

Resort Plan

## RESORT MASTER PLAN

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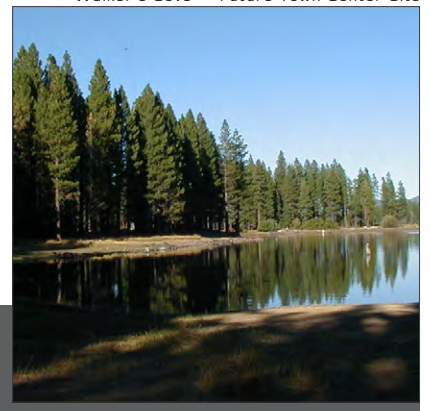
A rural resort town is planned at the base of a mountain group (at the northern end of the Sierras) between a reservoir and a large lake, and between two older towns - Chester and Westwood. Year round recreation - in golf, boating, skiing, and access to the alpine wilderness - is proposed to generate demand for second homes, resort lodging, and permanent residences from the population centers of Northern California, Reno, and San Francisco.

## MASTER PLAN PROGRAM

*Dyer Mountain Associates*

- Detached Residences (1,470)
- Attached Residences (2,126)
- Hotel Rooms (500)
- Commercial Area: 130,000 sf
- Recreational Facilities: 100,000 sf
- 12 Ski Lifts
- 3 Golf Courses
- 2 Marinas
- Playing Fields & Courts

Walker's Cove - Future Town Center Site



**VILLAGE CENTER**  
*Greenfield Setting - Rural Context*  
 5,000 Acre Site

# RESORT TOWN CENTER



Scale: 1" = 800'

Rendered Site Plan

## TOWN CENTER PROGRAM

- Detached Residences (960)
- Attached Residences (920)
- Hotel Rooms (230)
- Retail: 58,000 sf
- Dining & Entertainment: 63,000 sf
- Lodging & Reception: 27,000 sf
- Workplaces: 20,000 sf
- Conference: 35,000 sf
- Indoor Recreation: 2,000 sf



3D Model - Village Center

Hamilton Branch, Town Center

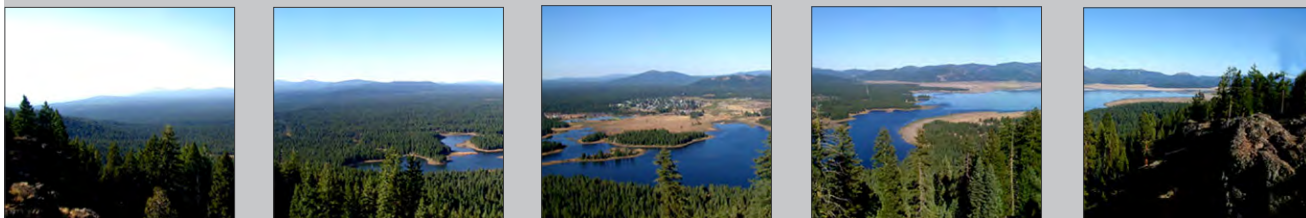


Year 1    Years 2,3 & 4

Town Center Phasing Plan



# BASE AREA NEIGHBORHOODS



Scale: 1" = 3,000'

Neighborhoods Plan

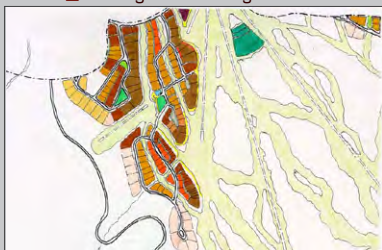
## NEIGHBORHOODS

The resort town was programmed to be large enough to support (in winter) a ski mountain and (in summer) three golf courses. Twenty neighborhoods and a town center are located within the resort baselands, at a mid-mountain center, along the reservoir shore, and in a private enclave to the east (the Deerheart Preserve). Each neighborhood is a compact grouping (of 50 to 150 dwellings) placed in direct connection to one of the main amenities: water, skiing, golf, or long views to Mt. Shasta.

1 East Woods Neighborhoods



2 Village Hills Neighborhood



3 Lakeside West Neighborhood

