

Silver Star Ski Resort

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LOCATION: Vernon, BC Canada

Silver Star is a unique mountain resort found within the interior of British Columbia's Okanagan Valley. In the winter the resort is predominated by alpine skiing and snowboarding, complemented with Nordic skiing, skating, tubing and snowmobiling. In the summer, Silver Star offers lift serviced mountain biking, training camps, guided nature tours, hiking, site seeing, festivals, retreats and the village's restaurants, facilities and shopping.

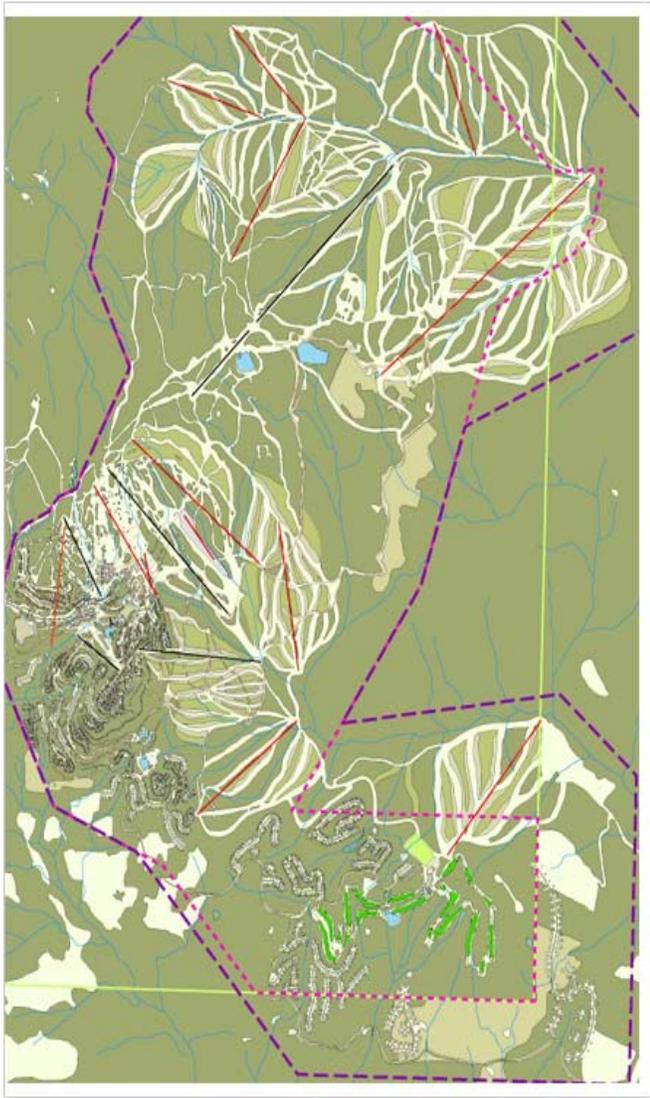
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Special Projects

Full Project List

Master Plan

BHA was engaged to complete Silver Star's latest Master Plan. To initiate the project, a comprehensive detailed technical analysis was undertaken. This resulted in the creation of a series of development concepts from which a preferred concept was derived. Subsequent refinements lead to the creation of the Master Plan. This document details the extent of ski area development that is proposed for the Silver Star mountain facilities expansion. It illustrates the exact configuration of all proposed lifts, trails and gladed areas at buildout, as well as demonstrating the associated capacities and market distribution of ski terrain.



At buildout, Silver Star will have a Comfortable Carrying Capacity of approximately 15,400 skiers and snowboarders per day. This number was used to determine the resort's related Balanced Resort Capacity of 21,300 visitors per day.

Complementing the proposed mountain facility development, the appropriate amount of built space at buildout was calculated to be 340,000 square feet and the associated number of number of beds (pillows) to be 26,550.

The planned development includes a people mover linked expanded Village, ski to/ski from resort residential accommodation and an eighteen hole golf course.

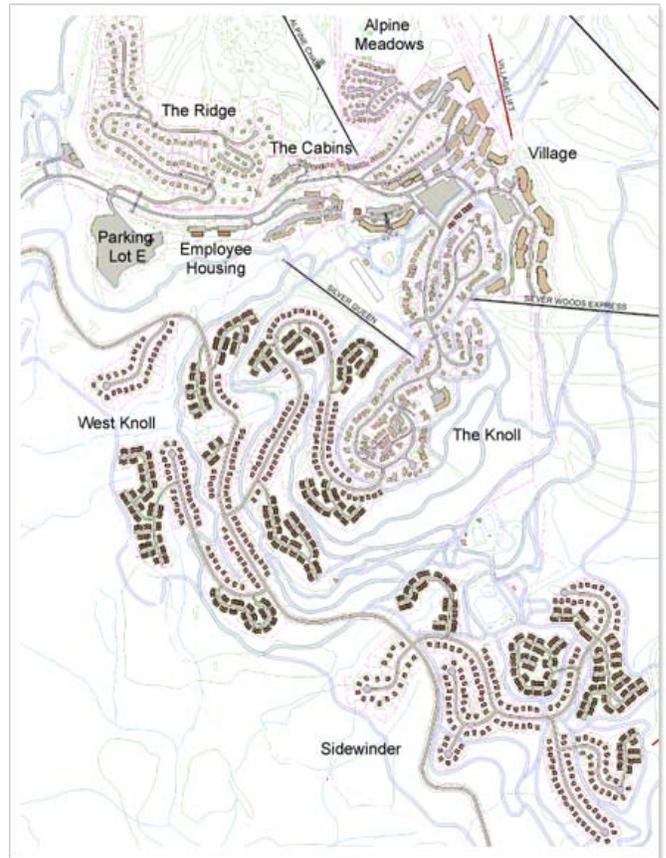
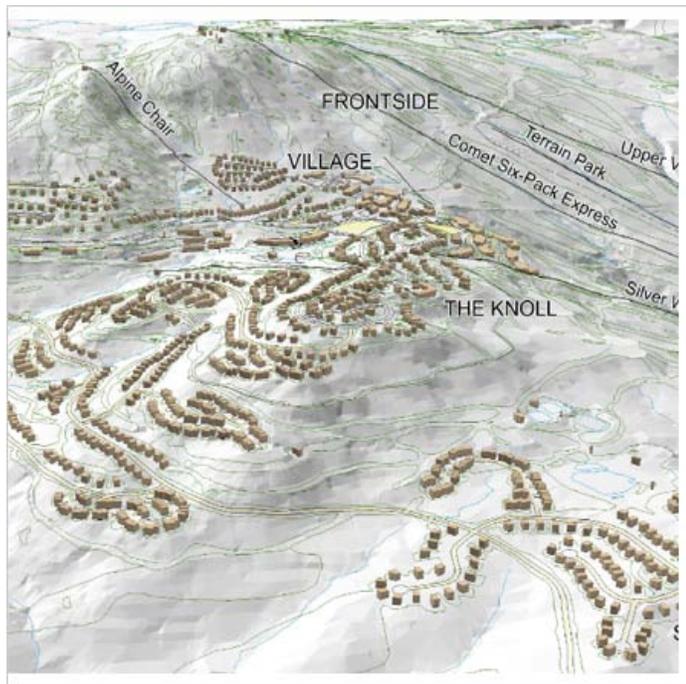
"Over the years, Brent Harley and Associates have always responded in a timely fashion to our planning needs and technical questions with high quality planning input. They have provided practical and insightful options for a number of planning challenges at Silver Star. Most recently, the Silver Star Master Plan outlines everything from a well delineated mountain plan to detailed village and residential design. Their ability to create plans that effectively embrace and move toward the realization our envisioned future for the resort has been of great value."

- Ian Grant, CEO, Silver Star Mountain Resort

Village & Base Area Planning

The two main streets of Silver Star Village are ski trails lined by hotels, retail outlets and restaurants. As the primary focal point and activity centre of the resort, this pedestrian oriented Village Core has been designed to establish a fun and dynamic, yet relaxing atmosphere.

At buildout the base area facilities in Silver Star Village are designed to expand from the existing 82,000 square feet to approximately 270,000 square feet. Internal to this, the attractions oriented facilities (tickets, operation, rental, retail, administration, ski patrol, day care, restaurant and bar, etc.) are planned for phased growth tied to expansion on the mountain. Likewise, the current 15,000 square feet of space classified as being destination oriented (catering to the needs of the destination visitors that stay for several days) are designed to be sequentially expanded to an additional 54,000 square feet.

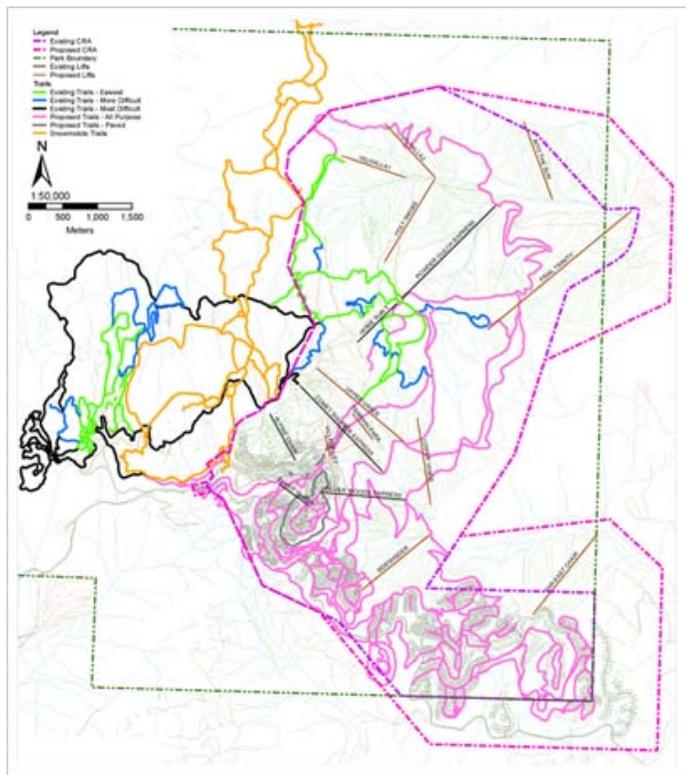


Ski to Ski from Residential

An emphasis has been placed on creating a strong ski to / ski from residential component at Silver Star. Direct linkages to and from the base areas and the resort residential development areas are established by return ski trails, the Nordic trail system and the pedestrian trail networks. All effort has been made to maintain this unique quality of the resort offering. It is a true cornerstone to Silver Star.

Nordic Skiing

Silver Star has one of North America's best Nordic skiing trail systems. Directly associated with the adjacent Sovereign Lakes Nordic Area, this area attracts cross-country skiers from all over the world. The Master Plan accommodates this and defines the Nordic Skiing area's expansion.



Summer

As planned, the summer season at Silver Star will grow in prominence and importance to the resort. It is anticipated that lift serviced mountain biking will continue to grow significantly. Careful planning and design is underway to ensure that this will become the summertime cornerstone attraction to the resort. Complementing this, the resort plans to establish a variety of other mountain biking products and festivals. These could include expansion into cross-country mountain biking; major races and events; weekly races; expanded mountain bike camps; etc.

Golf Course

The golf course, as it is planned, will add another dimension to Silver Star. The potential to accommodate tournament play is being considered. In addition, and complementing the resort's nature and environmental programs, the golf course may be developed to meet Audubon criteria and credentials.



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