

## BBR plans major renovation

By Jim Cornelius  
News Editor

Black Butte Ranch property owners have signed off on a major redevelopment plan for recreation facilities near the Lodge. The plan was sent out to vote on October 7 to 1,251 BBR property owners, and the approval was announced on Tuesday, December 10.

The \$11.5 million in improvements will include a new Lodge swimming pool (80 percent larger than the existing pool), an outdoor hot tub, new bistro and retail area with outdoor dining and pool-side service, locker rooms, fitness facility, recreation center and playground. The plan also calls for improvements to parking — offering 66 stalls to today's 48 — and landscaping. Tennis courts will be moved to the area of the sports field near Big Meadow Golf Course.

Construction is set to begin next September, with a completion targeted for June



RENDERING COURTESY THA ARCHITECTURE

The pool area at BBR will be enlarged and redesigned in an \$11.5 million project approved by homeowners last week.

2015.

Based on the proposal and initial estimates, homeowners will pay a maximum assessment of \$5,000 per lot, and BBR plans to borrow up to \$5.5 million.

"I'm really proud of my neighbors, that they've stepped up to fund this project, and that we are sustaining the unique properties of Black Butte into the future," said Mark Pilkenton, a homeowner and chairman of the Black Butte Ranch Board of Directors.

The board and staff at BBR laid a lot of track to

get a 72 percent turnout and a 69 percent approval for the project.

"A big part of this project has been getting homeowner input over a period of probably 18 months," said Ranch CEO Scott Huntsman.

While the scoping of the project showed a strong consensus on the pool area redevelopment, it revealed widely diverging points of view on whether or how the Lodge should be redeveloped. So, the Ranch put that issue into a second phase, which

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RENDERING COURTESY THA ARCHITECTURE

Plans call for low profile buildings that take maximum advantage of mountain views.

### BBR: Plan drew 69 percent approval from homeowners

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Huntsman said is now probably five to seven years out.

Ranch homeowners have a strong history of approving projects to improve both visitor experience and the quality of life for homeowners.

"We reinvest right around \$2 million a year in total capital projects," Huntsman said.

In addition to that, the Ranch has put up \$16 million since 2005 in renovating the Glaze Meadow pool, golf course renovation and redesign, a new welcome center and other remodeling.

The development team for the current project includes THA Architecture, Walker Macy Landscape Architecture, Kirby Nagelhout Construction, Ranch management and

several homeowners.

The design of the project seeks to take full advantage of the Ranch's spectacular mountain and forest views.

"There's a premium being put on being able to see through certain key parts of the buildings," Huntsman said. Also, "the buildings have a pretty low profile," enabling those strolling in the area to see the mountains over the roofline.

The redevelopment of the area has long been on the to-do list, Huntsman noted, with the emphasis being on "how do you bring a sense of energy and vitality back to the heart of the Ranch... As far back as 1998, this area was identified as part of the Ranch that was going to require some reinvestment."

Huntsman expressed great satisfaction at the support the project has received.

"I'm just thrilled with it," he said. "First of all, I'm thrilled with the involvement

in the process. It shows the commitment people have to this place."