

THE *Kessler* COLLECTION

CASHIERS EAST VILLAGE

CASHIERS, NORTH CAROLINA



CONCEPTUAL MASTER PLAN

APPROVED WINTER 2022


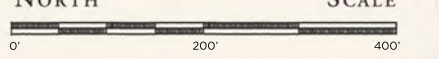
Amended Spring 2024

Sottile & Sottile
Urban Design & Civic Architecture

CASHIERS EAST VILLAGE

The Conceptual Master Plan for Cashiers East Village envisions a boutique, small scale mixed-use village tucked into the base of the mountain that can grow organically over time. The plan also envisions a new community resource in the form of Cashiers Hall, a community pavilion allowing for small-scale restaurant space, arts spaces, antiques, special events, and exhibitions. The plan works with the existing land, topography, and existing roadways without disturbing natural systems. The plan connects the Village Green, the expanded mixed-use village, the Ramble Greenway Trail and a new boutique lodge over the ridge of the mountain, all while preserving the unique character of the village and preserving the lush, forested hillside resources that define its image and identity.




 Approved: 02.28.2022
 NORTH SCALE


Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of urban conditions and strategies for revitalization. **Sottile & Sottile, 2022**

CONCEPTUAL MASTER PLAN

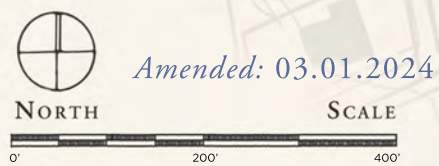
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Amended Design

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PROGRAM OVERVIEW

The following programming is based on the design direction provided by the Village Green as well as careful review of the site and existing grading and roadways. It aims to provide a compatible plan that balances the public realm, Cashiers Village connectivity, and the natural resources and heritage of this important site. It is an organic growth plan that can be phased in over time.

RETAIL & COMMERCIAL SPACES

❖ East Village Retail

- Includes high-end clothing, spa, jewelry, art, high-end furniture, pharmacy, bakery, breakfast, coffee, and ice cream. (~~22,000 SF~~) (16,000 SF)
- Restaurants: two full service restaurants and a café. One of the restaurants includes a rooftop bar. (~~35,000 SF Total~~) (30,000 SF)
- Office Space on second level of some village retail. (~~10,000 SF~~) (5,000 SF)

CASHIERS HALL

❖ Village Hall

- Cashiers Hall opens up to the East Village allowing for small-scale restaurant and banquet space, including finger foods and ice cream; arts booths, antiques, special events and community exhibitions. A large hall that opens to a generous porch and terrace overlooking the village with a lawn on the third plateau to be used for outdoor exhibitions and art shows. This structure sets in below the tree canopy in the natural clearing that already exists. It provides an anchor and a distinctive landmark to the East Village, differentiating it from other village centers found in the region. (~~15,000 net leasable interior square feet~~) (12,000 SF)

VILLAGE RESIDENTIAL

❖ Overview

- Residential Flats above Village retail buildings on second floor.
- Luxury residential in East Village forest.
- (~~38,000 SF Total~~) (30,000 SF)

FEATURES

❖ Site Features

- Entrance feature on Highway 107 in East Village
- Entrance feature to ~~Lodge~~ hospitality area before entering Conservation Zone.
- Entrance feature to ~~Lodge~~ hospitality area on Monte Vista Road at guest entry point.
- Park space in East Village lower plateau, connecting to Fowler Park.
- Event lawn at plateau ~~at~~ above Cashiers Hall.
- Trails connecting all pedestrian ways.
- Trails connecting each plateau.
- Trails connecting back to the Village Green.
- Open event green at uppermost point of property.
- ~~Event Amenity Pavilion~~ overlooking ~~green~~ recreation with views to Sheepcliff Mountain

HOSPITALITY

❖ Hospitality

- Luxury Boutique ~~Hotel~~ Lodge, 80-100 Rooms
- Mountain Cottages in Forest, ~~12~~ 14
- Glamping Cabins in Forest, 18
- Valet parking areas and employee housing on parcel north of Monte Vista.
- Allow Trail connection and access to primary site features.
- 50 employee accommodations

BUILDING HEIGHTS

❖ Building Heights

- Commercial 1-2.5 stories
- Residential 2-2.5 stories
- Cashiers Hall - ~~4 story~~ 2 stories
- Hotel ~~3~~ 3.5 stories plus partial basement
- Cottages - 1-2 stories
- Staff Housing - 3 stories

Approved: 02.28.2022

Amended: 03.01.2024

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CONCEPTUAL VILLAGE SECTION

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CONCEPTUAL VILLAGE SECTION

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