

Ordinance 02-2019, Series of 2019
Dillon Homewood Suites PUD Development Plan
Major PUD Amendment

Exhibit 'C'
Architectural Review



2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture	YES	YES	
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories	YES	OK	1 STORY WAINSCOT OF STONE
Building base use(s) meets intent of acceptable uses	YES		VERIFY DURING CALL
Base height relates to 2-story datum, where possible	YES	OK	4 STORY BLD G.
15' floor-to-floor height at grade level	12'-0"		DISCUSS, APPEARS NO RETAIL & LEVEL ONE
Window sills no higher than 36"	30"	yes	
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)	YES	yes	
Glazing meets or exceeds 60% transparent/40% solid ratio at primary façade base	YES	VERIFY	PROVIDE CALCULATIONS & IDENTIFY PRIMARY FAÇADE
Simply detailed storefront design	YES	yes	
Roofs/awnings designed for snowmelt mitigation	YES	yes	ALL INTERIOR ROOF DRAINAGE
Fabric awning slope 1:3	N/A	N/A	
Permanent awning slope 3:12	N/A		VERIFY
Primary façade to have main building entrance	YES	yes	
(2) primary façades for buildings with (3) façades visible from public right-of-way	YES		DEFINE
Façade materials should wrap corners a min. of 24"	YES	yes	
Blank walls visible to the public are not acceptable	N/A	N/A	
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design	YES	yes	
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight	YES		VERIFY ROCS ON ROOF PLAN



3 BUILDING FORM & ARTICULATION

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
EXPRESS THE BASE, MIDDLE, & TOP			
Articulate building façades into Base, Middle, & Top	YES	yes	BASE, ESPECIALLY AT WALLS NOT APPEARS LOW, LOW WALLS
Description of Base, Middle, & Top in Design Narrative	YES	yes	AT STUCCO
No overly complex roofs or incompatible roof styles	YES	yes	
Use of proportional rules for Base, Middle, & Top	YES	yes	
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake	YES	yes	
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	YES	OK	BASE FOLLOWS VOLUMES ABOVE
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	YES	yes	
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)	FLAT ROOFS	OK	2:12 / 3:12 FLAT ROOF SLOPE
3:12 min. roof slope for projections/permanent awnings	YES		VERIFY
No mansard-style roof forms	YES	yes	
Simple, powerful, character-defining roof(s)	YES	NO	MANY MINOR ROOF FORMS W/O MAJOR ROOF EXPRESSION
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge	N/A	N/A	
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	YES	yes	
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends	YES	yes	
Roof runoff mitigation plan	YES	yes	
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	YES	yes	POINTS COLLARE. VERIFY OTHER
Concealed drainage at projections	YES	yes	



4 CRAFT, MATERIALS, & COLORS

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
HIGHLIGHT THE CRAFT			
Utilize or mimic authentic fastening and joinery methods	YES	NO	VERIFY, DETAILING/EXPOSE STRUCTURE W/CONSISTENT DTL'S
Pragmatic and highly crafted architectural features	YES	yes	
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials	YES	yes	STONE, STUCCO, CLAPBD.
Stone heights min. 4"H, with preference for 8-12"H	YES		VERIFY
Materials wrap building corners min. of 24"	YES	yes	
Ashlar pattern at stone cladding	YES	yes	DRY STACK
Rough-sawn or hand-hewn finish at timbers	YES		VERIFY
Use of acceptable wood cladding patterns	YES	yes	horizontal clap
Use of metal cladding for roof and/or wall accent only	YES	yes	ROOF ONLY
Use of acceptable metal wall and/or roof patterns	YES	yes	STANDING BEAM
Clear glazing ratio of 60% min. glazing to 40% solid	YES		VERIFY
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .	YES	yes	
Stucco at building Middle layer, not Base layer	YES	NO	30" AFF AT BASE IN MANY LOC'S
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color	YES	yes	
Natural color palette with combination of marine accents (if Lake style influences)	YES	yes	
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.	YES	yes	NO BRIGHT TONES
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	YES	yes	
10% maximum area usable for accent colors on façades	YES		

0-1/4

RSA REVIEW
3/21/18

Lake Dillon Homewood Suites

Project Narrative 3-9-18

The Lake Dillon Homewood Suites is a proposed hotel property that has been anticipated with great enthusiasm. It will be an added catalyst for the ongoing revitalization within the Town of Dillon. It will be located on the South-West corner of Highway 6 and Lake Dillon Drive in the vicinity of the current Conoco gas station and will serve as a cornerstone to the entrance of the municipality. The new building, added amenities and additional landscaping will entice numerous new visitors down Lake Dillon Drive and into the town.

The building will contain: Approximately 120 premium extended stay hotel room suites. A full service pool, hot tub and fitness area. Business center and secure ski storage. A back patio boasting spectacular views of Lake Dillon and the surrounding peaks. The top floor will contain a small restaurant, kitchen & deck and private meeting rooms for the use of our guests. This will be facilitated by a fully underground parking garage that will ease the constraints already felt within Summit County.

The Lake Dillon Homewood Suites project exceeds the requirements set forth in the Town of Dillon design standards checklist. The predominate theme, materials and forms of the structure are a blend of contemporary mining structures and nautical shapes that have been modulated within the form of the Hilton Homewood Suites prototypical design. This theme is facilitated through the use of engaging building lines and heavy timbers throughout the project that will be carried through the more minor details of the hotel. *CONTEMPORARY + TRADITIONAL*

The predominant materials are native stone, cementitious lap board siding and natural stucco which are both very resilient, sustainable and hassle free products which is a necessity in this high altitude environment. The building also has been anchored to the ground through the use of stone wainscot, columns and accents throughout the property.

The lowest level is very pedestrian friendly with sidewalks surrounding the building. Due to the constraints of the site the building's form is quite atypical and leads to curiosity as it is encircled. These paths lead you through the plentiful landscape to the Pool Deck or to the South Facing Rear Patio and Pergola area that blurs the line between interior and exterior spaces. The lower level is primarily constructed of a native stone base and wainscot with large store front windows scattered throughout the structure. *STONE BASE LAYER*

The center of the building is broken up throughout the façade by the use of different materials, colors and building undulations. All of the materials find themselves in play above the stone cap including a light and dark colored stucco and a robust brown lap siding to lend strength to the corners of the building. *SMALL, SIMPLE + AUTHENTIC*

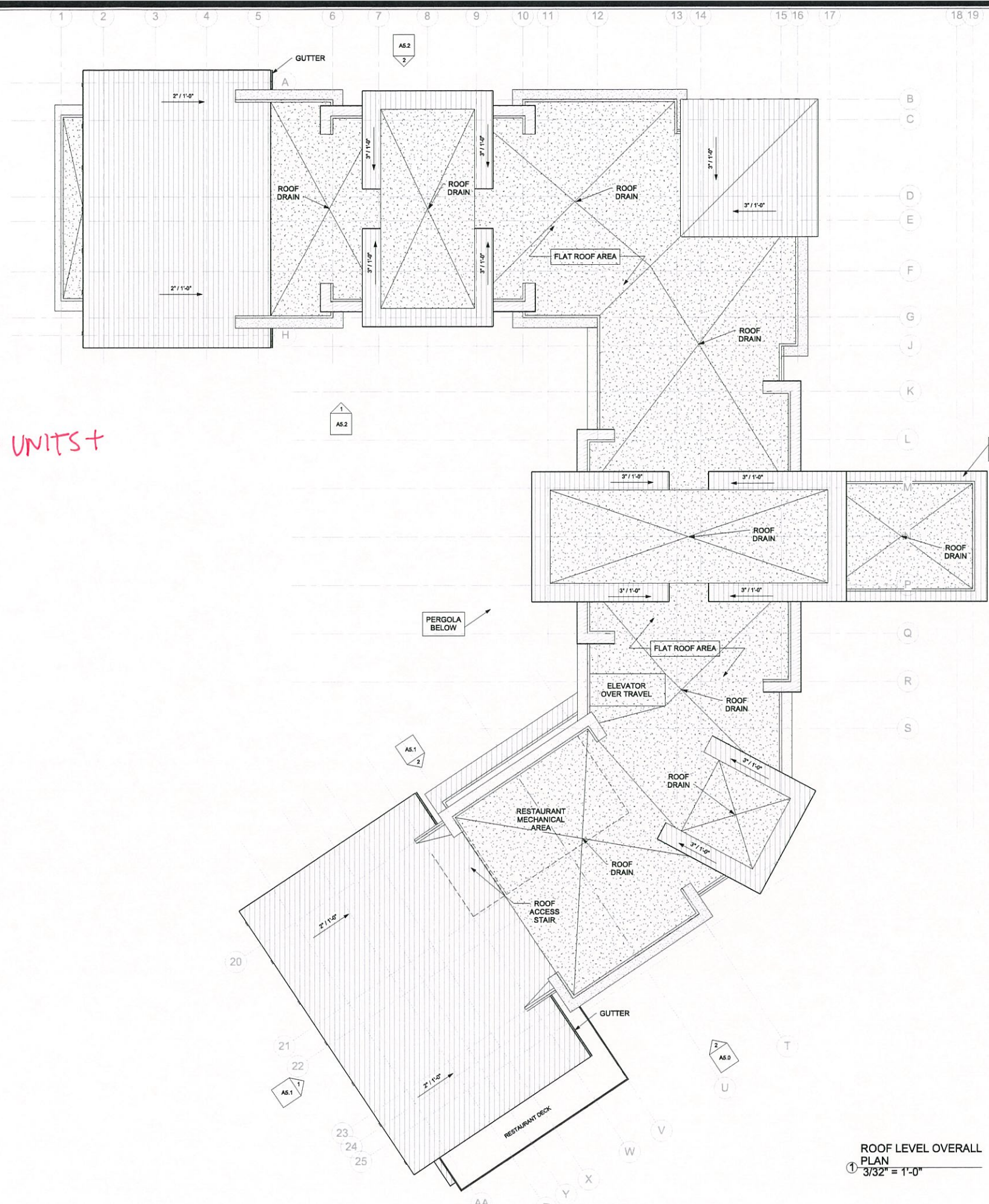
The building cap is predominantly composed of large cornices and parapets with fly rooves above the major elements. This provides the building with a contemporary form and a lite and uplifting feel that is reminiscent of a breeze across the lake catching a sail. *CONTEMPORARY = CLEAN TRADITIONAL = EXPRESSIVE*

Overall we firmly believe that the Lake Dillon Homewood Suites project will be looked at with reverence and will be enjoyed by guest and residents for many years to come.

Thank you,

Ken O'Bryan & Stephen Shainholtz – O'Bryan Partnership Architects

Danny Eilts & John Frew – Dillon Hotel Associates, LLC



SHOW ZONES/
SHOW AREAS FOR MECH UNITS +
INDICATE HEIGHTS

ROOF LEVEL OVERALL
PLAN
① 3/32" = 1'-0"

DILLON HOMEWOOD SUITES
LOTS 1, 1A, 1B, 1C - LAKE DILLON DRIVE
DILLON, COLORADO 80435

Revisions:
ROOF CONCEPTS 2-20-18
PROGRESS SET 2-27-18
3-6-18 PLANNING & ZONING

Date: _____
Project No: _____
Drawn by: _____
Checked by: _____

NEW HOMEWOOD SUITES DESIGN

ON PREVIOUS DESIGN HAD A MORE SUCCESSFUL SOLUTION TO THE ROOF WITH A MAJOR ROOF SUPPORTED BY MINOR ROOF FORMS.

PRESENT SOLUTION IS ALL MINOR ROOFS, ALL OF EQUAL IMPORTANCE. DOES NOT MEET DESIGN CRITERIA.



1
A12.0

HOTEL ENTRY VIEW



O'BRYAN
PARTNERSHIP, INC
ARCHITECTS - A.I.A.

ARCHITECTURE,
PLANNING, INTERIORS
P. O. Box 2773
620 Main Street, Suite 6
Frisco, CO 80443
Tel: 970.668.1133
Fax: 970.668.2316
www.OPARCH.com

DILLON HOMEWOOD SUITES

LOTS 1, 1A, 1B, 1C - LAKE DILLON DRIVE
DILLON, COLORADO 80435

Revision:

Date: 1-22-18

Project No: 2703

Drawn by: SC5

Checked by: KAO

A12.0

RENDERING 1

DILLON HOMEWOOD SUITES

LOTS 1, 1A, 1B, 1C - LAKE DILLON DRIVE
 DILLON, COLORADO 80435

Revision:

Date: 1-22-18

Project No: 2703

Drawn by: SC5

Checked by: KAO

A12.1

RENDERING 2



NOT A LOT OF DETAIL
 OR DIFFERENTIATION
 STUCCO FACADES

MORE
 CONTEMPORARY
 MAY NOT
 WANT NEED
 TRADITIONAL
 PARAPET CORNICES

ANY OPPORTUNITY
 FOR MATERIAL
 ACCENTS TO REFLECT MOUNTAIN TOWN?
 IN SOME ELEMENTS TO
 FURTHER REINFORCE
 CRAFT & DETAIL IN
 TRADITIONAL COMPONENTS.

OVERBLENDED TOO
 ELEGANT

BE CONSISTENT W/
 OUTRIGGER BRACKET
 DETAILING

SIMPLIFY
 # OF
 DIFFERENT
 MATERIALS

SIMPLIFY
 MATERIALS
 SO IT'S A
 NOT 1/2
 PROPORTION

FLAT ROOFING?

WAINSCOT IS VERY LOW
 STUCCO EXTENDS DOWN TO BASE, 30" H

1
 A12.1

PORTE COCHERE VIEW

OUR COBB BUT 3/12 SAYS WILL ALL 5/12 SHED

MORE CONSISTENT APPROACH TO BRACKETS TO HARMONIZE SIMPLIFY # OF DIFFERENT WAYS TO DO CORNICE/PARAPETS



NOT SIGNIFICANT ENOUGH TO BE A BASE. UP TO 2 STORY DATUM OR 1 STORY DATUM.

1 A12.2

EAST SIDE VIEW

O'BRYAN PARTNERSHIP, INC ARCHITECTS - A.I.A.

ARCHITECTURE, PLANNING, INTERIORS P. O. Box 2773 620 Main Street, Suite 6 Broomfield, CO 80443 Tel: 970.668.1133 Fax: 970.668.2316 www.OPARCH.com

DILLON HOMEWOOD SUITES LOT 15 1, 1A, 1B, 1C - LAKE DILLON DRIVE DILLON, COLORADO 80435

Revision:

Date: 1-22-18

Project No: 2703

Drawn by: SCS

Checked by: KAO

A12.2 RENDERING 3



O' BRYAN
PARTNERSHIP, INC
ARCHITECTS - A.I.A.

ARCHITECTURE,
PLANNING, INTERIORS
P. O. Box 2773
620 Main Street, Suite B
Frisco, CO 80443
Tel: 970.668.1133
Fax: 970.668.2316
www.OPARCH.com

DILLON HOMEWOOD SUITES

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Revision:

Date: 1-22-18

Project No: 2703

Drawn by: SC5

Checked by: KAO

A12.4

RENDERING 5

OUTROGERS APPEAR
VERY FREQUENTLY. MAKES
STRUCTURE LOOK FAKE



1
A12.4

NORTH-EAST VIEW

DILLON HOMEWOOD SUITES

LOTS 1, 1A, 1B, 1C - LAKE DILLON DRIVE
 DILLON, COLORADO 80435



FLAT AWNING?

WHERE IS
STONE WAINSCOT CAP?

1
A12.3

SOUTH SIDE VIEW

FLAT AWNING?

Revision:

Date: 1-22-18

Project No: 2703

Drawn by: SCS

Checked by: KAO

A12.3

RENDERING 4