

EXHIBIT D

Panera Bread PUD Development Plan

Staff Report

ARCHITECTURAL REVIEW PACKET

Architectural Review Summary

Chris Holzwart, Roth Sheppard Architects
January 8, 2019

Please see our Position and Meeting Summary, below:

Jeff Parker (of Jeffrey Parker Architects) and other design and development team members (All to be referred to as 'Applicant') met with Chris Holzwart of Roth Sheppard Architects (RSA), Ned West of Town of Dillon (ToD), and Ellie Garza of THK Associates on Tuesday, January 08 @ 1:30pm MST, to perform a remote video-conference review of the proposed design for "Panera Bread" (to be referred to as "Project") relative to the Town of Dillon - Design Guidelines (to be referred to as "Guidelines").

Position

As stated during the meeting – Roth Sheppard (RSA, on behalf of the Town of Dillon) supports the design direction for the Project as it relates to the Guidelines. The design successfully utilized many of the 'Mountain-style' principles within the Guidelines, with only minor comments that are further described below.

Meeting Summary

RSA walked the group through the Design Standards Checklists and provided commentary upon items which required further information, or were not sufficiently represented in the application materials. Since the Checklists are comprised of requirements set forth by the Guidelines, **the emboldened items below are contingent upon our recommendation for Approval and should be (re)submitted to the Town of Dillon for review.**

Checklists of Design Standards

- See attached Checklist PDF

Materials Board

- **Applicant to provide product literature for the Coronado Stone to ensure that it meets dimensional requirements written in the Guidelines.**

Roof / Runoff Mitigation Plan

Applicant to provide a Roof Plan w/ the following information:

- **Roof Slopes indicated at non-flat roofs**
- **Roof Drainage strategy clarified for each roof**
- **Downspout locations @ roofs that shed to grade**

Site Section

Applicant to provide a Site Section to illustrate RTU concealment strategy as it relates to surrounding site lines

Elevations

Applicant to provide Building Elevations w/ the following updates:

- **Proposed downspout locations**
- **Control joint lines at all EIFs surfaces**
- **Dimensions for Transparent vs Solid surfaces @ south elevation**
- **Element(s) of interest @ north EIFs blank wall**
- **Consideration of breaking stone base at gable volume per discussion to accentuate volume modulations**

General Design Discussion Summary for the Applicant's consideration:

- Concerns over open sunshade canopy above the Main Entry was mentioned.

Items to consider that were not discussed during the meeting:

- If utilization of a new transformer is required, where can it be located to be visually unobtrusive?
- Applicant should address the Xcel Energy's rules, and propose a gas meter location in the site plan / and elevations, to avoid placing meter in a less-ideal placement as the design develops.

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

Thanks,

CHRIS HOLZWART, AIA, NCARB, LEED® AP

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2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

RSA REVIEW: 01/08/19

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture	Y	Y	
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories	N/A	N/A	
Building base use(s) meets intent of acceptable uses	Y	Y	
Base height relates to 2-story datum, where possible		Y	
15' floor-to-floor height at grade level	N/A	N/A	GUIDELINE INTENDED PRIMARILY FOR URBAN RETAIL USES
Window sills no higher than 36"	Y	Y	
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)	Y	Y	
Glazing meets or exceeds 60% transparent/40% solid ratio at primary façade base	Y	N	APPLICANT TO PROVIDE T / S DIMS @ SOUTH ELEVATION
Simply detailed storefront design	Y	Y	
Roofs/awnings designed for snowmelt mitigation	Y	Y	
Fabric awning slope 1:3	Y	Y	APPEARS TO EXCEED
Permanent awning slope 3:12	N/A	N	NO ROOF PLAN SUBMITTED OR CLARIFIED IN ELEV'S
Primary façade to have main building entrance	Y	Y	SOUTH ELEVATION
(2) primary façades for buildings with (3) façades visible from public right-of-way	N/A	Y	EAST ELEVATION & SOUTH ELEVATION
Façade materials should wrap corners a min. of 24"	Y	Y	
Blank walls visible to the public are not acceptable	Y	N	SEE EMAIL COMMENTS RE: EIFS WALL @ NORTH ELEVATION
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design	Y	Y	
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight	Y	N	ROOF PLAN AND SITE SECTION. SEE EMAIL COMMENTS.



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	Y	Y	
Description of Base, Middle, & Top in Design Narrative	Y	Y	
No overly complex roofs or incompatible roof styles	Y	Y	SIMPLE SHED & FLAT ROOFS
Use of proportional rules for Base, Middle, & Top	Y	Y	1/3 BASE : 2/3 MIDDLE
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: <u>Mountain</u> or Lake	Y	Y	MOUNTAIN AESTHETIC PRINCIPLES ARE MOST APPLICABLE
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	N/A	Y	SEE EMAIL COMMENT AND DISCUSSION RE: CONTINUOUS BAND OF STONE @ BASE.
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	Y	Y	
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)	Y	N	APPLICANT TO PROVIDE ROOF PLAN
3:12 min. roof slope for projections/permanent awnings	Y	N	APPLICANT TO PROVIDE ROOF PLAN
No mansard-style roof forms	Y	Y	
Simple, powerful, character-defining roof(s)	Y	Y	SIMPLE SHED & FLAT ROOFS
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	Y	Y	
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends	Y	Y	WOOD BRACKETS USED THROUGHOUT
Roof runoff mitigation plan	Y	N	APPLICANT TO PROVIDE ROOF PLAN
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	Y	Y	CONCERNS RE: OPEN SUNSHADE AND SNOW RETENTION/CLEARING
Concealed drainage at projections	Y	N	APPLICANT TO PROVIDE ROOF PLAN



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	Y	Y	APPLICANT TO FOCUS ON CRAFTED DETAILS AS DESIGN DEVELOPS
Pragmatic and highly crafted architectural features	Y	Y	
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials	Y	Y	WOOD, STONE, STUCCO
Stone heights min. 4"H, with preference for 8-12"H	Y	N	APPLICANT TO PROVIDE PRODUCT DATA
Materials wrap building corners min. of 24"	Y	Y	
Ashlar pattern at stone cladding	Y	Y	
Rough-sawn or hand-hewn finish at timbers	Y	Y	DISCUSS CEDAR BRACKETS
Use of acceptable wood cladding patterns	Y	Y	VERTICAL
Use of metal cladding for roof and/or wall accent only	Y	Y	ROOF
Use of acceptable metal wall and/or roof patterns	Y	Y	NO METAL WALLS APPLICABLE, STANDING SEAM ROOF PATTERN
Clear glazing ratio of 60% min. glazing to 40% solid	Y	Y	APPEARS TO COMPLY @ SOUTH ELEVATION
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .	Y	Y	GLAZING DESCRIBED AS CLEAR
Stucco at building Middle layer, not Base layer	Y	Y	
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color	Y	Y	
Natural color palette with combination of marine accents (if Lake style influences)	Y	Y	EARTH-TONE PALETTE THROUGHOUT INDICATED MORE MOUNTAIN-STYLE AESTHETIC
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.	Y	Y	UNITY LEAF - COLORED SUNBRELLA CANVAS AWNINGS SERVE AS BRIGHT-COLORED INTERVENTIONS
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	Y	Y	
10% maximum area usable for accent colors on façades	Y	Y	COLORED SUNBRELLA CANVAS AWNINGS



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Panera Bread Bakery Café

Dillion, CO

Architectural Design Review Response Letter

February 28, 2019

Please see our responses (in red) to the architectural plan review comments from Chris Holzwart (Roth Sheppard Architects) dated 1-8-2019:

Materials Board

- Applicant to provide product literature for the Coronado Stone to ensure that it meets dimensional requirements written in the Guidelines.
- Literature and Spec sheet have been provided regarding the Coronado Stone illustrating its conformance with the requirements. In addition to that the grout is to be natural grey in color.

Roof / Runoff Mitigation Plan

Applicant to provide a Roof Plan w/ the following information:

- Roof Slopes indicated at non-flat roofs
- Roof Drainage strategy clarified for each roof
- Downspout locations @ roofs that shed to grade
- A roof plan (sheet A102) has been provided illustrating the roof slopes and drainage strategies. Downspout locations have been marked on the elevations.

Site Section

Applicant to provide a Site Section to illustrate RTU concealment strategy as it relates to surrounding site lines

- A section (sheet A303) has been provided illustrating RTU concealment via raised parapets.

Elevations

Applicant to provide Building Elevations w/ the following updates:

- Proposed downspout locations
 - Marked on elevations
- Control joint lines at all EIFs surfaces

- EIFS was changed to 4'x8' cement board panels, “joints” have been illustrated on elevations.
- Dimensions for Transparent vs Solid surfaces @ south elevation
 - Dimensions have been add to illustrate transparent vs solid ratios
- Element(s) of interest @ north EIFs blank wall
 - A window w/ spandrel glass & canvas awning have been added to wall.
- Consideration of breaking stone base at gable volume per discussion to accentuate volume modulations
 - The stone base has been removed and replaced w/ the engineered wood cladding run horizontally.



Installation Specifications

At www.CORONADO.com product specifications can be downloaded in CSI format.

Choices Specific to English Rubble

- Standard Colors:** Black Hills, Cascade Blend, Dakota Brown, Hazelwood, Newport Sandstone, Pebble Beach Blend, (Any Standard or Custom color)
- Grout Joint Width:** Standard ½” Grout Joint, 1” Grout Joint for European Look
- Grouting Options:** Brushed, Deep Raked, Full Smooth Tooled or Full Brushed
- Grout Joint Color:** Natural Grey, Natural Off-White or Complementary Color
- Accessories:** Corners, Complementary Tiles, Wall Caps, Post Caps and more. (See Accessories section of binder)

Special Installation Notes

- Pattern:** Continuous horizontal joints that transition slightly higher and lower with the occasional termination of the joint. To achieve additional angled transitions some trimming may be required. This stone should not be installed in a vertical position. Blend the stone on the wall from several different boxes to ensure proper color and size variation. **See catalog photos for recommended installation pattern.**
- Chalk Lines:** Should be used by installer to ensure a straight and level pattern.
- Vertical Joints:** Avoid exceeding one stone in height.
- Horizontal Joints:** Continuous running pattern.
- Sealing:** Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.
- Freeze-Thaw:** When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it's been installed.
- Installation Info:** Download Coronado's latest installation instructions at www.coronado.com for information on mortar and installation recommendations.

Profile Properties

- Size:** Stone sizes range from 6” to 14” in height and 8” to 32” in length (nominal).
- Thickness:** 1¼” to 2”
- Weight:** 9 to 12 lbs. per square foot.
- Packaging:** Available in big boxes (80 sq ft Flats & Corners sold by the linear foot).
When purchasing English Rubble, coverage is based on installation with a ½” joint at the back of the stone.

½” Brushed Grout Joint



ENGLISH RUBBLE *COLOR: NEWPORT SANDSTONE*

½” Brushed Grout Joint



ENGLISH RUBBLE *COLOR: BLACK HILLS*