

FEBRUARY 2024

BANNER ELK, NORTH CAROLINA

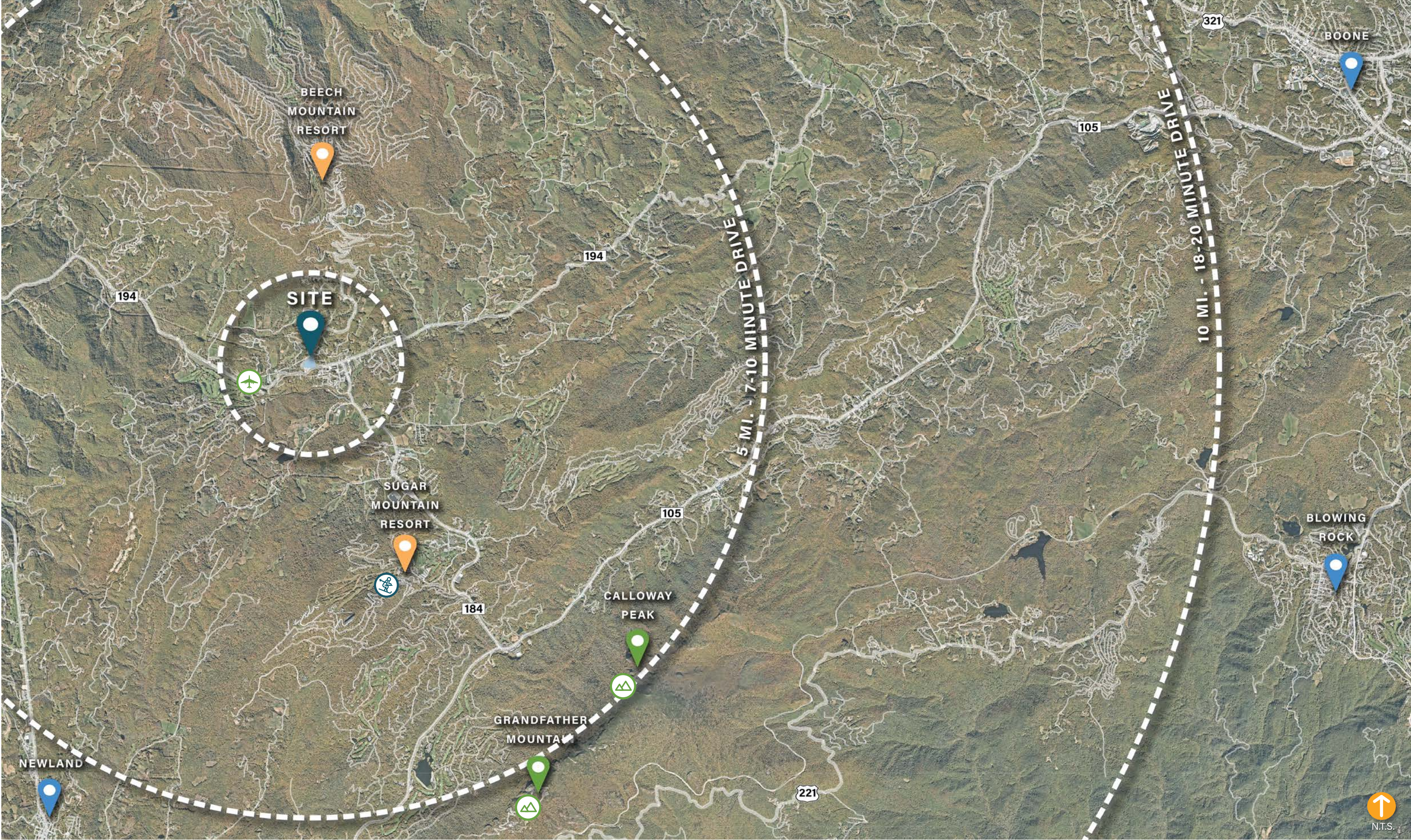
HOUSE PARCEL
PLANNING & DESIGN STRATEGY



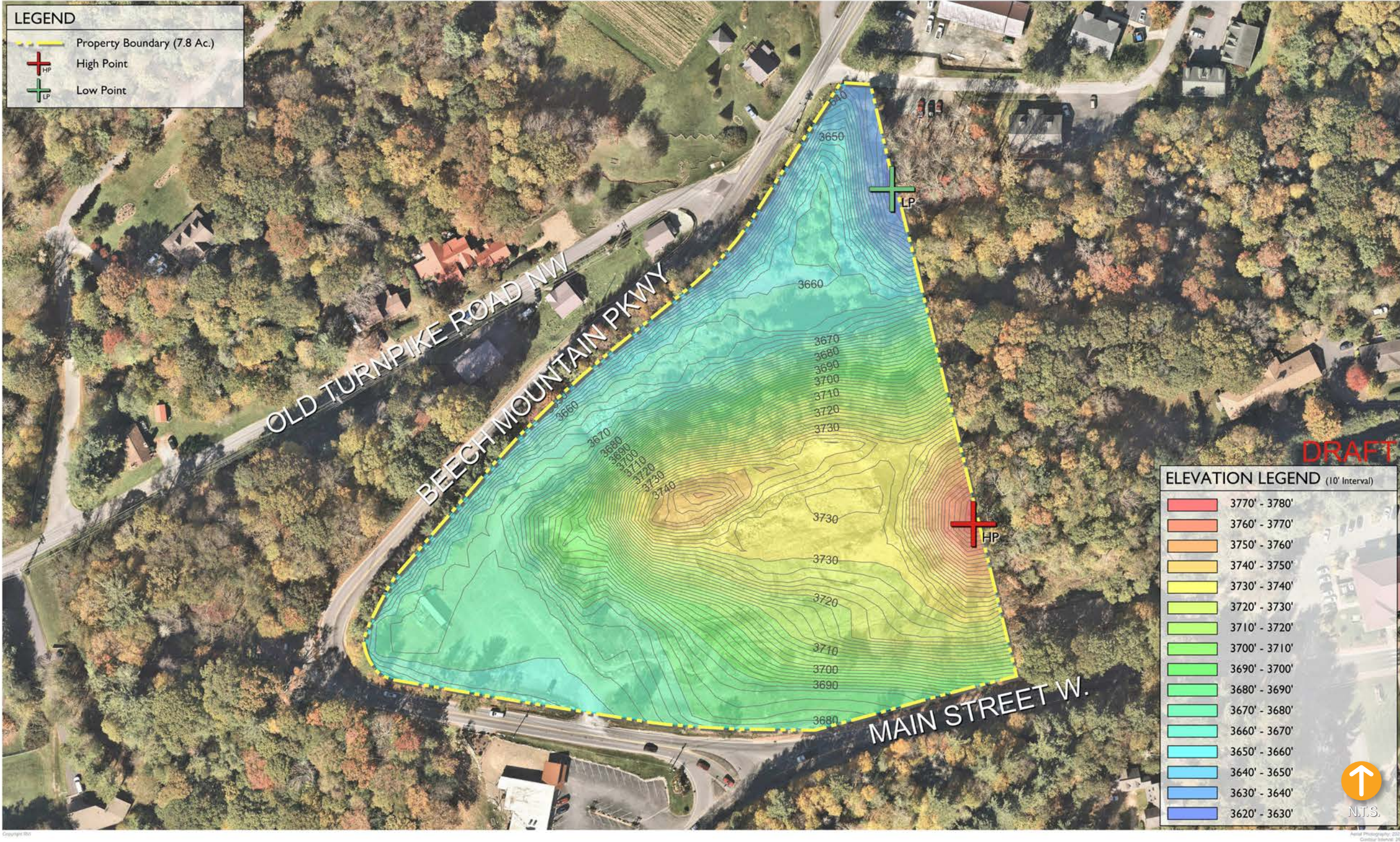
SITE ANALYSIS



PROJECT LOCATION



SITE OVERVIEW



analysis

Located in North Carolina's Blue Ridge Mountains, this site in Banner Elk offers a canvas of breathtaking vistas, providing an unparalleled backdrop for design innovation. The panoramic views of the surrounding mountains serve as an inspiring muse, inviting us to harmonize architecture with the natural splendor.

However, amidst the beauty lies challenges that demand attention and creativity. The site's low points pose a challenge that will require innovative water management solutions. Addressing concerns such as drainage, erosion control, and runoff not only mitigates risks but also lays the groundwork for sustainable and resilient planning.

Furthermore, the flat portions of the site are suitable for development, promising a bustling urban scene against the backdrop of the wilderness. By embracing the site's varied topography, we unlock its full potential, weaving together a tapestry of natural beauty and human creativity.

In this dynamic terrain, our goal is clear: to celebrate the splendor of the high points while tackling the challenging steep topography head-on. Through seamless integration with the landscape, we can create a harmonious environment that honors both the majesty of the mountains and the practical needs of modern living.

DEVELOPMENT CONDITIONS



analysis

A thorough analysis of the slope map reveals significant challenges and opportunities on this site. The presence of extreme steep slopes poses a considerable obstacle to development, requiring careful consideration and strategic planning.

Serious earthwork will likely be necessary to render more land suitable for development, potentially adding a financial burden to the project. However, with thoughtful engineering and innovative solutions, these challenges can be overcome.

By leveraging advanced construction techniques and maximizing the existing topography, it's possible to transform this rugged terrain into a thriving and sustainable environment. Yet, the journey ahead demands meticulous planning, expertise, and a willingness to navigate the complexities of terrain modification to unlock the full potential of this site.

SITE CHARACTER (key map)

LEGEND
- - - Property Boundary (7.8 Ac.)



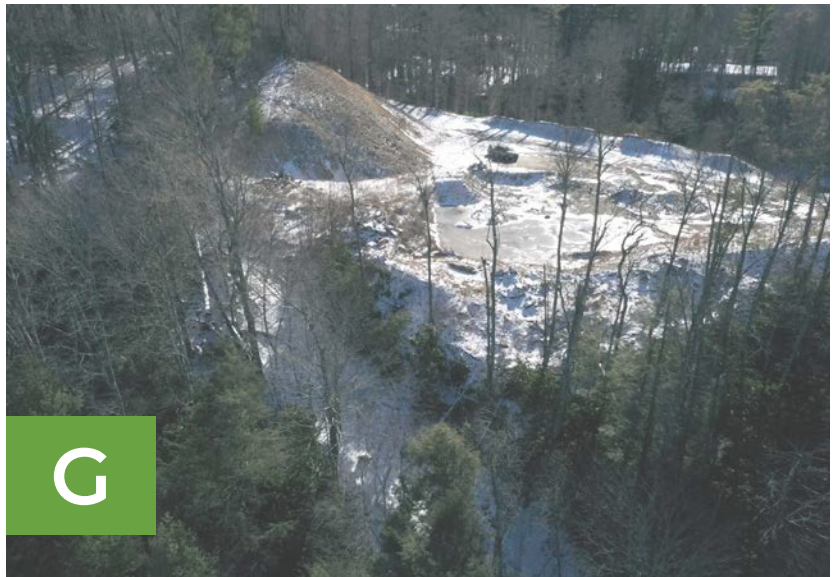
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SITE CHARACTER (aerial)



key map



SITE CHARACTER (ground)








key map







OPPORTUNITY ANALYSIS



opportunities

-  Great location mid-way between two popular ski resorts
-  Proximity to downtown Banner Elk
-  Views of the nearby mountains
-  Adjacency to retail component across the street
-  Ability to offer a new use to the area

constraints

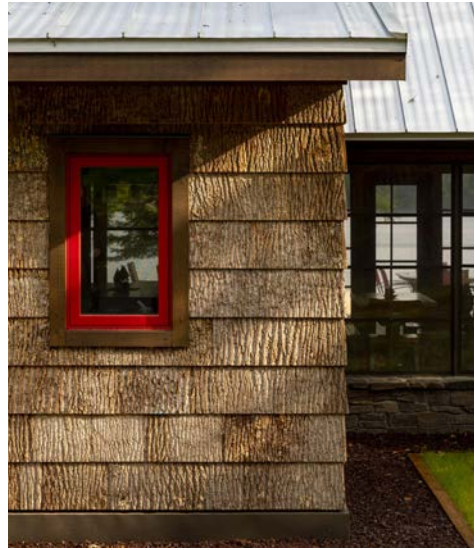
-  Vehicular access to the site is challenging due to intersection
-  Drainage and erosion control issues from steep slopes
-  Large-scale earthwork might be required to make site more accessible and developable
-  Residences are visible from high point of ridge

PLANNING CONCEPTS



COUNTRY SKI CAMP

RUSTIC · IMMERSIVE · UNIFIED · ACTIVE

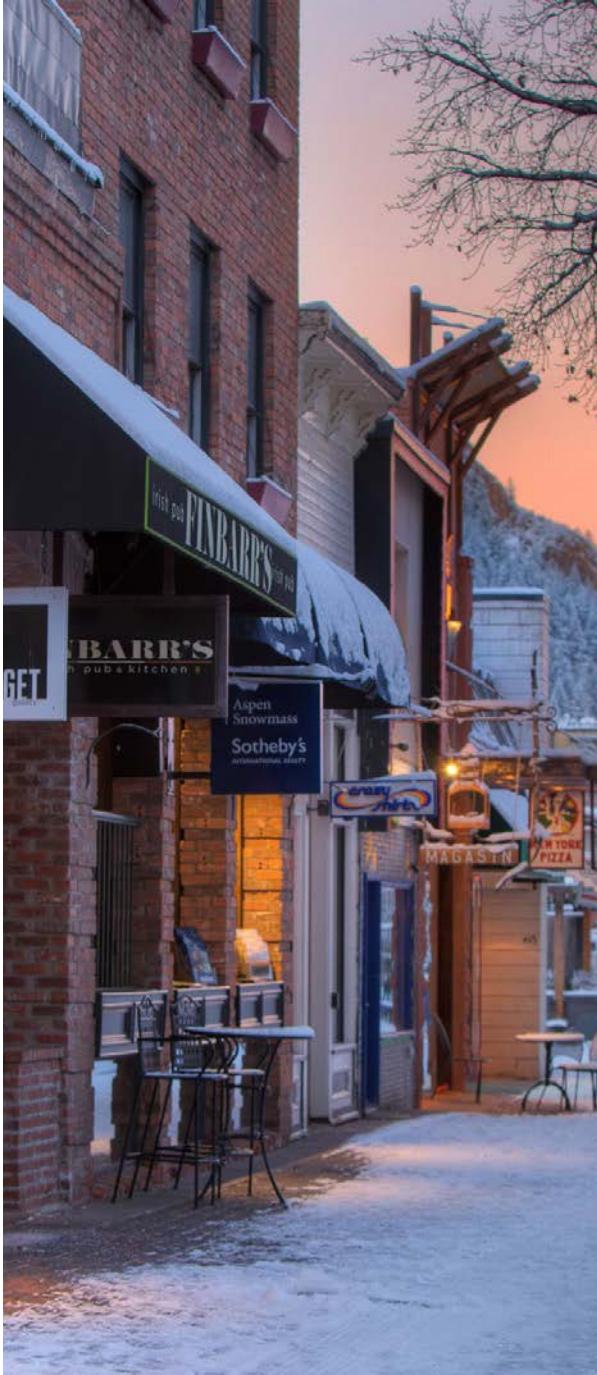


A warm start to the morning & the life of the party when the day is done.

COUNTRY SKI CAMP (experience)



CHALET
STAYS



BOUTIQUE
SHOPPING



OUTDOOR
ENTERTAINMENT



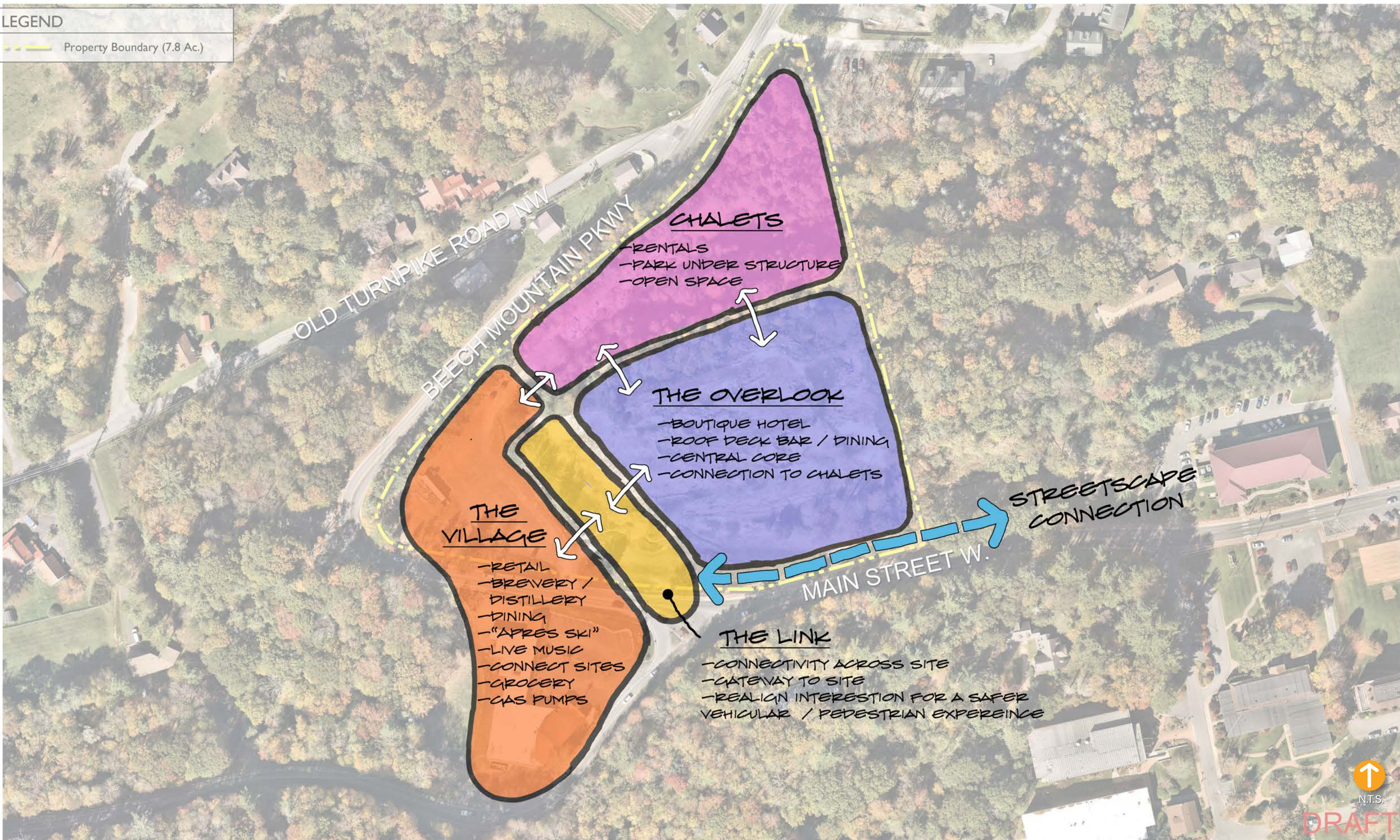
FIRESIDE
WARMUPS



MOUNTAIN
HOSPITALITY

COUNTRY SKI CAMP (land use)

LEGEND
- - - Property Boundary (7.8 Ac.)



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TREETOP DEPOT

HUB · NATURAL · REFRESHING · HARMONIOUS



A destination to recharge & refuel between peak-to-peak adventures.

TREETOP DEPOT (experience)



GUIDES
& GEAR



GRAB,
GAS & GO



PULL-UP
DRINKS & DINING



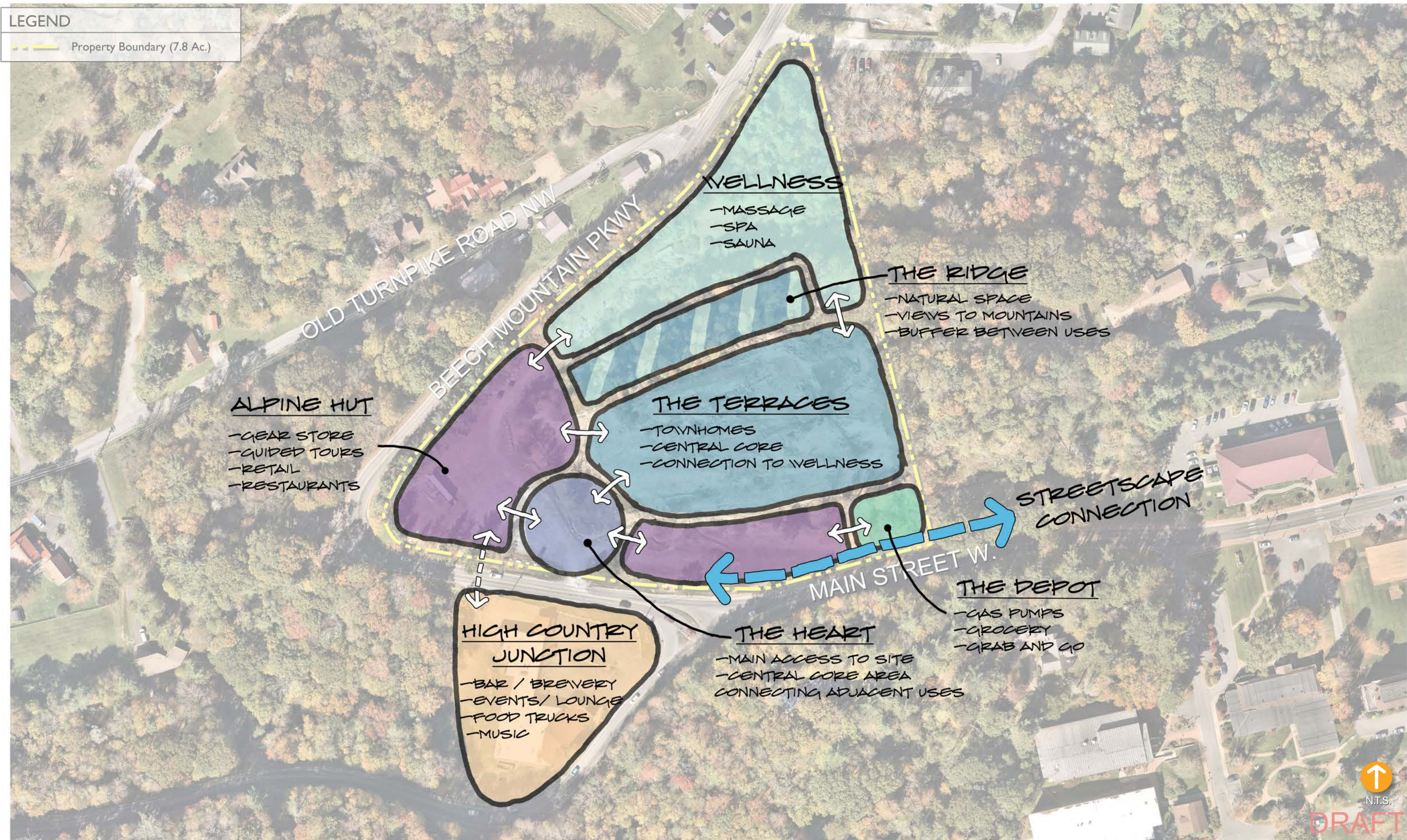
LOCK & LEAVE
LIVING



WELLNESS
& HEALING

TREETOP DEPOT (land use)

LEGEND
- - - Property Boundary (7.8 Ac.)



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BANNER ELK SPRINGS

TRANQUIL · HEALING · REFLECTIVE · BALANCED



The healing power of water creates North Carolina's newest mountain mecca.

BANNER ELK SPRINGS (experience)



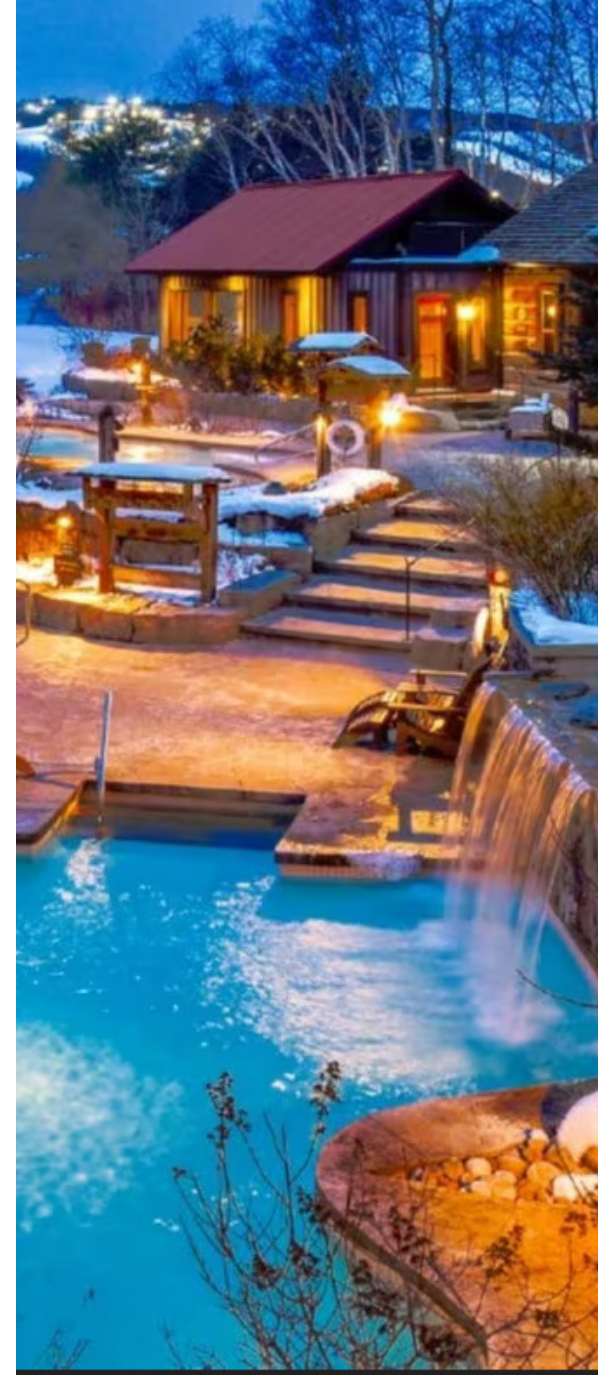
GLAMPING
STAYS



HOT SPRINGS
SOAKING



ELEVATED
GATHERING



WATERSIDE
DESTINATIONS

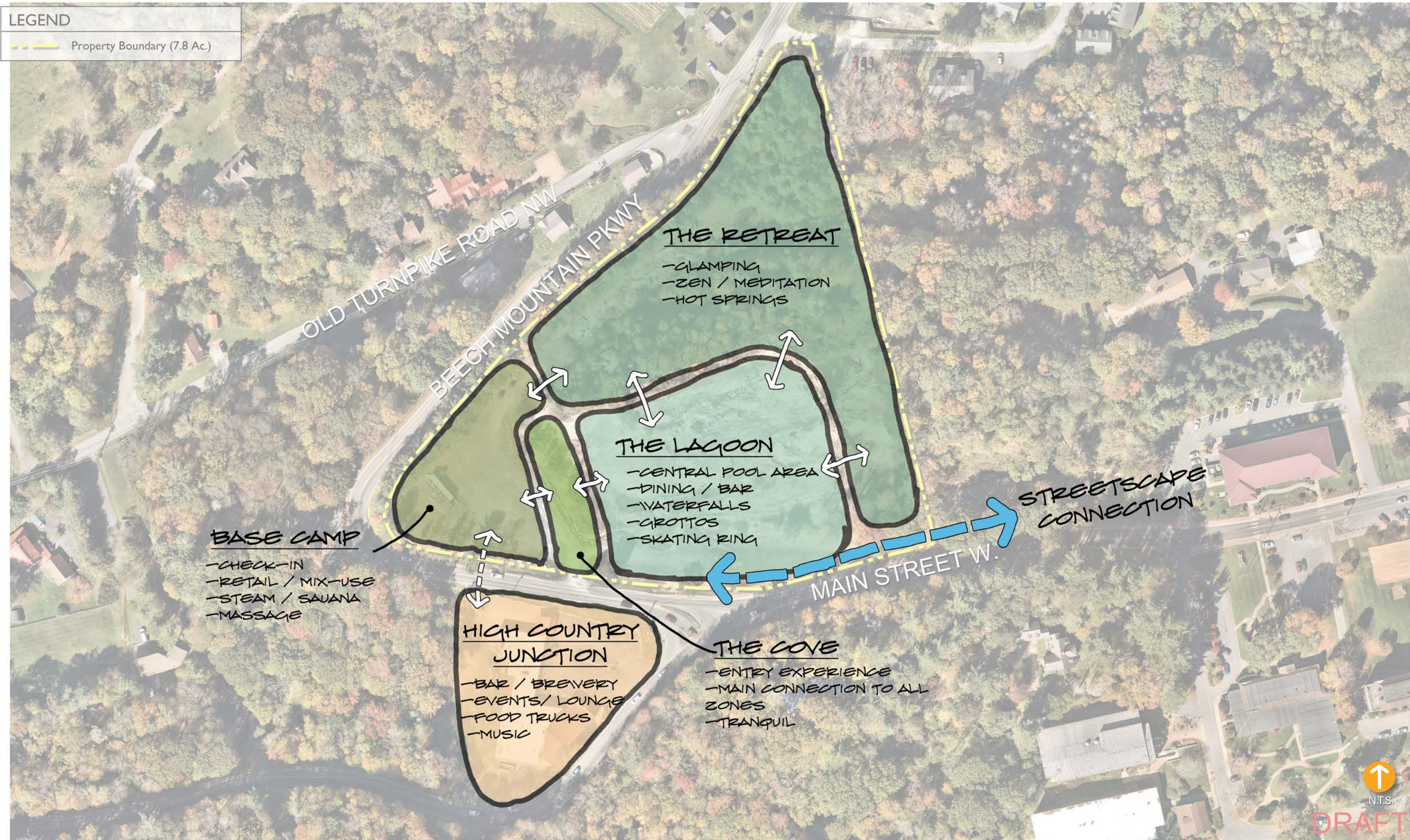


RELAXATION
RETREATS

BANNER ELK SPRINGS (land use)

LEGEND

Property Boundary (7.8 Ac.)



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CONTACT

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