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**Client:**

MBR Properties

**Services Provided:**

Land Planning

The activity and infrastructure associated with large-scale natural resource extraction is a temporary use of the land. In recent years, many leading mining companies have recognized this and prepared reuse strategies as an integral component of the planning for the original facilities.

At Aguas Claras, Design Workshop prepared a plan to transform a soon-to-be closed iron ore mine into a new mixed-use village. The result will be a satellite community located in the mountains above Belo Horizonte, a city that has historically seen extensive unorganized sprawl.

By working with operations planners, Design Workshop prepared a redevelopment plan in which mining by-products are managed to be compatible with future land use. In addition, Design Workshop was responsible for preparing revegetation strategies, design standards for future development projects and site plans for the phase one construction of a new office park.



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① Illustration of Aguas Claras

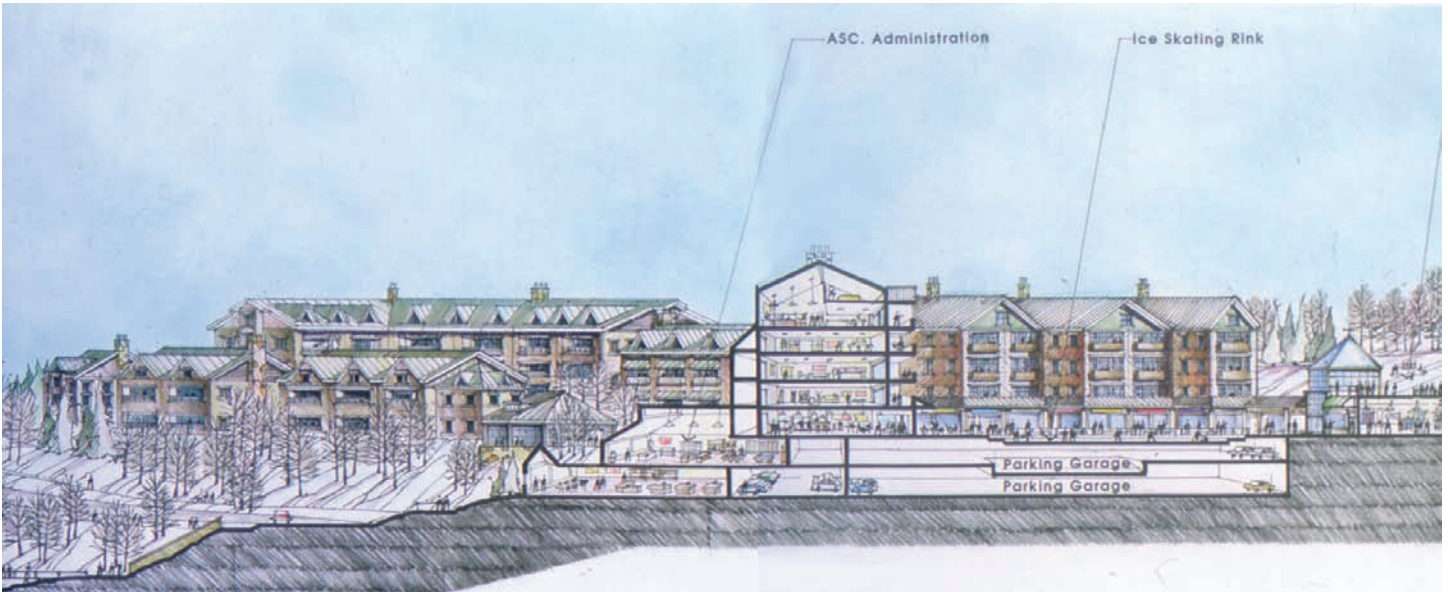
② Ultimate Village Development Simulation

③ Existing Iron Ore Mine



# Snowmass Base Village

Snowmass Ski Area, Colorado



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## Client:

Snowmass Village

## Services Provided:

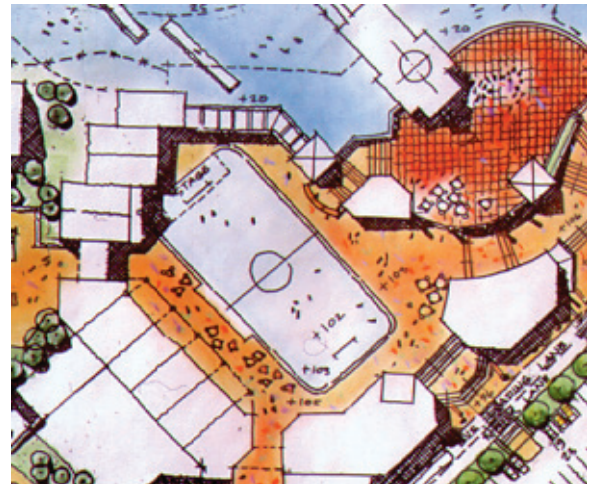
Landscape Architecture

Land Planning

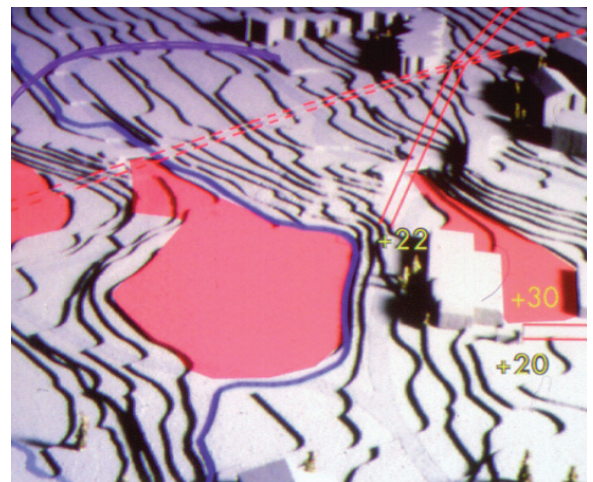
Resort Design

The new base village at Snowmass Ski Area creates a significant opportunity to upgrade the visitor's experience and the quality of skier services. Program elements in Design Workshop's master plan include a state-of-the-art children's ski camp, a new gondola, Aspen Skiing Company administration offices, outdoor plazas surrounded by restaurants, a full-sized ice rink, and timeshare units.

The program and plan were a joint planning process with the Town of Snowmass Village, the Aspen Skiing Company, and local citizens.



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① Illustrative Section

② Illustrative Plan

③ Developable Land Summary Model



# Snowshoe Resort Mountain Village

Snowshoe, West Virginia



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**Client:**

Intrawest

**Services Provided:**

Master Planning

Feasibility Analysis

Located in the Allegheny Mountains of West Virginia, Snowshoe Mountain Village enjoys a unique ridgetop site surrounded by hundreds of miles of wilderness and rivers. Built in the early 1970s, Snowshoe's existing guest lodging and resort operations facilities are scheduled for a major redevelopment that will set the tone for the resort experience of the 21st century.

In 1995, Snowshoe was purchased by Intrawest, a Vancouver-based developer who hired Design Workshop in 1996 to prepare the redevelopment plan for the 25-acre village. The process of forging a vision for the future began with a market feasibility study, which included a local economic benefit analysis. Based on the results of these efforts, Design Workshop outlined a development program for physical improvements as well as activity programs. The next steps involved site planning for the new village and exploration of architectural themes and identities.

Snowshoe Mountain Village's redevelopment plan is a blueprint for a successful destination resort that caters to pedestrians and offers a comprehensive menu of adventure and learning for guests of all ages.



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① Mountain village

② Pedestrian plaza

③ Village plan





The heart of Rancho Viejo's 32-acre village is its neighborhood center. Design Workshop has designed the neighborhood center to reflect the historic development pattern of New Mexico's village commercial centers. The design plan is developed to reflect the region's architecture, and is flexible to allow for variations within the design standards. Buildings are oriented to the main thoroughfares and have portals, walkways, parking behind the buildings and multi-use adaptable floor plans. The neighborhood center is designed as a framework that accommodates the future needs of the community and the ever-changing commercial market. Housing is incorporated in the second floor of commercial areas and in live/work units. The streets are designed with on-street parking to slow traffic and create a safer walking environment. Prior to the development of the village master plan, a market study was commissioned to determine the ultimate square-foot capacity of the neighborhood center, and the plan is designed to meet those ultimate demands.

**Client:**

Rancho Viejo de  
Santa Fe, Inc.

**Services Provided:**

Landscape Architecture  
Land Planning



① Mixed use architecture

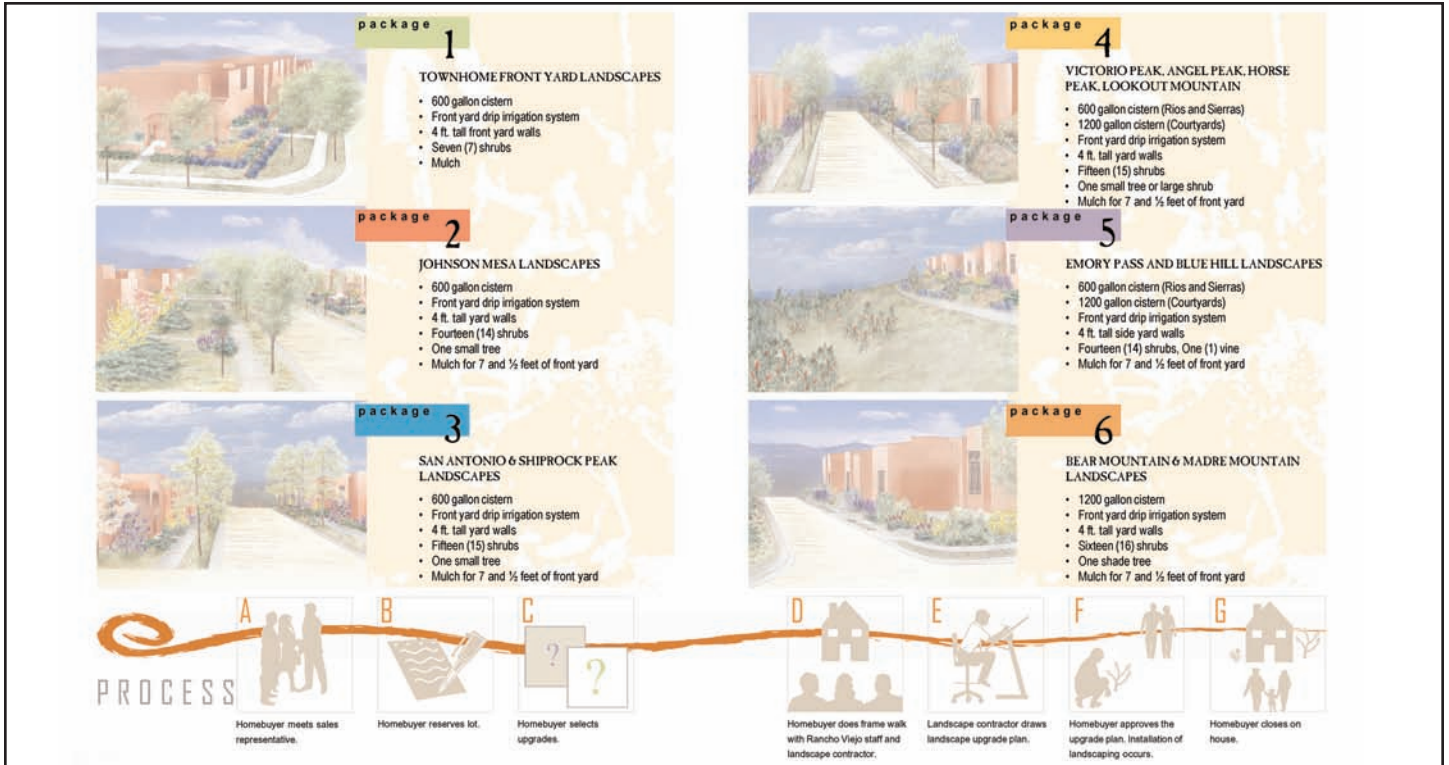
② Perspective sketch by artist Bill Johnson

③ Streetscape scene



# Rancho Viejo Residential Design Guidelines

Santa Fe, New Mexico



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## Client:

Rancho Viejo de  
Santa Fe, Inc.

## Services Provided:

Landscape Architecture  
Land Planning

The Home Landscape Design Guidelines for Rancho Viejo create a tool for Rancho Viejo sales and construction staff, homeowners, and landscape contractors to achieve a consistent landscape. At Rancho Viejo, a new homebuyer receives a basic landscape package as part of their home cost. In the past, homeowners were not able to add to that landscape package and include the additional cost in their mortgage at the time they purchase their home. By creating a set of guidelines, Rancho Viejo is able to achieve a consistent native landscape look and is able to allow the homeowner a broad-range of landscape upgrades. The guidelines include the process for upgrading the landscape, plant palettes that are based on street typology, and examples of possible upgrades for enhanced landscapes. Rancho Viejo receives the benefit of a mark-up on the landscape upgrades and a more manageable process for creating a consistent landscape throughout the community.



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① Home Landscape Packages

② Schematic Backyard Design

③ Schematic Courtyard Design

DESIGNWORKSHOP



# Platte River Commons Reuse Plan

Casper, Wyoming



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## Client:

British Petroleum Corporation

## Services Provided:

Landscape Architecture

Land Planning

Design Workshop provided master planning and landscape architectural services to British Petroleum for the cleanup and reuse of a 360-acre site in Casper, Wyoming. The location of a former oil refinery, the property is centrally positioned in the city and immediately adjacent to the Platte River.

Design Workshop's reuse and implementation plans were prepared on behalf of both British Petroleum and the City of Casper. The reuse plan includes a business park, 18-hole golf course, public open space, pedestrian trails and interpretive signage. Design Workshop prepared implementation drawings for water quality ponds and constructed wetlands that filter contaminated water, create wildlife habitat and provide water resources for irrigating the adjacent park areas.

Design Workshop was responsible for preparing a site master plan that incorporates the technical requirements of the remediation with those of the overall reuse plan as well as implementation drawings for the first phase of construction.



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① Illustrative Master Plan with existing conditions aerial photo inset

② Aerial Reuse of East Entry

③ Illustrative reuse detail along the Platte River



## The Meadows

Castle Rock, Colorado

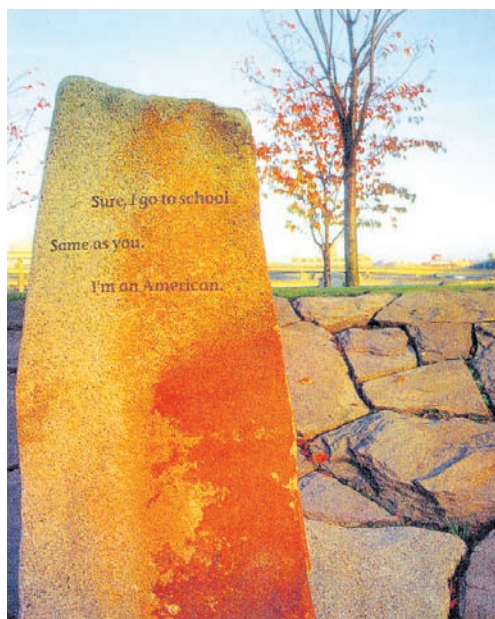


The Meadows Illustrative Plan

*The Meadows, a master planned community, is the focus of a Vision Plan that seeks to reposition the community by elevating design quality on every level. A broad range of internal development team members, new Meadows owners, and external public interests helped Design Workshop create the new Vision Plan during a four month interactive design process. The Vision Plan will become a framework to attach an integrated program of amenities and create added value in every square foot of the 4,000-acre network of open space, parks, schools, and streets. The plan's guiding principles mirror regional historic precedence, focusing on traditional and authentic neighborhood scale, pattern, and diversity. The landscape architecture encourages water conservation and the integration of native plantings. ♦*

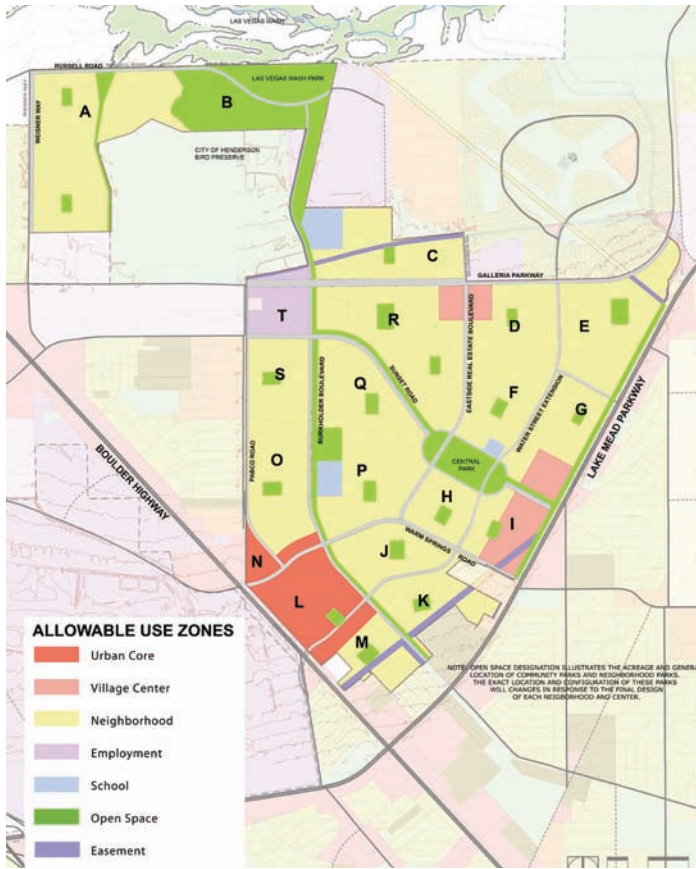


Meadows Landscape Character

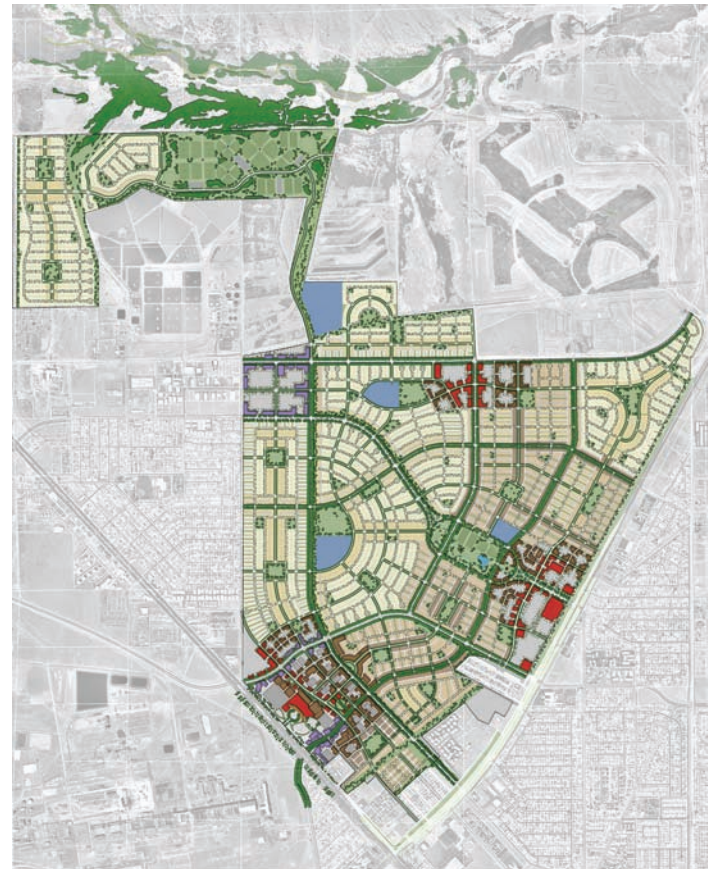


Integration of Art in the Landscape





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#### Client:

The LandWell Company  
Centex Homes

#### Services Provided:

Land-Use Planning and Approval  
Zoning Strategy and Approvals  
Entitlement Submittals and Negotiations

The planning goal for this brownfield site adjacent to downtown Henderson, Nevada, is to create a park system and a vital, walkable downtown in the context of a 2,200-acre new community called LandWell. Among the challenges were Henderson's role as a bedroom community for Las Vegas and regional development patterns that tend toward wide, walled roads, over-lot grading, monotonous low-density home development and limited usable open space.

Design Workshop has designed a new community on this land that maximizes density around com-

mercial centers, removes walls from all community roads, connects neighborhoods with walkable streets, trails and linear parks, reduces the width of roads, provides mass-transit options and connects the community to downtown Henderson. The plan narrows roads to make neighborhoods walkable and links them to each other. Streets are an integral part of the open-space system, which also includes pocket parks, neighborhood parks, linear parks with a contiguous trail network and two large community parks to serve the entire city.

① Land-Use Plan

② LandWell Illustrative Master Plan



## Kierland Commons

Phoenix, Arizona



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### Client:

Woodbine, Inc.

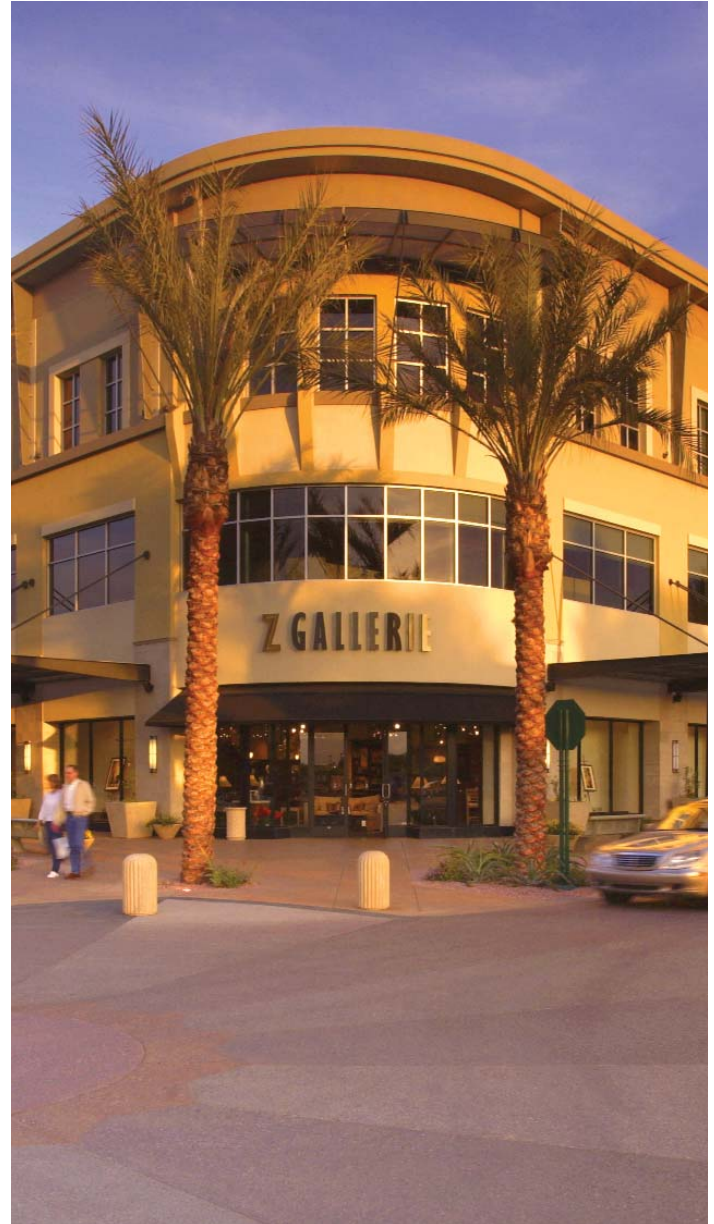
### Services Provided:

Landscape Architecture

Land Planning

Kierland Commons is a 38-acre mixed-use development adjacent to Scottsdale Road. It serves as the commercial, social and cultural heart of the Kierland master-planned community. The plan for Kierland Commons includes a 535,000-square-foot mixed-use program, which includes a golf museum, landmark theatre, 130-room hotel, retail and restaurants, offices, residential units and a town center park.

Design Workshop created urban design concepts and proposed solutions that resulted in an extraordinary



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urban shopping environment unique to the Phoenix/Scottsdale area. Kierland Commons is designed as a pedestrian-oriented center with on-street parking giving immediate access to shops and restaurants. A combination of design strategies has been used to create a traditional downtown setting with tightly spaced, high-quality retail destinations. Climate enhancement and a central plaza that features grass, palms and pop-jet fountains make Kierland Commons the most distinguished public destination in the region.

① Store fronts and streets in the evening

② Landscaping and shade structures create a comfortable pedestrian environment.

③ Subtle and gradual elevation from street to storefront create an inviting pedestrian environment.

**DESIGNWORKSHOP**





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**Client:**

City of Goodyear

**Services Provided:**

Land Planning

Landscape Architecture

Located at the foothills of the Sierra Estrella Mountains, Estrella is a 20,000-acre planned community. The intent of the master plan is to: create a community of neighborhoods, villages and a town center; preserve desert landscape as part of the open space system; offer a pedestrian system that maximizes walking access to service areas; provide a full range of community and recreation facilities; create an attractive environment for new business; and develop a road system that will accommodate safe, efficient traffic flow. The new community includes a Lake Park with recreational and picnic areas. It will also include a 150-acre resort with an 18-hole golf course designed by Bob Cupp, as well as tennis facilities, a conference/cultural center and a club house.

① Master Plan Rendering

② Overview of Estrella Community

③ Estrella Fountain

④ Trail System

⑤ Community Parks

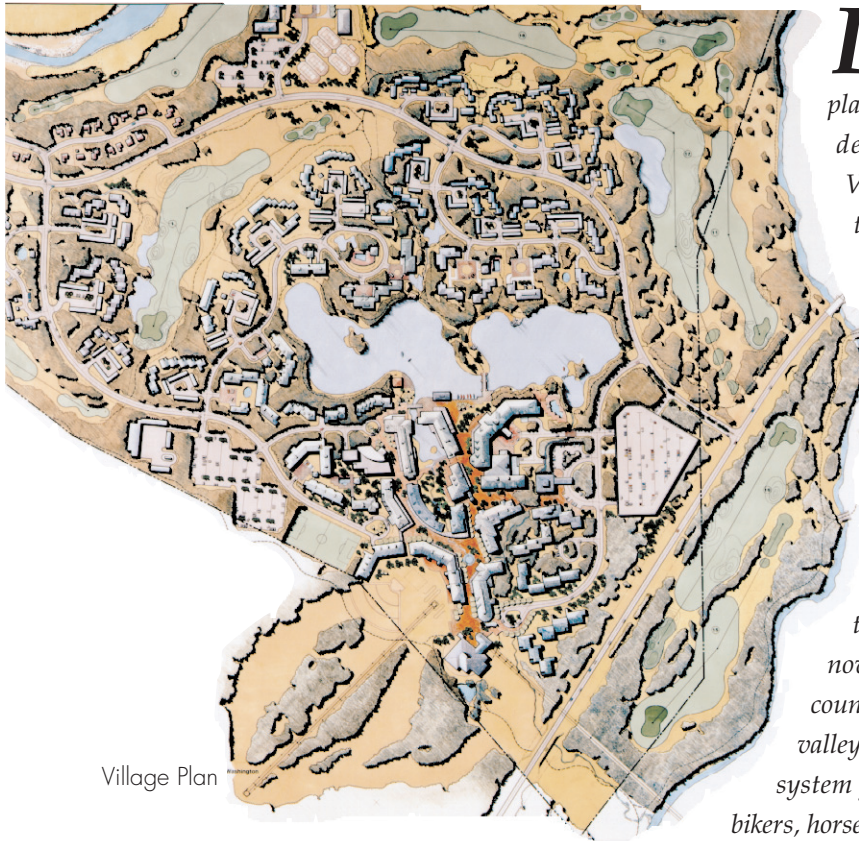


## Early Winters Resort

Okanogan County, Washington



View of Hotel



**D**esign Workshop completed the master planning and programming for this year-round destination resort located in the Methow Valley of Central Washington. The scale of the proposed development required particular attention to mitigating the impacts of development in this environmentally sensitive, rural region. The village was carefully sited to be glimpsed through the trees from the nearby highway, avoiding any visual impact from the development. Architectural character draws heavily on the northwestern influences of the region, including rural architecture found in the immediate vicinity. This now scaled-back project focuses on the cross-country skiing and cycling opportunities in the valley. Early Winters includes an extensive trail system for pedestrians, hikers, cyclists, mountain bikers, horseback riders and cross country skiers. ♦





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**Client:**

Kennecott Land

**Services Provided:**

Design Guidelines

Kennecott Land's Daybreak is a model community for innovation and sustainable design principles. Design Workshop worked as an integral consultant team member to develop master plan guidelines to implement Daybreak's commitment to sustainable practices, from the master plan through construction.

The Daybreak community design guidelines establish recommendations for various "place types" throughout the community, which will create a mixed-use walkable community with a full-range of services and amenities. The place types include various scales of civic, commercial, residential, and recreational uses. The guidelines address right-of-ways, setbacks, architecture, streetscapes, landscaping, and parking. All projects will meet the requirements for LEED certification.



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① Daybreak Community

② Main Street Rendering





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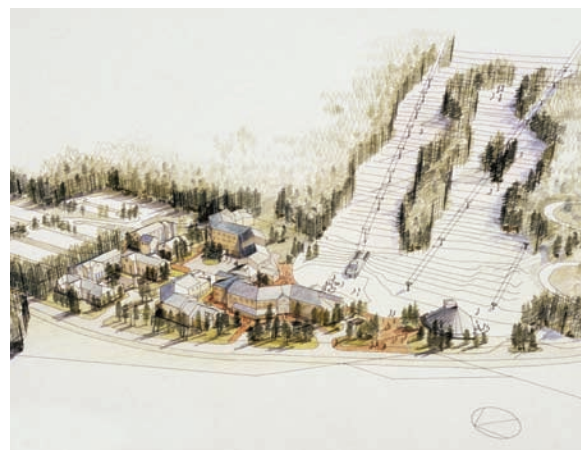
**Client:**

Intrawest

**Services Provided:**

Resort Planning

In 1978, Design Workshop prepared a master plan for the development of the mountain and base-area facilities of the Blackcomb Ski Area. In 1985, Intrawest Development Corporation purchased Blackcomb and hired Design Workshop to develop the surrounding Benchlands property. The master plan provided for the development of the 450-room Chateau Whistler, the reorganization of skier access and services, and specific site planning and designs for the tourist lodging of 7,500 visitors. The first phase of the plan was completed in 1986 and the next two phases were planned, designed, constructed and occupied within a four-year period. Now that the overall master plan is nearly 80 percent realized, Blackcomb consistently ranks as one of North America's top three destination ski resorts.



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① Resort master plan

② Resort core study sketch

③ Developed resort core

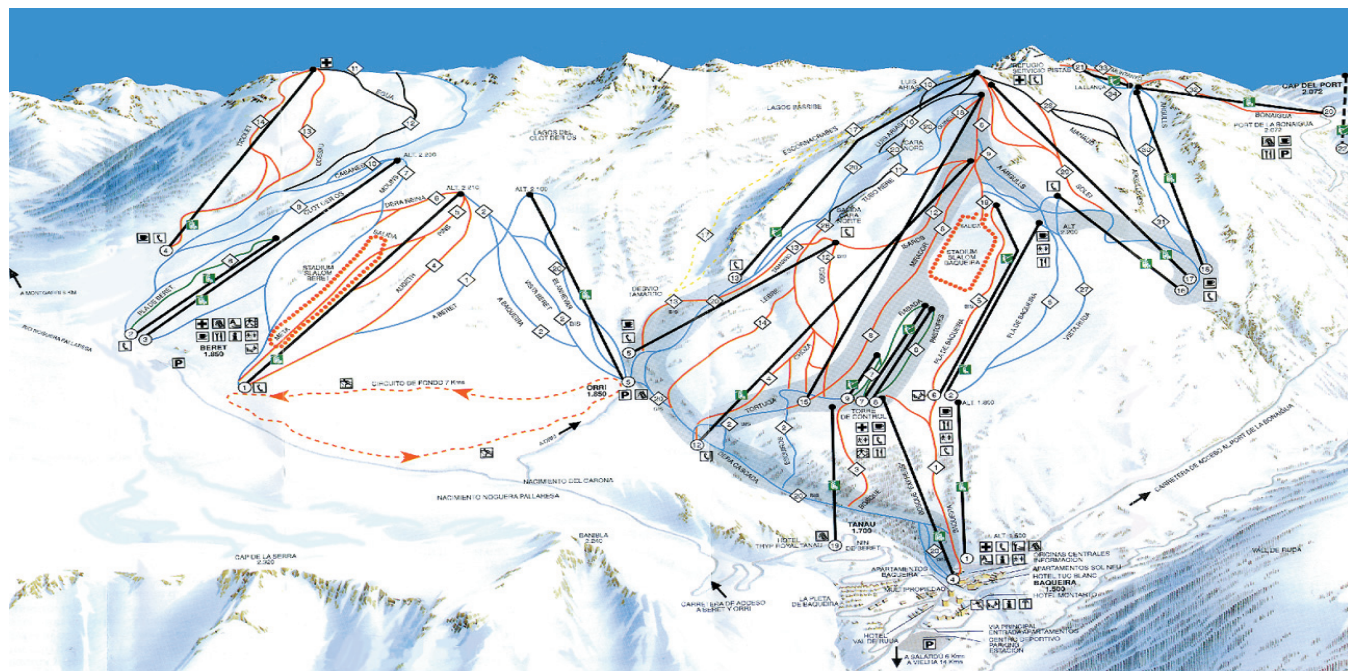


**B**aqueira Beret was carefully designed as a contemporary mountain resort in the Spanish Pyrenees with the character of the surrounding centuries-old villages of the Val d'Aran. Since this type of project was new to the development team, it was important to have a planning process and an educational program that could be smoothly implemented.

Design Workshop's specific responsibilities included creating the comprehensive master plan, coordinating and preparing the environmental analysis and physical design plan, and presenting the master plan and supporting documents to Spanish professional firms for translation into Spanish. Design Workshop also prepared a program for the development company to manage architects and engineers for phase-by-phase design. As part of phase one, the day skier facility was constructed and it is now occupied. ♦



Base Area



Trail Map



## Andorra Regional Tourism Plan

Sant Julià de Lòria, Andorra

*In the heart of the Pyrenees, between Spain and France, lies the sovereign principality of Andorra. This small country (179 sq. miles) has centuries-old traditions coupled with modern amenities such as health spas, ski areas, and more than 4,000 retail shops and restaurants. Sant Julià de Lòria, one of seven parishes in the country, has been the center of the region's long-standing tobacco industry and the entrance to Andorra's famous shopping experience. As its historic economic base decreases, the parish is looking to tourism to diversify its economy and enhance quality of life for residents and visitors alike.*

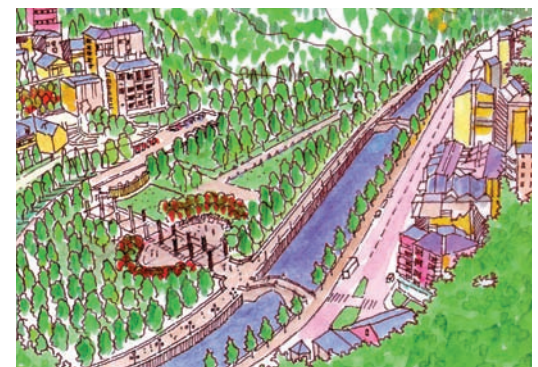
*Design Workshop was commissioned to develop a community and tourism master plan for Sant Julià de Lòria. This plan establishes a strategic planning and implementation process that will guide future tourism and community initiatives. Some of the proposed projects include a new ski area, a tourism education and research center, a scenic highway corridor, a river park, and outdoor mountain recreation activities. ♦*



Sant Julià de Lòria



Community Center Plaza Plan



Riu Valira Park



Civic Center Illustrative