

## Exhibit VIII.C.5.c

### DESIGNS AND LAYOUT: DESCRIPTION OF MATERIALS

*Submit as Exhibit VIII. C.5.c. a description of the types of materials, finishes and furnishings that are proposed and how those complement or interrelate with the chosen style or theme.*



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## DESCRIPTION OF MATERIALS: CONTRIBUTING TO THE NEVELE EXPERIENCE

### General Description

The journey to arriving to Nevele Resort, Casino & Spa begins on Arrowhead Road, where the Falls and LBJ Towers reveal themselves to visitors along the approach. The signature round tower of rooms (LBJ Tower) comes into view alongside the new Nevele Tower, together recapturing the glamour and gleam of the famed 114-year-old resort in a decidedly modern and sophisticated complex of world-class amenities.

A drive past the original stone gatehouse sets the tone for Nevele Resort, Casino & Spa, a new environment well integrated into the natural one, with every turn unveiling views of water, plants and trees, valleys and mountains. Nevele Resort Casino & Spa is carefully sited and indelibly joined with landscape. Spatial diversity, seasonal changes, fountains, level changes, trails and structures of various scales and eras are orchestrated to make an inviting destination.

Arrival is heralded by three fountains leading up to a reflecting pool. These feature-elements are landings en route to the magnificent Nevele Falls, just minutes away. Surrounding the pool is a grand porte cochere supported by locally quarried stone piers that capture the sustainable spirit of Nevele Resort, Casino & Spa, and seemingly emerge out from the landscape. Sheltering guests, the roof structure is formed of golden metal panels illuminated by fixtures in 12-sided patterns in direct reference to the faceted shape of the LBJ Tower.

The materials, height, and massing of the resort structures complement the bucolic surroundings. The complex includes a series of three towers that echo the verticality of the mountains beyond, two of which are restored to their former prominence as a way to respect and celebrate the historic value of Nevele. The new tower features floor-to-ceiling banded windows. The emphasis on horizontality is a distinct tribute to American modernism and in keeping with the fenestration patterns of the original towers. Windows of the LBJ and Falls Towers have been replaced with energy efficient glazing in keeping with the sleek, streamline aesthetic of the period.

Carefully nestled among the towers are low scale structures that call to mind the surrounding mountain valley, including the new conference center, private meeting rooms and casino. The one-story steakhouse restaurant cantilevers over the golf pro

shop, offering uninterrupted views of the Catskill Mountains and golf course; its composition, a zigzag wall of glass edged with undulating golden metal panels shimmers day and night. The zigzag form of scallop-shaped panels are also features of the new Nevele Tower, sky pool, and porte cochere and visually unite the complex into a harmonious whole. The zigzag geometry and bold ornamentation takes inspiration from the art deco style of the 1930s; the highly polished metal surfaces flicker with light and capture the essence of glamour.

The sky pool is a notable architectural achievement at the resort. Located atop the new Nevele Tower, the enclosed rooftop pool features an umbrella fountain, hot tub and lap pool. Guests can enjoy unprecedented views of the Catskills and Shawangunk Mountains while inclining along the sill of the infinity pool. Skylights above make for a magical starlight experience for evening swims, and for 10+ months per year rather than the 10 weeks per year that a completely outdoor pool would provide for in this region. The exterior of the sky pool and resort is sheathed in luminous iridescent metal tiles that appear to cascade along the structure's edges much like the dramatic spray of the Nevele Falls.

It is important to the development and design team that the restoration of Nevele serve as homage to the local community and beauty of the Catskills Region. From the outset, considerations were made to ensure a physical setting that demonstrates social responsibility and stewardship of the land. The V-shaped configuration of the Nevele Tower enables unobstructed mountain or valley views from each room. A 72,000-square-foot green roof atop the Casino beautifies the view of the roof from the mountains while promoting sustainable stormwater management, improving air quality, and reducing the amount of energy needed to moderate the temperature of the building.

Ease of access to gaming and other amenities from the entry is made possible in the design through a generous and centrally located entrance lobby. As guests enter the hotel check-in from the porte cochere, the dramatic interior is a celebration of the property's historic past recast in neo deco with exuberant geometric patterns and brilliant finishes that welcome a new generation to entertainment in high style. An aura of elegance and luxury pervades the Nevele Resort, Casino & Spa from every vantage point.

Given the exceptional volume of visitor traffic for the resort, parking, wayfinding and access rank among the more important design considerations for the resort. Bus parking for staff and visitors is unobtrusively located behind the casino area. Directly adjacent is a three-story parking garage, with two levels underground. The visible surface includes containerized trees, shrubs and plants to soften the impact. All back of house service and loading is conveniently provided on a lower level invisible to the public.

Through its planning and design, every attempt has been made to preserve the natural beauty of the terrain and to create an accessible family-friendly vacation destination. The neo deco architectural and interior design vocabulary captures the dazzle and spirit of the original Nevele Grande Hotel while befitting the high standards of excellence anticipated by new generations of visitors.

### **Additional Observations Regarding Materials**

As referenced, the overall chosen style for the Nevele Resort, Casino & Spa is a contemporary art deco theme. There will be a high level of materials, finishes and furnishings used architecturally, which will interrelate to compliment this overall theme. Specific materials of note include:

#### **Stone**

Stone veneers with variegated colors indigenous to the Catskills region will be used at the ground level areas throughout the building complex as well as at key locations for signage bases. These stone applications will be architecturally detailed to reflect the intended art deco theme.

#### **Wall Panels**

Decorative art deco-inspired curtain wall panels will be used to clad the exteriors of the steel and concrete structures within. These light gauge steel wall panels will be prefabricated in an offsite New York State factory in order to reduce field framing and erection time by as much as 60%. This process will also reduce the need for scaffolding since the panels arrive at the job completely prefinished. This system also eliminates the need for carting off large containers of scrap materials that are commonly encountered with “built in place” systems.

**Curved Wall Panels**

The curved panels shown on the exterior renderings will have a gold metallic looking finish. These panels will also be prefabricated and prefinished off site.

**Glass**

Colored glass at room windows on all three towers will help visually tie the two existing towers to the new Nevele Tower. The new Nevele Tower will have a glassed in roof top pool, fitness center and reception party room that will be a visually dominant architectural feature.

**Trim**

The trim material selected for the art deco architectural detailing is stainless steel with a non-reflective nickel finish.

The art deco theme and detailing of the exteriors will continue into the interior public spaces and carry with it the grand style and scale that was typically prevalent in buildings in the New York region during the early 1900's.