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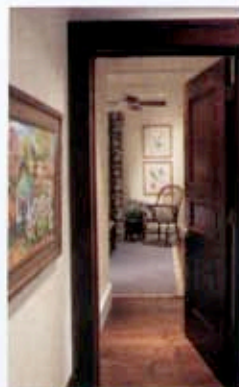
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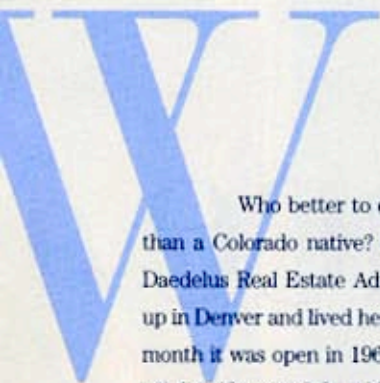
One Willow Bridge Road adds
to the renovation and redevelopment of Vail
while scaling new heights in luxury living.

Renaissance

BY JOEY PORCELLI
PHOTOGRAPHY BY DINO TONN



One Willow Bridge Road. If that is your new Vail address, the luxurious condominium home nestled along Gore Creek will be furnished with historic Colorado art, antiques, plasma TVs, a Wolf cooktop, Brunschwig & Fils sofas, wireless internet and a state-of-the-art home automation system. When you arrive for the weekend, your Sub-Zero refrigerator will be stocked with all your favorite gourmet foods, and your family photos, personal treasures, skis, bicycles and hiking gear will be in place and ready to go. • One Willow Bridge Road, a four-story private residential development, offers the comfort of elegant condominium living along with the amenities of a five star hotel—truly the best of both worlds. Managed by the renowned Sonnenalp Resort of Vail, One Willow Bridge Road's residents will enjoy access to the Sonnenalp's spa treatments, house-keeping, concierge and room services, preferential reservations at the Sonnenalp Golf Club in Singletree, valet parking, on-mountain ski lockers, swimming pools, gardens and restaurants. • With only 22 residences, 10 whole ownership and 12 fractional, this \$100 million venture will be an exclusive address, indeed. The condominium buildings, constructed with stone, pitched rooflines and a variety of color and finishes, will make an architectural statement that evokes the feeling of "Old Europe." They have been designed to blend into this mountain town's traditional style.



Who better to develop this jewel in the heart of Vail than a Colorado native? Developer Bob McNichols, owner of Daedelus Real Estate Advisors, LLC of Phoenix, says, "I grew up in Denver and lived here most of my life. I skied Vail the first month it was open in 1962, and I've been coming back on and off for 43 years." In 1999, McNichols opened Daedelus, his Arizona development company. Since he already spent much of his vacation time in Colorado, he searched for projects to build in his favorite place, Vail. "This is a remarkable opportunity in the center of the best ski town in the world."

Once One Willow Bridge Road appeared on the drawing board, Daedelus joined other high-end developers in Vail's "billion dollar renewal plan." Several other projects, including the Four Seasons Resort, the Tivoli Hotel, a room addition to the Sonneralp Hotel, a major development in Lionshead and the 150-room Vail Plaza Club were about to give Vail a much-needed facelift. When the city added up the sum value of all the projects submitted for permits, they found the total exceeded \$1 billion and aptly named their revitalization plan. With no vacant ground left, Vail previously was considered built out.

Early on in the development of One Willow Bridge Road, McNichols recognized the importance of working closely with the city of Vail. He says, "The town is encouraging redevelopment and innovation. They're helping developers go through the process and are ready, willing and able for this to go on because not only does it improve the appearance of Vail and the visitor's experience, it improves the tax base."

When Daedelus came up with the idea of using graphics on the site's 400-feet of construction fencing, McNichols went to the town for permission. "They told me nobody had ever done this before. They decided to try it and see if they liked it for the

rest of the town." Daedelus hired Denver-based greatBIGcolor Inc. to create a graphic replica of One Willow Bridge's ground floor streetscape, and now the banner containing the graphic is wrapped around the site's fences.

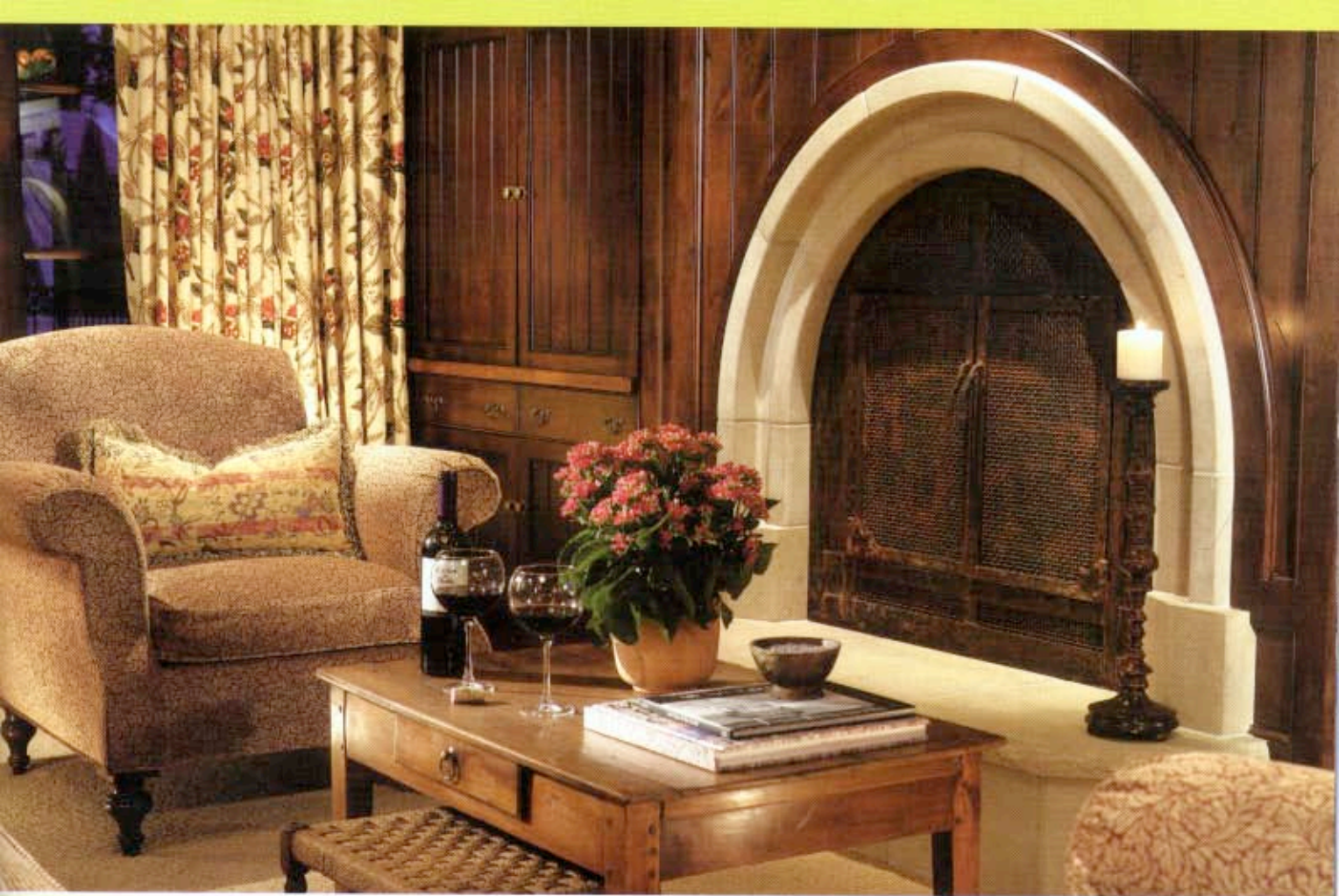
McNichols says, "Construction of these projects takes from two to three years and, frankly, people get tired of the unsightly chain link fencing and ugly green mesh that gets ripped up and never replaced. Since the town of Vail was very concerned about its image with tourists and travelers, it embraced the idea of graphic designs on construction fences. We were the first ones to do it, and it brings notoriety to our site. Now they're thinking of requiring it for all developers."

Daedelus scored another first at One Willow Bridge Road by setting up a completely furnished condominium model unit across the street from the construction site. Daedelus Sales Manager Court Fable says, "Our unparalleled model showcases everything that goes into these units from the outer trim to the electronics. I watch people who come into the model and see their eyes light up when they see what it contains. Visitors can touch, feel and smell what they will get."

Designers at Kate Bodenheimer Interior Design of Denver make sure that what each residence owner gets is an elegantly and distinctively furnished home. Floor treatments for One Willow Bridge Road will include 100 percent Berber wool carpeting, Calcutta marble mosaic tile, Big Sky bronze flagstone and wide-plank New American black cherry hardwood. In the master bathrooms, the "ultra" massaging tub with Michel Jado faucets and accessories will shine along with the Calcutta marble slab countertops, shower and tub walls. Each unit will be lit with recessed, low-voltage halo lighting.

Kitchens at One Willow Bridge Road will feature granite slab countertops, an Asko fully integrated dishwasher, a Wolf stainless steel gas cooktop and a Sub-Zero refrigerator with icemaker and freezer drawers. Custom built doors, cabinetry and millwork along with McGuire dining chairs and barstools, covered with Brunshwig & Fils fabrics, will complete the elegant look.

For those who crave the ultimate in technology at home, One Willow Bridge Road will provide a state-of-the-art automation system. Controls for lighting, music, media, home temperature and fireplaces will be installed. A compact and wireless touch panel will give owners complete control of the entire residence. Internet access will be provided through the latest high-speed wired and wireless technology. Data ports inside each home and a secure wireless network are accessible in the condominiums, the lobby or beside the pool. Satellite television and surround sound are also planned for the grid.



Security concerns have also been taken care of at One Willow Bridge Road. Access to the parking garage comes via a car transponder, card key or digital code. Discreet cameras in the garage, common areas, elevators and vestibules give owners peace of mind. Inside each residential unit, a wall-mounted video panel lets visitors be reviewed prior to entry.

McNichols says, "It's incredible how much infrastructure it takes to put in these electronics. Miles and miles of wiring go into these buildings to accommodate all the communications. Devices located in common spaces in the garage and in every unit control each electrical outlet, light switch, appliance and lamp."

According to McNichols, Daedelus is the only developer in Vail going to such ends to fully automate new residences. "We spent roughly an extra \$3 million to integrate electronics with the lifestyle that people want to enjoy in Vail. I'm 58 years old and I did not grow up with this technology, but my kids and their kids live by it." McNichols marvels at all this "whiz bang stuff," but he also sees the practicality of adding it to One Willow Bridge Road. "We feel we are not only building in functionality for today, we're building in competitive advantage to the resale of this property when it comes time to turn it over to the second group of owners."

However, owners at One Willow Bridge Road will be in no hurry to let go of their property. Along with Vail's majestic peaks, memorable sunsets and sparkling streams, they will enjoy not only the spectacular exterior landscape, but also the interior scenery of their luxury condominiums. Daedelus is collecting original works of art by Coloradans from the 19th and 20th Centuries to decorate the development. Rare historic paintings will grace the walls of the common ground floor

areas, including the library, card room, den, sunroom and portecochere. The use of antique furniture is also planned.

McNichols says, "For the 12 fractional-ownership units, we're supplying art by living Colorado artists. Scenics and architectural studies will be hung in the living rooms and bedrooms. We want to honor the history of Colorado with historically significant art and also to promote living, active and sometimes struggling artists with work people can enjoy."

For those who decide to move into One Willow Bridge Road, full ownership starts at \$3.5 million and goes up to \$7.5 million. Fractional buyers can purchase one seventh of a share of the equivalent space for \$630,000. McNichols calls fractional ownership "the smart buyer's option" and goes on to say, "You can purchase only the time you will actually be in Vail in advance, rather than having your place sit vacant for ten months out of the year."

One Willow Bridge Road's condominiums were designed by architects at Resort Design Associates International of San Francisco and Boulder. The architects placed the one, two and three bedroom fractional-ownership units on the first, second and third floors of the Meadow Drive wing. The three and four bedroom whole-ownership residences will be on the second and third levels of the Willow Bridge Road wing, and penthouses will extend along the entire top floor of the building. The bottom level will hold 6,000 square feet of retail space designated for a gourmet marketplace where residents can buy prepared foods, a sit-down meal or grocery items to take home and prepare.

Set for completion in December, One Willow Bridge Road is right on schedule. Progress made by the general contractor, The Weitz Co. LLC of Denver and Frisco, can be viewed on a live-action construction cam accessed through www.onewillowbridgeroad.com.

"We've been very pleased by the public's enthusiasm for our exclusive development," says McNichols. Thus far, sales have gone primarily to out-of-state buyers from the midwest or East Coast, but Coloradans who tour the model are also duly impressed. A major advantage for local residents is that they can drive up to One Willow Bridge Road just for the weekend. Those with fractional ownership can call the Sonnenalp management and, based on availability, spend time at one of the luxury condominiums on very short notice.

With all of the Sonnenalp's amenities included, One Willow Bridge Road sets the bar for luxury development in Vail. Of this prestigious new address, Daedelus' Court Fable says, "Hands down this is the greatest project going into the Village today. One Willow Bridge Road is world class."

