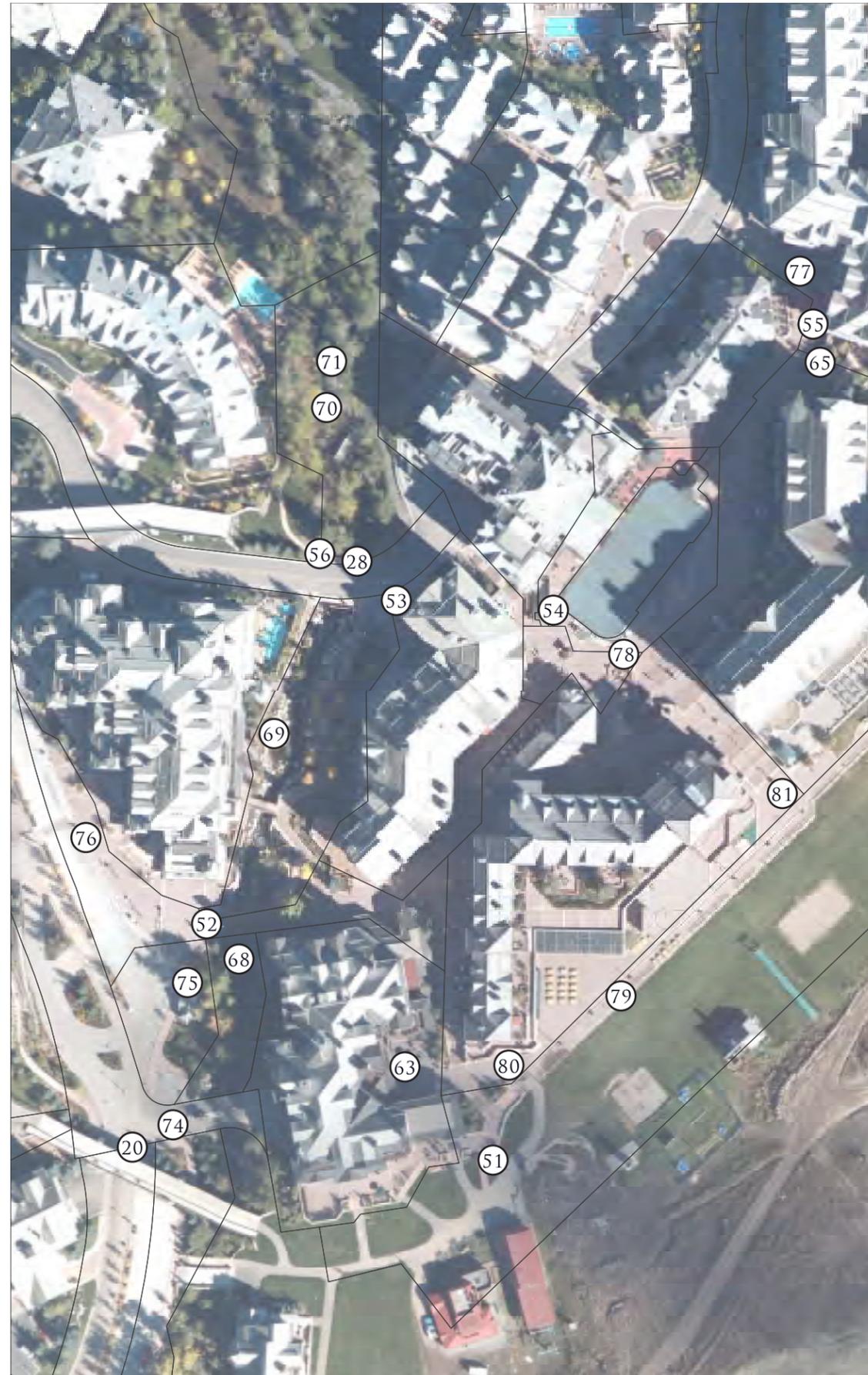


PAGE NUMBER - IMAGE

- 6 - Entrance monumentation
- 9 - Entrance gatehouse
- 10 - Entrance creek enhancements
- 11 - Reception center enhancements
- 12 - Mirabelle entrance
- 15 - Roadway shoulder treatment
- 17 - Birds of Prey signage
- 21 - Planting medians
- 23 - Planting scheme village road
- 32 - Intersection at Prater Road
- 35 - Eagle Overlook
- 38 - Secondary roadway intersection
- 39 - Secondary roadway treatment
- 42 - Pedestrian trail enhancements
- 43 - Pedestrian trail enhancements
- 61 - Vehicular guardrails
- 62 - Vegetated berms

LOCATOR MAP

VILLAGE CORE



PAGE NUMBER - IMAGE

- 20 - Skier bridge enhancement
- 28 - Avondale Road enhancements
- 51 - Mountain trail map
- 52 - Covered bridge enhancements
- 53 - Vilar Center signage and wayfinding
- 54 - Ice rink plaza directory
- 55 - St. James Place directory
- 56 - Trail pedestrian directional signage
- 63 - Ski storage and bike racks
- 64 - Pedestrian bridge
- 65 - Planter
- 68 - Creek enhancements
- 69 - Creek enhancements
- 70 - Central park corridor enhancements
- 71 - Central park corridor enhancements
- 74 - Vehicular entrance to parking garage
- 75 - Bus stop seating area
- 76 - Bus loading/unloading area
- 77 - Children's play fountain
- 78 - Village flower box enhancements
- 79 - Upper village promenade
- 80 - Upper village seating area
- 81 - Upper village plaza

ESTIMATED DESIGN & CONSTRUCTION COSTS

SUMMARY

		LOW ESTIMATION	HIGH ESTIMATION	INTERNAL RANKING
1		\$750,000	\$1,100,000	1
2		\$5,250,000	\$7,750,000	3
3		\$400,000	\$600,000	4
4		\$2,000,000	\$3,500,000	7
5		\$750,000	\$1,100,000	5
6		\$1,250,000	\$2,000,000	2
7		\$750,000	\$1,000,000	9
8		\$175,000	\$300,000	6
9		\$400,000	\$750,000	8