

Selected Works Master Planning



OBERMEIER·SHEYKHET
ARCHITECTURE



Studio Obermeier ■ Sheykhet Architecture Inc.

ARCHITECTURE, PLANNING, INTERIOR DESIGN

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INTRODUCTION TO OUR MASTER PLANNING

Studio Obermeier ■ Sheykhet Architecture Inc. is pleased to submit this letter of introduction for your review. Our team brings to the table a time-tested formula of collaboration, expertise, in-depth analysis, passion for our craft, and the use of the latest technology.

Studio Obermeier ■ Sheykhet Inc. is currently working on several master planning projects ranging in size from several urban blocks to 50 ac. They include three mountain resort developments, two multi-family residential projects, redevelopment of one of Denver's historic neighborhoods, redevelopment of European mixed use urban peninsula. Attached are some selected items from our team's *Master Planning* portfolio-additional details and projects are available should you have questions.

Studio Obermeier ■ Sheykhet Architecture grew out of a shared desire to be a client-focused, innovative Design firm. We believe in the power of inspired planning and architecture to change lives, improve the world one place at a time, and allow clients to be successful. We are a truly international team with completed projects located on 4 continents. We use the latest technology to effectively communicate with our clients and consultants who are often spread across the country and sometimes around the world.

As non-signature architects, designers and planners, we don't approach the project with a pre-conceived notion of what architectural style shall be employed. Instead, through rigorous and engaging collaboration, we will develop a unique site-specific design that combines latest technological achievements with climate, culture, owner's vision, and construction techniques of the region. We also understand the value of integrating unspoiled natural landscapes with inspired design - the attached portfolio features some fine examples of the successful integration of nature and architecture.

Studio Obermeier ■ Sheykhet has over 100 years of combined experience in the field. In addition to projects featured in this partial brochure, our firm's areas of expertise include resort, commercial, mixed use, and government projects. We are recipients of many prestigious design awards and have a long list of projects for repeated distinguished clients.

Our dedicated team at Studio Obermeier ■ Sheykhet Architecture would be delighted to establish a relationship with your organization. We look forward to speaking with you further about your vision and goals.

Respectfully,
Studio Obermeier ■ Sheykhet Inc.

Aleksandr M. Sheykhet, President
Studio Obermeier ■ Sheykhet Architecture Inc.

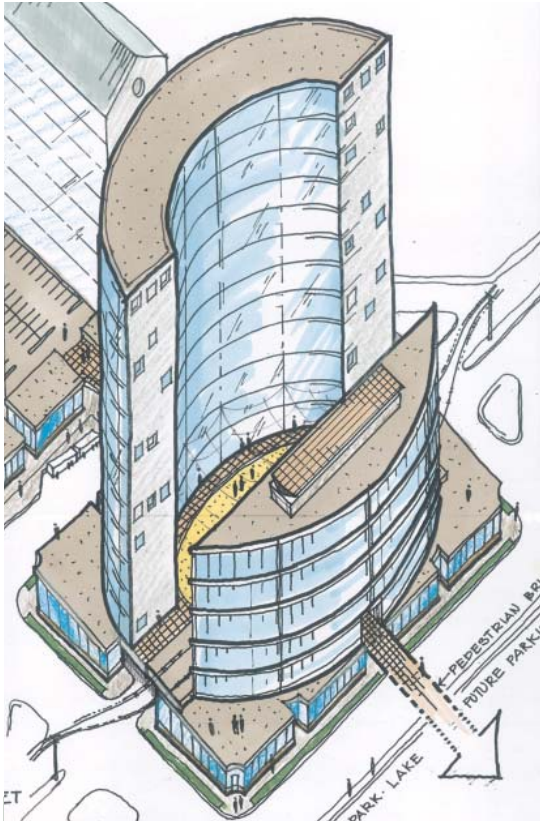


WESTSIDE INTERMODAL FACILITY

Lakewood, CO

Owner: Denver's Regional Transportation District (RTD)

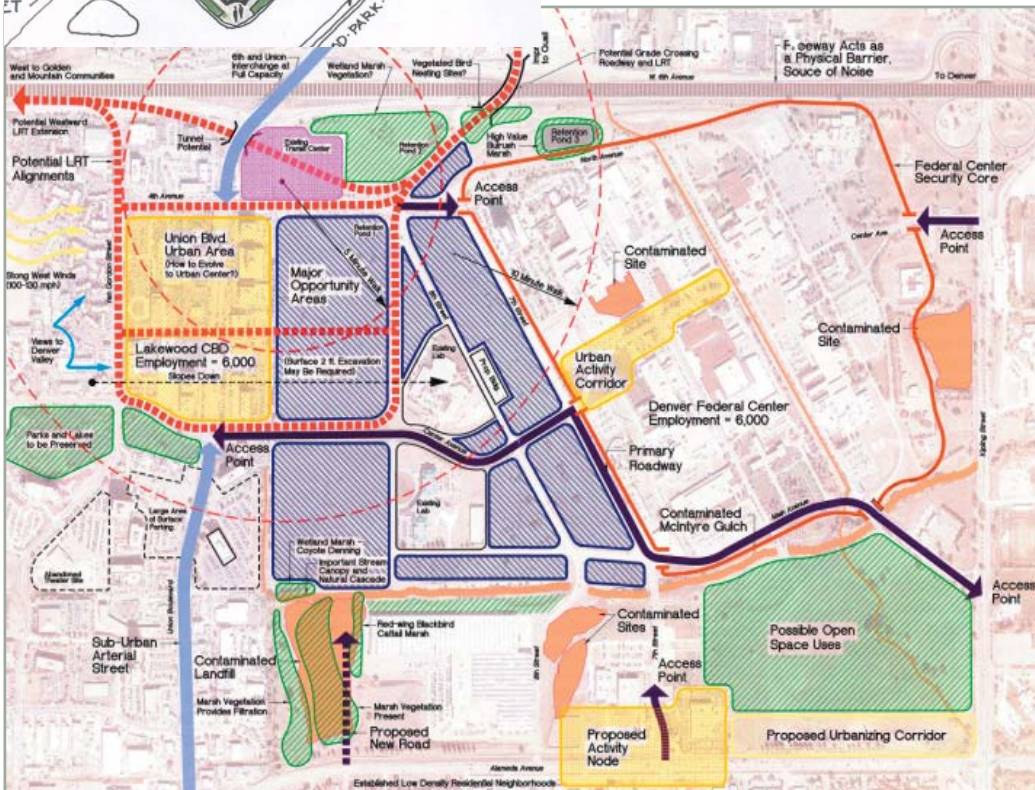
Use: Master Planning & Conceptual Design for Transit Oriented Development.



Denver's Regional Transportation District (RTD), the General Services Administration and the City of Lakewood requested a master program to serve the public.

This study was a component in the decision-making process for determining the final alignment of a light rail line. The major objectives were to maximize property values, increase the tax base and develop livable neighborhoods. The architects teamed with Parsons Brinckerhoff to analyze alternative locations for an Intermodal Facility to accommodate a future RTD western light rail line. The Master Program for the facility included a conceptual design for transit points and planning for residential, office, retail, commercial space and a future pedestrian overpass. A centrally-located plaza and a parking garage were additional amenities.

*This project was undertaken when Aleksandr Sheykhet worked for OZ Architecture.



Always Inventive





Cristal Bay Town

Location: Sevastopol, Ukraine

Owner: PPP City of Sevastopol, Alzona Inc.

Date completed: 2013

Use: Mix use resort, residential, cultural district.

Total Area: 42 acres

Services: Master planning, architecture

Total Area: 42 acres

OS was invite to participate in master planning competition on this stunning site full of natural beauty and military history.



Following our submittal, we were selected to work on the mixed use resort complex on Kapitanskaya 2



Joyful and exhilarating





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 phased, mixed-use project included office/retail, time share units, employee housing and a hotel.

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.



Dedicated to architecture that lifts the spirit

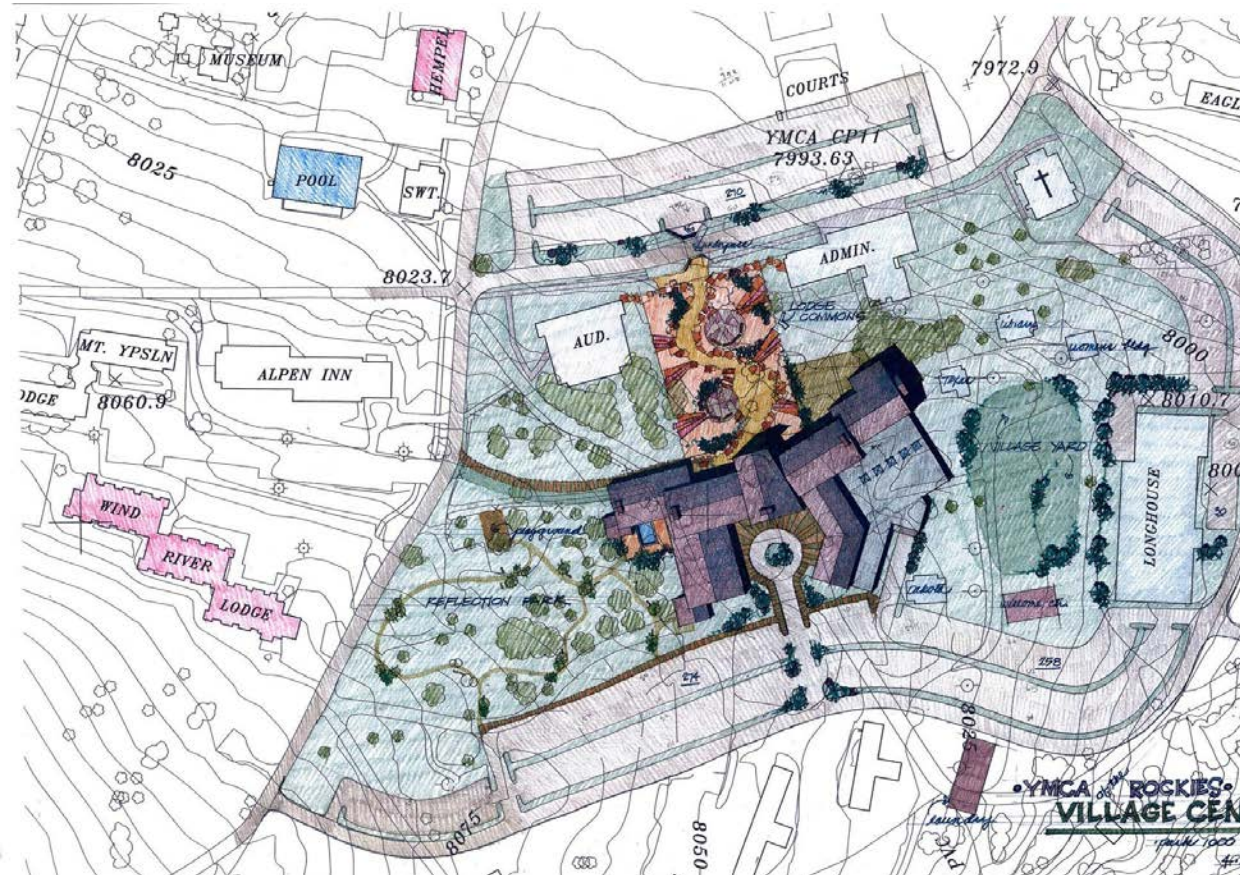




YMCA of the Rockies Master Plan

Estes Park, CO

Owner: YMCA of the Rockies
Program: Office, Lodging, Library, Women’s Facilities,
Chapel, Auditorium and a Park/Playground Area



A master program was developed for the YMCA of the Rockies to serve as a guideline for their campus in Estes Park, Colorado.

Structures and activity areas were spread across the YMCA’s Estes Park campus. The architect recommended the creation of a village center, programmatically anchoring the diverse components on campus. Campus facilities included an administration building, several lodges, a library, a women’s building, a chapel and an auditorium, along with a park/playground area. The master program also conceptualized a pedestrian underpass that linked the village center to the parking area.



*This project was undertaken when Tom Obermeier was OZ Architecture’s CEO.

An enduring entity



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
 Estimated Cost: \$34 million



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

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 a private marina, fishing dock, outdoor cooking area, observation deck and a pool and sunken hot tub.





Arvada Ridge Transit Oriented Development

Arvada, CO

Owner: Peregrine Group Development

Program: Transit plaza with bus turnaround, light rail station, bicycle storage, public park, parking garage for 650 vehicles, 37,000 sq.ft. of retail and 250 dwelling units.

Estimated Cost: \$27 million

Completion Date: 2014



Transit oriented development near new light rail stop features dynamic composition, providing meaningful outdoor public space anchored by public transit elements, and defined by mixed-use buildings.

Environmentally responsible



GOLD CREEK RESORT

County of Garfield, Utah, USA

Owner: Gold Creek Development Corp.

Use: Eco-resort

Total Area: 87 acres

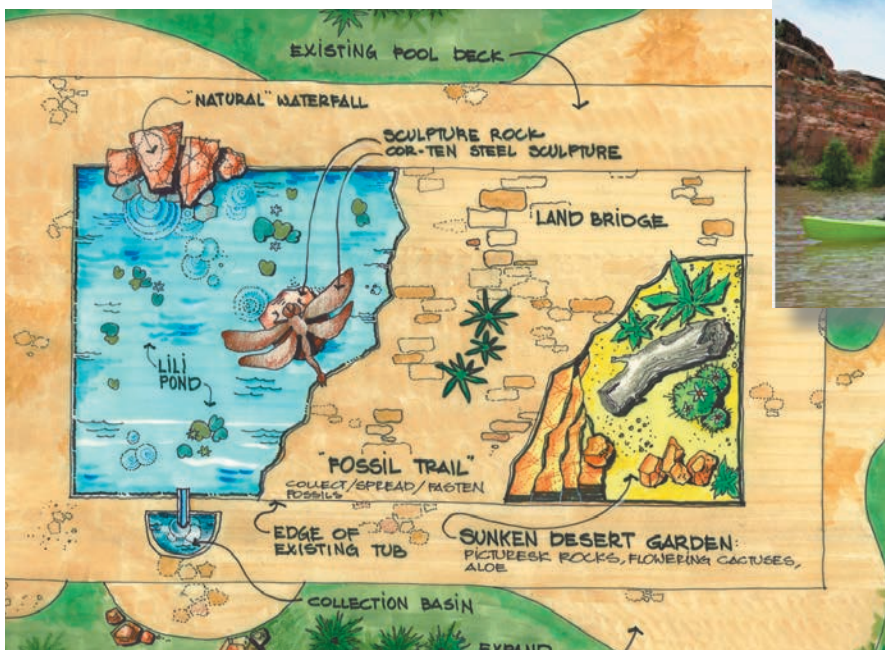
Services: Master planning, architecture

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,



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 biodiversity in this area

Agile





La Bella Vita Apartments

Colorado Springs, Colorado

Owner: McKee Investments, Inc.

Area/Program: 356,313 sf - 282 units, clubhouse

Completion Date: 2008



club hse. 01.20.06. Q



La Bella Vita is a Tuscan-themed multifamily development, located in Colorado Springs. The 282 units are divided among one-, two-, and three-story buildings, which promotes the feel of a village community. Central to the development is a large outdoor plaza, anchored by a community clubhouse with exercise rooms, separate locker rooms and a spa facility.



An emerging entity





TIME WARNER TELECOM MASTER PROGRAM

Douglas County, CO

Owner: Time Warner Telecom
Use: Corporate Business Campus
Area: 1,000,000 sf



The program included a conceptual site plan, a landscaping concept, and five building levels. The architects projected needs for the common areas and company departments which included accounting, a cafeteria, administrative services, human resources, a fitness center, a data center and the planning/engineering department. The report detailed personnel and space requirements for the years 2001, 2003 and 2005, as well as finance projections.

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



The master program included planning for 23.27 acres and visitor parking for a total of over one million sf of office space.

Joyful and exhilarating





RTD MILE HIGH STADIUM & WAZEE PLAZA

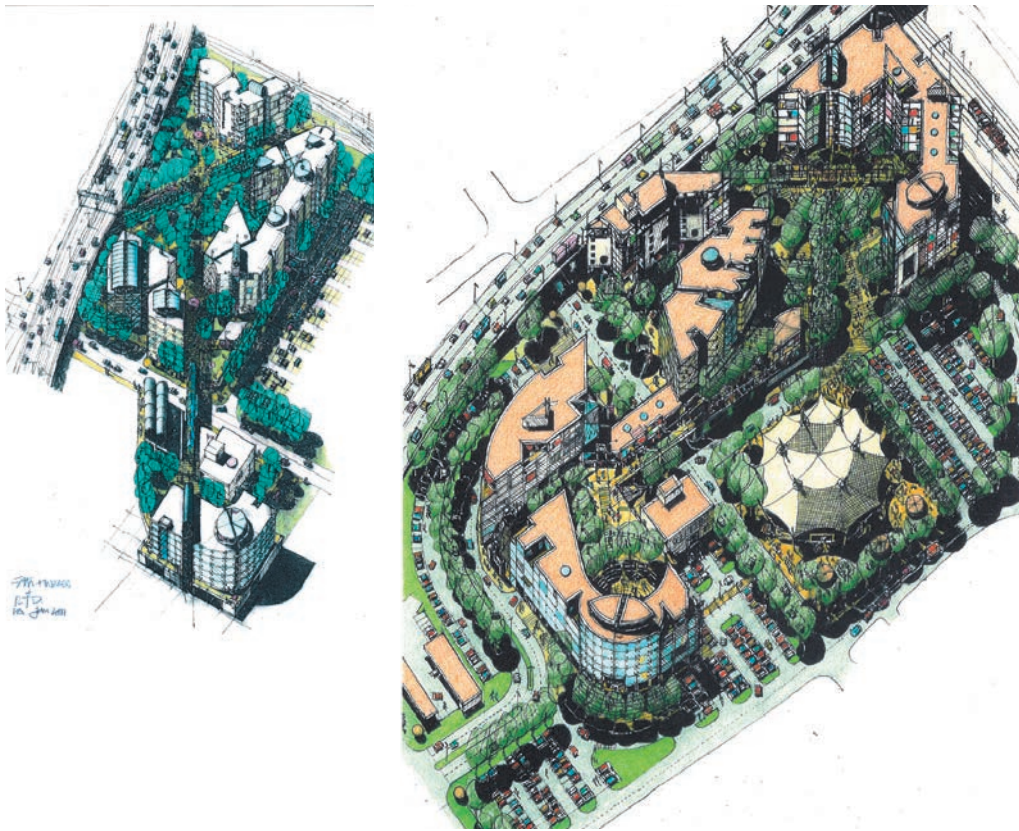
Denver, CO

Owner: Denver's Regional Transportation District

Use: Transit Oriented Development

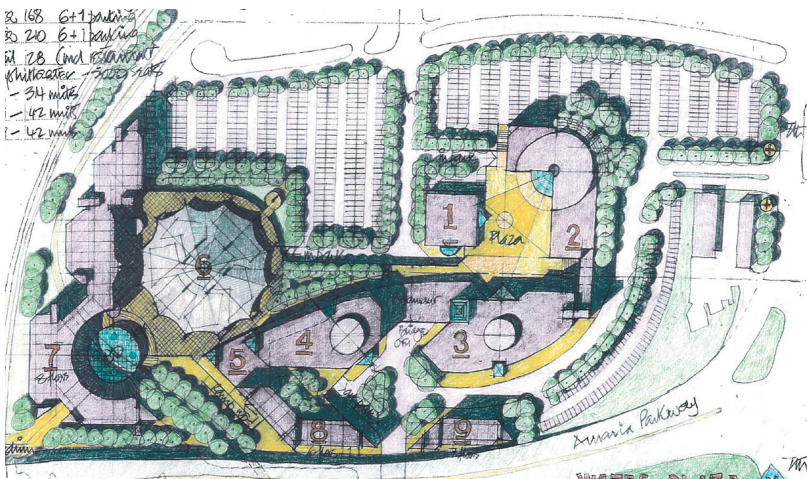
Area: 12 acres including 1 million sf of office and retail space plus housing, a parking structure and a 9,000 seat arena

Completion Date: TBD



The master plan for Wazee Plaza in downtown Denver, adjacent to the Pepsi Center, included 300 units of proposed student housing, an estimated one million square feet of office space in six buildings, 100,00 square feet of retail space, a light rail station, a 500-car parking structure and a 9,000-seat arena. An urban infill project with a transit component, the plan encompassed 12 acres.

* This project was undertaken when Tom Obermeier was CEO of OZ Architecture. Aleksandr Sheykhet served as the Project Manager.



Wazee Plaza is a transit-oriented, urban infill project on twelve acres.

Dedicated to architecture that lifts the spirit





Environmental Sensitivity

Designing sustainable buildings and sites is not only our business but also our mission.

We create structures and places that preserve our planet and reduce waste and pollution. Our design decisions are impacted by these beliefs on every level.

Familiarity with non-traditional form of construction

Members of our team have worked on completed projects utilizing cost-effective construction methods and techniques such as

- Pre-fabricated wood framed dwelling units (town houses)
- Modular pre-cast dwelling units (apartment buildings)
- Structural Insulated Panel: plywood and rigid insulation (duplex)
- Use of innovative techniques and finishes: ceramic tile exterior finish system patented by Tom Obermeier, dirt floors, unpainted fiber cement siding and pellet stoves.

Studio Obermeier Sheykhet Architecture's staff

including architectural, planning, and interior design professionals were involved in:

- Pioneered environmentally responsible building while working with National Outdoor Leadership School
- Early adapters of in-house environmental division
- Implementing in-house environmental seminar
- Implementing in-house modular housing seminar
- Pioneered use of energy conscious consultants and contractors for project work
- Staff of LEED Accredited Professionals
- Current projects are being developed using LEED-recommended; Green Globes certified; Enterprise Foundation Green Communities approaches
- Focus on sustainable design including passive systems, natural ventilation, reducing waste, water recovery, under floor heating and building commissioning
- Multiple projects we were involved with featured sponsored Green Charettes and initialed Sustainability Grant Funding process.

Green Building Materials- Quote to note

Tom Obermeier:

'These projects were accomplished before LEEDS's evaluation procedure. During my tenure as a trustee of National Outdoor Leadership School (NOLS), we did a number of projects that were sensitive to the environment. One in particular, a headquarters facility design in Conway, Washington, included:

- ~ Beetle-killed trees for structural elements
- ~ Dirt floors (some concrete)
- ~ Fiber cement siding - no paint
- ~ Solid vinyl double-paned windows
- ~ Pellet stoves for heat - no air conditioning
- ~ Energy saving lighting and water heaters

The project was built for a modest \$33 per square foot about ten years ago and still looks good.'

Studio Obermeier Sheykhet Architecture is a past member of the EPA Energy Star Partnering program.

We have also worked with many clients as the sustainable design consultant. These clients chose not to formally apply to the recognized sustainability system, but established sustainability goals that the project should meet. Such projects have included housing for the National Park Service in Rocky Mountain National Park and Yellowstone, sustainable design guidelines for the Denver Public Schools, and design assistance to the Denver Housing Authority.

In 2005 Presentation of seminars on Pre-fabrication and green construction was hosted by Studio Obermeier Sheykhet Architecture.



Testimonials

“During their tenure as SVO’s prime design consultant Studio OS, and the engineers they retain, have demonstrated creativity, professionalism, upmost dedication and leadership. Studio OS’s principles and staff are true experts...”

Jim Neely, VP Construction management
Starwood Vacation Ownership

“Studio OS has exhibited a very high level of professional service with human touch. Studio OS has been creative, supportive, and professional in every step of the process- from brainstorming and addressing opposition with community groups to coordinating assembly detail and code requirements to ensure that our design remained within budget and follows flag standards.”

Jeffrey W. Edwards, Senior vice President of Development
Welk Resorts

“I wish to express my appreciation for the excellent service that (Obermeier-Sheykhet Architecture) provide... Quality drawings, attention to detail, timeliness of design input helped us all... through the project my team felt that Studio OS truly acted as a partner not only to the owner, but with each member of our construction team.”

Dave Ivis, Executive Vice President
GE Johnson Construction Company

“They (Studio OS) are professional, experienced, deeply concerned about the client, and very responsive to the General Contractor and the Subcontractors...”

J. Mark Halvorson, President
Snow country Construction, Inc.

“In my opinion OS is exceptionally creative in developing design solutions to achieve extraordinary results, and at the same time are also very cost conscious. They pay attention to detail.”

“It takes a well managed team with good leadership from the architect to successfully execute a project. OS is a team leader that I admire and respect.”

Mike H Barrett, Principal
Martin/Martin Consulting Engineers

“Studio OS is always professional, creative and flexible in their design and planning approach. Above all, they are simply a joy to work with as they are attentive to client’s needs, desires, and limitations. I would highly recommend them for any job...”

MiYeon Seo, Principle
Terresolutions

Selected Awards, recognitions & Patents

Award of Merit, American Concrete Institute
Lawrence Street Center*

Awarded of honor, Downtown Denver, Inc
Lawrence Street Center*

Honor Award, AIA, Denver chapter
8th & Gilpin Residences***

ASID Colorado Chapter, Interior Design Award, Honorable
Mention
Routzon Residence

Winning entry, Invitation Only Design competition,
Moscow Russia
Mixed Use Complex at Ostrovotianova 4

Award of Merit, Colorado Masonry Institute, Colorado
Masonry Contractors Association, Masonry Advancement
Program

Spectrum Building*

Award of Honor, AIA, Western Mountain Region

Spectrum Building*

Winning Entry, Doha International Airport Invitation Only
Design Competition

Team Member***

Winning Entry, Invitation-only Design Competition; Al
Ain, UAE

National Event and Wedding Complex

Open Design Competition; Billings, MT ; National
Traveling Design Exhibit:

Indian Memorial at the Little Bighorn Battlefield

This book was printed
on recycled paper.



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