



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		
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories	N/A		
Building base use(s) meets intent of acceptable uses	Yes		
Base height relates to 2-story datum, where possible	Yes		
15' floor-to-floor height at grade level	Yes		
Window sills no higher than 36"	No		
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)	No		
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base	No		
Simply detailed storefront design	Yes		
Roofs/awnings designed for snowmelt mitigation	Yes		
Fabric awning slope 1:3	N/A		
Permanent awning slope 3:12	N/A		
Primary façade to have main building entrance	Yes		
(2) primary façades for buildings with (3) façades visible from public right-of-way	Yes		
Façade materials should wrap corners a min. of 24"	No		
Blank walls visible to the public are not acceptable	No		
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design	Yes		
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight	Yes		

Please refer to attached comments for each "No" response



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		
Description of Base, Middle, & Top in Design Narrative	Yes		
No overly complex roofs or incompatible roof styles	Yes		
Use of proportional rules for Base, Middle, & Top	Yes		
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake	Yes		
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	N/A		
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	Yes		
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)	Yes		
3:12 min. roof slope for projections/permanent awnings	N/A		
No mansard-style roof forms	Yes		
Simple, powerful, character-defining roof(s)	Yes		
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge	N/A		
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	Yes		
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends	Yes		
Roof runoff mitigation plan	Yes		
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	Yes		
Concealed drainage at projections	Yes		

Please refer to attached comments for each "No" response



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		
Pragmatic and highly crafted architectural features	Yes		
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials	Yes		
Stone heights min. 4"H, with preference for 8-12"H	N/A		
Materials wrap building corners min. of 24"	No		
Ashlar pattern at stone cladding	N/A		
Rough-sawn or hand-hewn finish at timbers	No		
Use of acceptable wood cladding patterns	Yes		
Use of metal cladding for roof and/or wall accent only	Yes		
Use of acceptable metal wall and/or roof patterns	Yes		
Clear glazing ratio of 60% min. glazing to 40% solid	No		
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .	Yes		
Stucco at building Middle layer, not Base layer	N/A		
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color	No		
Natural color palette with combination of marine accents (if Lake style influences)	Yes		
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.	Yes		
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	Yes		
10% maximum area usable for accent colors on façades	No		

Please refer to attached comments for each "No" response



PROJECT: Christy Sports – Summit County
PROJECT NO: 14093.00
DATE: August 17, 2017
TO: Mr. Dan Burroughs
Town of Dillon, Colorado
SUBJECT: Design Standards Checklist Commentary

This document is related to three checklists identified in the Town of Dillon Design Guidelines, and only addresses characteristics where the proposed project does not lend itself to the guidelines’ description, or for specific reasons does not clearly comply with the characteristic.

2 CHARACTER & ENVIRONMENT - DESIGN STANDARDS CHECKLIST

DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE

Symbolic connection to historic architecture YES
No comment

DEFINE THE PUBLIC DOMAIN

2-story datum at buildings taller than 2 stories N/A
No comment

Building base use(s) meets intent of acceptable uses YES
No comment

Base height relates to 2-story datum, where possible YES
No comment

15’ floor-to-floor height at grade level YES
No comment

Window sills no higher than 36” NO

The glass curtain wall at the northwest corner of the building provides a strong visual connection between the interior and the street and sidewalks along Route 6 and West Anemone Trail. The sill of the two story, floor-to-ceiling glazing is more than 36” above the sidewalk due to the existing site topography, but is also separated from the sidewalk by a landscape strip. This section of the building rises over the exposed foundation walls of the partly sub-grade garden level.

Storefront mullion colors to be dark (other finishes approved on a case-by-case basis) NO

The primary visual framing of the openings is heavy timber laminated wood columns. The storefront is clear anodized aluminum to complement the remaining building materials. The silver color is an accent that evokes authentic Mountain and Lake style elements such as the silver that was once mined in the area, the shine of sailboat rigging hardware, and the steel edges of skis.

Glazing meets or exceeds 60% transparent/40% solid Ratio at primary façade base NO

While street level glazing does not approach 60% of the primary façade base, the storefront glazing does identify the building entrance and the main sales area with floor-to-ceiling, and wall-to-wall glass in specific locations. Other areas of the building base are separated from pedestrian ways by landscaping.

Simply detailed storefront design YES
No comment

Roofs/awnings designed for snowmelt mitigation YES
No comment

Fabric awning slope 1:3 N/A
No comment

Permanent awning slope 3:12	N/A
No comment	
Primary façade to have main building entrance	YES
No comment	
Two primary façades for buildings with three façades	YES
No comment	
Visible from public right-of-way	YES
No comment	
Façade materials should wrap corners minimum 24"	NO
Materials wrapping corners on the north elevation return 1'-8", but the volumes described by these corners are also defined by different roof forms, different eave heights, and by the reveal of translucent wall panel. These volumes effectively divide the mass of the building into recognizable sections.	
Blank walls visible to the public are not acceptable.	NO
The relatively simple south elevation is articulated in several ways. The elevation is divided at the main floor level from the garden level's exposed board formed concrete foundation walls. The material texture is modulated by a change from the lap siding on the west end of the wall to the board and natural wood siding on the main elevation. The small windows relate to the interior space and usage, and much of the site landscaping occurs along this façade.	
CREATE COMPLEMENTARY DEVELOPMENTS	
National brands adoption of these Guidelines for exterior architectural design	YES
No comment	
TAKE ADVANTAGE OF THE CLIMATE	
Conceal rooftop utilities from sight	YES
No comment	

3 BUILDING FORM & ARTICULATION - DESIGN STANDARDS CHECKLIST

EXPRESS THE BASE, MIDDLE, & TOP	
Articulate building façades into Base, Middle, & Top	YES
No comment	
Description of Base, Middle, & Top in Design Narrative	YES
No comment	
No overly complex roofs or incompatible roof styles	YES
No comment	
Use of proportional rules for Base, Middle, & Top	YES
No comment	
EXPRESS THE BUILDING WEIGHT & STRUCTURE	
Contextual influence emphasis relative to apparent weight: Mountain or Lake	YES
No comment	
BUILDING HEIGHTS & VIEW CORRIDORS	
Modulate façades above 2-story datum to differentiate from building base	N/A
No comment	
EXPRESS THE ROOF FORM	
Emphasize Top layer that caps building volumes below	YES
No comment	
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if Jewel building)	YES
No comment	
3:12 min. roof slope for projections/permanent awnings	N/A
No comment	
No mansard-style roof forms	YES
No comment	
Simple, powerful, character-defining roof(s)	YES
No comment	

Dormers set in a consistent rhythm, 3' from eave edge or projecting past eave edge	N/A
No comment	
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	YES
No comment	
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends	YES
No comment	
Roof runoff mitigation plan	YES
No comment	
CREATE RECESSES & PROJECTIONS	
Use of projections to protect building entrances	YES
No comment	
Concealed drainage at projections	YES
No comment	

4 CRAFT, MATERIALS, & COLORS - DESIGN STANDARDS CHECKLIST

HIGHLIGHT THE CRAFT

Utilize or mimic authentic fastening and joinery methods YES
No comment

Pragmatic and highly crafted architectural features YES
No comment

USE LOCAL MATERIALS & TEXTURES

Minimum of (2) primary façade materials YES
No comment

Stone heights min. 4"H, with preference for 8-12"H N/A
No comment

Materials wrap building corners min. of 24" NO

Materials wrapping corners on the north elevation return 1'-8", but the volumes described by these corners are also defined by different roof forms, different eave heights, and by the reveal of translucent wall panel. These volumes effectively divide the mass of the building into recognizable sections.

Ashlar pattern at stone cladding N/A
No comment

Rough-sawn or hand-hewn finish at timbers NO
Structural wood members are not rough sawn or hewn, but rather laminated, with a clear finish showing the layers and character of the wood. Joints are articulated with steel connectors.

Use of acceptable wood cladding patterns YES
No comment

Use of metal cladding for roof and/or wall accent only YES
No comment

Use of acceptable metal wall and/or roof patterns YES
No comment

Clear glazing ratio of 60% min. glazing to 40% solid NO

While street level glazing does not approach 60% of the primary façade base, the storefront glazing does identify the building entrance and the main sales area with floor-to-ceiling, and wall-to-wall glass in specific locations. Other areas of the building base are separated from pedestrian ways by landscaping.

Clear glazing with no more than 10% light reduction. YES
No comment

No opaque films or glass at public domain. YES
No comment

Stucco at building Middle layer, not Base layer YES
No comment

COLOR PALETTES & ACCENTS

Darker tone storefront mullion color

NO

The primary visual framing of the opening is the heavy timber laminated wood columns. The storefront is clear anodized aluminum to complement the remaining building materials. The silver color is an accent that evokes authentic Mountain and Lake style elements such as the silver that was once mined in the area, the shine of sailboat rigging hardware, and the steel edges of skis.

Natural color palette with combination of marine accents (if Lake style influences)

YES

No comment

Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.

YES

No comment

Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.

YES

No comment

10% maximum area usable for accent colors on façades

NO

Accent colors used on more than 10% of the facades are a component of brand recognition for Christy Sports, and are appropriate for a Jewel building. The dark and light blue hues also contribute to the Mountain and Lake style aesthetic, evoking water and sky.

REPORTED BY: Doug Abernethy, AIA
Principal

CC: Hugh O'Winter, Director of Real Estate, Christy Sports LLC