

From: [Chris Holzwart](#)
To: [Ned West](#); [Dan Burroughs](#)
Cc: [Adam Harding](#); [Brian Berryhill](#)
Subject: Town of Dillon: Design Guidelines Review : Vail Health - Dillon Medical Building, 19-0729
Date: Monday, July 29, 2019 12:19:21 PM
Attachments: [Attachments.html](#)
Importance: High

Hi Ned and Dan –

As the Design Guidelines Review consultant for Town of Dillon, please see our position below for the Vail Health – Dillon Medical Building:

RSA reviewed the current ‘Dillon MOB_PUD Submittal’ design and associated Design Guidelines application documents (Materials Board, Precedents, etc.) for the Vail Health – Dillon Medical Building project. See download links below for all reviewed materials.

Position

The current design for the Vail Health – Dillon Medical Building achieves the intent of the Design Guidelines. The design successfully utilized a strong connection with the ground, appropriate base/middle/top proportions, simple roof forms, punched openings in deep wall assemblies, muted palette of materials, concealment of utilities, and many of both ‘Mountain-style’ and ‘Lake-style’ principles established within the Design Guidelines.

Reviewed checklists of Design Standards

- See download link for “TownofDillon_DesignGuidelinesChecklistReview_VailHealthMOB_170729.pdf” for a review of the design relative to each Design Standard.

Reviewed Materials Board

- See download link for “VH Dillon – Materials Board_2019_07_23_RSARewiew 19-0729.pdf” for markups of proposed materials.

We believe this concludes our participation as Design Guidelines Review consultant for the ‘Vail Health – Dillon Medical Building’. We will await to hear from the Town of Dillon if we are requested to review any additional materials or revisions. Please let me know if you have any questions.

Citrix Attachments		Expires January 25, 2020
DILLON MOB_CONCEPT DESIGN_2019_06_07.pdf	11.3 MB	
DILLON MOB_PUD Submittal_2019_07_23...ced.pdf	19.2 MB	
TownofDillon_DesignGuidelinesChecklistRe...729.pdf	286.6 KB	
VH Dillon - Materials Board_2019_07_23_R...729.pdf	473.2 KB	

VH Dillon - Precedent Sheet_2019_07_23.pdf

699.7 KB

Download Attachments

Chris Holzwart uses Citrix Files to share documents securely.

Thanks,

CHRIS HOLZWART, RA, NCARB, LEED® AP

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2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

VAIL HEALTH - DILLON, MEDICAL BUILDING : P&Z ARCH REVIEW : 7/29/19			
SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture		Y	
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories		Y	
Building base use(s) meets intent of acceptable uses		Y	
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 @ ONCOLOGY & CMM CREATES A FINER GRAINED TEXTURE & CHARACTER
Roofs/awnings designed for snowmelt mitigation		Y	
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	
Façade materials should wrap corners a min. of 24"		Y	
Blank walls visible to the public are not acceptable		Y	
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design		Y	
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight		Y	



3 BUILDING FORM & ARTICULATION

DESIGN STANDARDS CHECKLIST

VAIL HEALTH - DILLON, MEDICAL BUILDING : P&Z ARCH REVIEW : 7/29/19			
SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
EXPRESS THE BASE, MIDDLE, & TOP			
Articulate building façades into Base, Middle, & Top		Y	
Description of Base, Middle, & Top in Design Narrative		N	NO NARRATIVE PROVIDED
No overly complex roofs or incompatible roof styles		Y	
Use of proportional rules for Base, Middle, & Top		Y	
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake		Y	
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base		Y	
EXPRESS THE ROOF FORM			
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	
Roof runoff mitigation plan		Y	RUNOFF COLLECTED VIA INTERNAL ROOF DRAINS
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances		Y	
Concealed drainage at projections		Y	



4 CRAFT, MATERIALS, & COLORS

DESIGN STANDARDS CHECKLIST

VAIL HEALTH - DILLON, MEDICAL BUILDING : P&Z ARCH REVIEW : 7/29/19			
SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
HIGHLIGHT THE CRAFT			
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
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials		Y	ACCEPTED 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	
COLOR PALETTES & ACCENTS			
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 LAKE STYLE 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	