



# CENTRAL CITY COMPREHENSIVE PLAN UPDATE 2026 Public Meeting # 1

July 22, 2025



OBERMEIER•SHEYKHET  
ARCHITECTURE



# AGENDA HIGHLIGHTS: MEETING 1 – Intro & Purpose

## I. INTRODUCTIONS & PROCESS

- A. Municipal Team
- B. Economic Advisor
- C. Consultants Team
- D. Process

## II. PUBLIC MEETINGS OVERVIEW

## III. GOALS & OBJECTIVES:

- A. Need for Comprehensive Plan Adjustments
  - i. Current Conditions
    - a) Illustration of Economic Problem
    - b) Historic Preservation
    - c) Infrastructure
  - ii. Attracting New Development
- B. Stated Goals: Desired Outcome
  - i. Resolve deferred maintenance
  - ii. Reverse economic degradation via creating development opportunities.
  - iii. Enhance services.
  - iv. Promote responsible development

## IV. KEY COMPREHENSIVE PLAN IDEAS:

- A. 3D Digital Twin
- B. Zones of Stability vs Zones of Change
- C. Concept of Villages
- D. Urban Connectivity
  - i. Pedestrian
  - ii. Vehicular
    - a) Private Traffic
    - b) Public Transit
    - c) First Responders
  - iii. Multi-modal

## V. Q&A

## V. EXHIBITS

- A. OS Architecture Selected Works
- B. Method



The background of the slide is a complex architectural composition. It features a detailed black and white line drawing of a city street scene, showing multi-story buildings with many windows and a street with trees. Overlaid on this drawing is a photograph of a modern city skyline. A prominent feature in the photograph is a tall, curved skyscraper. The sky in the photograph is bright, with a sunburst effect emanating from behind a cloud. The overall aesthetic is one of architectural design and urban planning.

# INTRODUCTIONS & PROCESS

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# COMPREHENSIVE PLAN JOINT EFFORT TEAM

## 1. PUBLIC STAKEHOLDERS

- A. City of Central
  - i. City Council
  - ii. City Manager
  - iii. Public Works
  - iv. Planning
  - v. Commissions
  - vi. Emergency Services



## B. OUTSIDE AGENCIES:

- i. URA
- ii. BID
- iii. DDA

## 2. PRIVATE STAKEHOLDERS

- A. CC Parkway Bond Holder
- B. Current Business Owners
- C. Potential Developers

## 3. DESIGN TEAM

## 4. MUNICIPAL FOCUS GROUP





# DESIGN TEAM INTRODUCTION



ARCHITECTURE  
PLANNING  
HISTORIC PRESERVATION



LANDSCAPE &  
PLANNING



CIVIL  
ENGINEERING



TRAFFIC  
ENGINEERING



ANALYTICS &  
TECHNOLOGY

1. **Digital Feedback Tools:**  
Deploy a user-friendly suggestion box and basic web interface linked to the Central City website, allowing residents to view Master Plan visualizations and share feedback before public meetings.
2. **Community Insights:**  
Capture and analyze participation data to provide stakeholders with simple reports on community sentiment, popular topics, and engagement patterns to inform decision-making.
3. **Implementation Support:**  
Provide setup guidance including temporary QR code placement recommendations, basic launch communications, and practical tips for encouraging resident participation and maintaining momentum.





# DESIGN & DEVELOPMENT PROCESS

- ☒ 1. Review & Revise Planning Concepts and Implementation
- ☒ 2. Focus Team Conduct Regular Design Rallies with Work Sessions
- ☐ 3. **Implement Public Engagement During Second Half of Design Development (Current). Collect your input.**
- ☐ 4. Refine design, concepts, text, graphics.
- ☐ 5. Adopt Codes Text Amendments & Incorporate Appropriate Graphic Exhibits.





# PROCESS: DELIVERABLES SUMMARY

## 1. Site Planning Package

(Conceptual Level)

## 2. 3D Development Envelopes

## 3. Project Data Matrices

A. Projected Building Areas

B. Projected Density

C. Projected Occupant Loads

## 4. Design Visualizations

A. Fly-Over Video

B. Conceptual Renderings

## 5. Text Amendments to Select Regulatory Documents



The background of the slide is a composite image. It features a detailed architectural line drawing of a city street scene with various building facades, windows, and trees. Overlaid on this drawing is a grayscale photograph of a modern city skyline, including a prominent curved skyscraper. The text 'PUBLIC ENGAGEMENT' is centered over the image in a large, bold, purple serif font.

# PUBLIC ENGAGEMENT

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# PUBLIC MEETINGS SCHEDULE

## PRODUCTION DURATION

<input checked="" type="checkbox"/>	I. Analysis & Work Sessions	4.0 weeks
<input checked="" type="checkbox"/>	II. Public Engagement: Session 1 (TODAY)	1.0 week
<input type="checkbox"/>	III. Public Engagement: Session 2 (8.4.25)	1.0 week
<input type="checkbox"/>	IV. Public Engagement: Session 3 (8.18.25)	1.0 week
<input type="checkbox"/>	V. Design Updates for Final Recommendations (Aug-Nov '25)	9.5 weeks
<input type="checkbox"/>	VI. Planning Commission Presentation (Dec '25-Jan '26)	3.5 weeks
<input type="checkbox"/>	VII.City Council Presentation (Feb '26 – Mar '26)	4.0 weeks

- Durations are exclusive of approvals.
- Compliance with schedule depends on active involvement of the city administration and staff, stakeholders and public.

# PUBLIC MEETINGS CONTENT

## 1. PUBLIC MEETING 1: TODAY

- A. Introductions & Process
- B. Goals & Objectives
- C. Key Concepts & Ideas

## 2. PUBLIC MEETING 2: 8.4.2025

- A. Formal Presentation of the  
proposed Design
- B. Key Recommendations
- C. Historic Preservation and  
Modernity
- D. Case Studies

## 3. PUBLIC MEETING 3: TODAY

- A. Engineering & Infrastructure
- B. Roads & Transportation
- C. Public comments



The background of the slide is a composite image. It features a grayscale architectural sketch of a city street with various building facades, including classical and modern styles. Overlaid on this sketch is a photograph of a modern, curved skyscraper with a glass facade, which is the subject of the architectural work. The text 'GOALS & OBJECTIVES' is centered in a large, bold, purple serif font. A thin purple horizontal line is positioned below the text.

# GOALS & OBJECTIVES



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# THE NEED FOR UPDATES



1. **Economic Growth** - Current regulations have resulted in continued decline. Reliance on current gaming & historic tourism is insufficient.
2. **Historic Preservation** – Preservation Assets are being lost due to neglect & deferred maintenance
3. **Resolving Deferred Maintenance of Infrastructure** – Current systems are failing and need to be improved and/or replaced
4. **Avoid tax burdens falling to residents** – Costly maintenance & improvements will either be funded by new development or by current residents.
5. **Enhance Public Services**- First responders, safety.
6. **Road Network**: improve access; safety; connectivity.



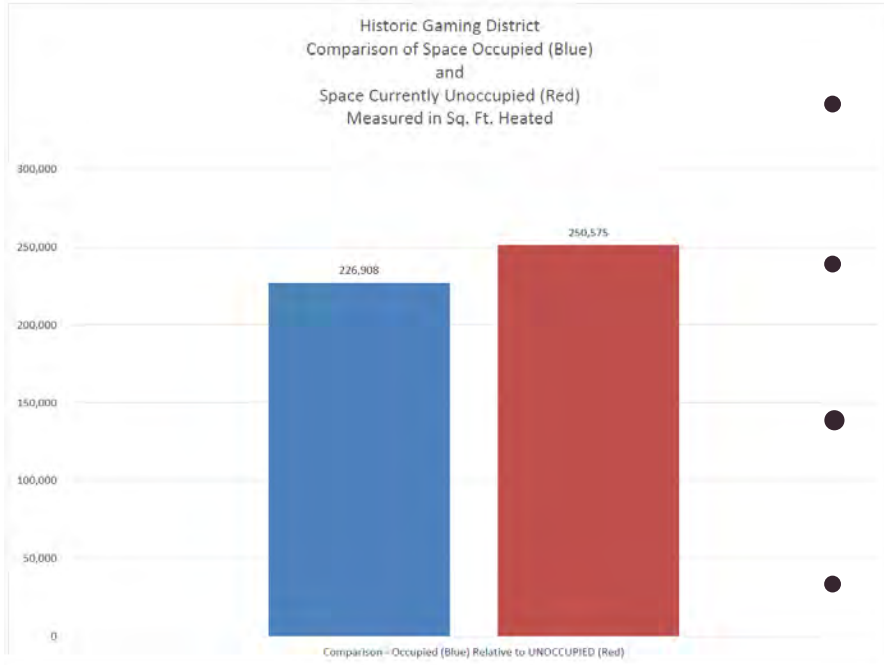
# THE NEED FOR UPDATES: Attracting Development

1. DESIRE TO ATTRACT MEANINGFUL DEVELOPMENT
2. **CENTRAL CITY IS DELIGHTFUL *AND* A DIFFICULT PLACE TO BUILD**
  - A. Steep Terrain
  - B. Extreme Weather
  - C. Environmental Concerns
    - A. Mine Shafts
    - B. Mitigating Toxic Tailings
  - D. Infrastructure Challenges
  - E. Restrictive Code
3. DEVELOPER PROJECTS MUST BE PROFITABLE IN ORDER TO PROCEED
  - A. Benefits must outweigh risks
  - B. Benefits must outweigh developing in a different city
  - C. This cannot happen with current regulations in place
  - D. Density and height increases are necessary for profitability to outweigh challenges

# THE NEED FOR UPDATES: FINANCIAL TRENDS

## COLORADO CASINO ADJUSTED GROSS PROCEEDS

### PROPERTY TAX REVENUES DECLINING:



- No new development has been built recently to boost property values or revenue
- Property values have been **declining or stagnating for 17 years**
- **53% of available commercial areas are vacant** and a larger majority are underutilized.
- New development is needed to improve business conditions, generate revenue for the City to survive and improve.
- **Tax burden will fall to residents** if there is no other revenue



# THE NEED FOR UPDATES: FINANCIAL TRENDS

## COLORADO CASINO ADJUSTED GROSS PROCEEDS

Colorado Casino AGP -by- Calendar Year

Details from CDOG website

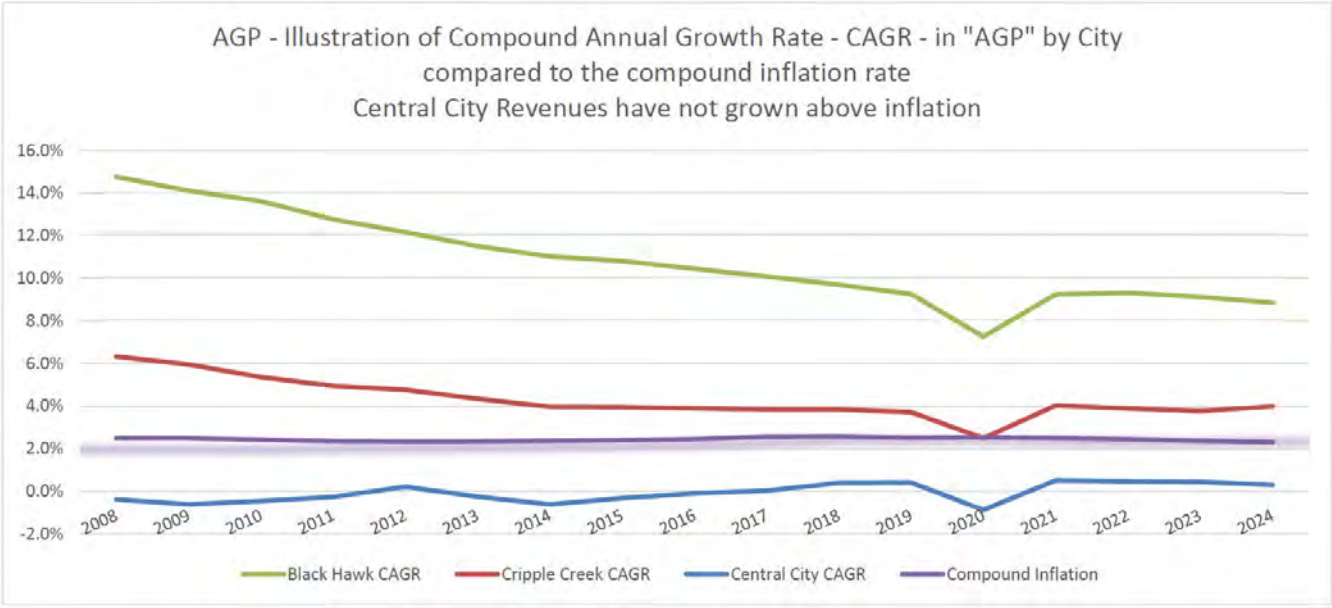
	Cripple Creek			Black Hawk			Central City		
	Cripple Creek	% Chg	CAGR	Black Hawk	% Chg	CAGR	Central City	% Chg	CAGR
1992	\$ 52,513,939			\$ 56,210,732			\$ 71,368,425		
1993	\$ 68,786,025	31.0%	31.0%	\$ 112,146,892	99.5%	99.5%	\$ 78,977,406	10.7%	10.7%
2023	\$ 165,092,056	0.2%	3.8%	\$ 841,313,644	3.5%	9.1%	\$ 81,876,908	-0.3%	0.4%
2024	\$ 183,579,308	11.2%	4.0%	\$ 848,439,495	0.8%	8.9%	\$ 78,640,297	-4.0%	0.3%

AGP=Adjusted Gross Proceeds (generally reflects total gaming revenue for the casinos)  
CAGR = Compound Annual Growth Rate - Calendar 1992 is the Base Year

In 2024, the Central City casino tax revenue value was 52% of what it was in 1993

- Inflation & Rising Costs: \$1 in 1993 = \$2.18 in 2024
- 1993 Casino APG (in 2024 dollars) = \$149.9M
- 2024 Casino APG = \$78.6M

Central City revenues have not kept up with inflation.



# THE NEED FOR UPDATES: ENHANCED SERVICES

## DESIRED PUBLIC ENHANCEMENTS

- Emergency Services Access
- Fire Station & Training Facility
- Bypass Roads
- Stormwater Management
- Local Police
- Improved Walkability, Outdoor Connectivity, and Public Spaces



# THE NEED FOR UPDATES : HISTORIC PRESERVATION

**GOAL OF THE MASTER PLAN IS TO STOP LOSS OF HISTORIC BUILDINGS DUE TO NEGLECT & UNDERFUNDING.**



Without maintenance, restoration, or adaptive reuse, historic buildings are at risk.

- Average landmark building maintenance cost is **4-6%** of building's replacement value **each year** in an extreme weather environment (Alpine Colorado Climate).
- Deferred maintenance compounds. It never self-improves.
- Stop DEMOLITION BY NEGLECT



# GOALS FOR THE COMPREHENSIVE PLAN UPDATES:

## REASONS TO LIVE IN, VISIT, RETURN, AND INVEST IN CENTRAL CITY

### QUANTITATIVE GOALS:

1. Attract Meaningful Development
2. Significant Scale & Investment
  - A. Increase Tax Revenues
  - B. Increase Property Values
  - C. Improve Business Conditions
  - D. Improve Economic Diversity
  - E. Increase Share of Historic Preservation Funds
3. Improve Health & Safety
4. Improve Roadways
5. Improve Pedestrian Walkability

6. Increase Defined Open Space & Public Spaces
7. Modernize Infrastructure
8. Improve Services, Amenities, Facilities

### QUALITATIVE GOALS:

1. Inspired Design
2. Appropriate Character
3. Desirable Sites
4. Enhance Sense of Place

# GOALS FOR THE COMPREHENSIVE PLAN UPDATES

1. Recommendations for Changes to the Existing Regulatory Base
  - A. Central City Comprehensive Plan (Nov. 4, 2020)
  - B. Central City Design Guidelines (May 17, 2022)
  - C. Central City Trails Master Plan (Dec. 1, 2020)
2. Infrastructure Improvements
3. 3D Digital Twin Early-Stage Implementation
4. Recommendations for Increased Density
5. Architectural Character Diversification Outside of Historical Core



# PHASING & FINANCIALS

## Comprehensive Plan Phasing:

Given the municipality's limited capacity, only one major project can be supported at a time. This masterplan reflects with a clear framework of overarching goals. Infill development will proceed as specific needs emerge, allowing for responsive, need-based growth. While the phasing is expected to evolve over time in alignment with changing circumstances, it is expected to follow the following list of priorities

## Municipal Support Priority List:

1. Infill projects to be supported and streamlined.
2. GREGORY GULCH GAMING - ENGINE FOR THE CITY'S SUCCESS.
3. Workforce housing development: local options for employees, staff, and public workers.
4. South Gateway into the City.
5. Quartz Hill Overlay District – Mixed Use.
6. Academy Lots.
7. Teller Lot.
8. Mammoth Hill (TBD).



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# CONCEPTS



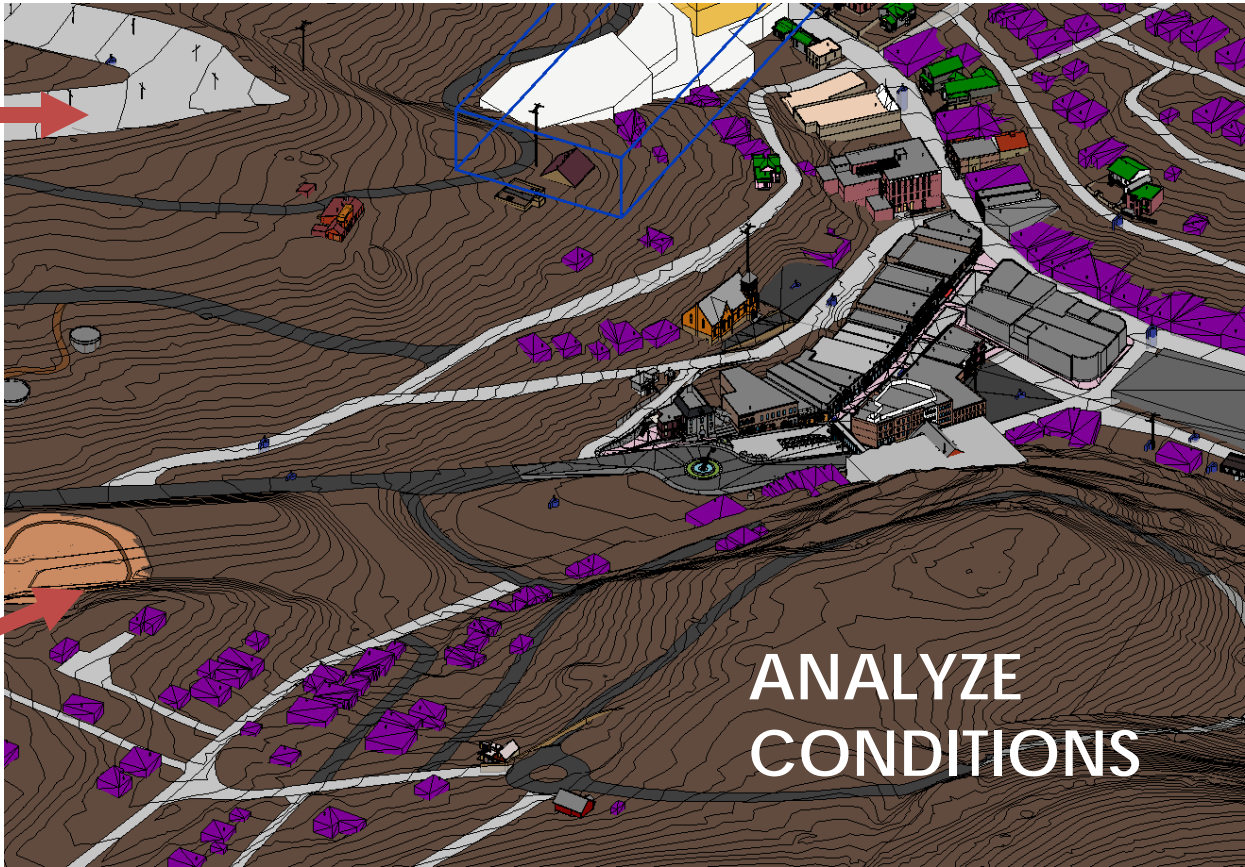
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# METHODS: DIGITAL TWIN TECHNOLOGY

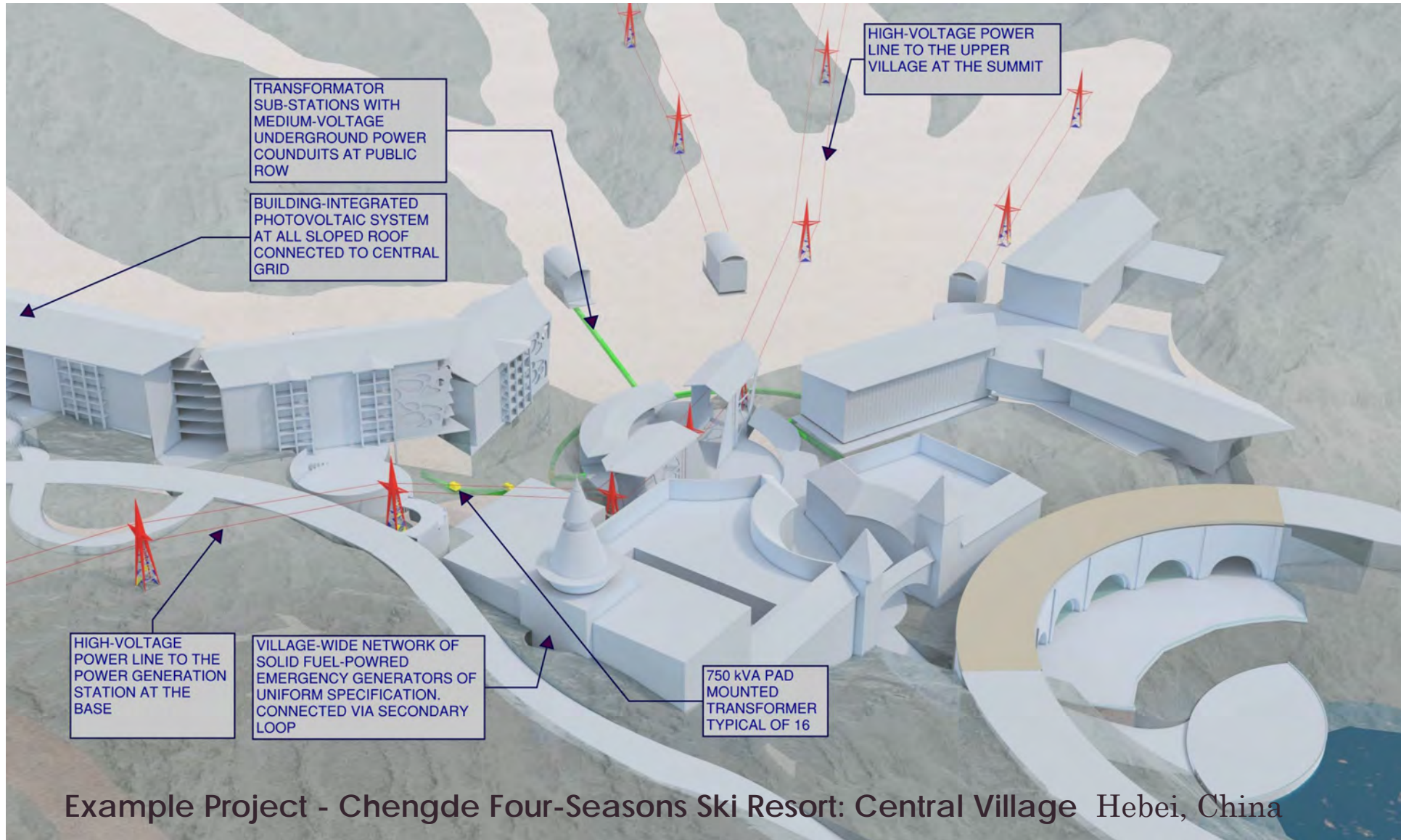


A	B	C	D	E	F	G	H	I
HIST. PRES ID	PARCEL ID	ADDRESS #	ADDRESS - STREET	COMMON NAME	HIST. CONT	YEAR BUILT	HIST. INTE	VACAN
SGL7.138	1835 12410034	102	1ST HIGH ST (EAST)	RESIDENCE	YES	1887	FAIR	
SGL7.139	1835 12301035	104	1ST HIGH ST (EAST)	RESIDENCE	YES	1889	GOOD	
SGL7.140	1835 12301037	106	1ST HIGH ST (EAST)	RESIDENCE	YES	1890	GOOD	
SGL7.142	1835 12301069	200	1ST HIGH ST (EAST)	RESIDENCE	YES	1892	GOOD	
SGL7.143	1835 12301068	202	1ST HIGH ST (EAST)	RESIDENCE	YES	1880	FAIR	
SGL7.144	1835 12301067	206	1ST HIGH ST (EAST)	RESIDENCE	YES	1888	GOOD	
SGL7.145	1835 12301066	210	1ST HIGH ST (EAST)	RESIDENCE	YES	1900	GOOD	
SGL7.146	1835 12301174	212	1ST HIGH ST (EAST)	WECKBAUGH HOUSE	YES	1900	FAIR	YES
SGL7.147	1835 12301173	214	1ST HIGH ST (EAST)	CORNISH HOUSE	YES	1860	GOOD	YES
SGL7.148	1835 12301065	216	1ST HIGH ST (EAST)	LADD HOUSE, TRENOWETH HOUSE	YES	1865	GOOD	YES
SGL7.149	1835 12301064	218	1ST HIGH ST (EAST)	BELFORD HOUSE	YES	1876	FAIR	
SGL7.149	1835 12301063	220	1ST HIGH ST (EAST)	RESIDENCE	YES	1888		
SGL7.32	1835 12301061	224	1ST HIGH ST (EAST)	ST. PAULS EPISCOPAL CHURCH	YES	1874 1876	GOOD	
SGL7.48	1835 12301060	226	1ST HIGH ST (EAST)	GILPIN MUSEUM	YES	1869 1870	GOOD	
SGL7.150	1835 12300058	234	1ST HIGH ST (EAST)	RESIDENCE	YES	1867	FAIR	
SGL7.151	1835 12301168	300	1ST HIGH ST (EAST)	RESIDENCE	YES	1889	FAIR	
SGL7.152	1835 12301169	302	1ST HIGH ST (EAST)	RESIDENCE	YES	1886	POOR	
SGL7.153	1835 12301170	312	1ST HIGH ST (EAST)	RESIDENCE	YES	1870	GOOD	
SGL7.154	1835 12301171	314	1ST HIGH ST (EAST)	RESIDENCE	YES	1877	POOR	
SGL7.551	1835 12301189	330	1ST HIGH ST (EAST)	RESIDENCE	NO	1989	POOR	
SGL7.543	1835 12401028	340	1ST HIGH ST (EAST)	RESIDENCE	YES	1900	POOR	
SGL7.542	1835 12401029	344	1ST HIGH ST (EAST)	RESIDENCE	NO	2000	POOR	
1ST HIGH ST								
SGL7.43	1835 12301172	201	1ST HIGH ST (WEST)	LIE HOUSE	YES	1878	GOOD	
SGL7.155	1835 12301157	203	1ST HIGH ST (WEST)	RESIDENCE	YES	1897	FAIR	
SGL7.156	1835 12301001	205	1ST HIGH ST (WEST)	SCHUCK RESIDENCE	YES	1872	FAIR	
SGL7.157	1835 12301167	207	1ST HIGH ST (WEST)	RESIDENCE	YES	1870	FAIR	





# METHODS: DIGITAL TWIN TECHNOLOGY FOR DESIGN & OPERATIONS

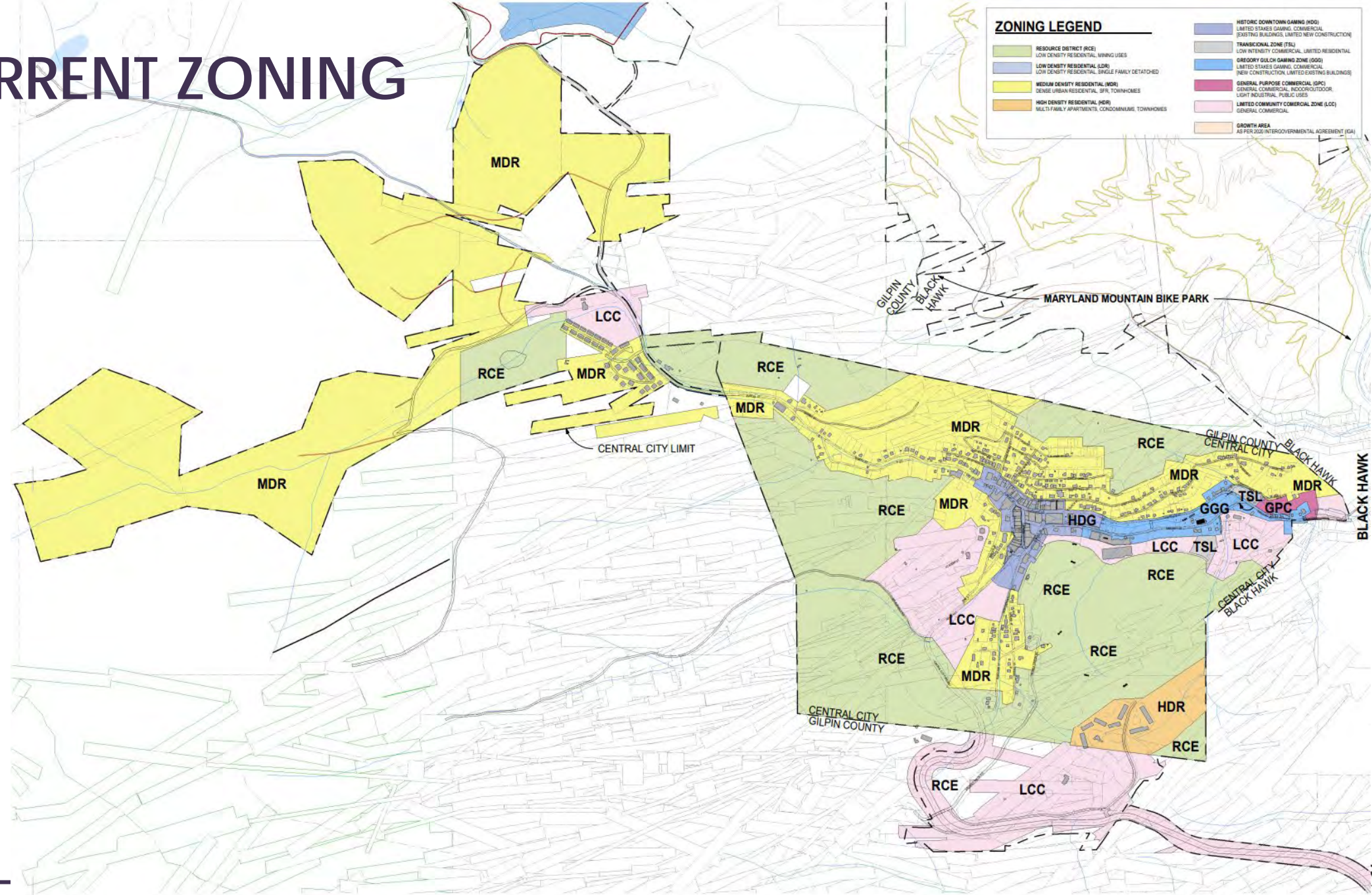


## Digital Twin & Blockchain for Urban Governance:

- Data-rich foundation for design & operational decision-making.
- Road network improvements via traffic patterns analysis; collision testing.
- Dry & Wet utilities optimization.
- Documentation, Modeling, Operations, Maintenance



# CURRENT ZONING



# PROPOSED LAND USE CONCEPTS

## AREAS OF STABILITY

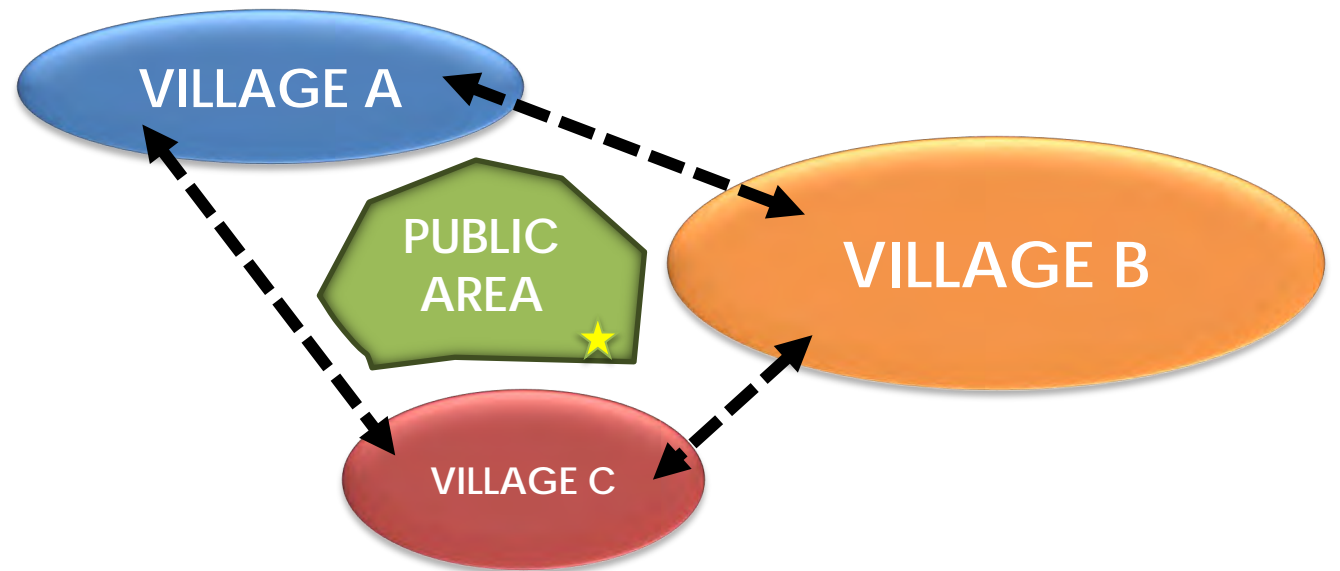
1. Historic Core
2. Historic Residential Areas
3. Rely on Infill within current regulations

## AREAS OF CHANGE

1. Undeveloped & Under-developed Land
2. Identify Favorable Connections And Adjacencies
3. Colored Areas On Land Use Diagrams

## VILLAGE CONCEPTS

1. A mountain resort planning tool to improve sense of walkability in steep terrain
2. A series of connected nodes
3. Self-contained areas with unique character
4. Connect with paths & public areas





# PROPOSED LAND USE CONCEPTS

## HISTORIC CORE

RELAX ZONING, PLANNING, AND LICENSING REGULATIONS AT UPPER LEVELS OF ALL HISTORICAL DISTRICTS & EXISTING BUILDINGS. ALL A VARIETY OF USES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

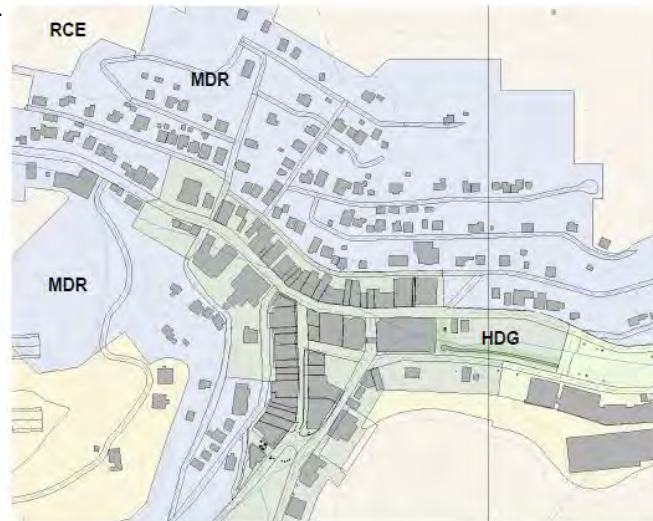
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- RETAIL
- LIGHT INDUSTRIAL
- OFFICE
- WORK SHARE
- LIVE-WORK
- OTHERS BY SPECIAL APPROVAL

### PROPOSED ZONES (ADD TO EXISTING)

RESIDENTIAL MIXED-USE (RMU)  
MULTI-FAMILY RESIDENTIAL, GENERAL COMMERCIAL  
NON-GAMING RESORT / MULTI-FAMILY RESIDENTIAL (NGRMFR)  
LOW DENSITY RESIDENTIAL, SINGLE FAMILY DETACHED  
HIGH DENSITY RESIDENTIAL MIXED USE (HDMU)  
DENSE URBAN RESIDENTIAL, GENERAL COMMERCIAL, HIGH-DENSITY RESIDENTIAL  
QUARTZ HILL MIXED USE (QHMU)  
LIMITED STAKES GAMING, GENERAL COMMERCIAL, HIGH-DENSITY RESIDENTIAL

### ZONING LEGEND

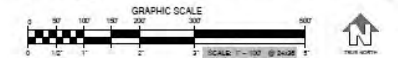
RESOURCE DISTRICT (RD)	HISTORIC DOWNTOWN GAMING (HOG)
LOW DENSITY RESIDENTIAL, MIXING USE	LIMITED STAKES GAMING, COMMERCIAL
LOW DENSITY RESIDENTIAL (LDR)	EXISTING BUILDINGS, LIMITED NEW CONSTRUCTION
LOW DENSITY RESIDENTIAL - SINGLE FAMILY DETACHED	TRANSITIONAL ZONE (TZ)
MEDIUM DENSITY RESIDENTIAL (MDR)	LOW DENSITY COMMERCIAL, LIMITED RESIDENTIAL
HIGH DENSITY RESIDENTIAL (HDR)	GRASSY GULCH GAMING ZONE (GGG)
MULTI-FAMILY RESIDENTIAL, COMMERCIAL, TOWNHOMES	LIMITED STAKES GAMING, COMMERCIAL
	NEW CONSTRUCTION, LIMITED EXISTING BUILDINGS
	GENERAL PURPOSE COMMERCIAL (GPC)
	GENERAL COMMERCIAL, INDUSTRY/OUTDOOR, LIGHT INDUSTRIAL, PUBLIC USE
	LIMITED COMMUNITY COMMERCIAL ZONE (LCC)
	GENERAL COMMERCIAL



2 CURRENT ZONING MAP - A - HISTORIC CORE  
SCALE: 1" = 200'

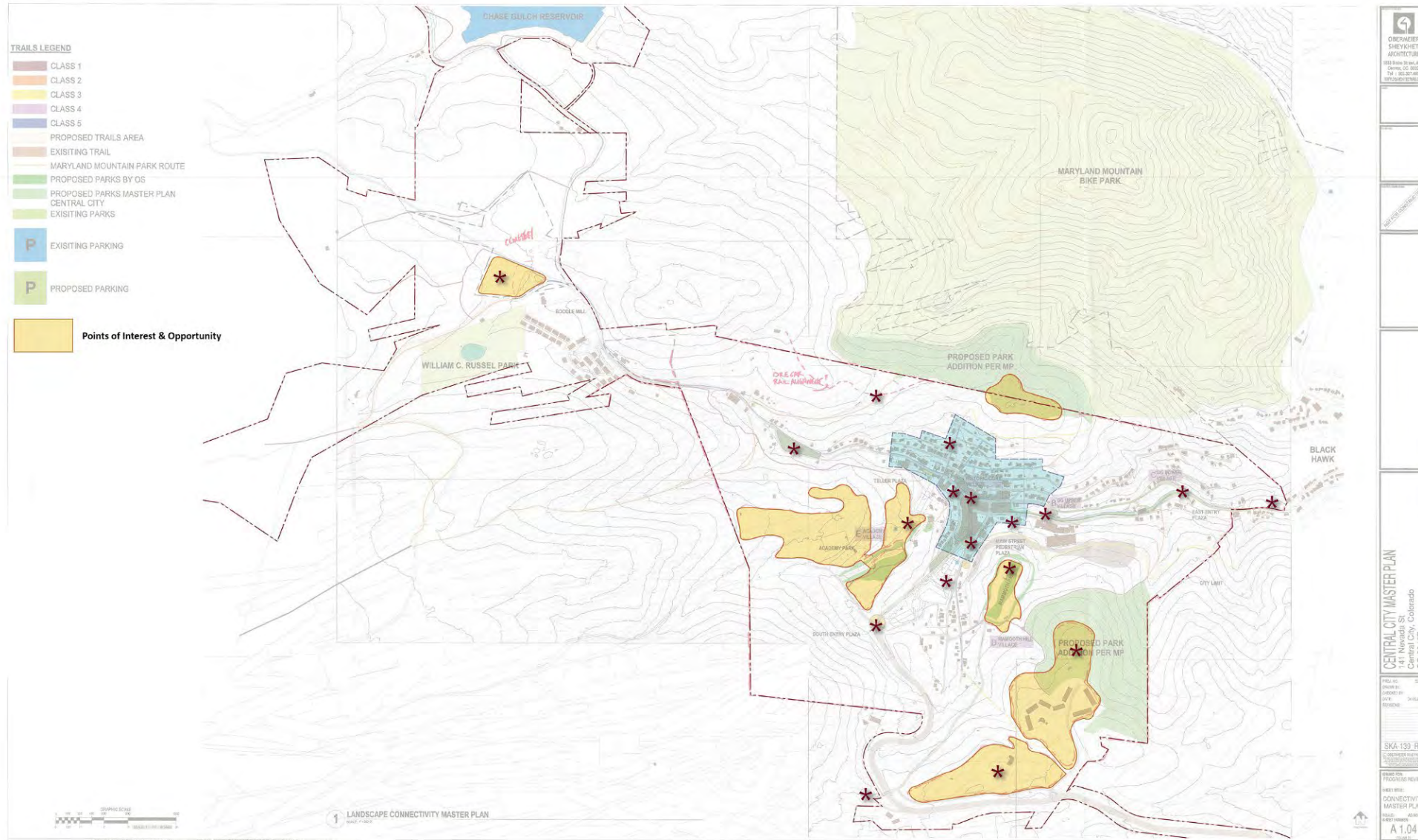


1 LAND USE PLAN A - HISTORIC CORE VILLAGE  
SCALE: 1" = 100'





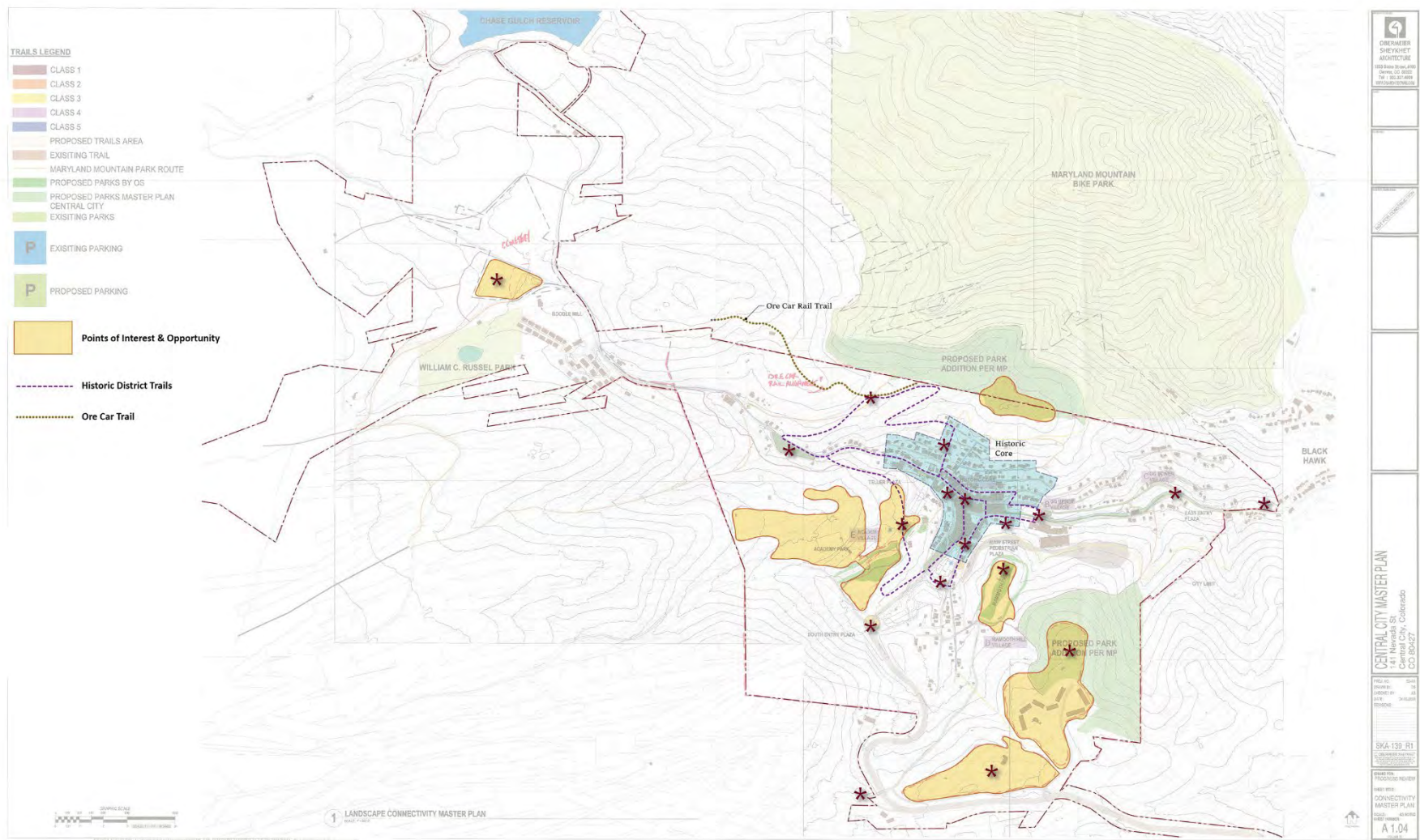
## DESTINATIONS + CONNECTIVITY





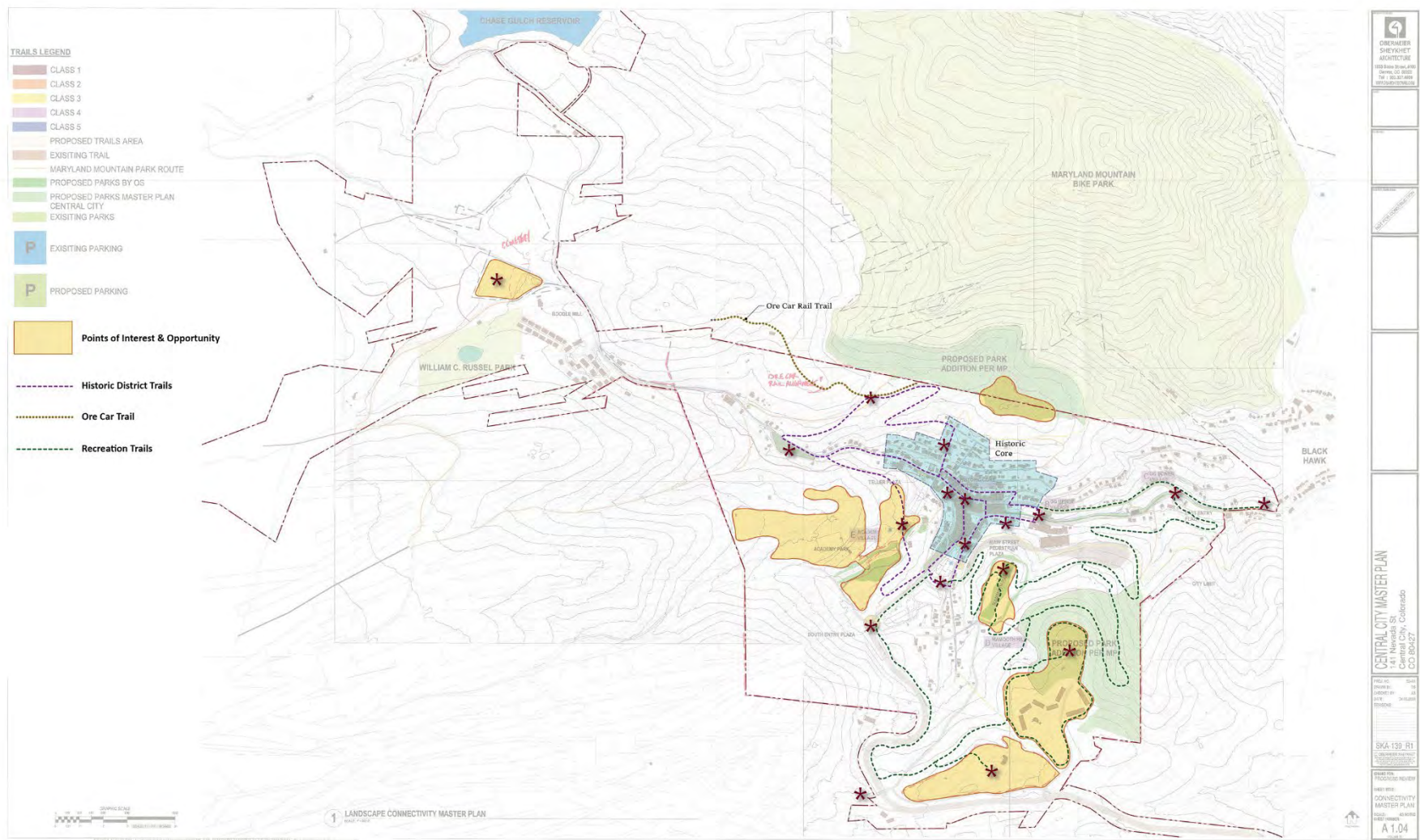
# DESTINATIONS + CONNECTIVITY

## Historic Trail District



# DESTINATIONS + CONNECTIVITY

## Recreational Trails





# NEXT STEPS

Public Outreach #2: 8/4/2025

**THANK YOU FOR BEING HERE AND  
CONTRIBUTING TO THE PRESENT  
AND FUTURE OF YOUR CITY!**

The background of the slide is a composite image. It features a detailed architectural line drawing of a city street scene with various building facades, windows, and trees. Overlaid on this drawing is a grayscale photograph of a modern city skyline, including a prominent curved skyscraper. The text 'EXHIBIT A' and 'SELECTED WORKS' is centered over the image in a large, bold, purple serif font. A thin horizontal purple line is positioned below the text.

# EXHIBIT A

## SELECTED WORKS



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*Our home office at the Blake Street Creative Incubator` in historic lower downtown (LoDo) Denver, Colorado.*

# OSA Profile

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- Award-winning architects & planners
- Expertise in resort planning & design
- National & International Portfolio
- Client-Focused Personal Touch
- Cutting-edge technology
- Environmentally sensitive (GG, AP's)
- Full-service design (MP, ID)
- Strong team players
- Technical Expertise (patents, accessibility, envelope and daylight consultancy)

# CREDIBILITY & EXPERTISE

## 1. PETER ARNOLD - Preservation Specialist

**ARIBA, ARCUK, ARB, AMInst PI**

- 1967-1971 Project Architect, Robert Turner Associates, London
- 1971-2004 Founder, Design Director & CEO, Arnold & Boston Architects, London
- 2004-Present, Owner, Peter Arnold Architectural Consultant, Boulder, CO
- Notable Historic Preservation Projects
  - British Museum, London
  - Kensington Palace Restoration, London
  - Honourable Artillery Company Headquarters, London
  - Imperial War Museum, London

## 2. ALEKSANDR SHEYKHET - Principal-in-Charge

**NCARB, LEED**

- 2004 - Present Founding Partner & President, Obermeier Sheykheth Architecture, Inc., Denver
- International & Domestic Preservation projects in Kyiv, Ukraine, Moscow, Russia, Reno, Nevada, and Denver, Colorado
- Notable Preservation Projects
  - Walnut Lofts (Benjamin Moore), Denver
  - 1635 Blake St., Denver
  - Bank of Denver Starter Lofts, Denver
  - Elyria School Renovation, Denver
  - Temple Emmanuel Renovation, Denver
  - First National Bank, Reno
  - Regina Apartments, Reno
  - Pushkinskaia Mixed Use Redevelopment, Kyiv

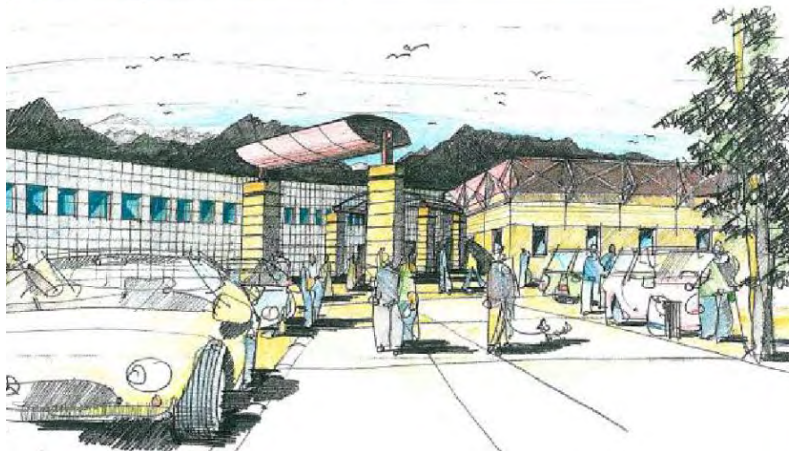
## 3. BLAKE LASLEY, Project Manager

**LEED AP**

- 2006 Job Captain, Graphic Designer Gensler
- 2008 - Present Project Manager, OS Architecture
- 2018 - Present Owner, Design Director, 14er Creative Studios
- Projects:
  - Elyria School Renovation, Denver
  - Regina Apartments, Reno
  - Blake Street Creative Incubator, Denver







## SELECTED MASTER PLANNING PORTFOLIO

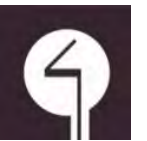


The background of the entire page is a detailed architectural drawing. It depicts a city street scene. On the left, there are historic, multi-story buildings with many windows and ornate details. In the center, a modern, tall, curved skyscraper rises above the older buildings. On the right, more historic buildings are visible. The drawing is done in a sketchy, line-art style with some shading. The word 'PLAN' is overlaid on the right side of the image.

# PLAN

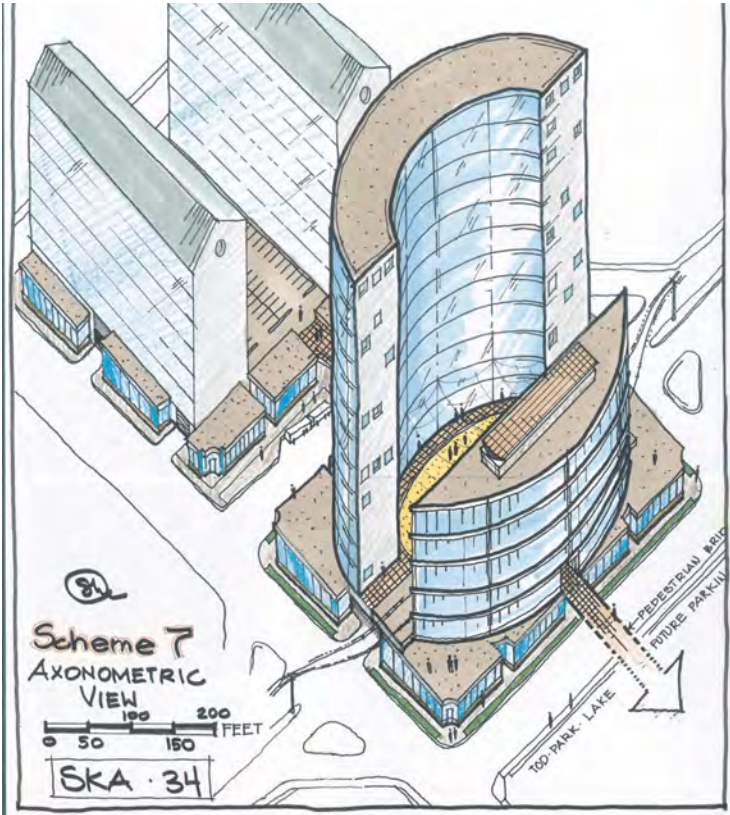
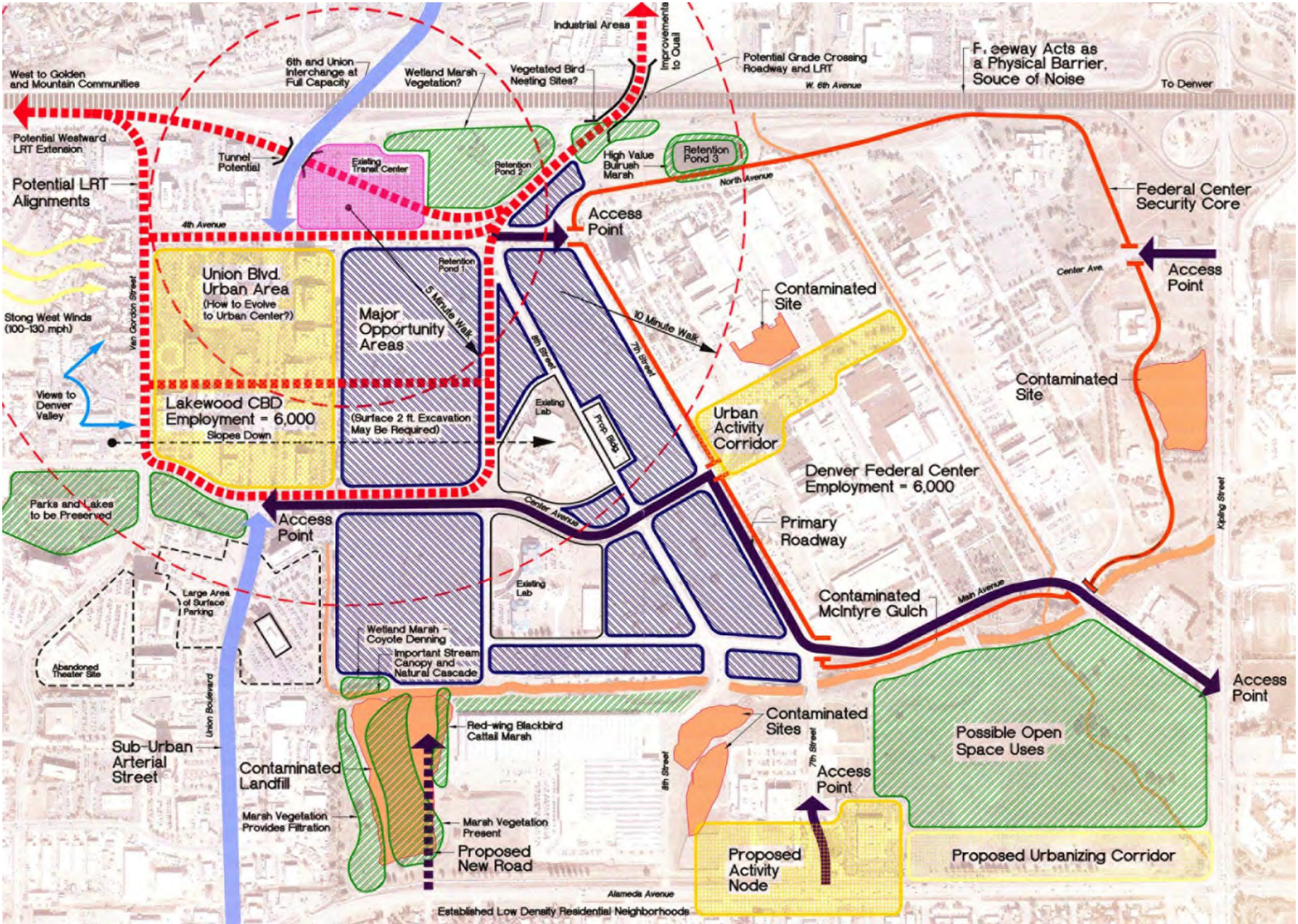
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## Master Planning Resort Planning Design Guidelines



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## Yosemite Garden Tower

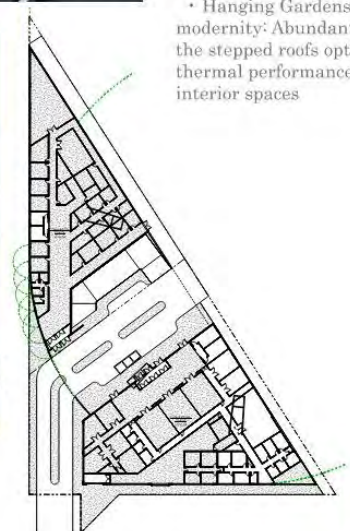
Centennial, Colorado

Owner: South Yosemite Court LLC  
 Use: Retail, Support commercial, General office, Residential, Hospitality  
 Height: 2 subterranean levels; 16 floors above grade  
 205' total bulk  
 Total Area: 580,000 sq. ft.



Curvilinear, contemporary stepped edifice was conceived by synthesizing mountain panoramic views, urban steam of adjacent interstate highway and meandering street network. Outside forces and municipal desire for the urban beacon inspired the building.

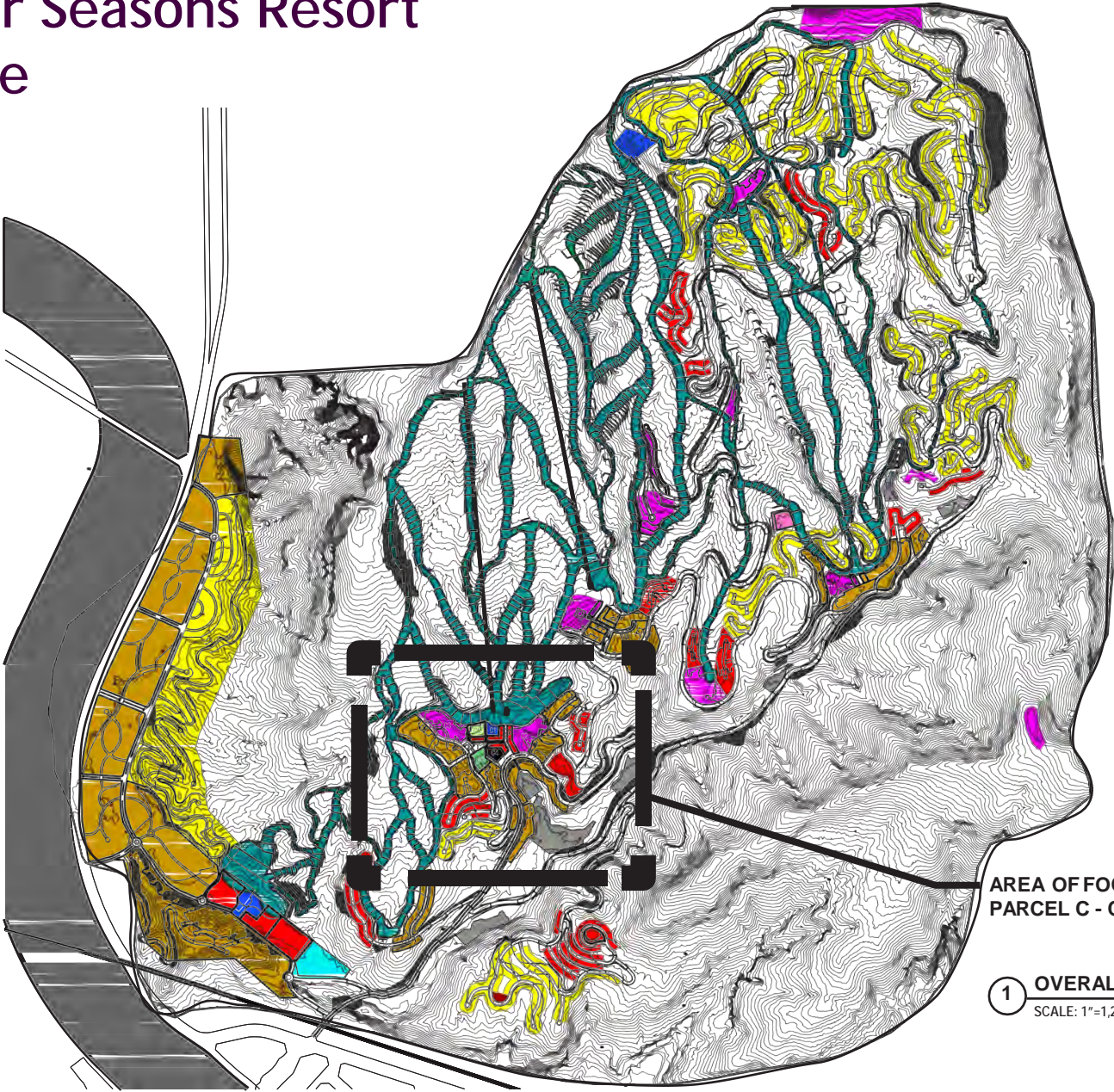
- Horseshoe open toward mountain panorama is the planning response to the outside forces and the parcel geometry
- Stepped profile
- Structural streamlining: culvert orchards and pet retreats
- Hanging Gardens of modernity: Abundant flora on the stepped roofs optimizes thermal performance of the interior spaces





# Chengde Four Seasons Resort Center Village

## Overall Site Plan



### PROGRAMMATIC GRAPHIC LEGEND

- 雪具大厅 Day Lodge
- 商业 / 餐饮 / 雪具大厅  
Retail / Restaurant / Reception
- 葛屋书店 Bookstore
- 儿童娱乐 Children's Play Center
- 水乐园 Water Park
- 酒店 Hotel
- 安置房及配套商业  
Relocation Housing
- 公寓 Condo
- 联排别墅 Townhomes
- 独栋别墅 Villas
- 停车楼 Parking Structure
- 地上停车 Surface Parking
- 室内运动中心  
Indoor Sports Center
- 开放空间 / 公园 / 绿化带  
Open Space / Park / Buffer
- 后勤服务中心、办公员工公寓  
Back of House, Staff Housing

AREA OF FOCUS:  
PARCEL C - CENTRAL VILLAGE

1 OVERALL SITE PLAN  
SCALE: 1"=1,200' RE: SKA002



# Chengde Four Seasons Ski Resort

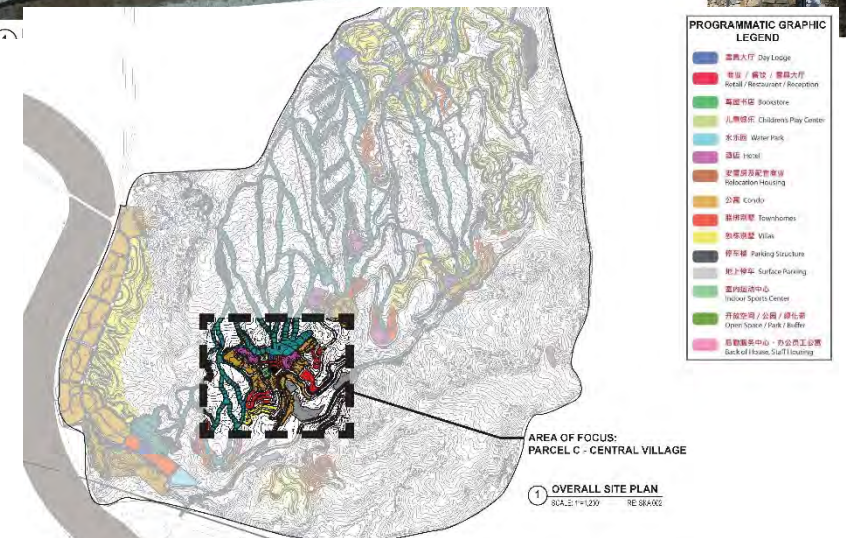
Hebei, China

## Chengde Four Seasons Resort Center Village

## Traditional: Rustic Alpine

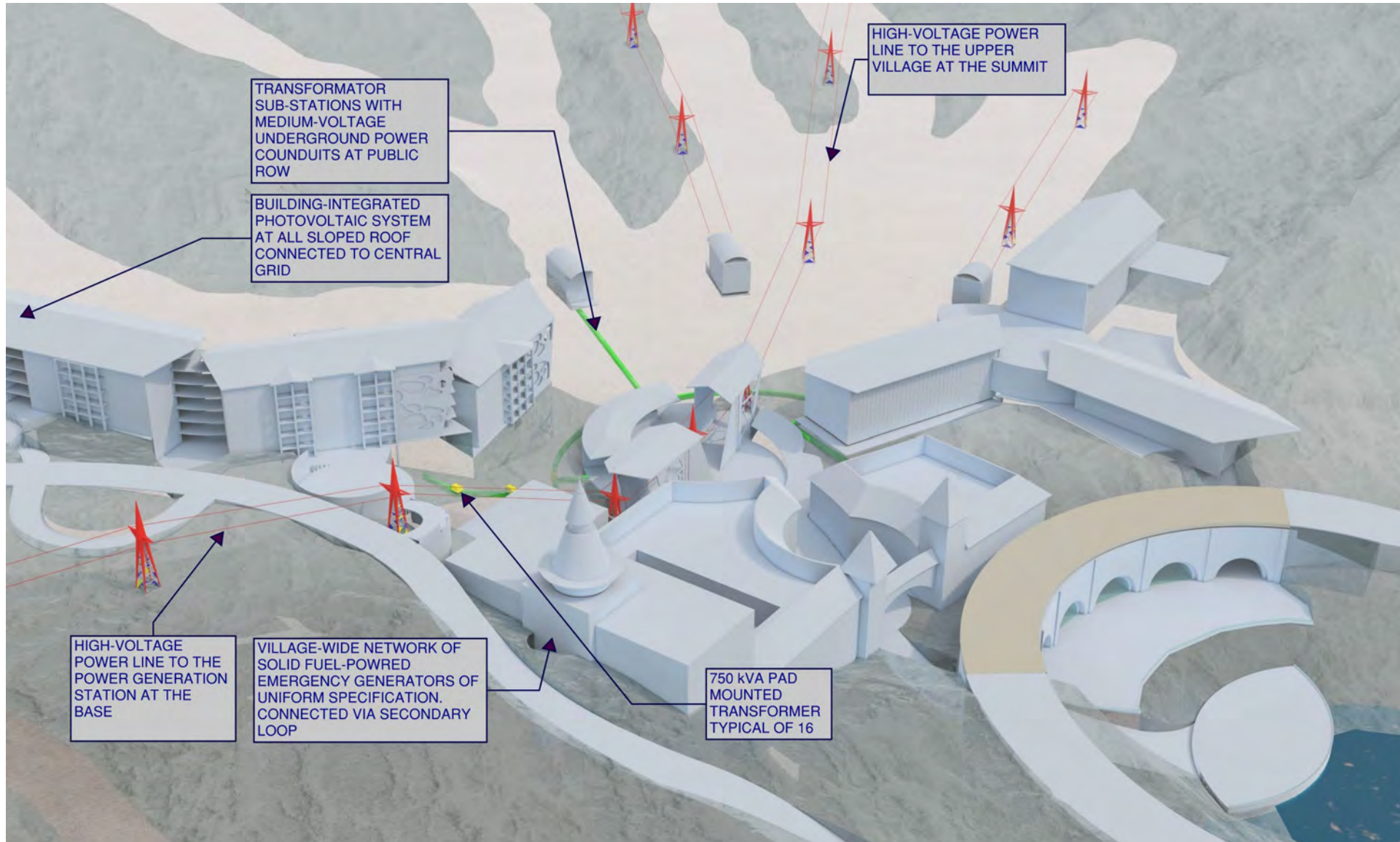
## Chengde Four Seasons Resort Center Village

## Master Plan Concept Blue





# Chengde Four-Seasons Ski Resort: Central Village Hebei, China



## Digital Twin & Blockchain for Urban Governance:

- Data-rich foundation for design & operational decision-making.
- Road network improvements via traffic patterns analysis; collision testing.
- Dry & Wet utilities optimization.
- Documentation, Modeling, Operations, Maintenance

## USE OF TECHNOLOGY IN DESIGN & OPERATIONS

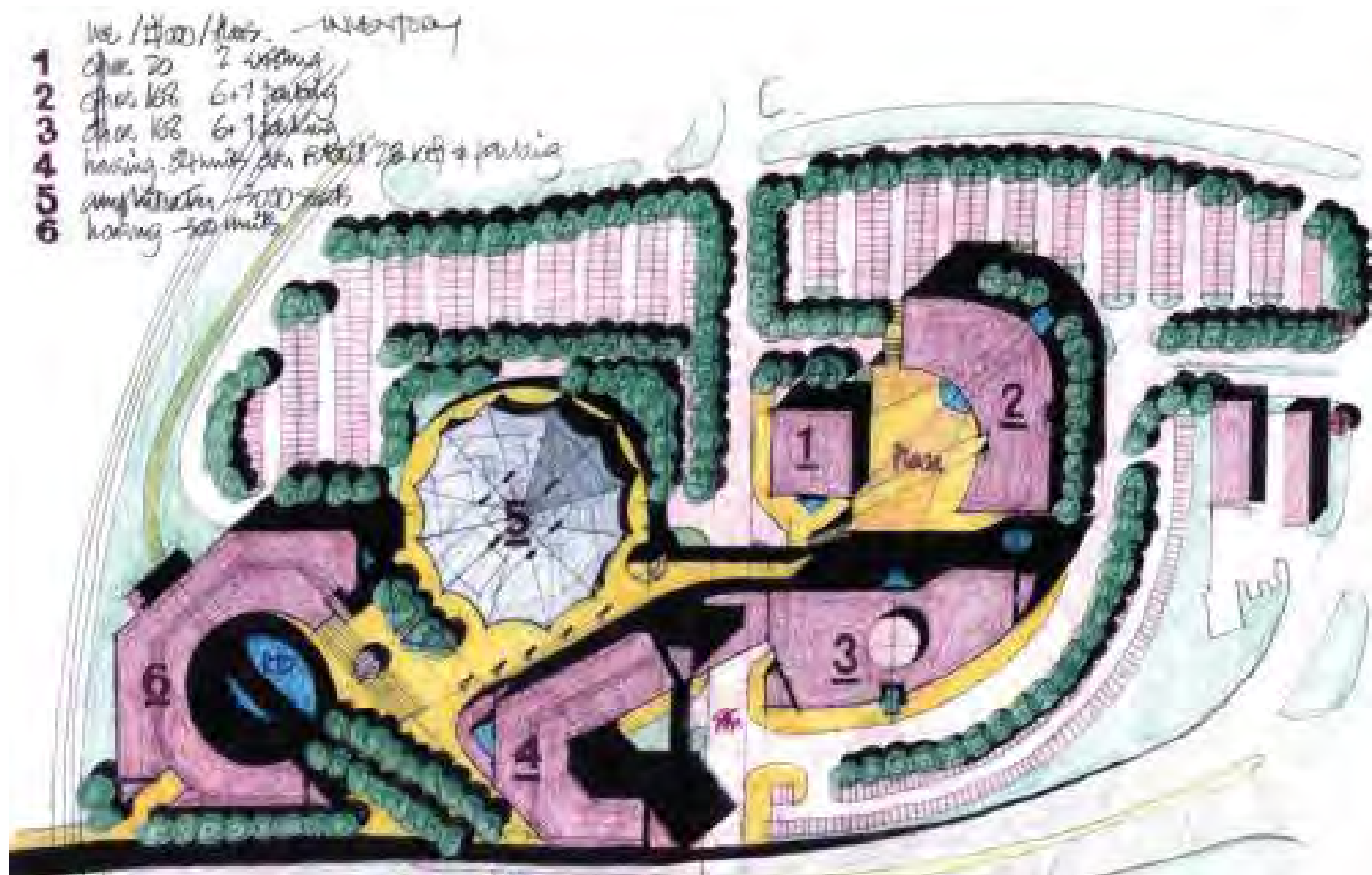




## Waterside at Flathead Lake Lakeside, Montana







## Master Plan of RTD Mile High Stadium Stop and Wazee Plaza

Denver, Colorado









# Crystal Bay Shore Frontage Redevelopment Master Plan

## Sevastopol, Ukraine

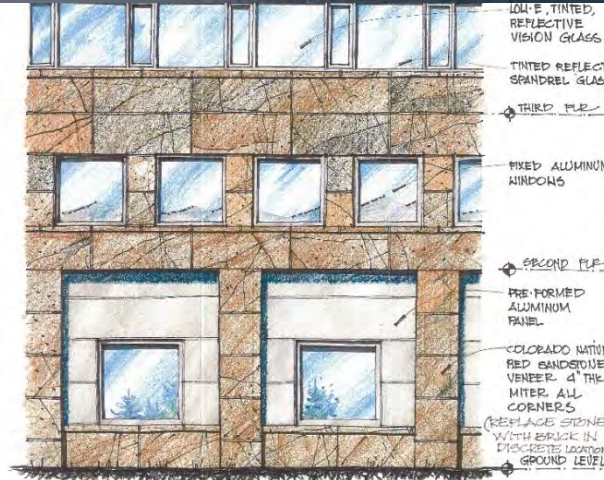
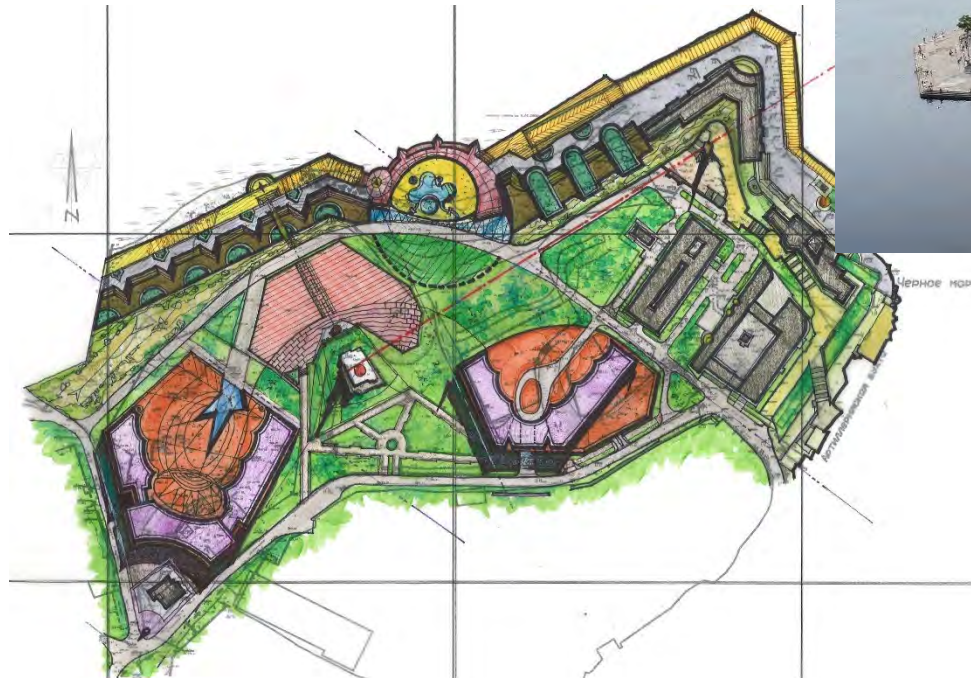
Owner: Public-Private Partnership of the City  
of Sevastopol & Alzona Inc.

Date completed: 2013

Uses: Mix-use resort, residential, cultural

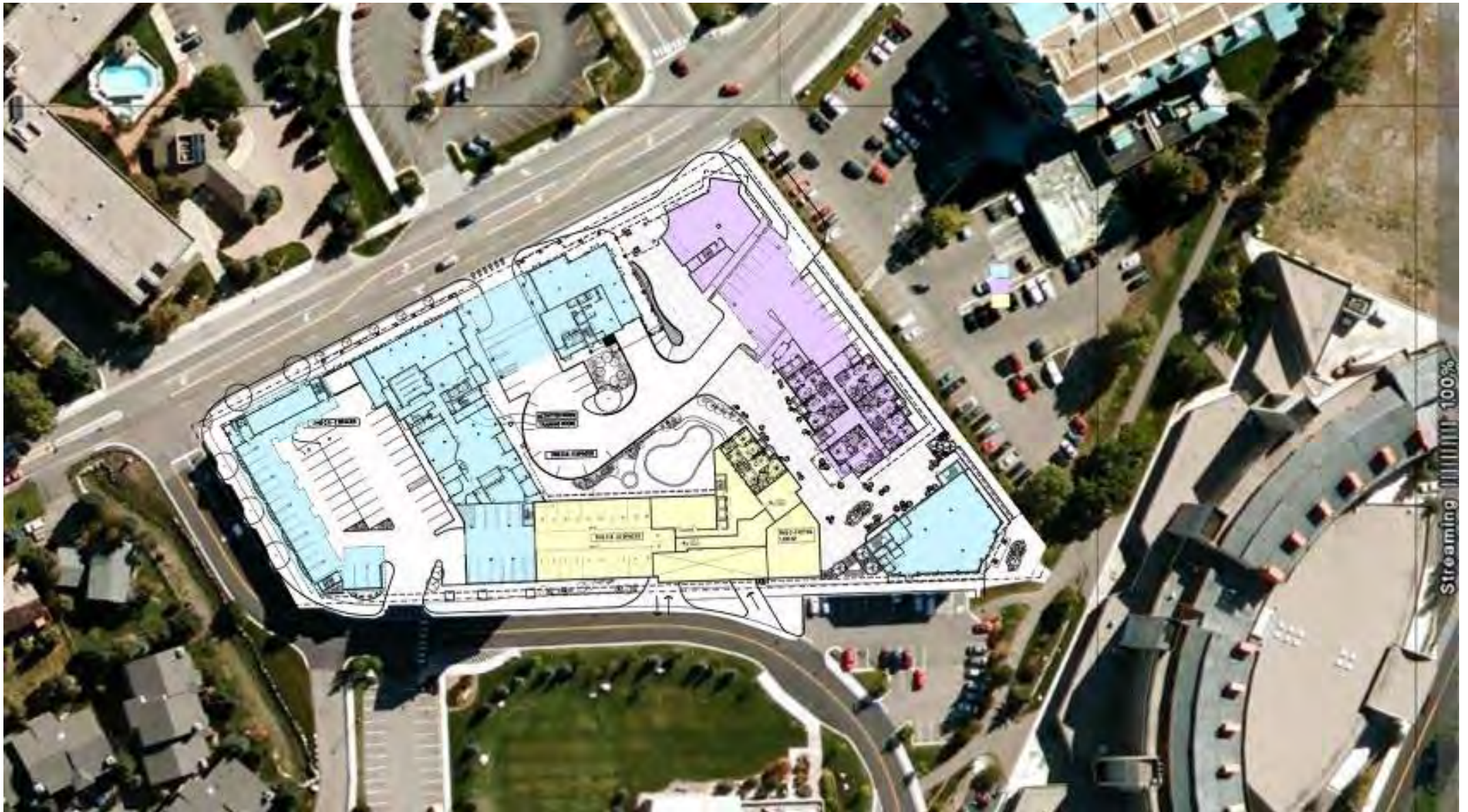
Total Area: 42 acres

Services: Master Planning, Architecture



This is a submission for an international invitation-only master planning competition on this stunning site full of natural beauty and centuries of military history. Our submittal re-instated pre-Soviet urban grid, repairs loss of human scale, and codified use of locally sourced natural material. Following our submittal, we were awarded a partial commission for the mixed-use resort complex located on Kapitanskaya 2: one of the important sites within overall redevelopment. Unprovoked Russo- Ukrainian war interrupted progress.





## Sheraton Mountain Vista | Avon, Colorado



Gold Creek Resort

County of Garfield, Utah, USA

Owner: Gold Creek Development Corp.  
Use: Eco-resort  
Total Area: 87 acres  
Services: Master planning, architecture

www.lakepowellgoldcreek.com

Nested on the side on Mount Hillers in the untouched, unspoiled part of Utah, overlooking natural wonder of Lake Powell, this ecological resort offers serenity, exclusivity, and chance to be in harmony with nature and yourself.

Design inspiration came from the desire to live little developmental footprint and preserve the national forest, petrified trees of this unique place. Creek running through the site is home for some rare species of amphibians.

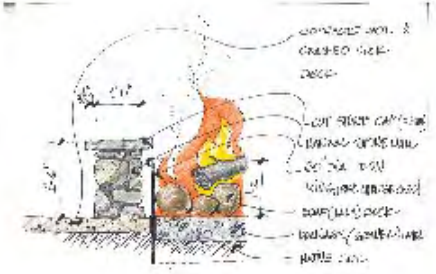
This fractional ownership resort and private club offers 80 cabins and private villas, extensive amenities, breathtaking views, access to the lake and trails,



GOLD CREEK RESORT  
County of Garfield, Utah



This site amenity package was designed for a Eco-Friendly development in rural Utah. The design elements are taken out of the local landscape and highlighted here to show the bio-diversity in this area



Client focused, delivering extraordinary service

Gold Creek Resort County of Garfield, Utah



A detailed architectural drawing of a city street scene. In the center, a modern, curved skyscraper rises above the surrounding buildings. To the left, a classical building with many windows is visible. To the right, another classical building with a prominent entrance is shown. The drawing is rendered in a sketchy, hand-drawn style with fine lines and shading. The word "PLAY" is written in large, bold, purple letters across the middle of the image, with a horizontal line extending from its left side.

# PLAY

HOSPITALITY  
ARTS



OBERMEIER•SHEYKHET  
ARCHITECTURE



# Typology: Hospitality

---

## Selected Works List

- Marriott's Delta Hotel-Las Vegas, NV
- Kimpton Wingfield Tower- Reno, NV
- Westin Riverfront Resort - Avon, CO
- Westin Desert Willow - Palm Desert, CA
- Kimpton North Nevada-Reno, NV
- Westin Mission Hills - Palm Desert, CA
- Westin Los Cabos Ocean Villas
- Grand Regina Pier - Cabo San Lucas, México
- The Phoenician - Scottsdale, AZ
- Sheraton Mountain Vista - Avon, CO
- Sheraton Desert Oasis - Scottsdale, AZ
- Sheraton Steamboat Springs - Steamboat Springs, CO
- Sheraton Jumeirah Beach Resort - Dubai, UAE
- St. Regis - Aspen, CO
- St. Regis - Chicago, IL
- Welk Melody Hills Resort - Escondito, CA
- Welk Ranahan Resort - Breckenridge, CO
- Welk Northstar Resort - South Lake Tahoe, CA
- Royal Palms on Poipu Blvd - Kauai, HI
- Welk Sierra Del Mar - Cabo San Lucas, Mexico
- Waterside at Flathead Lake - Lakeside, MT
- Winter Park Mountain Lodge - Winter Park, CO
- Wind River Lodge - Estes Park, CO
- Indian Peaks Lodge at Snow Mountain Ranch - Tabernash, CO
- Hempel Family Program Center - Estes Park, CO
- Ghirardelli Chocolate Factory Adaptive Reuse - San Francisco, CA
- Palmetto Bay Plantation - Roatan Honduras
- Chengde Four Seasons Resort Center Village - Chengde, Hebei, China
- Nurai Island Retreat - Abu Dhabi, UAE
- Gold Creek Resort - Garfield County, UT
- Mountainside Condos - South Lake Tahoe, CA
- Crystal Bay Town - Sevastopol, Ukraine
- Hilton Santa Fe Historic Plaza - Santa Fe, NM
- Hilton Inverness Hotel - Denver, CO





Welk Resort Breckenridge

Landscape Vision

Provide an Evergreen plant habitat  
supports regional Alpine plant habitat  
supplement losses from mountain pine beetle  
ties to adjacent landscape vocabulary

Highlight with Deciduous plant habitat  
offers unique community identity  
diversifies Breckenridge plant species  
celebrates outdoor activities & amenities

Respond to Rivers Edge landscape  
restoring of a regional deteriorated landscape  
bring people closer to nature without harm



Evergreen Forest



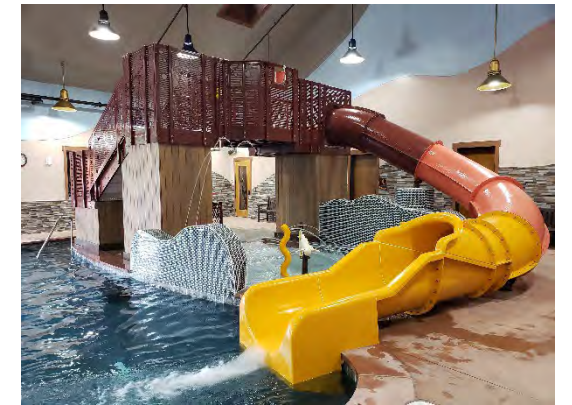
Deciduous Forest



Rivers Edge







## Quiet Poetry of Materiality

Breckenridge, Colorado



# Delta Hotels By Marriott International Las Vegas, Nevada, USA



## Wingfield Tower Mixed-Use Development

Reno, NV

Owner: CAI Investments

Use: Hotel, Multi-family Residential, General Office, Retail

Area: 650,000 sf

Services Provided: Planning, Architecture, Interior Design



Court St. - Third Level



Typical  
Hotel Level



Twentieth Level  
Condominiums

Wingfield Tower Mixed-Use Development is located on the Truckee River in downtown Reno just across from Wingfield Park. It is rare to find such an incredible site for an urban project of this scale. As such, the design is composed to follow the sloping landscape to the river, respond to the vibrant pedestrian experience, and maximize the magnificent mountain and downtown views surrounding the project.





## WELK NORTHSTAR RESORT @ LAKE TAHOE - BUILDING C

Northstar, California

Owner: Welk Resorts

Use: Timeshare Ski Resort

Total Area: 90,000 sf

Construction Cost: \$36,000,000.00

Services: Master Planning, Architecture, Interior Design

Estimated Date of Completion: 2016



This building sits on the steep bluff overlooking entry into spectacular NorthStar Village at the base of ski gondola, 11 miles off the north shore of Lake Tahoe.

Design inspiration behind this third and final phase came from desire to give the visitors and residents alike a gateway into the village and a capstone for the resort.

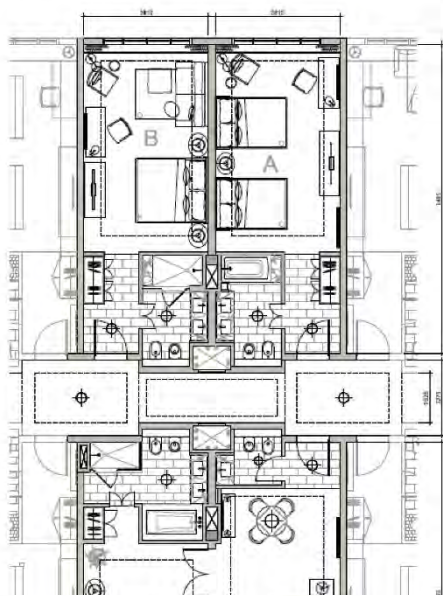
Exterior material palette is in concert with the established character of the village. It features natural stone, 3 shades of stained natural wood, heavy timber. Resort accommodations range from studio to 5-bedroom units. Amenities include extensive facilities for fitness and entertainment both indoor and outdoor.

Sharply sloping topography of the site; desire to save existing mature vegetation; site, building, material sustainability also shaped the structure and site amenities.



Third phase of the high-end timeshare Welk Northstar Resort at the base of Northstar Mountain.



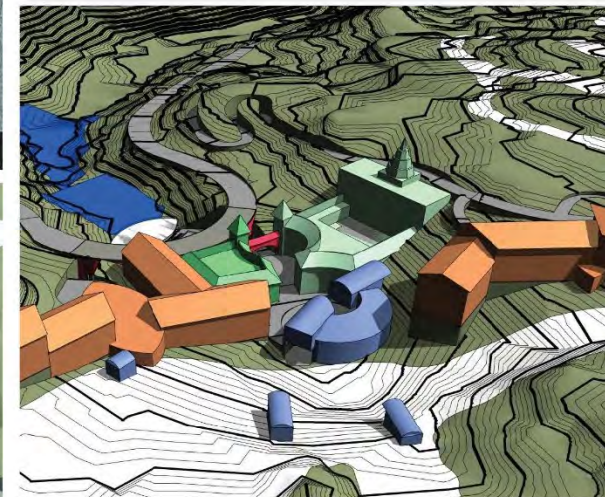


#### AREA MATRIX

1. DWELLING UNITS	4,293.7 sm
2. BALCONIES	355.2 sm
3. CORE	597.7 sm
4. AMENITIES	106.1 sm
5. BACK OF HOUSE	95.6 sm
6. ROOF-FOOTPRINT	6,300.0 sm
TOTAL FLOOR AREA:	~5,450 sm

#### UNIT LEGEND

UNIT TYPE A	(67)
UNIT TYPE B	(24)
UNIT TYPE C	(13)
CORE	104
B.O.H.	
AMENITIES	



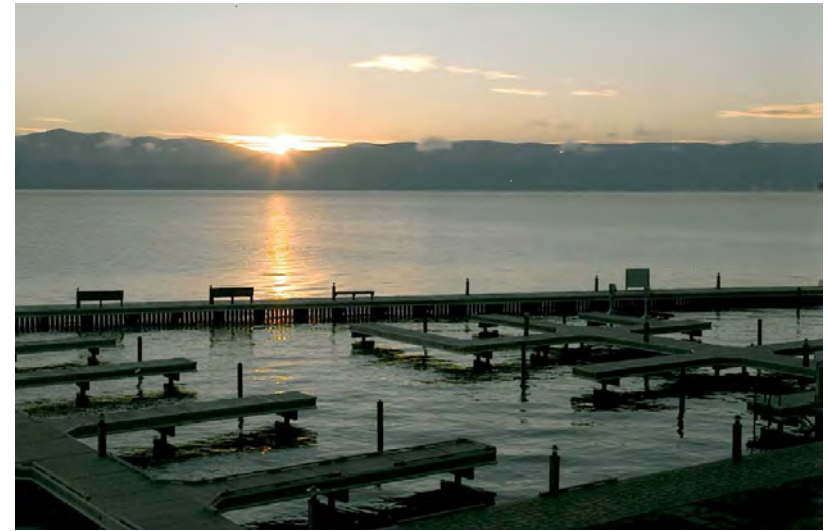
## Chengde Four-Seasons Ski Resort

Hebei, China



OBERMEIER-SHEYKHET  
ARCHITECTURE



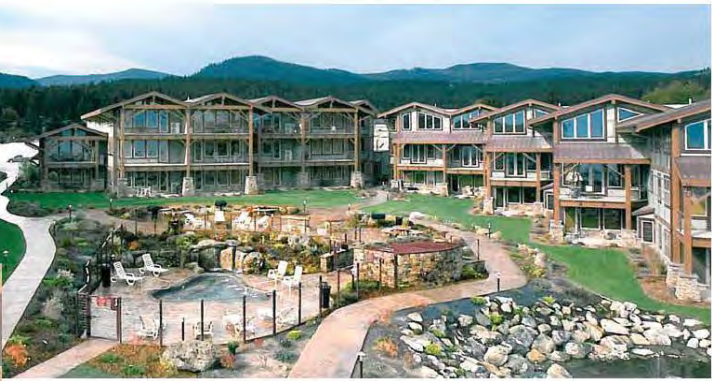


## Waterside at Flathead Lake Lakeside, Montana



**WATERSIDE AT FLATHEAD LAKE CONDOMINIUMS**  
Lakeside, Montana

Owner: Waterside Development, LLC  
Area: 120,000 sf, clubhouse, private marina, fishing dock, pool, hot tub and picnic area  
Cost: \$34 million  
Completion Date: 2008



Located on the northwest shore of Flathead Lake, the largest freshwater lake west of the Mississippi, this upscale 76-unit community was designed to maximize breathtaking lake views and create cohesive outdoor spaces, defined by building edges. The 1,300 to 2,200 square foot units are oriented in a way that allows unobstructed lake views from every living room. Indigenous natural materials were used in both the building design and the landscaping. The meandering walkways connect to

**Waterside at Flathead Lake**  
Lakeside, Montana

Luxury condominiums located lakeside with recreational amenities, including a private marina, south of Kalispell, Montana.



## WESTIN RIVERFRONT RESORT

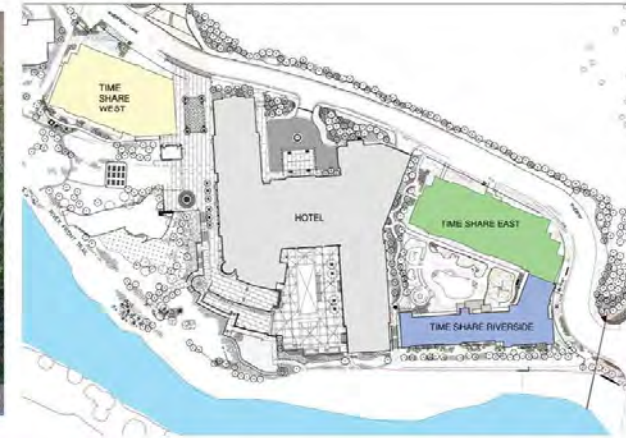
Avon, Colorado

Owner: Starwood Vacation Ownership

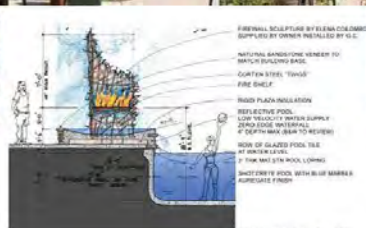
Area: 226 timeshare units, 6,000 sf retail, structured parking, amenities

Estimated cost: \$90 million

Completion Date: Phase development, 2007-2010



Sited on the scenic Eagle River in Avon, Colorado, this upscale residential development for one of our repeat clients features 226 timeshare units with retail space and structured parking. The buildings are 6-, 7- and 3-story structures with outstanding views, sited around a common courtyard with recreational amenities. The project is a key component of a larger mixed use development containing a Westin hotel, whole ownership condominiums, a retail plaza and a new ski gondola accessing the Beaver Creek ski resort. The first phase of sales has been very successful to date.



PARTIAL SECTION @ POOL

## Westin Riverfront Resort Avon, CO





## Westin Riverfront Resort

Avon, CO



OBERMEIER-SHEYKHET  
ARCHITECTURE



**SHERATON'S MOUNTAIN VISTA**  
Avon, Colorado

Owner: Starwood Vacation Development, Inc.  
Area: 393,250 sf  
Estimated cost: \$65 million  
Completion Dates: Phase I, 2000-2002; Phase II, 2002-2003; Phase III ongoing



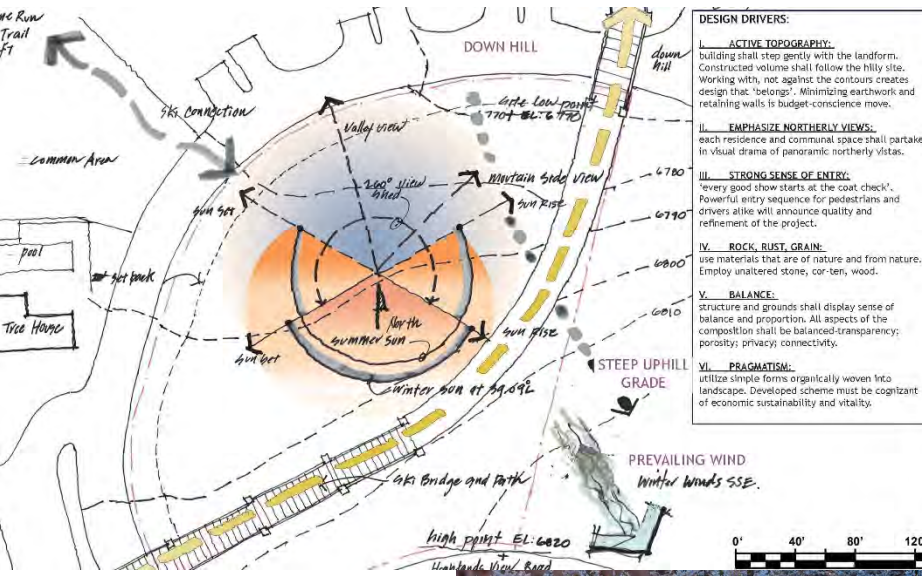
This mixed-use resort project included time-share units, ground-level commercial office/retail space, employee housing, an office/retail building, a 125-room hotel and underground parking. The shape of the adjacent mountain peaks is reflected in the resort's roof line and the interiors are tastefully decorated with a Southwestern theme. Large windows overlook the picturesque Town of Avon and one of nature's gateways to year-round recreation, Vail Valley. The courtyard boasts a fountain/sculpture garden and an outdoor swimming pool is an added amenity. A rooftop sun deck with full views of the Beaver Creek Ski Resort and a fitness center with indoor/outdoor spas complement this resort community.

\* This project was undertaken when Tom Obermeier was CEO of OZ Architecture. Aleksandr Sheykhet served as Project Manager. Design continues at OS.



**Sheraton Mountain Vista** Avon, Colorado





# Mountainside Lodge NorthStar Village, CA



## Winter Park Mountain Lodge

Winter Park, Colorado

Owner: Winter Park Mountain Properties, LLC  
 Use: Resort, Conference, Recreation  
 Cost: Phase I - \$5.5 Million, Phase II - \$1.8 Million  
 Area: Phase I - 60,000 sf  
 Phase II Renovation - 30,000 sf  
 Phase II Addition - 40,000 sf



A renovation and facelift tripled the size of this hotel and resulted in a new entrance, landscaping and parking facilities.



The Phase I renovation included the restoration and expansion of the 58-room lodge to 181 rooms, a new entrance, landscaping and parking facilities. A new 3,400 sf conference facility and 1,200 sf kitchen was added on top of an existing swimming pool during the second phase.

\* This project was undertaken when Tom Obermeier was CEO of OZ Architecture.



*Dedicated to the proposition that architecture is art*



## Wind River Lodge

Estes Park, Colorado

Owner: YMCA of the Rockies  
 Area: 40,000 sf



The energy efficient design of the lodge works to ensure that the serenity its Rocky Mountain setting remains inspiring.



The Wind River Lodge is a 100-room lodge and conference facility situated on a hillside and partially built into the hill at the YMCA of the Rockies. Three conference rooms each seat 100 people or create one large 300-seat conference room. The main lobby's focal point is a large stone fireplace crafted of native river rock. Energy efficient glazing and insulation provides a consistent interior environment despite regional extremes in temperature.





**Hempel Family Program Center**  
Estes Park, Colorado

Owner: YMCA of the Rockies  
Completion Date: 1992



Nested in the mountains bordering gorgeous Estes National Park, this simple structure was shaped and inspired by the surrounding beauty. The building houses a family program center and a multi-purpose performance space. It was designed as part of a master-planned redevelopment and multi-phased expansion of the 680-acre campus.



**INDIAN PEAKS LODGE AT SNOW MOUNTAIN RANCH**  
Tabernash, Colorado

Owner: YMCA of the Rockies  
Use: Lodging, Conference  
Area: 60,000 sf



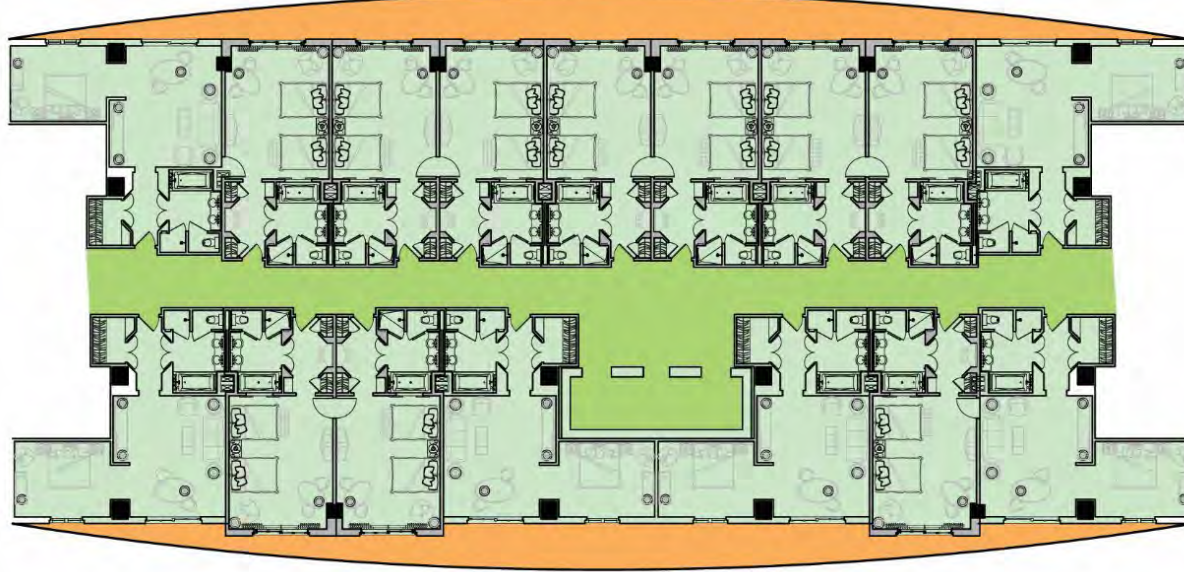
*The grand Porte Cochere emphasises the majestic link to nature while providing a sense of arrival for the guests.*



Indian Peaks Lodge, which is nestled among the Colorado pines, offers 79 rooms all with extraordinary view of the Indian Peaks mountains. Facilities at Indian Peaks include a Porte Cochere for arriving guests, conference rooms that accommodate up to 450 people, and an arrival lobby with a 35-foot-high ceiling.

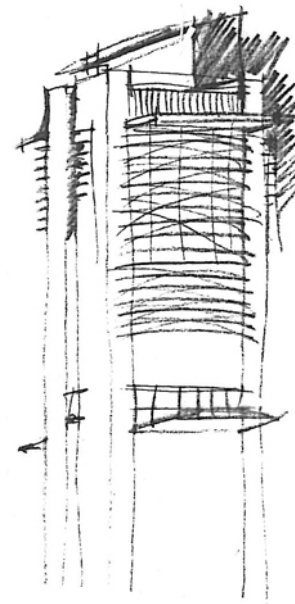






**ST. REGIS TOWER**  
Chicago, IL

Owner: SVO Inc.  
Estimated Cost: \$447,000,000  
Program: Hotel, Time Share, Residential Condo, Spa, Restaurants  
Completion Date: 2007 (phase one feasibility study)



## St. Regis Tower

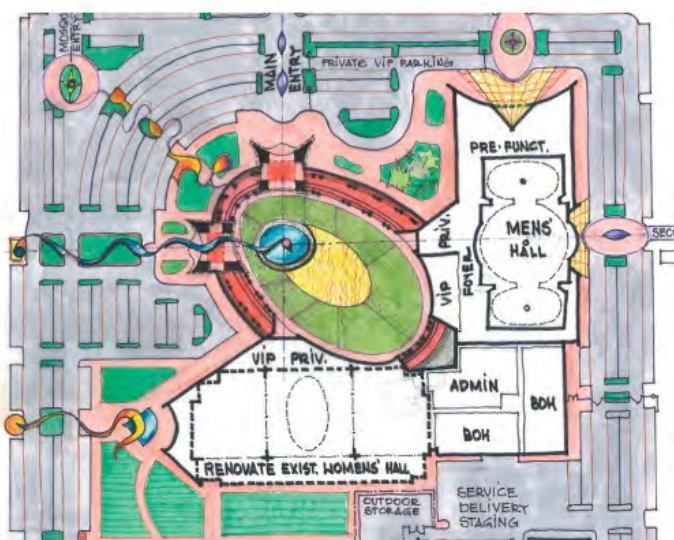
Chicago, IL

This building in downtown Chicago features Starwood's full ownership, fractional ownership, and hotel luxury product lines. It also has high end fitness facilities, spa and four restaurants, including the new location for the popular Mike Didka's Restaurant.



**OBERMEIER-SHEYKHET**  
ARCHITECTURE





# Zakher Wedding Hall & Event Center

Al Ain Oasis City,  
United Arab Emirates



# Westin Riverfront Resort

Avon, Colorado

Owner: Starwood Vacation Ownership

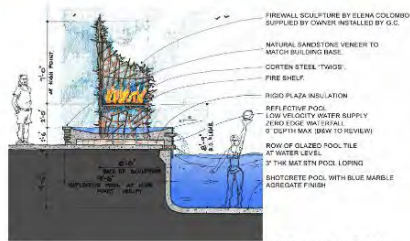
Area: 226 timeshare units, 6,000 sf retail, structured parking, amenities

Estimated cost: \$90 million

Completion Date: Phase development, 2007-2010



Sited on the scenic Eagle River in Avon, Colorado, this upscale residential development for one of our repeat clients features 226 timeshare units with retail space and structured parking. The buildings are 6-, 7- and 3-story structures with outstanding views, sited around a common courtyard with recreational amenities. The project is a key component of a larger mixed use development containing a Westin hotel, whole ownership condominiums, a retail plaza and a new ski gondola accessing the Beaver Creek ski resort. The first phase of sales has been very successful to date.



PARTIAL SECTION @ POOL



# The Westin Los Cabos Ocean Villas

Los Cabos, B.C. Sur, Mexico

Owner: Starwood Vacation Ownership

Use: Fractional Ownership Resort, Sales Centers, Amenities, Administrative and Support Areas, Parking Garage

Area: Residential Villas 118,000 sf, Administrative and Support Functions 47,000 sf, Sales & Display Center 9,700 sf Mini Gallery 3,500 sf; Swimming pools, fitness center, tennis courts, 235 cars parking garage; infrastructure installations

Completion Date: 2008



*The Ocean Villas are an addition to the Westin Los Cabos Hotel designed by Mexican architect Javier Sordo Madaleno.*



Los Cabos Ocean Villas is nestled into a natural hillside that is located between San Jose Del Cabo and Cabo San Lucas at the southern tip of the Baja Peninsula in Mexico. This spectacular site rises above the Sea of Cortez and houses the famous Westin Los Cabos Hotel.

Utilizing the natural features of the site, the property has been transformed into a series of terraced residential enclaves that offer spectacular panoramic ocean views. 5-level villa sites are clustered closely together establishing a "sense of community". The residential clusters are connected by an extensive open space and pedestrian street system. Lavish amenities are provided for a range of recreational enthusiast. Architecture is inspired by mid-century Mexican national minimalism movement. Steep grade caused buildings to show 5 floors on the low side and two levels on the high side of the site.



Typical Time Share





## Palmetto Bay Plantation

Roatan, Honduras

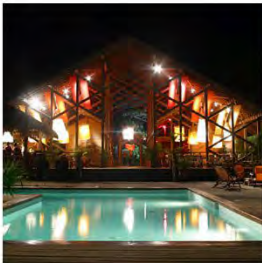
Owner: Eco-Resort Inc.  
Completion Date: 1998



*The resort design immerses the guests in the outdoor experience.*

Palmetto Bay Plantation is a secluded eco-friendly resort on the North shore of Roatan, Honduras. It is situated on a sparkling bay with a spectacular untouched coral reef. It offers Balinese style villas and wide sun decks surrounded by lush tropical gardens and oceanfront views. Other amenities include a beautiful beachfront restaurant and bar, a pool and spa tub looking out onto a private sand beach.

\*Aleksandr Sheykhet was a design team member with Fentress-Bradburn Architects.



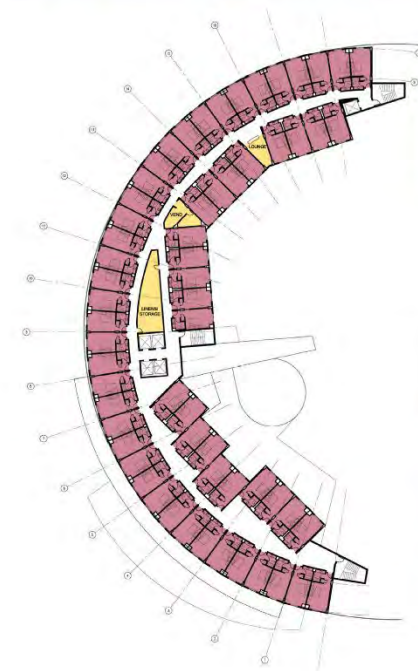
## Hilton Inverness Hotel

Denver, Colorado

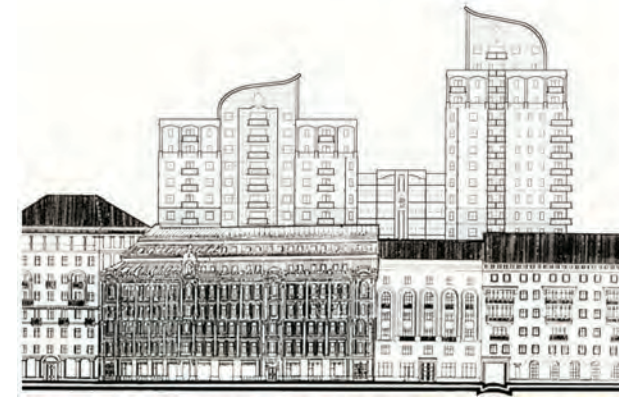
Owner: Corporex Inc. Estimated Cost: \$55,000,000  
Program: 325 Room Destination Hotel  
Completion Date: 2006 (design)



This destination hotel, to be located on a prominent site in the Denver Technological Center, is designed to feature 320 guest rooms, restaurants, meeting facilities, convention facilities, and upscale amenities. The design was inspired by the rolling hills and red rock crags of Colorado's Front Range.







## Atrium Hotel & Residences on Pushkin Street

Kyiv, Ukraine



# Sheraton Steamboat Resort and Villas

Steamboat Springs, Colorado

Owner: Vistana Signature Experiences

Use: Destination Resort and Convention Center: Fractional Accommodation Units; Ball Room; Meeting and Convention Facilities; Restaurants, Retail; Spa; Amenities; Sales Center

Services: Master planning, architecture, interior design.



Ski-in & out resort is a fixture in Steamboat Springs. Year-round destination offers ski-resort, Strawberry Park Natural Hot Springs, Yampa River Botanic Park and Core Trail.

Convention center, amenities, villas affords magnificent views of the mountains and ski runs. Our team has provided open-end property improvement design and administrative services for the past bringing the old and tired resort into XXI century and developing upscale feel of the buildings; exterior amenities; grounds.



## Selected Conventions Center Works

- Kimpton North Nevada Conventions Center
- Colorado Convention Center Expansion
- Hawaii Convention Center Competition
- Raintree at Winter Park Convention Hotel
- Sheraton Steamboat Convention Hotel Renovation
- Westin Riverfront Convention Resort
- YMCA of the Rockies Conference Center
- Detroit Cobo Center \*Utilized OS Patented Cygnus Wall System





## Spectrum Building

Denver, CO

Designed by our founder Tom Obermeier while principal at MCOG Architects. Home of OS for the first 12 years



OBERMEIER•SHEYKHET  
ARCHITECTURE



The background of the entire page is a detailed architectural drawing. It depicts a city street scene. On the left, there are classical-style buildings with many windows and ornate details. In the center, a tall, modern, curved skyscraper rises into the sky. To the right, more classical buildings are visible. The drawing is done in a sketchy, line-art style with some shading. The title 'EXHIBIT B' is written in large, bold, purple capital letters, and 'METHOD' is written below it in the same style. A horizontal purple line runs across the middle of the page, separating the title from the subtitle.

# EXHIBIT B METHOD

HOSPITALITY  
ARTS



OBERMEIER•SHEYKHET  
ARCHITECTURE





## HIGH SIERRA-MOUNTAIN RUSTIC ARCHITECTURAL PROGRESSION SKETCH-TO-BUILD STUDIES



The background of the slide is a composite image. It features a detailed architectural line drawing of a historic building facade, characterized by multiple windows and classical architectural elements. This drawing is overlaid on a photograph of a modern city skyline. A prominent, tall, curved skyscraper is visible in the center of the background image. The text 'EXHIBIT C' is written in a large, bold, purple serif font at the top. Below it, 'HISTORIC PRESERVATION' and 'DEFINITIONS' are written in a slightly smaller, bold, purple serif font. A thin purple horizontal line is positioned below the word 'DEFINITIONS'.

# EXHIBIT C

## HISTORIC PRESERVATION

## DEFINITIONS

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OBERMEIER-SHEYKHET  
ARCHITECTURE



# STANDARDS & DEFINITIONS

## 1. NATIONAL STANDARDS

- A. Department of the Interior
- B. National Park Service
- C. Department of Transportation
- D. Secretary of the Interior's Standards for the Treatment of Historic Properties (2017)
  - A. Criteria for Choosing an Appropriate Treatment for Historic Buildings
    - A. Level of Significance
    - B. Physical Condition
    - C. Proposed Use
    - D. Code & Other Regulations

## 2. LOCAL GOVERNMENTS

- 1. State
- 2. Municipal
  - 1. Historic Preservation Commissions
  - 2. Certified Local Governments



# STANDARDS & DEFINITIONS

## TERMS & TREATMENTS

- A. **Preservation** - Sustain the existing form, integrity, and materials of an historic property
- B. **Rehabilitation** - Alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.  
*- Most common approach.*
- C. **Restoration** - Accurately depicting the form, features, and character of a property as it appeared at a particular period of time
- D. **Reconstruction** – New construction replicating its appearance at a specific period of time and in its historic location.