



MEMORANDUM

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

The proposed Christy Sports design approach to the 817 Dillon Road site is based on the symbiotic relationship of the corporate culture of Christy Sports and the specific site the company will occupy in the Town of Dillon.

Christy Sports, a Colorado based company that embraces and promotes the active Colorado lifestyle, sees the Dillon location as a perfect opportunity to celebrate the Mountain and Lake aesthetic style.

Site:

The location of the building on the site was driven by three primary factors. The existing site geometry begins to inform the layout of efficient parking and the location of the largest building pad location. The second factor is the relationship of the building to a highly visible location in the town of Dillon, and to a heavily traveled vehicular corridor. Most importantly, the building at the west end of the site next to West Anemone Trail and Highway 6 begins to define the street and built environment next to highway 6.

The site is dominated on the north side by vehicular traffic on highway 6, and the building location buffers the highway on the west side of the site and addresses the grade change from east to west on the property. The narrow east end of the site accommodates parking, landscaping, and creates an ideal retail relationship between parking and primary building entry on the east side of the building.

The south side of site is more pedestrian friendly, being away from the highway. Site geometry creates the opportunity for landscaping adjacent to the sidewalk and town of Dillon bus stop to the east.

Architecture:

The proposed architecture for the building is driven by the location on the site, building orientation, views of the building from the surroundings, and the functions within the building. With four sides of exposure and the prominence of the building on the corner of the site, this building is described by the design guidelines as a “jewel” building.

The building roof forms are a mix of “flat” and sloped conditions to compliment the regional aesthetic, but composed to address the site and functions. The combination of sloped roofs addresses the corner of the site, identifies entry, and provides variety in mass and form around the four sides of the building.

Glass and windows are composed on each elevation to emphasize the massing of the building, address highly visible views of the building from the highway, denote the entry point to the building, connect interior and exterior environments, and address energy efficiency and building orientation on the site. In addition to clear glazing, some frosted glazing is added along the north elevation to add interest at night, to daylight the two-story volume at the front of the space, and provide appropriate thermal protection on the north elevation.

Building materials are regional in nature, but applied in a contemporary manner to complement the proposed building form and reinforce the “active” Christy Sports and Town of Dillon lifestyle. Primary building materials are a mix of exposed board formed concrete foundations, heavy timber framing, natural wood siding, historically sympathetic lap siding, cement stucco in saturated darker hues to relate the Christy Sports brand and mountain lake architecture.

In addition to these primary building materials, exposed steel framing and metal siding are used selectively to reinforce the mountain aesthetic and create interest at visible locations and the building entry.

“When you go to the mountains, you see them and admire them. In a sense, they give you a challenge, and you try to express that challenge by climbing them.” - Edmund Hillary.

Our site could be seen as a challenge from multiple perspectives of geometry, four sides of architecture, grade across the site, and proximity to highway 6. Instead, the challenges have become opportunities and elements to admire and embrace with the design solution proposed.

REPORTED BY: Doug Abernethy, AIA
 Principal

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