



Rendered Base Site Plan

BASE AREA MASTER PLAN

1992 - 95

A small four season recreation setting: A plan for expansion, organizing its core elements for a larger business activity while maintaining its identity as a 'retreat'. Mountain sports (winter and summer) are complemented by cultural venues for theater and film in a small village, surrounded by a rural residential community.

The natural setting remains dominant over the rustic character of the architecture. The shape of the base village responds carefully to the environment - groves of conifers, alpine views, strong topography - and the key public places are placed in linear fashion along the North Fork of the Provo River at the heart of the base area. Places are defined in equal measure by natural elements and by the wood walls, stone bases, and rusted roofs of the structures.

- Expanded Restaurants & Guest Services
- New Lodging at Base
- Sundance Institute
- Existing Lodging & Guest Services

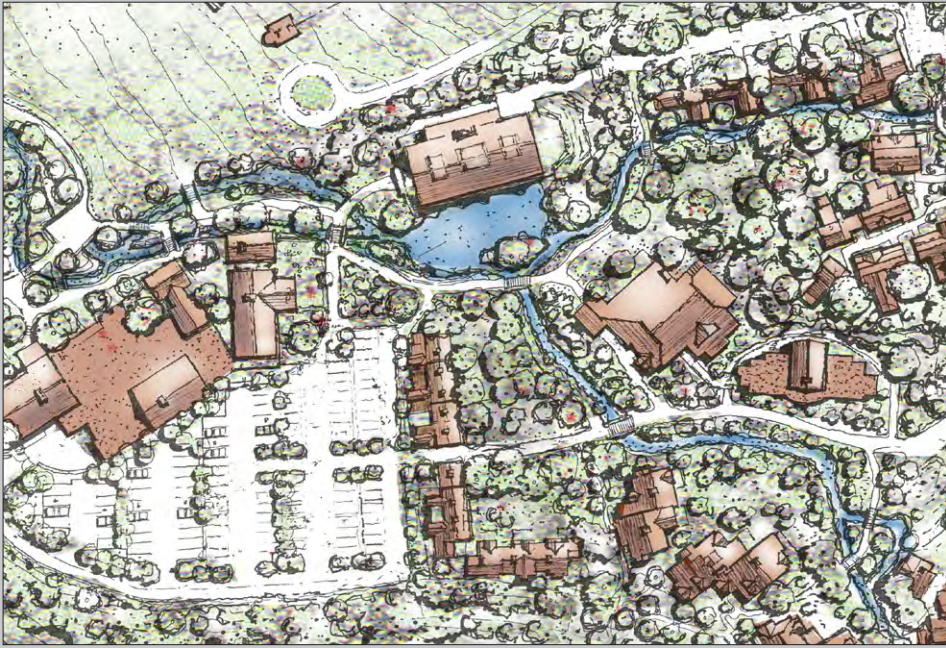
PROGRAM

The Redford Family

- Attached Dwellings (175)
- Hotel Suites (50)
- Restaurant: 12,000 sf
- Commercial: 6,000 sf; Retail: 10,000 sf
- Resort Services: 8,000 sf; Conference: 9,000 sf
- Indoor and Outdoor Theaters
- Sundance Film Institute Facilities
- Water and Skiing Amenities



MIXED USE NEIGHBORHOODS
Resort Village Extension - Rural Context
 165 Acre Site



Resort Base Site Plan (North End - Lodging & Conference)

Scale: 1" = 180'

BASE PLAN

The north end of the Base Village is less accessible to the public, and has been planned for lodging and conference uses. The north parking area (shown at left) is allocated to this part of the village program. The sketch plan at the bottom of the page shows a part of the parking area taken over by additional lodging suites.

Rendering of Base Resort. (North End)

