

An aerial photograph of a golf course. The foreground shows a large, calm lake with a stone-lined shore and a wooden bridge crossing it. A small blue building is situated near the bridge. The middle ground features several green fairways and tees, interspersed with clusters of trees, some of which have autumn-colored foliage. The background is dominated by a dense forest of tall trees. The overall scene is bright and clear, suggesting a sunny day.

SILO RIDGE RESORT COMMUNITY

ARCHITECTURAL & LANDSCAPE CHARACTER

MILLBROOK VENTURES
ROBERT A.M. STERN ARCHITECTS, LLP

SILO RIDGE

Silo Ridge will be an all-season resort village that will compliment the existing Silo Ridge Country Club and Golf Course in Amenia, New York, with a 300-unit hotel, a spa, a golf club, an eighteen-hole golf course, and a mix of single family homes, homes grouped around courtyards, townhomes, condominium flats, duplexes, and maisonettes.

At the heart of the new development will be a village green with a skating pond, bounded by shops and residences along Main Street to the north and, to the south, by the hotel and spa. A smaller green just to the north, the Upper Green, will serve as a formal entry for the new golf club and will begin the transition to small neighborhoods of single-family homes clustered along the base of the mountain beyond.

Silo Ridge has been designed as a series of buildings grouped around green spaces which tuck into the natural topography in the manner of historic towns, farmsteads, and villages in the surrounding Dutchess County countryside, where small pockets of development preserve open spaces. The proposed landscape plan builds on goals outlined by Audubon International to create a community that integrates seamlessly with its natural surroundings. This harmony of building siting and landscape design will create the sense of having arisen organically over time.

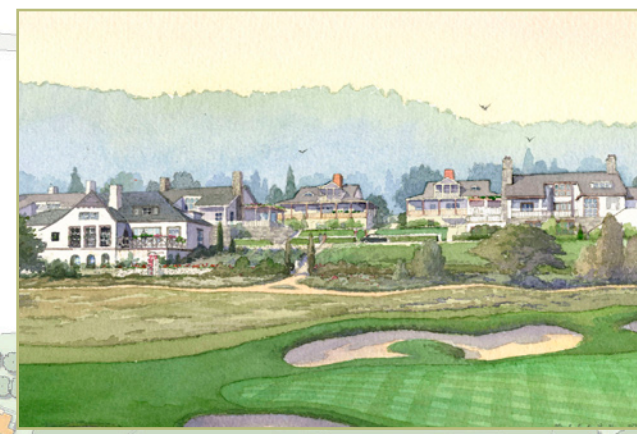
ABOUT THIS DOCUMENT

This document accompanies the Silo Ridge Master Development Plan. It is organized by neighborhood to describe the architecture, planning and landscape design within Silo Ridge through selected building elevations and narrative. Annotated character images are included to represent a range of building types and landscape approaches that can be drawn upon in later stages of the design. Site and road sections are provided to describe important building placement and planning relationships. Buildings and roads are shown in their proposed final locations, with the exception of the Estate Homes, where specific home locations will be allowed some design flexibility within the boundaries of lot lines and setback guidelines.

TABLE OF CONTENTS

DESIGN GOALS.....	4
VILLAGE GREEN NEIGHBORHOOD.....	5
FEATURES OF THE VILLAGE GREEN NEIGHBORHOOD..	6
VILLAGE GREEN RESIDENCES AND SHOPS.....	7
VILLAGE GREEN NEIGHBORHOOD CHARACTER.....	9
RESORT HOTEL.....	11
GOLF CLUB AND CONFERENCE CENTER.....	17
RESORT HOTEL CHARACTER.....	18
GOLF CLUB CHARACTER.....	18
SOUTH LAWN NEIGHBORHOOD.....	19
FEATURES OF THE SOUTH LAWN NEIGHBORHOOD.....	21
SOUTH LAWN RESIDENCES.....	22
HOMES AND COTTAGES.....	24
ESTATE HOMES.....	26
GOLF VILLAS.....	28
VINEYARD COTTAGES.....	30
HOMES AND COTTAGES CHARACTER.....	32

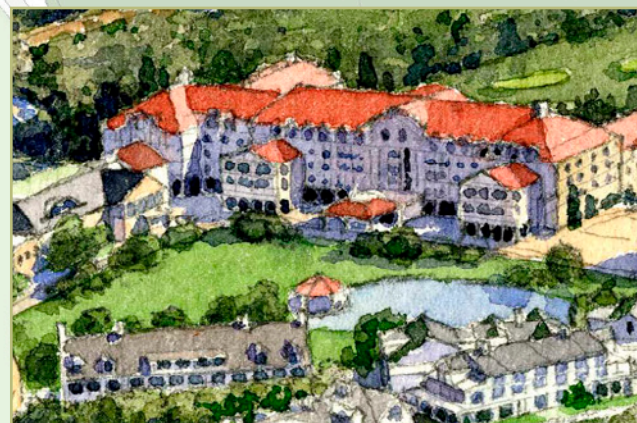




Golf Villas from 18th Green



Hotel from South Lawn Neighborhood



Hotel and Village Green



Five minute walk





SILO RIDGE DESIGN GOALS

Village Green at the Center

Silo Ridge is designed with a relatively dense center of buildings focused on a village green, with neighboring residential groups clustered along hillsides to preserve views and open space. The architecture around the Village Green will take its cues from other nearby Hudson Valley towns, with buildings designed in a variety of vernacular styles. The resort hotel will anchor the green, but surrounding residential buildings with their small retail spaces will play a strong supporting role. Characteristic details will include sloped roofs with simple overall shapes; painted clapboard or wood shingled walls with contrasting trim; projecting cornices, eaves, towers and dormers; porches and balconies; large storefront windows and projecting painted retail signs; colors range from white to cream to more saturated colors such as ochre and blue, and a range of accompanying trim colors. The variety of building sizes, colors and details will create the effect of a village that has developed over time.

Gentle Transition, Village to Country

Beyond the Village Green Neighborhood, homes and townhomes will share casual green courts in clusters that will become less dense the further they are from the center. In contrast to buildings along the Village Green, the colors of these buildings will be earth toned, and some will be clad in naturally aged cedar shingles in order to blend with the surrounding landscape. The landscape will also become less formal, with trees, flowering shrubs, and groundcover to complement the street trees. Site lighting will be minimal. At the furthest distance from the Village Green Neighborhood, larger homes will occupy larger lots, with coverage minimized to lessen the impact on existing trees and topography. These homes will be required to be covered in naturally aged cedar shingles, with painted wood trim and stone foundations. Plantings will emphasize native species. There will be no site lighting in these areas.

Defined Neighborhoods

Neighborhoods will be organized around greens and squares, pedestrian mews, and shared entry courts for homes and villas. These shared spaces will bolster neighborhood identity, clearly mark important addresses, and provide landmarks for way-finding. The plan proposes a wide variety of building sizes, shapes and uses that will work together to create diversity in the spirit of places that have evolved over time. Each neighborhood will offer a unique character differentiated by signage details, paving, and wall materials. Plantings in each neighborhood will help integrate development into the surrounding natural landscape.

Respect for the Natural Landscape

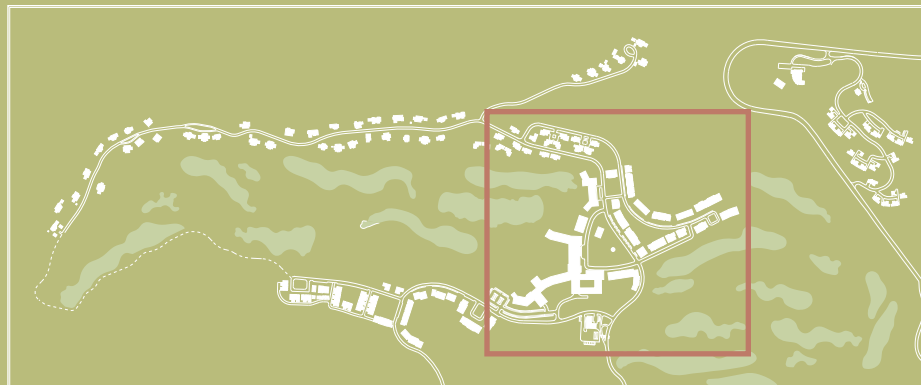
Along the hillsides beyond the Village Green, building forms will be suited to the topography to blend with this rural setting. Homes will be appropriately sited on the rolling wooded landscape to minimize disturbance to the natural grade. Streets and roadways are designed to maximize views of the landscape and to rest comfortably on the topography. Forested portions of the site, among this valley's greatest assets, will be preserved. The plan calls primarily for native or naturalized tree and shrub species. Planting will be a crucial component of the integration of buildings into the surrounding countryside; it will also be used to screen and protect sensitive view corridors. All buildings in Silo Ridge will employ a variety of roof dormers to provide fenestration for attic floors. With roofs occupied, buildings sit lower to the ground, blending better with the natural landscape.

VILLAGE GREEN NEIGHBORHOOD

From the village entry, Main Street will guide residents and visitors to the Village Green. In the manner of many New England towns, the center of Silo Ridge is focused upon an informal green. Anchored along its south side by the resort hotel, curving paths wind through the Village Green, lined with mixed shade trees and smaller ornamental trees, defining spaces for organized events, active play, or passive enjoyment of the surroundings. A pond which can be used for skating in the winter presents a lively, active introduction to the Village. Along Main Street, which will be lined with trees and lighted with traditional, pedestrian-scale pole lights, visitors will encounter a small assortment of resort shops, concierge services and cafes. Residences above the retail will help maintain the lively setting.

Three streets will organize the Village Green Neighborhood: Main Street, Upper Drive, and Green Street. The Village Green, Upper Green and Middle Greens create opportunities for passive recreation and views. A mix of rolling topography, level areas for small get-togethers, and ornamental plantings make these spaces inviting gathering points for neighbors and visitors. Residences not facing one of the three greens will face the surrounding golf course.

All buildings and roads in the Village Green Neighborhood take advantage of the existing topography in a manner consistent with charming towns and villages nearby. Roadways have been designed to allow both pedestrians and motorists safe access to the golf course and views beyond.



KEY PLAN





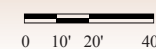
SECTION THROUGH GOLF CLUB AND UPPER GREEN demonstrates the dual level relationship of the Golf Club to its entry along Main Street and to the golf course below. Club parking is concealed beneath the terraced edge of the Upper Green.



SECTION THROUGH MAIN STREET AND MIDDLE GREEN demonstrates how buildings and roadways are layered with the landscape to complement the existing grade. Buildings along Upper Drive are elevated above the roadway with terraces, steps and stone walls.



SECTION THROUGH HOTEL AND VILLAGE GREEN shows the relationship of the Village Green to the hotel lobby, rear terrace and sloped lawn.



FEATURES OF THE VILLAGE GREEN NEIGHBORHOOD

THE VILLAGE GREEN will be the organizational and functional center of the Silo Ridge Village, and will provide the primary address for all the major resort buildings. It features spaces for passive and active recreation, including meandering tree-lined paths and a skating pond.

THE MIDDLE GREEN will provide a sloped wooded buffer between the buildings along Main Street and Upper Drive. There is significant grade change between Main Street and Green Street, that will be negotiated by terraced gardens and planted slopes. An elliptical clearing creates a destination point for gatherings in the Middle Green.

THE UPPER GREEN will be a small park to be located on one of the highest points in the Village Green Neighborhood, just to the west of the Village Green. It will serve as the primary address of the Golf Club and will link Main Street with Upper Drive. Two and three story residential buildings will define the green on its sloping sides and its uphill side. The Upper Green will accommodate a below-grade parking garage, which will provide concealed parking for the Golf Club. A significant grade change from north to south is accommodated by a series of low seat walls with sloping lawns between. The landscape of the Upper Green is left quite open to the panoramic views to the south.

MAIN STREET will be lined with buildings of varying architectural character. These buildings, which will include at street level small resort-oriented shops and cafes, will convey the feel of a small Hudson Valley town. Buildings along Main Street will be generally clapboard, stucco and shingled, and painted mostly in light colors with darker trim. These buildings will be more colorful, and will show greater stylistic and material diversity than buildings farther out from the green, which will tend toward earthier tones in order to blend more closely to the landscape and to each other. The streetscape will incorporate paving materials such as brick and stone, tree planting, and shrubs to create comfortable spaces both to move through and to linger in.

GREEN STREET lines the south and east sides of the Village Green, and conveys visitors to and from the resort hotel. As it ascends northward along the golf course, its buildings transition from a village character to a more rural character.

VILLAGE GREEN RESIDENCES AND SHOPS

A: MAIN STREET ELEVATION



BUILDING C-16, RESIDENCES ALONG MAIN STREET



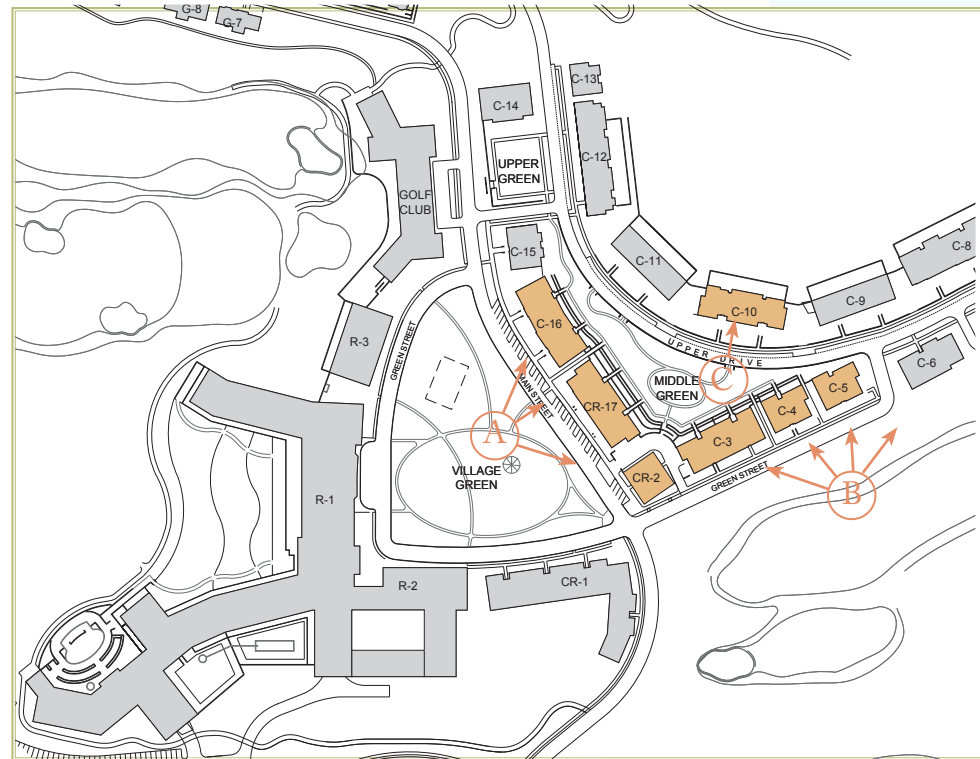
BUILDING CR-17, RESIDENCES AND SHOPS ALONG MAIN STREET

B: GREEN STREET ELEVATION



BUILDING C-3, RESIDENCES ALONG GREEN STREET

BUILDING C-4, RESIDENCES ALONG GREEN STREET



PROJECT KEY PLAN



BUILDING CR-2, RESIDENCES AND SHOPS
AT THE CORNER OF MAIN STREET AND GREEN STREET

C: UPPER DRIVE ELEVATION



BUILDING C-10, RESIDENCES ALONG UPPER DRIVE



BUILDING C-5, RESIDENCES ALONG GREEN STREET

GREEN STREET

BUILDING C-6, RESIDENCES AT THE CORNER OF GREEN STREET AND UPPER DRIVE

VILLAGE GREEN NEIGHBORHOOD CHARACTER



Provincetown, Massachusetts

- Sloped roof, simple overall massing.
- Classical painted wood details at eaves and gables.
- Large shop-front windows at the street level are surrounded by painted decorative wood trim.
- Above the ground floor the building is residential in character.
- Painted shingle or clapboard walls.



East Hampton, New York

- Recessed entrance with side windows creates diagonal views into the storefront displays.
- Painted clapboard walls with classical wood details.
- Large storefront windows surrounded by painted wood trim and integral window muntins.
- Painted and carved retail sign externally illuminated if necessary.
- Operable awnings are encouraged.

- Sloped roof, simple overall massing.
- Projecting cornices and eaves.
- Retail signs are sculpted and painted in a contrasting color.
- Large shop-front windows surrounded by painted wood details dominate the street level.
- Painted clapboard or wood-shingle walls.
- Trim color contrasts with walls.



Cornish, Maine

- Asymmetrical towers and dormers.
- Ground level street front is dominated by large windows with painted frames and details.
- Painted clapboard walls with classical or Victorian detailing.
- Dentils at eaves.
- Painted and carved retail sign externally illuminated if necessary.



Stockbridge, Massachusetts



Alexandria, Virginia



Charleston, South Carolina



Duke University



Amenia, New York



Le Vesinet, France



Finchley Garden Village, London

COLOR PALETTE

These buildings will be faced in painted wood and occasionally in stucco, and colors will range from white to cream to more vibrant colors, creating the typical variety found in Hudson Valley towns.

ROOF COLORS



Brown



Dark Green



Natural Aged

CONTRASTING TRIM COLORS



White



Dark Red



Dark Green



Dusty Blue



Cream



Olive

PAINTED SHINGLE, STUCCO AND CLAPBOARD COLORS



Dusty Green



Dusty Blue



Cream



White



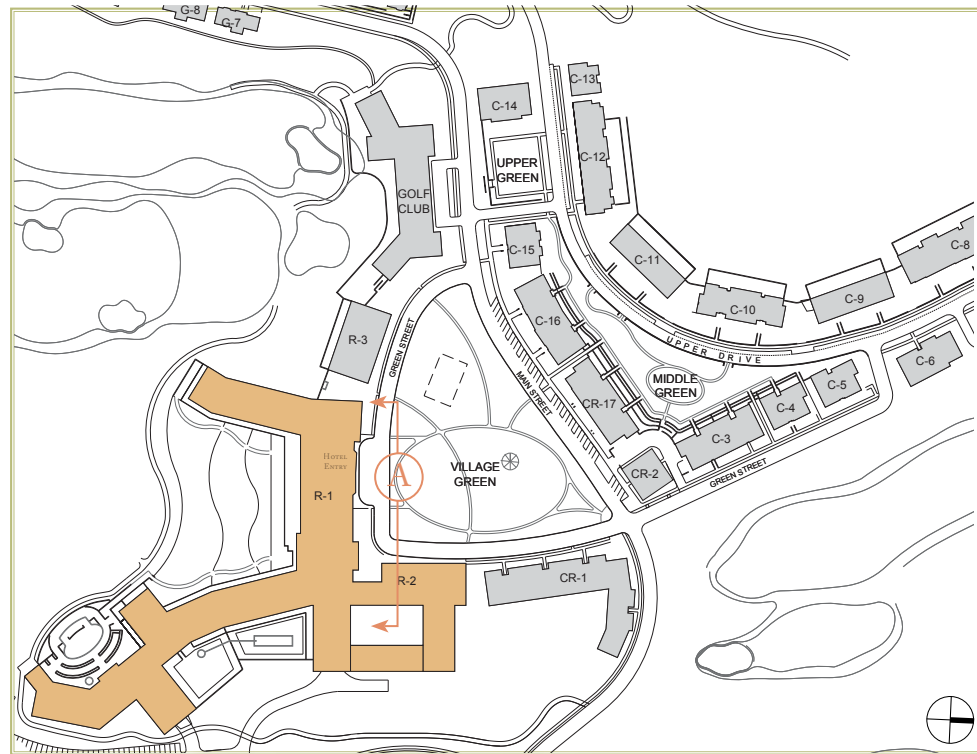
Buff



Burnt Orange

RESORT HOTEL

THE RESORT HOTEL is the focus of the Village Green Neighborhood. A prominent clapboard building with a stone base, wood porches and colonnades, inset and projecting balconies, garden spaces and out-buildings, the hotel is massed as a collection of buildings that step down the hillside and provide a natural transition from the level of the Village Green to the level of the golf course below. The spa and conference center front the green adjacent to the hotel, and are designed as separate buildings with a different but complementary character. Site amenities include a family swimming pool; intimate courtyard gardens with flowering plants and reflecting pools, and curving lawn terraces that step down naturally to the golf course to the south. From Route 22, the hotel and spa will appear as a rambling collection of low buildings screened by trees and other landscape elements.

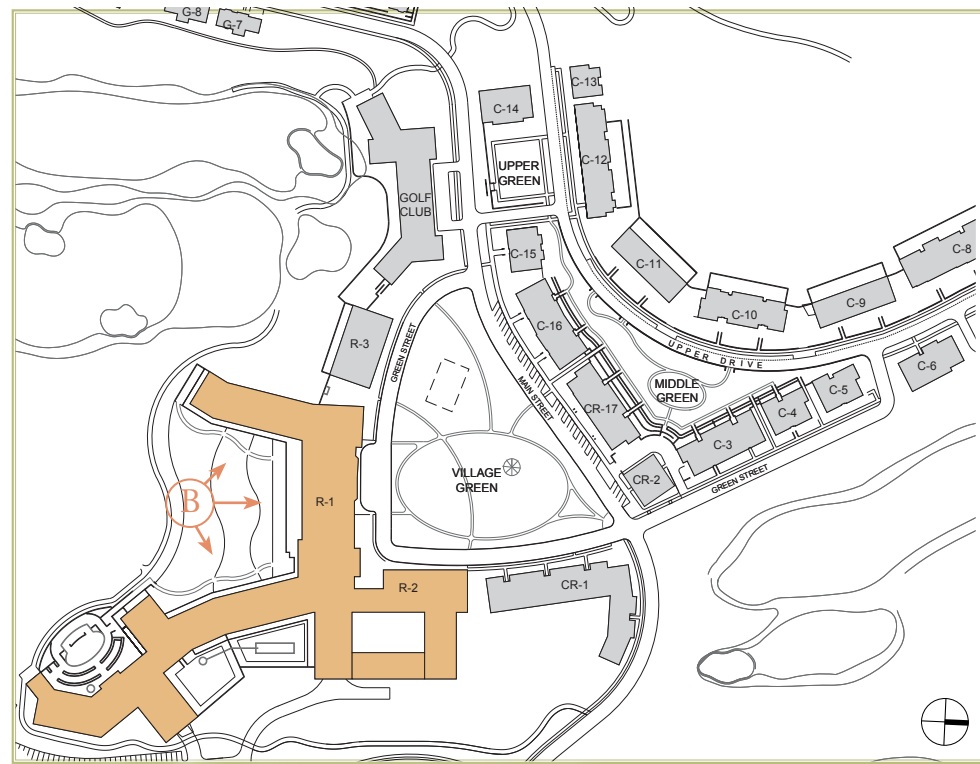


KEY PLAN



A: RESORT HOTEL NORTH ELEVATION (FACING VILLAGE GREEN)



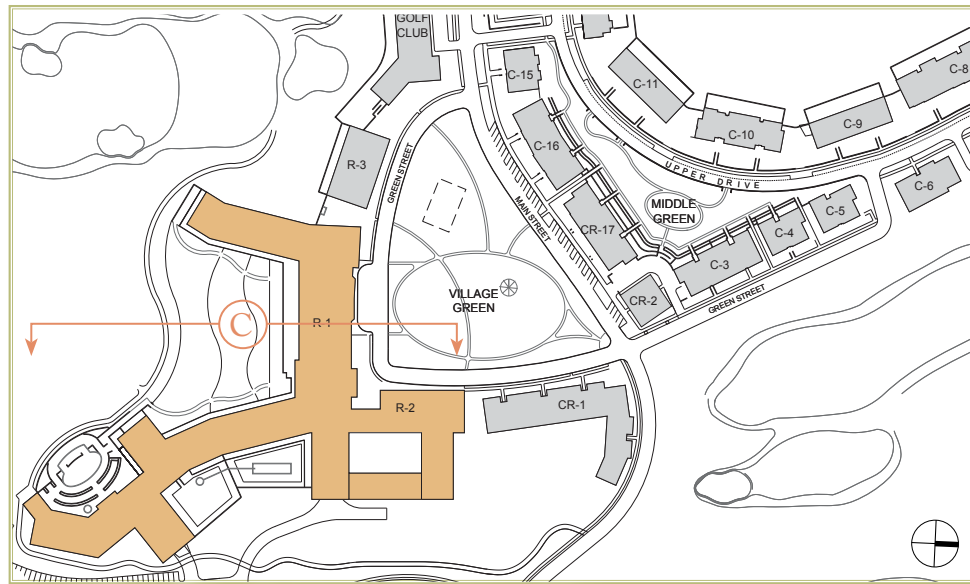
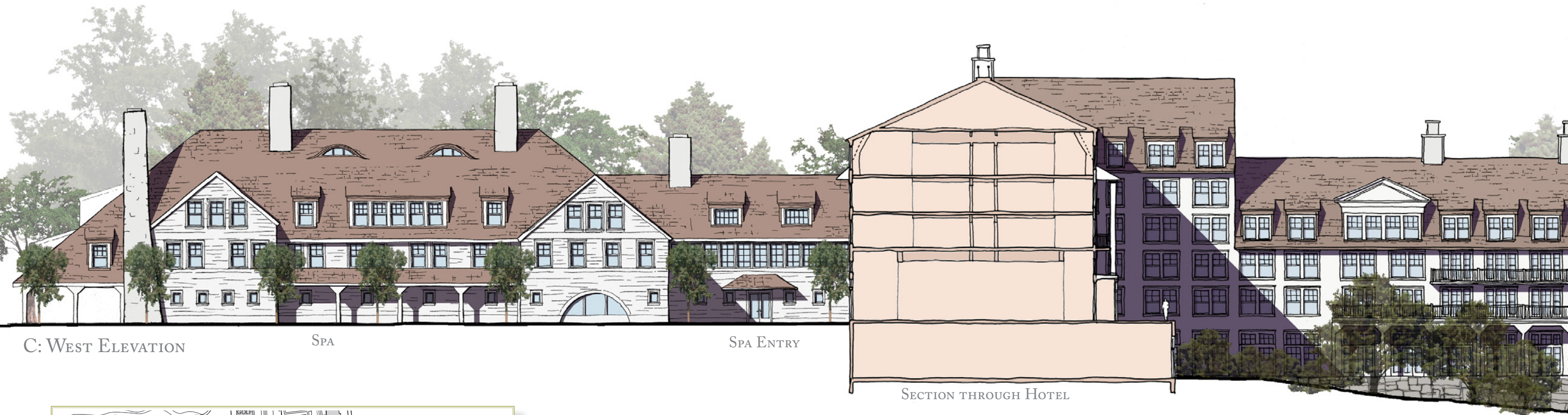


KEY PLAN



B: RESORT HOTEL SOUTH ELEVATION (FACING GOLF)







HOTEL LAWN

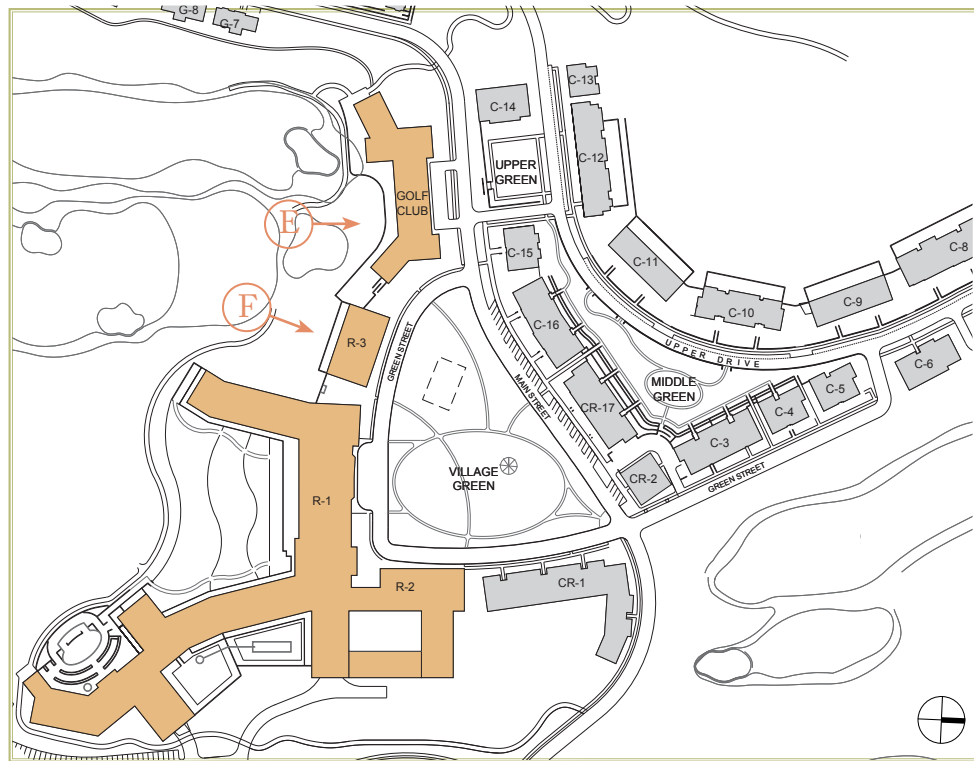
POOL TERRACE

GOLF CLUB AND CONFERENCE CENTER

THE GOLF CLUB will be a prominent Shingle Style building, one of the icons of the resort. Its entrance, set off by shade trees and ornamental shrubs, will front the Upper Green and command dramatic views to and from the golf course. The Club will negotiate the descending grade, using roof lines and gently sloping paths to move with the landscape. Careful detailing will play an important role in integrating the building with its surroundings. A terrace at the lower level of the building, adjacent to the course, will accommodate outdoor dining and golf carts.



E : GOLF CLUB SOUTH ELEVATION



KEY PLAN



F : CONFERENCE CENTER SOUTH ELEVATION

RESORT HOTEL CHARACTER



Third Sagamore Hotel, Bolton Landing, New York

Sloped roofs in brown or green shingles.

Gables and dormers break down building mass.

Differing window rhythms.

Simple double-hung windows dominate.

Complexity achieved with dormers, towers, porches, railings, chimneys and lattice.

A bright wall color, white or cream.



Claremont Resort and Spa, Berkeley, California

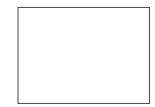
RESORT HOTEL COLOR PALETTE



Brown, green or natural roof shingles

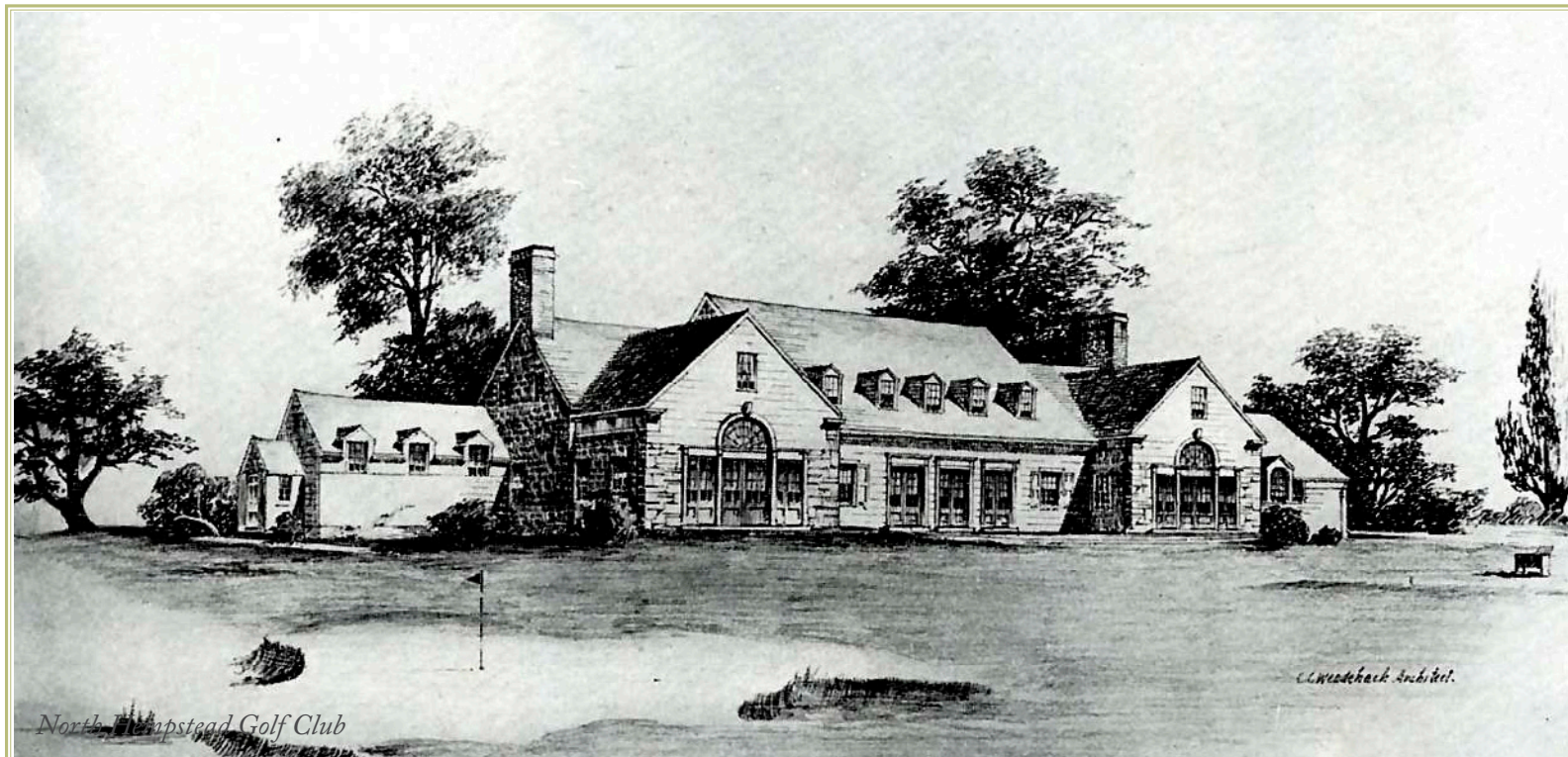


Cream or white clapboard

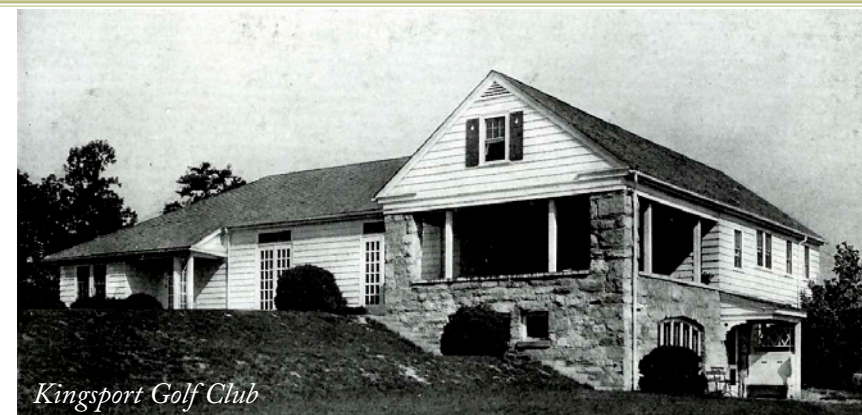


White trim

GOLF CLUB CHARACTER



North Hempstead Golf Club



Kingsport Golf Club



Rock Spring Country Club

GOLF CLUB COLOR PALETTE



Brown, green or natural roof shingles



Cream or white clapboard



White trim

SOUTH LAWN NEIGHBORHOOD

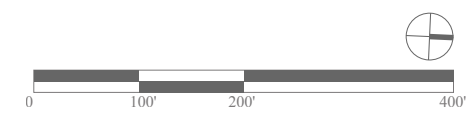
The South Lawn Neighborhood will be clustered along a series of public and semi-private greens which address the golf course while taking advantage of the site's topographical opportunities. The forms of these clusters are inspired by the small farmstead groupings of the region, as well as by garden city suburbs from the early twentieth century in the United States and Europe. The South Lawn Neighborhood as a whole has a distinctive character very much related to its proximity to the golf course, with each small collection of buildings and its associated open space forming a more intimate grouping within the whole.

Residences include townhomes, attached homes, maisonettes, duplexes, and stacked flats. All buildings will feature porches, lawns, and terraces, as well as rear and side-yard spaces. Some buildings include below-grade parking, while others back onto traditional alleys serving attached and detached garages. Most buildings vary in height from two to three stories, and a few buildings will rise to four stories. Like Silo Ridge as a whole, occupied roofs in the South Lawn Neighborhood keep building masses lower to the ground. Dormer windows in a variety of configurations provide interest and soften roof profiles. Eaves and overhangs create shadow, interest, and detail.

The identity of each townhome and attached home is balanced with the identity of the building as a whole. Each unit has individual entries, porches, gardens, and/or terraces front and rear. End-units feature side-entries and side-porches, and are laid out to the advantage of their three exposures. Buildings are linked by stone walls and wood fences, and often incorporate a terrace level raised slightly above the level of the sidewalk.



KEY PLAN



FEATURES OF THE SOUTH LAWN NEIGHBORHOOD

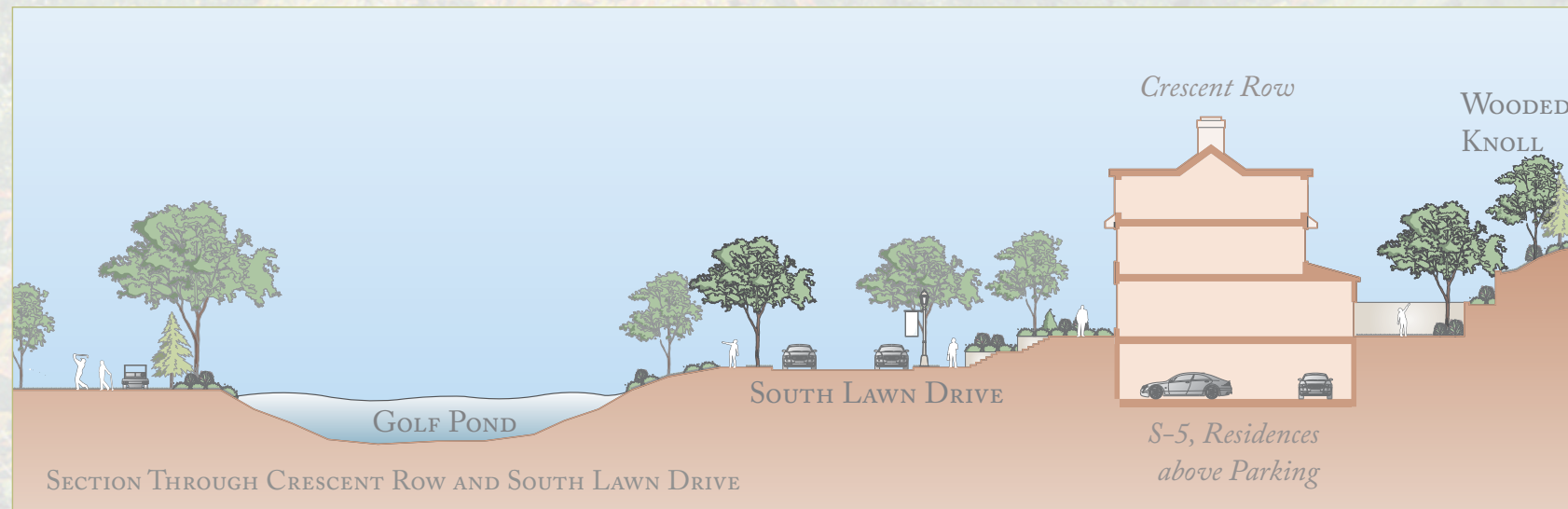
SOUTH LAWN GREEN will be a sloping park with framed views to the golf course and to the mountainside beyond. Directly connected to townhome rows along two sides, it will be defined by South Lawn Drive to the north and South Lawn Lane to the west. As the organizational center of the neighborhood, it serves an important wayfinding purpose for visitors arriving from the Village Green Neighborhood and from Route 22.

SOUTH MEWS will be a low symmetrical grouping of wide, two-story townhomes around a shared pedestrian mews. Each townhome has front and rear gardens, golf views, and alley access.

SOUTH CLOSE is a low group of townhomes and attached homes clustered at the south end of the neighborhood. It is accessed from front via the South Close, and from rear via the alley system.

CRESCENT ROW will skirt the base of the wooded knoll, its townhomes curving along a course-front country lane. Buildings are raised above the roadway, and are tied together with small stone walls and garden terraces. These walls and plantings lend a unique character to the neighborhood. Parking is below-grade, which allows for rear gardens for each home and trail access to the wooded knoll above. Stone retaining walls carve out private spaces for each home at the base of the hill. The wooded knoll with its dense forest will be left undisturbed.

NORTH CLOSE will provide a formal terminus for the neighborhood, and is characterized by a grouping of prominent two to four story buildings fitted with single story and double-story condominiums. Its slightly larger scale will create a transition to the adjacent resort hotel and Village Green Neighborhood.



SOUTH LAWN RESIDENCES

A: ELEVATIONS AROUND SOUTH LAWN GREEN



BUILDING S-6, STACKED TOWNHOMES

RESIDENTIAL CHARACTER IMAGES



PROJECT KEY PLAN



Welwyn, Hertfordshire, England



Le Vesinet, France



Finchley Garden Village, London



BUILDING S-8, *TOWNHOMES*



BUILDING S-11, *ATTACHED HOMES*



East Hampton, New York

Single gambrel roof dominates composition.

Gables break down scale of mass.

Dormers punctuate the roof.

Masonry chimneys.

White painted windows and wood trim.

Window use true muntins, or applied to both interior and exterior of window..

Double-hung windows dominate; specially shaped windows (ovals and palladian groupings with arches) are used sparingly.

Naturally aged, machine-cut cedar shingles on roofs and walls.

COLOR PALETTE

ROOF COLORS



Brown



Dark Green



Natural Aged

TRIM COLORS



White



Dark Red



Dark Green



Dusty Blue



Dusty Green

PAINTED SHINGLE AND CLAPBOARD COLORS

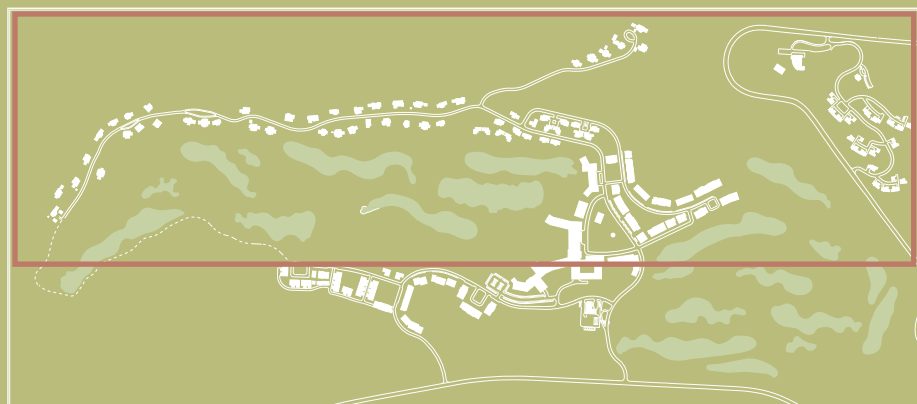


HOMES AND COTTAGES

Homes and cottages in Silo Ridge will be located in three areas: The Estate Homes skirt the base of the mountainside with views east towards the course and Amenia beyond; the Golf Villas are sited just to the west of the golf club and resort hotel; and the Vineyard Cottages are sited adjacent to the winery, along the hillside north of Route 44.



OVERALL ELEVATION



KEY PLAN



KEY PLAN

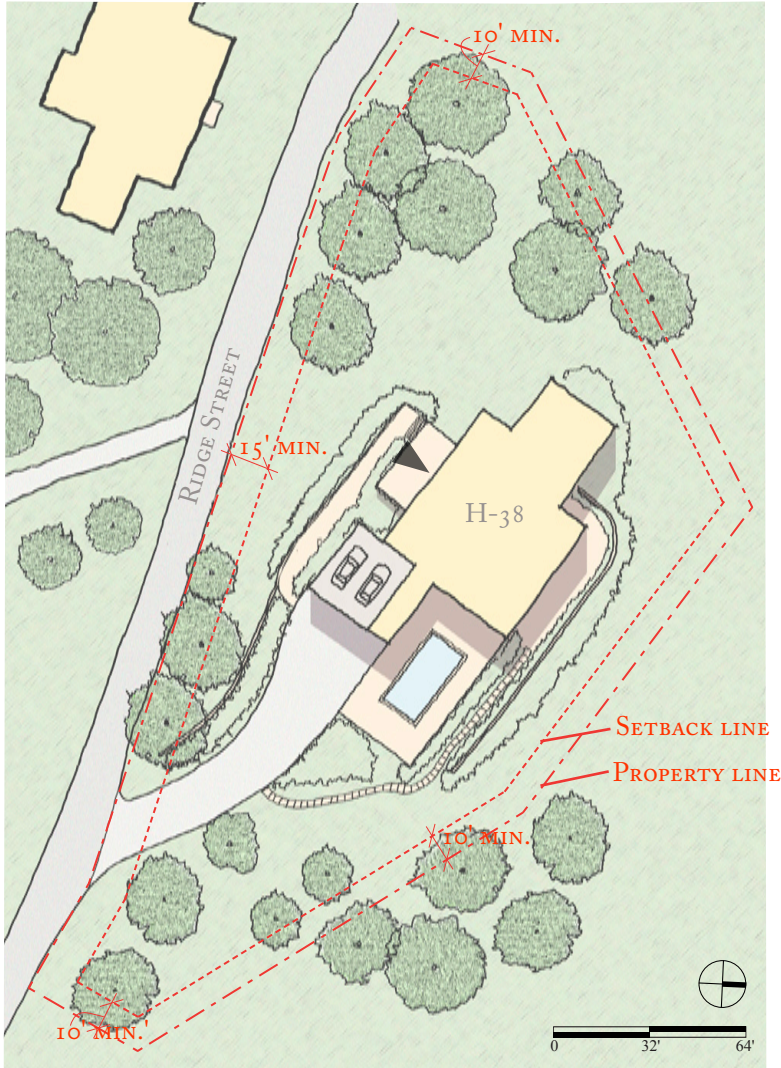


ESTATE HOMES

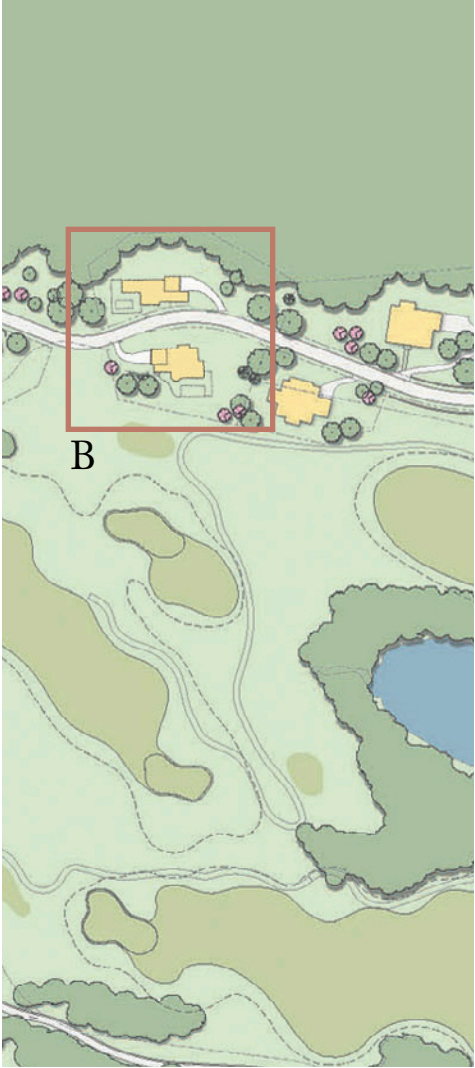
ESTATE HOMES are sited along the base of the mountainside with views east towards the course, and Amenia beyond. These homes are designed to respect the existing topography and to blend into the rolling hillside, with minimal disturbance to the existing tree line. These homes are required to be covered in naturally aged cedar shingles with painted wood trim.



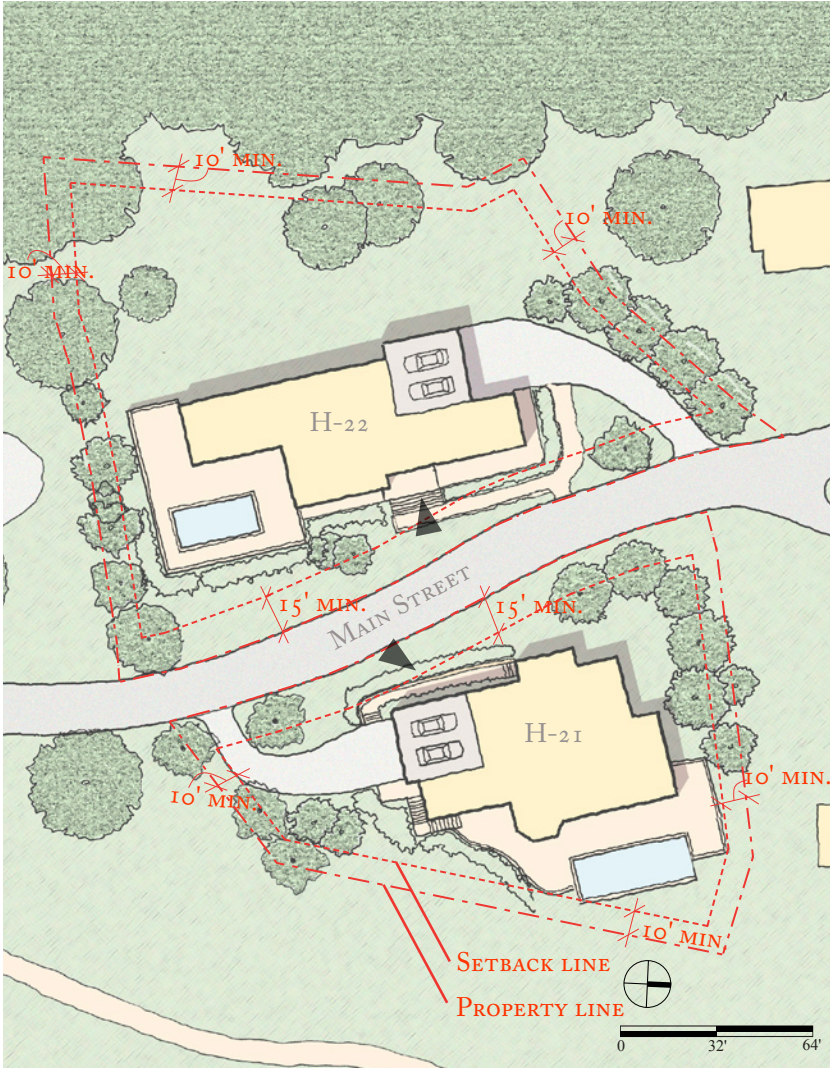
KEY PLAN A



PLAN DIAGRAM A: ESTATE HOME H-38



KEY PLAN B



PLAN DIAGRAM B: ESTATE HOMES H-21 & H-22

- BUILDINGS
- PORCHES
- GARAGES
- SETBACK LINE
- PROPERTY LINE
- FRONT ENTRANCE

A: NORTH ELEVATION



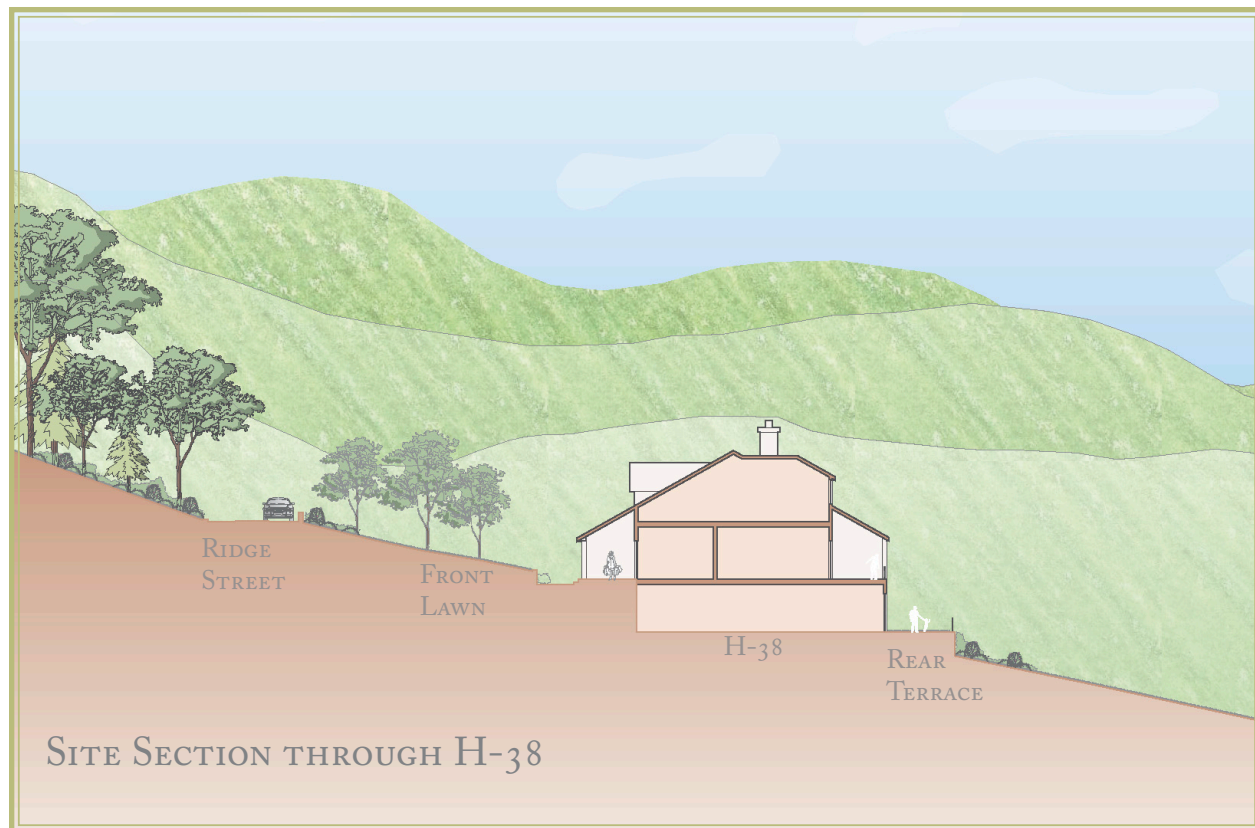
ESTATE HOME H-38

B: EAST ELEVATION

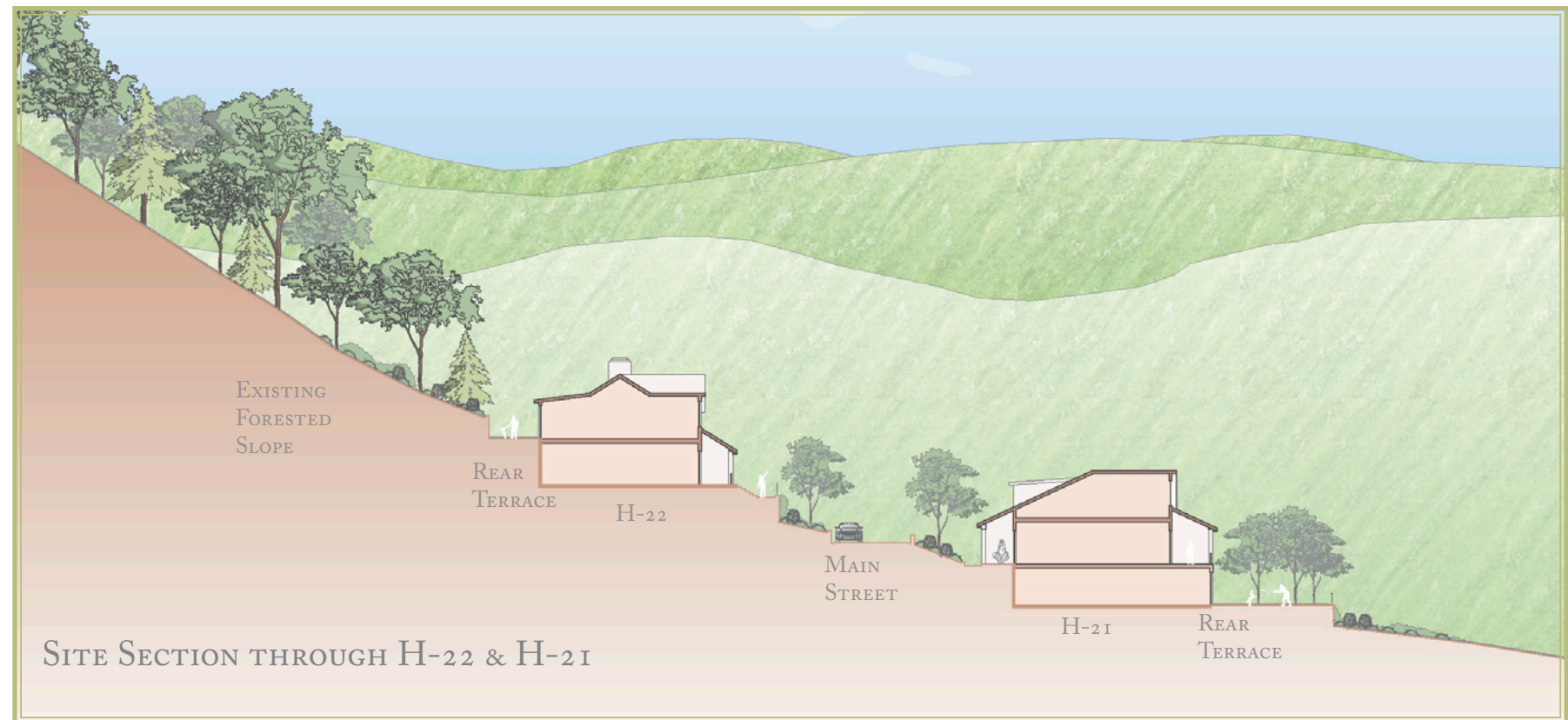


ESTATE HOME H-22

ESTATE HOME H-21



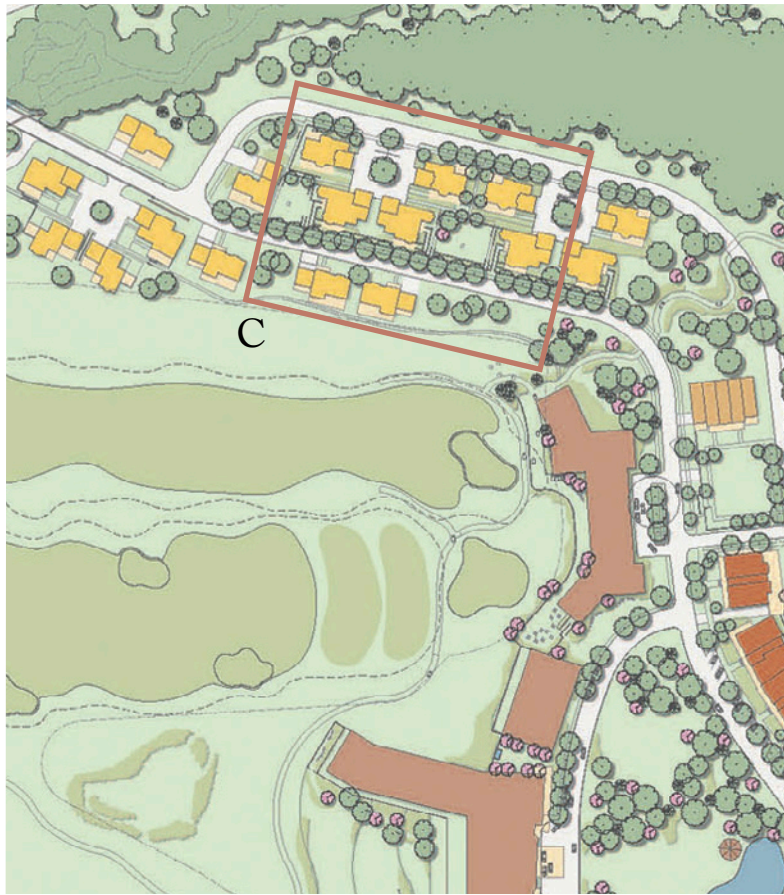
SITE SECTION THROUGH H-38



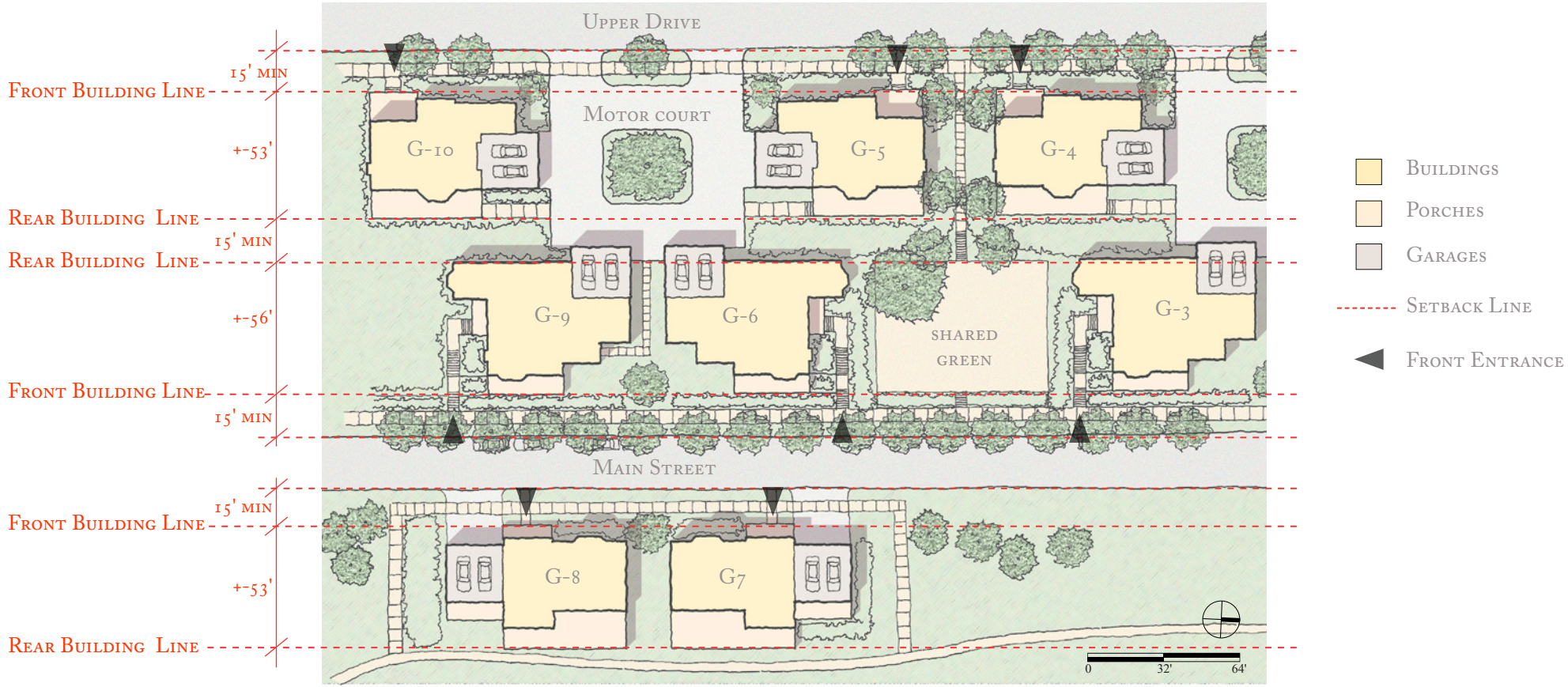
SITE SECTION THROUGH H-22 & H-21

GOLF VILLAS

GOLF VILLAS are located adjacent to the Golf Club and face out over the eighteenth fairway. Most homes in this neighborhood have front entrances from Main Street or Upper Road. These homes will be set around an alternating arrangement of small gravel motor courts and shared gardens, which together provide parking access and open golf views to each home. The villas will be tied together via small garden walls and retaining walls, and are designed to step down with the grade.



PROJECT KEY PLAN C



PLAN DIAGRAM C

C: EAST GOLF VILLAS ELEVATION:

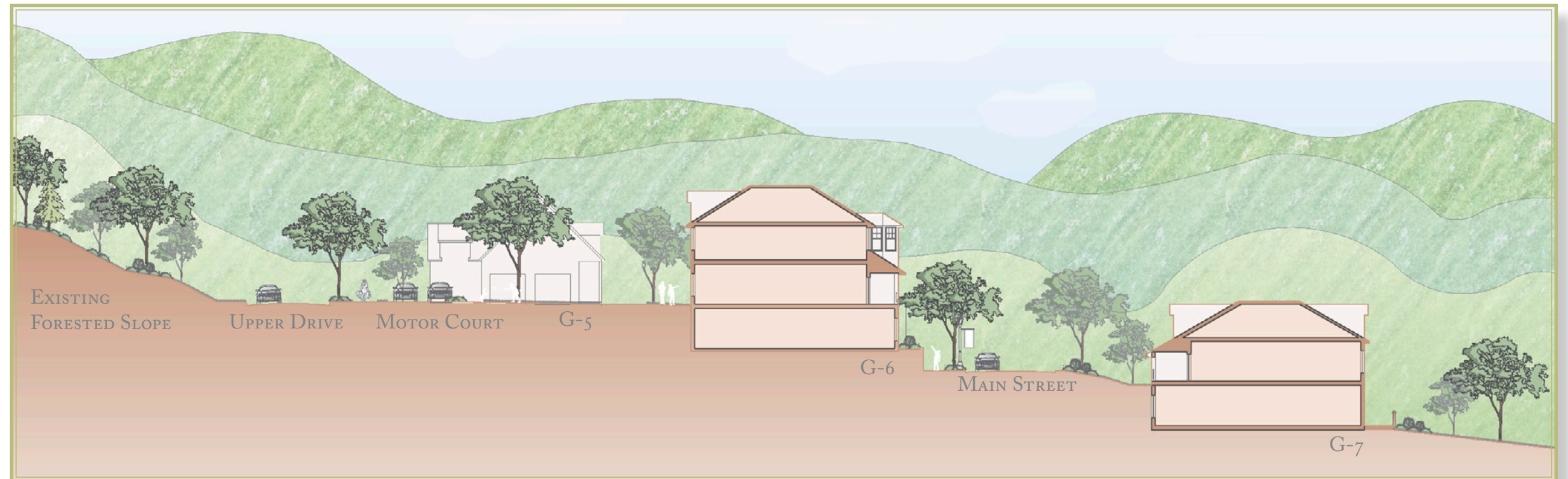


GOLF VILLA G-10

GOLF VILLA G-9

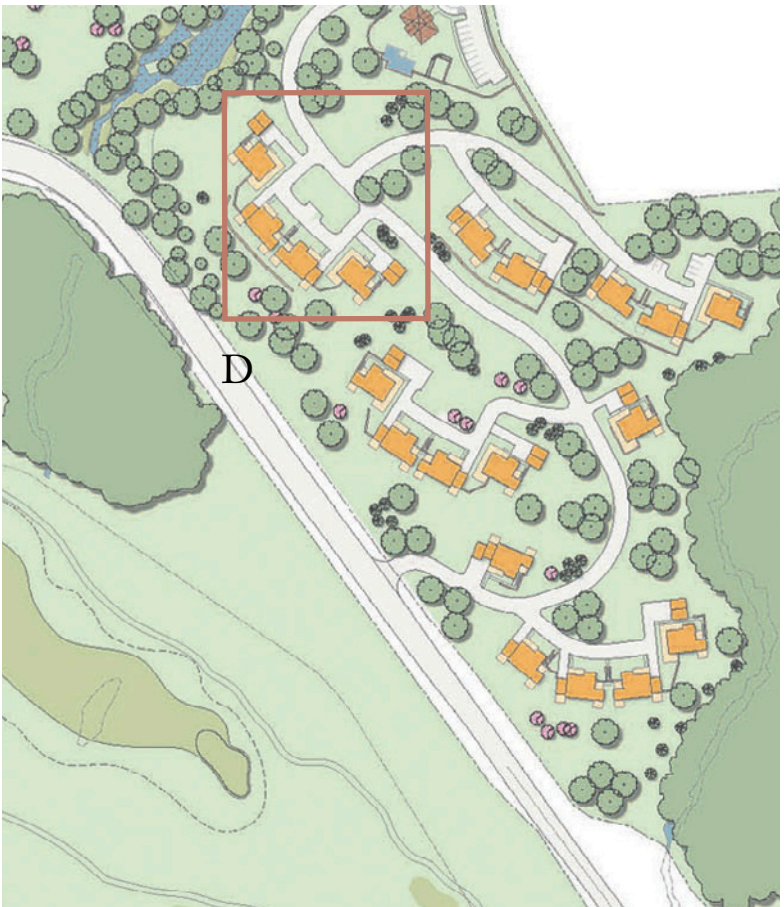
GOLF VILLA G-6

GOLF VILLA G-5

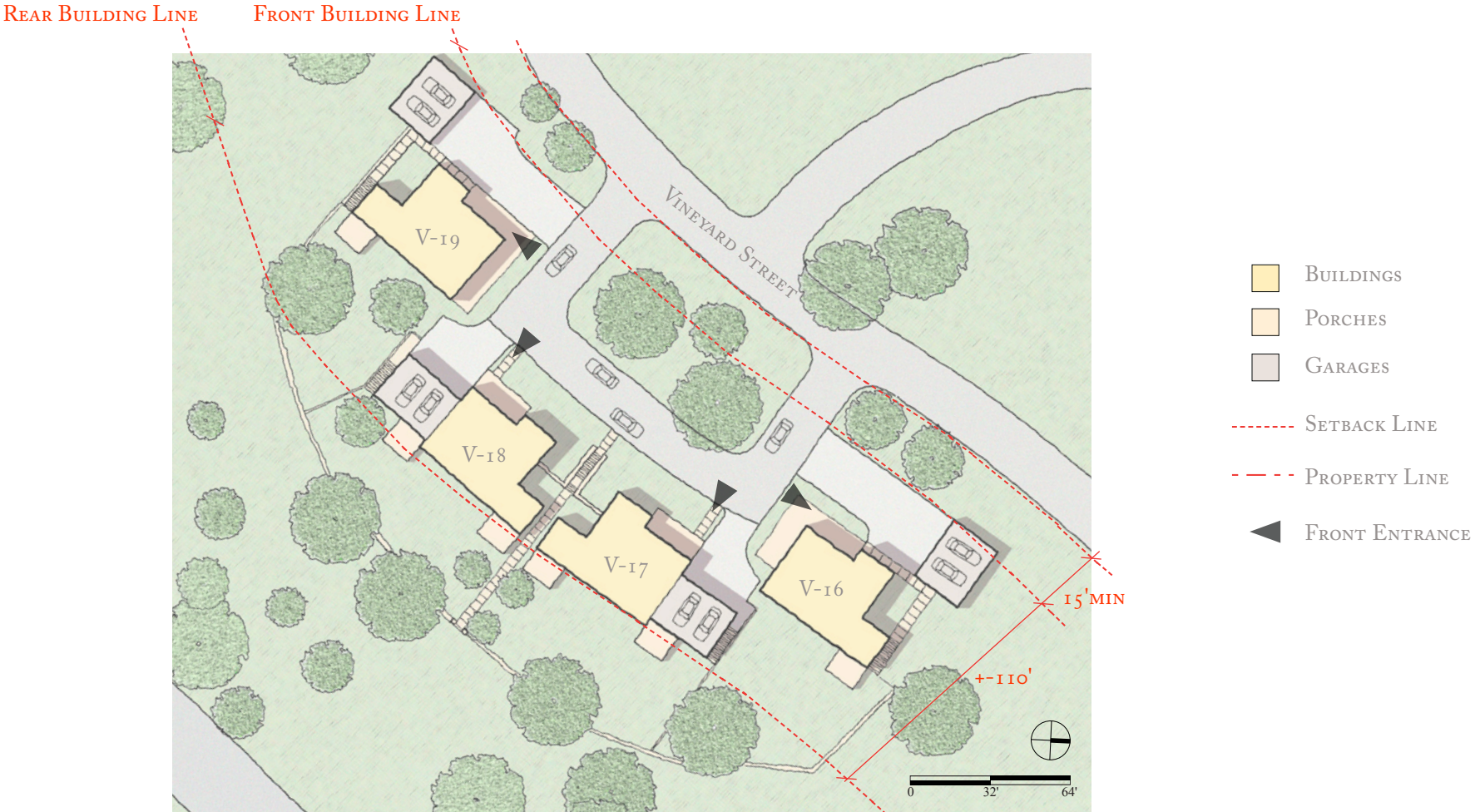


VINEYARD COTTAGES

VINEYARD COTTAGES are grouped within small, closely arranged clusters of four. They are designed as two and a half story single-family homes. The cottages have been clustered along the hillside as discrete groupings in order to preserve open space between them. Each building will be sited so as to create minimal disruption of the existing grade, and all roofs will be occupied to maintain a low, picturesque profile on the landscape.



PROJECT KEY PLAN D



PLAN DIAGRAM D

D: SOUTH ELEVATION OF VINEYARD COTTAGES



COTTAGE V-19



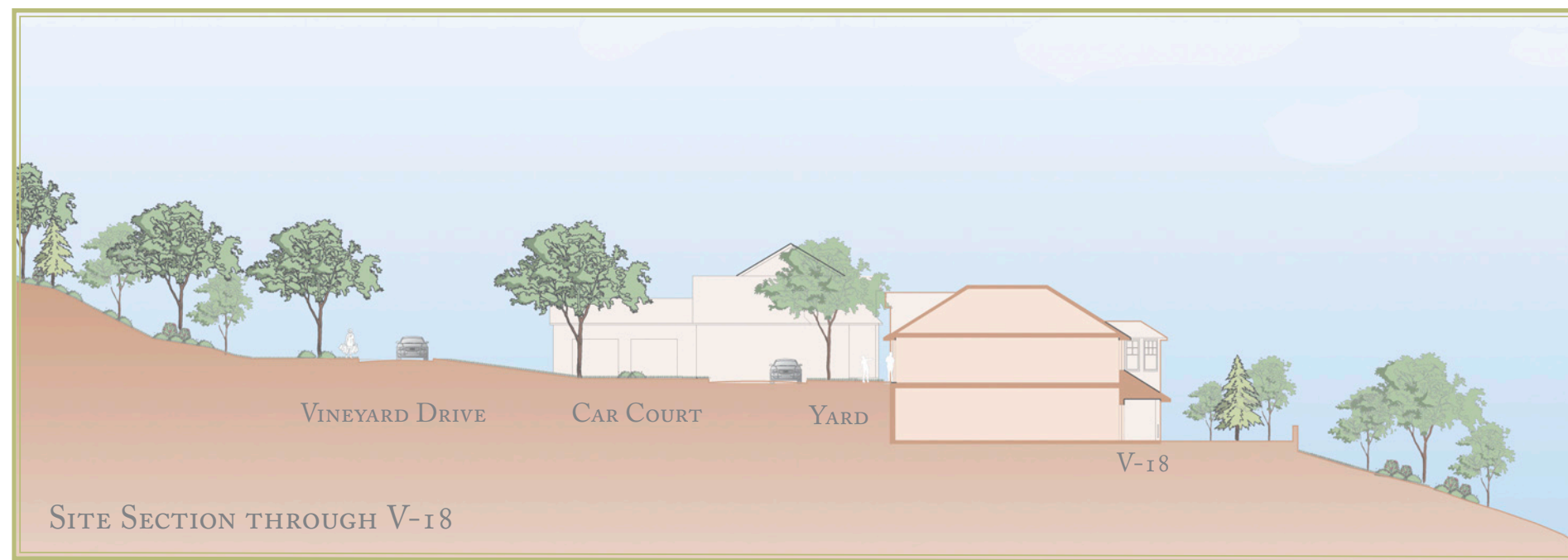
COTTAGE V-18



COTTAGE V-17



COTTAGE V-16



HOMES AND COTTAGES CHARACTER



Single gable roof dominates composition.
 Asymmetrical massing.
 Covered porches.
 Naturally aged cedar shingle and clapboard walls.
 Cedar shingle roof.
 Trim painted in one consistent color.
 Half-round metal leaders with full-round metal downspouts.
 Painted wood brackets.
 Masonry chimney (brick or stone.)



Single gambrel roof dominates composition.
 Shed and hipped dormers.
 White painted piers define exterior covered porch.
 Classical entablature at eave.
 Naturally aged cedar shingles on roofs and walls.
 White painted wood trim.
 Window sashes painted dark green or black to contrast with white trim.

Single gable roof dominates composition.
 Consistent use of double-hung windows with occasional special windows.
 Decorative painted wood panels or shutters used to create window groupings.
 Heavy shadow lines from projecting trim.
 Simple piers support classical entablature at porch.
 All windows and trim painted the same color.
 Special shaped shingles distinguish different wall areas.



Single gambrel roof dominates composition.
 Asymmetrical dormer composition.
 Double-hung windows.
 White painted window trim connects to white painted trim at eaves and tops of walls.
 Classical columns and entablature at porch.
 Masonry chimney (brick or stone.)



COLOR PALETTE FOR PAINTED TRIM

Homes and Cottages will be clad in naturally aged cedar shingles, with trim color to be guided by the palette shown at right.



Dark Green



Dark Red



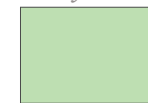
Dusty Blue



Cream



White



Dusty Green



Prepared by
ROBERT A. M. STERN ARCHITECTS LLP
for
MILLBROOK VENTURES
April 3, 2008

Aerial Photo: Silo Ridge