

APPENDIX 'C'  
Architectural Consultant Review  
&  
Preliminary Materials Board

Architectural Review Report  
Roth Sheppard Architects  
November 20, 2018

Hi Ned, Dan, Nate, and Ann –

Nate Savage and Ann Adams (Davis Partnership Architects, to be referred to as ‘Applicant’) met with Chris Holzwart (Roth Sheppard Architects, on behalf of Town of Dillon) and Ned West (Town of Dillon), on Monday, November 19th at 1:30pm, to perform an in-person review of the proposed design of the ‘Vail Health / Dillon Medical Building’ (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 intention to submit for PUD approval prior to the end of the calendar year. The intent of this Design review was to discuss the project design goals and evaluate the current design documents provided against the Town of Dillon Design Guidelines checklist. Further design reviews should be organized and scheduled with the Town of Dillon.

As stated during the meeting – Roth Sheppard (on behalf of the Town of Dillon) supports the current design for the Project, as it relates to the Guidelines. The Project utilized many of the principles within the Guidelines and appeared to be a promising building with a blend of ‘Mountain Lakestyle’ features for the Town of Dillon. Roth Sheppard recommends approval of the design aspects of the Project at the PUD phase, based on the documents provided. **The items identified below in bold are items that are contingent upon our recommendation for Final Approval of the Project.**

Materials Board

- **No physical Materials Board was provided prior to the meeting, due to pending approvals from Ownership. A digital board was presented during the meeting, which satisfied the requirements for the Applicant to define the proposed building cladding materials. It was discussed that a physical Materials Board will be created for a second review, which will be necessary to ensure the proposed materials are compliant with the Guidelines.**

Design Concept Precedents

- It was discussed that the design concept precedents were all contemporary buildings, as the design of the Project is intended to be clean and modern in nature. Roth Sheppard believed that revisiting historic precedents could inform the design intent/application of special items, such as the cladding materials/fasteners, mullion pattern, accent features, etc.

Checklists of Design Standards

- See attached Checklists PDF w/ RSA marks. There are no items on the list that are deficient.

General Design Discussion Summary for the Applicant’s consideration:

Design suggestions discussed involved the following topics:

- The location of the roof valley for the primary N/S butterfly roof was discussed. The concept of rationalizing the expression of the building structure is the spirit of the Guidelines, and therefore a rational location for the low point appeared missing and was desirable. It was discussed that the valley location would be further developed as the Project progressed.

- The location of the rooftop mechanical units within the mechanical screen was discussed. Since the project is in the stages prior to engineering input, the Applicant stated that they intend for all mechanical units to be located in the area designed currently on the roof plan. **A second review at a later date by the Town of Dillon to monitor the further development of the building systems and the locations of all mechanical units is recommended to ensure the final locations are concealed and desirable.**

We believe this concludes our participation as a design review consultant for the 'Vail Health / Dillon Medical Building' 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. Thank you.

Thanks,

CHRIS HOLZWART, RA, NCARB, LEED® AP

ROTH SHEPPARD ARCHITECTS, LLP

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# 2 CHARACTER & ENVIRONMENT

## DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
<b>DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE</b>			
Symbolic connection to historic architecture		Y	ENCOURAGE REFERENCE TO HISTORIC PRECEDENTS AND/OR FEATURES FOR NEXT REVIEW
<b>DEFINE THE PUBLIC DOMAIN</b>			
2-story datum at buildings taller than 2 stories		Y	
Building base use(s) meets intent of acceptable uses		Y	ACCEPTED SPECIAL CONSIDERATION DUE TO STAND-ALONE BUILDING ON US 6 HWY LOT
Base height relates to 2-story datum, where possible		Y	
15' floor-to-floor height at grade level		Y	
Window sills no higher than 36"		Y	
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)		Y	
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base		N/A	ACCEPTED SPECIAL CONSIDERATION DUE TO BUILDING PROGRAM
Simply detailed storefront design		Y	STOREFRONT MULLION DESIGN @ PATIENT CLINIC INCORPORATES SENSE OF CHARACTER
Roofs/awnings designed for snowmelt mitigation		TBD	TBD
Fabric awning slope 1:3		N/A	
Permanent awning slope 3:12		N/A	ACCEPTED SPECIAL CONSIDERATION DUE TO BUILDING SCALE
Primary façade to have main building entrance		Y	
(2) primary façades for buildings with (3) façades visible from public right-of-way		Y	4 SIDED BUILDING (STAND-ALONE) W/ 3 PRIMARY FACADES
Façade materials should wrap corners a min. of 24"		Y	
Blank walls visible to the public are not acceptable		Y	ACCEPTED SPECIAL CONSIDERATION @ EAST FACADE DUE TO BUILDING PROGRAM (ASC)
<b>CREATE COMPLEMENTARY DEVELOPMENTS</b>			
National brands adoption of these Guidelines for exterior architectural design		Y	
<b>TAKE ADVANTAGE OF THE CLIMATE</b>			
Conceal rooftop utilities from sight		Y	



# 3 BUILDING FORM & ARTICULATION

## DESIGN STANDARDS CHECKLIST

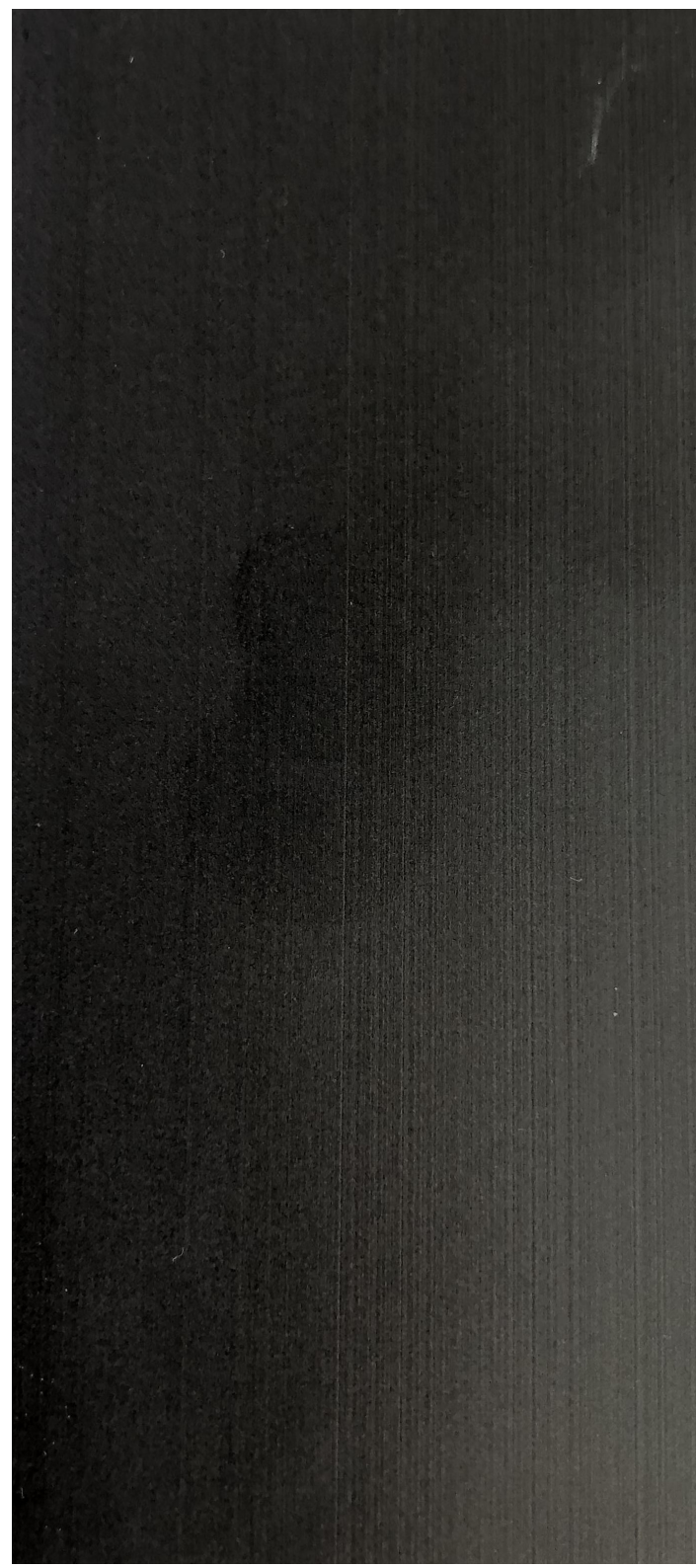
SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
<b>EXPRESS THE BASE, MIDDLE, &amp; TOP</b>			
Articulate building façades into Base, Middle, & Top		Y	
Description of Base, Middle, & Top in Design Narrative		Y	
No overly complex roofs or incompatible roof styles		Y	
Use of proportional rules for Base, Middle, & Top		Y	
<b>EXPRESS THE BUILDING WEIGHT &amp; STRUCTURE</b>			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake		Y	
<b>BUILDING HEIGHTS &amp; VIEW CORRIDORS</b>			
Modulate façades above 2-story datum to differentiate from building base		Y	
<b>EXPRESS THE ROOF FORM</b>			
Emphasize Top layer that caps building volumes below		Y	
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u> )		Y	NOT NECESSARILY A JEWEL BUILDING (SEE DEFINITIONS), BUT A BUILDING REQUIRING SPECIAL CONSIDERATIONS DUE TO USE AND LOCATION
3:12 min. roof slope for projections/permanent awnings		N/A	
No mansard-style roof forms		Y	
Simple, powerful, character-defining roof(s)		Y	
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge		Y	
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades		Y	
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends		N/A	DESIGN AESTHETIC AT THIS PHASE EMPHASIZES SIMPLE AND CLEAN LINES. UNLESS STRUCTURALLY NECESSARY, OUTRIGGERS WOULD NOT BE APPROPRIATE.
Roof runoff mitigation plan		TBD	TBD.
<b>CREATE RECESSES &amp; PROJECTIONS</b>			
Use of projections to protect building entrances		Y	
Concealed drainage at projections		Y	



# 4 CRAFT, MATERIALS, & COLORS

## DESIGN STANDARDS CHECKLIST

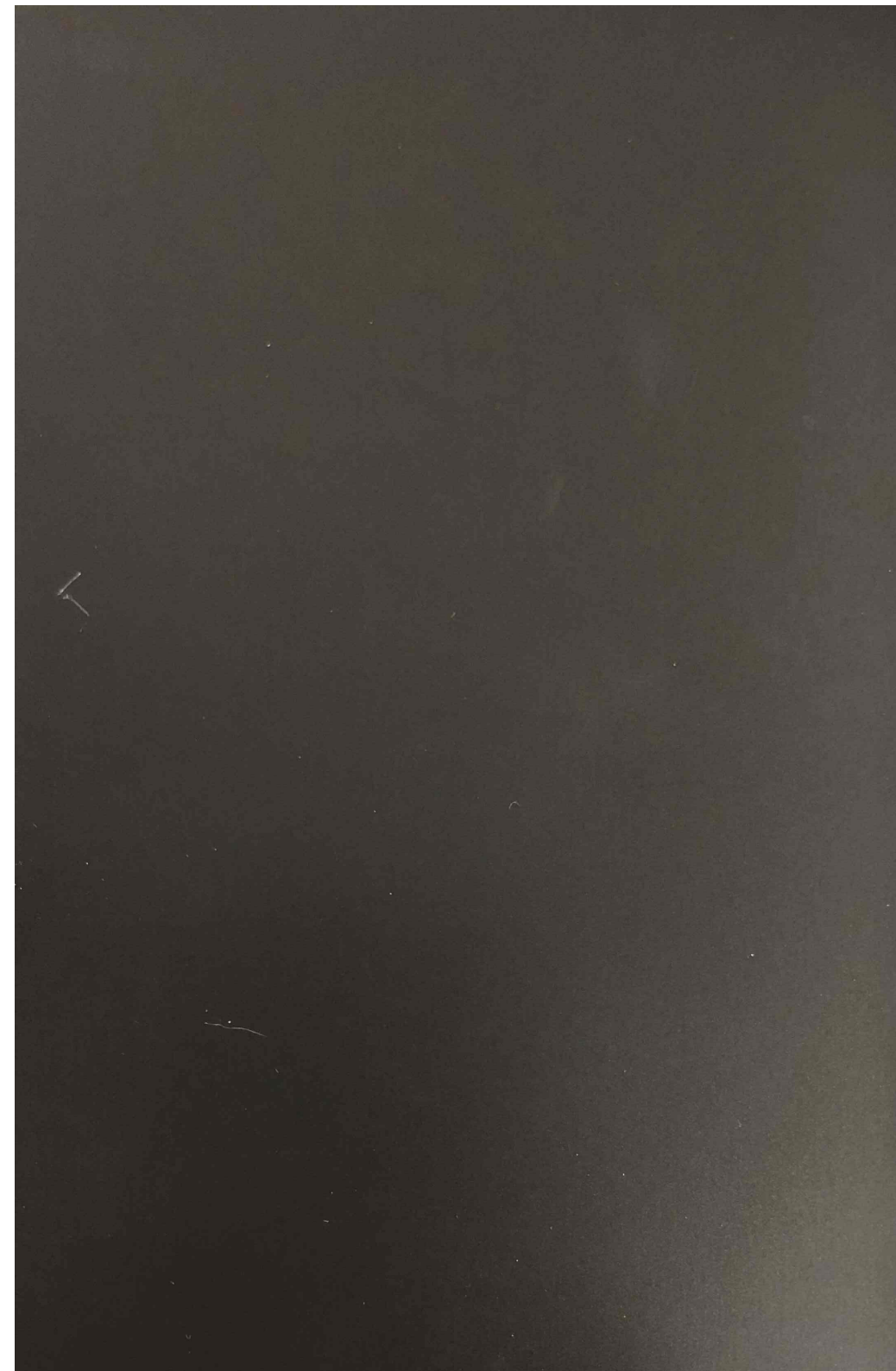
SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
<b>HIGHLIGHT THE CRAFT</b>			
Utilize or mimic authentic fastening and joinery methods		Y	ENCOURAGE REFERENCE TO HISTORIC PRECEDENTS AND/OR FEATURES FOR NEXT REVIEW
Pragmatic and highly crafted architectural features		Y	SIMPLE CLEAN LINES
<b>USE LOCAL MATERIALS &amp; TEXTURES</b>			
Minimum of (2) primary façade materials		Y	ACCEPTED SPECIAL CONSIDERATION OF (2) METALS DUE TO NATURAL WEATHERING STEEL AS A BASE MATERIAL AND LARGER-SCALED METAL OF DIFF. COLOR ABOVE
Stone heights min. 4"H, with preference for 8-12"H		N/A	
Materials wrap building corners min. of 24"		N/A	
Ashlar pattern at stone cladding		N/A	
Rough-sawn or hand-hewn finish at timbers		N/A	
Use of acceptable wood cladding patterns		Y	CURRENTLY STACKED PLANK PATTERN OF ALUMINUM SOFFIT (WOOD LOOK)
Use of metal cladding for roof and/or wall accent only		Y	SEE PRIMARY FACADE MTL'S COMMENT ABOVE
Use of acceptable metal wall and/or roof patterns		Y	
Clear glazing ratio of 60% min. glazing to 40% solid		Y	ACCEPTED SPECIAL CONSIDERATION DUE TO BUILDING PROGRAM AND LOCATION
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .		Y	CONSIDER LIGHT SPILLAGE @ NORTH WINDOWS FACING RESIDENTIAL AREAS
Stucco at building Middle layer, not Base layer		N/A	
<b>COLOR PALETTES &amp; ACCENTS</b>			
Darker tone storefront mullion color		Y	
Natural color palette with combination of marine accents (if Lake style influences)		N/A	NEUTRAL COLOR PALETTE SATISFIES INTENT OF GUIDELINE, EVEN THOUGH BOTH MOUNTAIN AND LAKESTYLE FEATURES ARE EMPLOYED
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.		Y	
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.		Y	
10% maximum area usable for accent colors on façades		Y	



**ALUMINIM FRAMES**  
COLOR: DARK BRONZE



**ALUMINUM SOFFIT PANEL**  
COLOR: WOOD LOOK, ACCENT COLOR

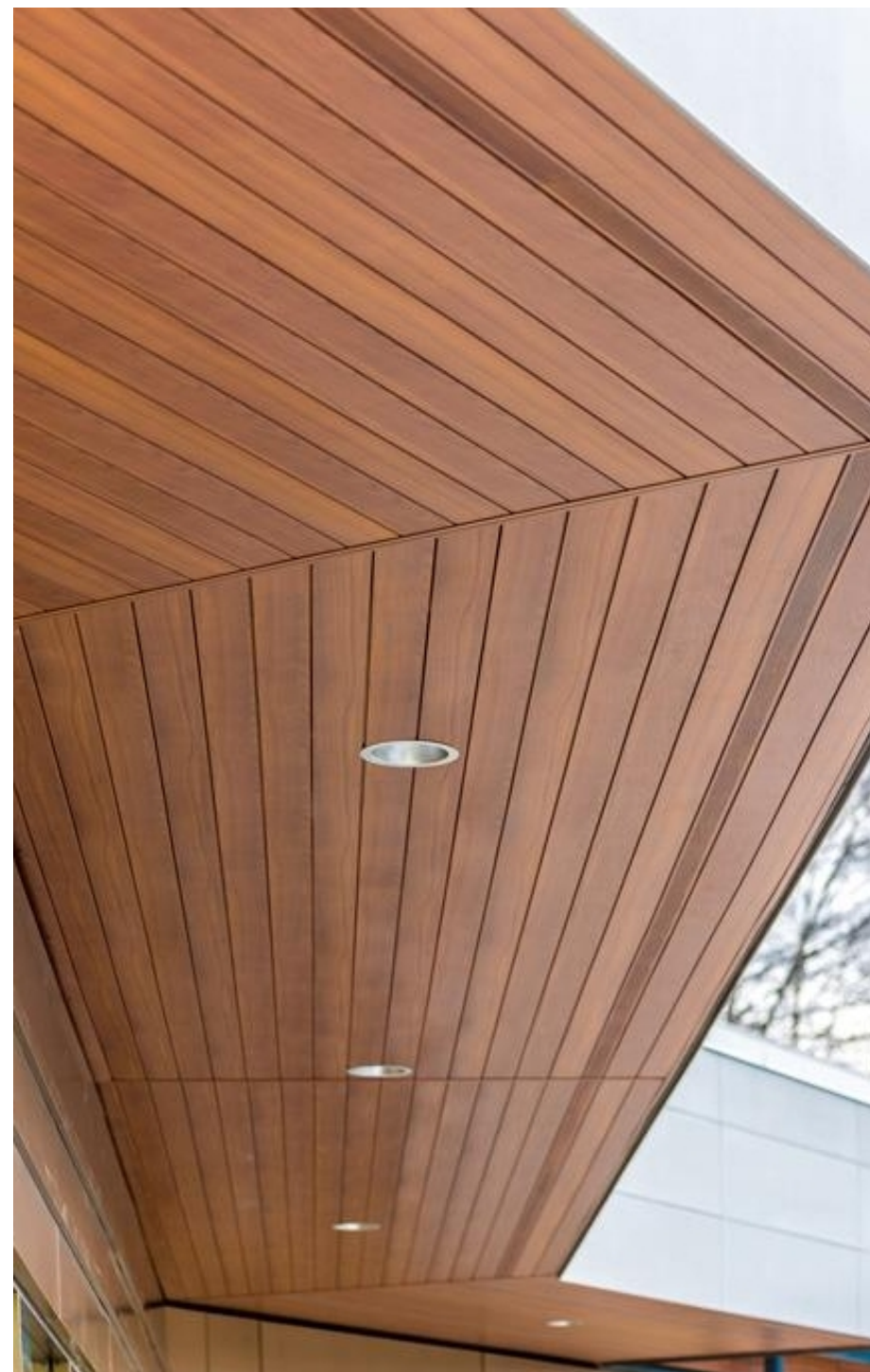


**FORMED METAL PANEL AND FASCIAS**  
COLOR: DARK BRONZE



**CORRUGATED METAL PANEL**  
COLOR: NATURAL WEATHERING

**MATERIAL SAMPLES**



**INSTALLATION EXAMPLES**

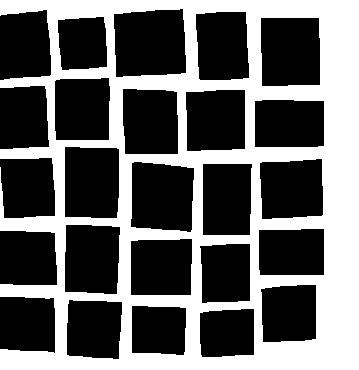
SHEET INCLUDED WITH PUD DEVELOPMENT PACKAGE  
SUBMITTED 11/07/2018

Mountain Lakestyle  
Architectural Principles

PRINCIPLES OF FOCUS

- Connectivity with the ground
- Expression of the public domain
- Use of simple and dynamic roof forms with exposed structure and support systems
- Expression of the building structure
- Use of vertical openings and deep overhanging roofs and awnings
- Use of natural materials and color accents
- Transparency and layering
- Craft and detail
- Simple and pragmatic beauty as an expression of functional honesty

TOWN OF DILLON DESIGN GUIDELINES, MARCH 2017



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**PROGRESS PRINTS  
NOT FOR  
CONSTRUCTION**  
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Original Issuance      Date

PUD DEVELOPMENT PLAN      11/07/2018

Revisions      Date      No.

Project Information

**VAIL HEALTH - DILLON  
MEDICAL BUILDING**  
DILLON, COLORADO

Sheet Information

Sheet Title:  
**PRECEDENT  
IMAGES**

Sheet Number:

**A-05**

DPA Project: 18917.00

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