

Subject: 2/1/18: Dillon Design Guideline Review: Studio PBA - Uptown 240

Kerstin (Town of Dillon via phone), Kathy, Robert, Aaron, & Scott (Studio PBA) and Jeff Sheppard & Chris Holzwart (RSA on behalf of Town of Dillon), met on Feb 01 at our office at 11:00am, to conduct an in-person review relative to the Town of Dillon Design Guidelines (version March of 2017) of the Uptown 24 project (Project). The meeting was successful, and lasted approximately 45 minutes.

Please see our Design Review Summary below, which highlights items from the Guidelines that we recommend are met for P&Z approval:

Design Review Summary

Overall, we were very impressed with the design of 'Uptown 24'. It is our opinion that this project be regarded as a good example of a 'Jewel Building' for the Town of Dillon, and believe that this project submission will be a great reference for future applicants. Based on the discussion in the meeting and upon evaluation of the Guidelines and checklists, below are items that we recommended the team provide or address are below:

Additional Graphic Submittal Materials

- We recommend the applicant fulfill the submission requirements for Additional Graphic Submittal Materials such as: Design Narrative, Design Concept Precedents board, and Material Board (can be digital).

General Building Design Comments (discussed in the meeting and/or noted on the Drawings PDF)

- RSA made additional comments on the drawings that are attached to this email in the "Uptown 240 Drawings" PDF, such as:
 - a. Suggesting Studio PBA review opportunities to differentiate the window extents at the corner volume near the fitness center. We recommended the ability to highlight this condition rather than conceal its expression. Design opportunities can be found that relate to mining structures with exposed braces and connections.
 - b. Differentiating the material at the soffit above the restaurant entry from the wood wrapped cladding and their expressions of building columns and pilasters.
 - c. RSA mentioned the visual discrepancy of the tectonic overlap connection at the sloped awning beam with the wrapped column, and recommended to resolve this juncture more cleanly.

Checklist 2

- Per item #10 of the checklist: We noted the visual discrepancy created by a sloped awning over the restaurant patio (which inadvertently dispenses snow below), and the flat permanent awning on the Lake Dillon Drive side (which was described will internally drain w/ concealed downspouts). We recommended these features be consistent and consider snowmelt mitigation. If downspouts can be concealed, it is acceptable to ignore the requirement for 3:12 minimum slope at permanent awnings.
- Per item #16 of the checklist: the southwest façade appears to create a tall blank wall visible from Buffalo Street. RSA recommended reducing the scale with either a branding or differentiating feature. RSA suggest representing/projecting extents of planting types along this wall as part of the elevation to exhibit the density/extent of the plantings.

- Per item #18 of the checklist: RSA discussed that the rooftop mechanical layout should be included in the submittal, along with view corridor diagrams taken from Lake Dillon Drive and Buffalo Street, to confirm that the units will not be visible along either street.

Checklist 3

- Per item #16 of the checklist: In our comments on the drawings – RSA mentioned to look at a covered entry/exit at the SW stair to protect the entry.

We believe this concludes our participation as a design review consultant for the ‘Uptown 240’ project, and will await to hear from the Town of Dillon if we are requested to review any additional materials or revisions.

Thanks,

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