

Ned West

From: Chris Holzwart <cholzwart@rothsheppard.com>
Sent: Monday, December 17, 2018 8:57 AM
To: Ellie Garza; Dan Burroughs; Ned West; Michael Rath; Eric P. Smith; Tom Jarmon
Cc: Adam Harding
Subject: 12/12/18: Dillon Design Guidelines Review 02 - Dillon Ridge Urgent Care, Imaging and Condominiums
Attachments: TownofDillon_DesignGuidelines_Checklists_RSA Review_18 1214.pdf

Hi All –

Please see our Summary and Position, below:

Michael (Trilogy Builds), Eric Smith (ESA) (All to be referred to as ‘Applicant’) met with Chris (RSA, on behalf of the Town of Dillon) on Tuesday, Dec 12 @ 2:15pm, to perform an in-person review of the proposed design for “Dillon Ridge Urgent Care and Condominiums’ (to be referred to as “Project”) relative to the Town of Dillon Design Guidelines (to be referred to as “Guidelines”).

Roth Sheppard was requested to perform an additional architectural review of the Dillon Urgent Care & Condominium project.

As stated during the meeting – Roth Sheppard (on behalf of the Town of Dillon) supports the design for the Project as it relates to the Guidelines. The design utilized many of the ‘Lake style’ principles within the Guidelines and appeared to be a promising building for the Town. The review consisted of broad discussions as well items that were not achieved within the Design Standards Checklists. As these items related to requirements set forth by the Guidelines, **the emboldened items below are contingent upon our recommendation for Approval.**

Design Narrative

- No comments by RSA

Materials Board

- A digital Materials Board was presented during the meeting. The group discussed the presented stone veneer semi-ashlar (a more randomized pattern with occasional turned stones to break a horizontal running bond pattern) pattern in the elevation drawings vs. the stacked running-bond pattern illustrated in the Materials Board. The applicant stated that they were going to revert their stone pattern back to the pattern present in the elevations. **RSA suggests this occur prior to comply with the Guideline.**

Design Concept Precedents

- No comments by RSA

Checklists of Design Standards

- See attached Checklist PDF

General Design Discussion Summary for the Applicant’s consideration:

Design suggestions discussed involved the following topics:

- Elevator Tower roof and Urgent Care tower roof structural support beams: It was suggested that these two similar roof structures be structurally supported in a similar fashion. **RSA recommends the Urgent Care tower employ the reduced and simple array of beams and outriggers strategy used for the Elevator Tower, as the structure should not falsely indicate a heavier roof than it actually is.**

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

Thanks,

CHRIS HOLZWART, RA, NCARB, LEED® AP

ROTH SHEPPARD ARCHITECTS, LLP

1900 WAZEE STREET, SUITE 100 | DENVER, COLORADO 80202

T:303.534.7007 F:303.534.7722 | www.rothsheppard.com

2012 AIA WESTERN MOUNTAIN REGION FIRM OF THE YEAR

From: Chris Holzwart

Sent: Monday, August 06, 2018 5:38 PM

To: 'Ellie Garza' <egarza@thkassoc.com>; 'Dan Burroughs' <dburroughs@townofdillon.com>; Ned West <NWest@townofdillon.com>; 'Michael Rath' <michaelr@trilogybuilds.com>; 'erinp@trilogybuilds.com' <erinp@trilogybuilds.com>; Tom Jarmon <tom@esapc.com>

Cc: Adam Harding <aharding@rothsheppard.com>

Subject: 8/6/18: Dillon Design Guidelines Review - Dillon Ridge Urgent Care, Imaging and Condominiums

Importance: High

Hi Dan, Ellie, Ned, Michael, Erin, and Tom –

Michael and Erin (Trilogy Builds), Tom (ESA) (all to be referred to as ‘Applicant’) met with Adam & Chris (RSA, on behalf of Town of Dillon) on Thursday, August 2nd at 9:30am, to perform an in-person review of the proposed design of ‘Dillon Ridge Urgent Care, Imaging and Condominiums’ (to be referred to as “Project”) relative to the Town of Dillon Design Guidelines (to be referred to as “Guidelines”)

Design Review Summary

Roth Sheppard was informed that this project is currently amidst the PUD process, with an impending decision from the Town of Dillon regarding the quantity of on-site commercial employee housing units. It was discussed that our meeting was aesthetic in nature, and would be addressed by the Applicant in the next phase of review(s) with the Town. Roth Sheppard finds this path acceptable.

As stated during the meeting – Roth Sheppard (on behalf of the Town of Dillon) supports the general direction of the design for the Project, as it relates to the Guidelines. The design utilized many of the principles within the Guidelines and appeared to be a promising building for the Town. The review consisted of broad discussions as well items that were not achieved within the Design Standards Checklists. As these items related to requirements set forth by the Guidelines, **the emboldened items below are contingent upon our recommendation for Final Approval.**

Design Narrative

- No formal Design Narrative was presented prior to or during the meeting. The applicant expressed the intent of the design to be ‘Mountain Lakestyle’, relating to the close proximity to Lake Dillon via the upward-lifting butterfly-shaped roof forms, the wood cladding systems, and projecting balconies that are supported by angled posts. Roth Sheppard supports this intent and its execution within the design.

Materials Board

- **No formal Materials Board was presented prior to or during the meeting. The applicant’s drawings show generic material callouts. Follow-up regarding this item during further review processes will be necessary to ensure the materials are compliant with the Guidelines.**

Design Concept Precedents

- **No formal Design Concept Precedents were presented prior to or during the meeting. Roth Sheppard discussed the value of relating the architecture to appropriate examples as a means to generate forms, features, proportions, and details. Follow-up regarding this item during further review processes will be necessary.**

Checklists of Design Standards

- See attached PDF

Non-compliant items from the Checklists of Design Standards

Checklist 2: Character & Environment

- **Item 5: 15’ floor-to-floor height at grade level:** The Urgent Care and Imaging facility is a 1-story commercial space facing Anemone Trail. Although this space appears to be less than 15’ high, the butterfly-shaped roof and glass storefront, create the appropriate scale and impression within the Public Domain.
- **Item 18: Conceal rooftop utilities from sight:** A detailed roof plan was not presented prior to or during the meeting. The applicant stated that the mechanical design for the buildings was not yet considered, and will be forthcoming. Roth Sheppard emphasized the required concealment of roof top unit from the street-level, per CE4.5.

Checklist 3: Building Form & Articulation

- **Item 6: Modulate facades above 2-story datum to differentiate from building base:** Roth Sheppard expressed concern over the lack of ‘change of plane’ above the 2-story datum, where the brown vertical wood cladding switches to a dark-colored horizontal cladding. Roth Sheppard discussed that this could be addressed with careful attention to the transition between the vertical and horizontal cladding, perhaps with a reveal channel, scaled appropriately to be visually apparent from street-level.
- **Item 15:** A Roof runoff mitigation plan was not presented prior to or during the meeting. The Applicant stated that they intend to drain the butterfly roofs with internal drains. Follow-up regarding this item during further review processes will be necessary to ensure the roof drainage plan is compliant with the Guidelines.
- **Item 17:** Conceal drainage at projections: The applicant stated that the balconies with roof coverings that are not a continuation of the butterfly roof are intended to be flat roofs. The applicant acknowledged that these would have to be drained via exposed downspouts. Roth Sheppard suggested that these downspouts be concealed behind or within the angled balcony supports to achieve the intention of this requirement.

Checklist 4: Craft, Materials, & Colors

- **General Comment:** Roth Sheppard discussed many of the items within this category with the Applicant. **The Applicant’s stated intentions for the development of their design appear to be in the spirit of the goal for this category. Roth Sheppard believes that another review near the completion of the design will allow for verification of compliance as it related to the fastening, material scales, stone patterns, etc.**

General Design Discussion Summary for the Applicant’s consideration:

Design suggestions discussed involved the following topics:

- Urgent Care Commercial Employee Housing: Concern was raised regarding the “commercial feel” of the housing units, which appear like retail storefronts. Roth Sheppard suggested the design develop to simultaneously acknowledge the great views from the units, but with a sense of residentially-scaled privacy, and possibly a separate pathway to the unit entrances.

- Elevator Tower: It was suggested that the further investigation of the elevator tower volume, with opportunities for it to relate to historic examples of stacked stone with punched openings, a mining elevator shaft, etc. could be pursued.
- Condominium Entry: The suggestion to highlight the condominiums from the street and demarcate their entry was discussed. Possible architectural solutions such as the expression of the elevator tower, and building branding was mentioned. The suggestion of a formal enclosed lobby was also acknowledged as a valuable amenity for tenants, as well as a means to address safety concerns within the parking garage.

We believe this concludes our participation as a design review consultant for the 'Dillon Ridge Urgent Care, Imaging and Condominiums' project, and will await to hear from the Town of Dillon if we are requested to review any additional materials, address comments responses, or revisions.

Thanks,

CHRIS HOLZWART, RA, NCARB, LEED® AP

ROTH SHEPPARD ARCHITECTS, LLP

1900 WAZEE STREET, SUITE 100 | DENVER, COLORADO 80202

T: 303.534.7007 F: 303.534.7722 | www.rothsheppard.com

2012 AIA WESTERN MOUNTAIN REGION FIRM OF THE YEAR