



October 10, 2018

Town Council
Town of Vail
75 S. Frontage Road
Vail, CO 81657

RE: Call-up of DRB approval of Home at 1012 Eagles Nest Circle

Dear Town Council Members:

I am writing you on behalf of the 1012 Eagles Nest LLC, owner of the property located at 1012 Eagles Nest Circle in Vail, Colorado. The Town's Design Review Board (DRB), consisting of members John Rediker, Doug Cahill, David Campbell, Peter Cope, and Bill Pierce, voted unanimously to approve the plans for the proposed new home on this property on September 5, 2018. The Town Council voted to "call-up" the DRB approval at its meeting held on September 18, 2018, by a vote of 5-2.

Because there was no discussion of any concerns or findings by the Town Council when it called up the DRB approval, the owner is unclear what the issues are that the Town Council may have with the approval. When an aggrieved party, like a neighbor, files an appeal they have to provide evidence of how they believe the DRB erred in its approval, such as how the project violates the design guidelines or other standards found in the Town Code. Since this call-up lacks any indication of fault with the standards of the code, we will address how this DRB approval is in compliance with all of the Town's adopted design guidelines and standards.

As evidenced by the DRB's unanimous vote of approval, the project fully complies with the Town's adopted design guidelines and standards as codified in Title 14, Development Standards, of the Town Code.



Rendering of
Proposed Home

Project Overview:

The proposed project is a new duplex located on a 0.444-acre parcel (19,344 sq. ft.) zoned Two-Family Primary Secondary Residential. The lot exceeds the minimum size requirement by 4,344 sq. ft. The new home complies with all zoning development standards including density, building height, setbacks, landscape area, site coverage, and GRFA as documented by the Town staff. The existing home on the property will be demolished.

The approved set of plans is attached to this letter.



Renderings of
Proposed Home

**Design Standards and Guidelines:**

The Town of Vail has three sets of design guidelines. The Vail Village Urban Design Guide Plan regulates the design of structures located within the core area of Vail Village. The Lionshead Redevelopment Master Plan contains design guidelines that regulate the design of structures within Lionshead. Title 14, Design Standards, regulates the design of all other homes and buildings within the Town regardless of neighborhood. The design guidelines that apply to

homes on Eagles Nest Circle also apply to homes in West Vail, East Vail, and everywhere in between with the exceptions noted above.

Unless granted a variance, all projects have to meet the technical requirements of the zone district: density, building height, setbacks, landscape area, site coverage, and GRFA. In addition, all projects have to comply with the technical design standards such as the width and slope of driveways, heights of retaining walls, snow storage requirements, outdoor lighting, grading standards, stormwater quality requirements, and geological considerations. No variances were necessary for the proposed project as it complies with all technical standards.

The Town's design guidelines and standards are fairly simple. Here is a summary of the guidelines that the DRB has to use to make evaluations of a project's compliance with the Code. This is done by using the language in the code and also considering precedent or prior projects that have been approved. An extensive review of precedents has been provided as an attachment.

Guidelines (14-10-2 General Compatibility):

A. Structures shall be compatible with existing structures, their surroundings, and with Vail's environment. It is not to be inferred that buildings must look alike to be compatible. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and colors, and compliance with the guidelines herein contained.

✓ **The DRB found that this guideline was met. The proposed project was found to be compatible with existing structures.**

B. Any building site in Vail is likely to have its own unique landforms and features. Whenever possible, these existing features should be preserved and reinforced by new construction. The objective is to fit the buildings to their sites in a way that leaves the natural landforms and features intact, treating the buildings as an integral part of the site, rather than as isolated objects at odds with their surroundings.

✓ **The DRB found that this guideline was met. The proposed project was found to fit into the site where the previous home was located.**

Guidelines (14-10-3 Site Planning):

A. The location and configuration of structures and accessways shall be responsive to the existing topography of the site upon which they are to be located. Grading requirements resulting from development shall be designed to blend into the existing or natural

landscape. Any cuts or fills shall be sculptural in form and contoured to blend with the existing natural undisturbed terrain within the property boundary.

- ✓ **The DRB found that this guideline was met. The proposed home was replacing an existing home on a flat lot without any unusual terrain.**

B. Building siting and access thereto shall be responsive to existing features of terrain rock outcroppings, drainage patterns, and vegetation.

- ✓ **The DRB found that this guideline was met. The proposed home is sensitive to existing features of the terrain.**

C. Removal of trees, shrubs, and other native vegetation shall be limited to removal of those essential for development of the site, those identified as diseased, those essential for creating defensible space, and those found to impact view corridors as further regulated by title 12, chapter 22, "View Corridors", of this code. Mitigation may be required for tree removal.

- ✓ **The DRB found that this guideline was met. The site is heavily wooded due to trees planted by the prior owner and does not represent "native vegetation." Several trees require removal to allow for the new home, removal of dead or dying trees, and to comply with wildland fire requirements.**

D. All areas disturbed during construction shall be revegetated. If necessary, the design review board may designate allowable limits of construction activity and require physical barriers in order to preserve significant natural features and vegetation upon a site and adjacent sites during construction.

- ✓ **The DRB found that this guideline was met. Tree protection will be provided during construction of the home.**

Guidelines (14-10-5 Building Materials and Design):

A. Intent: The town is situated within the wildland urban interface where community values intersect with the potential consequences of wildland fires. Wildland fires both big and small have the potential to destroy homes and neighborhoods within the town. The architecture and chosen materials of a building greatly affect the survivability of that structure in the face of a wildfire. The use of class A roof coverings and ignition resistant building materials decrease the hazards to the individual structure as well as the surrounding homes.

- ✓ **The DRB found that this guideline was met. The home is designed with a class A roof covering and ignition resistant building materials.**

B. Ignition Resistant Materials: The use of ignition resistant building materials and designs intended to prevent the spread of fire are highly encouraged. Vail fire and emergency services is available to provide more information on the use of ignition resistant materials and designs. Predominantly natural building materials shall be used within the town. The exterior use of wood, wood siding, native stone, brick, concrete, stucco, and EIFS may be permitted. Concrete surfaces, when permitted, shall be treated with texture and color; however, exposed aggregate is more acceptable than raw concrete. The exterior use of the following siding materials shall be prohibited: stucco or EIFS with gross textures or surface features that appear to imitate other materials, simulated stone, simulated brick, plastic and vinyl. The exterior use of any building material, including those not specifically identified by this section, shall only be permitted, unless otherwise prohibited by this code, where the design review board finds:

- 1. That the proposed material is satisfactory in general appearance, quality over time, architectural style, design, color, and texture; and*
- 2. That the use of the proposed material complies with the intent of the provisions of this code; and*
- 3. That the use of the proposed material is compatible with the structure, site, surrounding structures, and overall character of the town; and*
- 4. That the material is noncombustible or aids in the prevention of fires.*

✓ The DRB found that this guideline was met. The home is designed with predominately natural materials including the use of wood, stone, metal panel, and stucco.

C. Same Or Similar Materials: The same or similar building materials and colors shall be used on main structures and any accessory structures upon the site. Translucent components of greenhouses shall be exempt from this requirement.

✓ This guideline is not applicable to this project as the applicant is not proposing accessory structures.

D. Colors: Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Vail area) should be utilized. Primary colors or other bright colors should be used only as accents and then sparingly such as upon trim or railings. All exterior wall materials must be continued down to finished grade thereby eliminating unfinished foundation walls. All exposed metal flashing, trim, flues, and rooftop mechanical equipment shall be anodized, painted or capable of weathering so as to be nonreflective.

✓ The DRB found that this guideline was met. The colors being used are compatible with the site and surrounding buildings. Natural earth tones are

being utilized as shown in the renderings provided. No bright colors are proposed. All foundation walls are finished.

E. Roof Forms: The majority of roof forms within Vail are gable roofs with a pitch of at least four feet (4') in twelve feet (12'). However, other roof forms are allowed. Consideration of environmental and climatic determinants such as snow shedding, drainage, fire safety and solar exposure should be integral to the roof design.

✓ *The DRB found that this guideline was met. The P/S zone district prescribes a building height for a flat roof structure at 30' so clearly flat roof forms are allowed and exist throughout Vail.*

F. Rooflines: Rooflines should be designed so as not to deposit snow on parking areas, trash storage areas, stairways, decks and balconies, or entryways. Secondary roofs, snow clips, and snow guards should be utilized to protect these areas from roof snow shedding if necessary.

✓ *The DRB found that this guideline was met. Rooflines have been designed so as to not shed snow.*

G. Regulations: All structures shall have class A roof assemblies or shall have class A roof covering materials, as defined by the adopted building code. The use of concrete tile, slate, metal, asphalt shingle, fiberglass shingle, and built up tar and gravel roofing may be permitted. Metal roofing, when permitted, shall not reflect direct sunlight onto an adjacent property and shall be surfaced with a low gloss finish or be capable of weathering to a dull finish. Metal roofing, when permitted, shall be of a heavy gauge and designed to provide visual relief to the roof surface (including, but not limited to, a standing seam). Asphalt and fiberglass shingles, when permitted, shall be designed to provide visual relief through texture, dimension and depth of appearance. The use of wood shake, wood shingles and rolled roofing shall not be permitted. Two-family and multi-family dwellings shall be required to have uniform roof covering materials, except when the design review board determines that the materials are compatible, are integral to the architectural style of the structure and different materials do not share any ridges or planes, but may share a valley.

✓ *The DRB found that this guideline was met. The home is designed with a Class A roof assembly. The guidelines specifically list the use of gravel or stone ballast, a common roofing material for flat and low sloping roofs.*

H. Rooftops: Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses and similar features should be avoided; however, if necessary, shall be designed to be compatible with the overall design of the structure or screened from view of all adjacent properties. Rooftop antennas shall not be permitted unless as allowed

under a conditional use review as specified within the zoning code.

✓ ***The DRB found that this guideline was met. No rooftop equipment is proposed.***

I. Solar Energy Devices:

✓ ***This guideline is not applicable to this project as the applicant is not proposing solar energy devices.***

J. Overhangs: Deep eaves, overhangs, canopies, and other building features that provide shelter from the elements are encouraged.

✓ ***The DRB found that this guideline was met. Deep roof overhangs and eaves are provided on the proposed structure.***

K. Fenestration: Fenestration should be suitable for the climate and for the orientation of the particular building elevation in which the fenestration occurs. The use of both passive and active solar energy systems is strongly encouraged.

✓ ***The DRB found that this guideline was met. The fenestration was found to be suitable for the climate and orientation of the building elevations.***

L. Duplexes: In no instance shall a duplex structure be so constructed as to result in each half of the structure appearing substantially similar or mirror image in design.

✓ ***The DRB found that this guideline was met. The duplex is not a mirror image structure.***

M. Footings And Foundation: Building footings and foundations shall be designed in accordance with the minimum standards of the adopted building code. Footings and foundations shall also be designed to be responsive to the natural topography of the site, and shall be designed and constructed in such a manner as to minimize the necessary amount of excavation and site disturbance.

✓ ***The DRB found that this guideline was met. The foundation of the structure will comply with building codes and are responsive to the topography of the site. The site was previous disturbed with a residence on the property.***

Guidelines (14-10-6 Residential Development):

A. The purpose of this section is to ensure that residential development be designed in a

manner that creates an architecturally integrated structure with unified site development. Dwelling units and garages shall be designed within a single structure, except as set forth in subsection B of this section, with the use of unified architectural and landscape design. A single structure shall have common roofs and building walls that create enclosed space substantially above grade. Unified architectural and landscape design shall include, but not be limited to, the use of compatible building materials, architectural style, scale, roof forms, massing, architectural details, site grading and landscape materials and features.

- ✓ **The DRB found that this guideline was met. The proposed project was designed as an architecturally integrated structure with unified site development.**

B. The presence of significant site constraints may permit the physical separation of units and garages on a site. The determination of whether or not a lot has significant site constraints shall be made by the design review board. "Significant site constraints" shall be defined as natural features of a lot such as stands of mature trees, natural drainages, stream courses and other natural water features, rock outcroppings, wetlands, other natural features, and existing structures that may create practical difficulties in the site planning and development of a lot. Slope may be considered a physical site constraint that allows for the separation of a garage from a unit. It shall be the applicant's responsibility to request a determination from the design review board as to whether or not a site has significant site constraints before final design work on the project is presented. This determination shall be made at a conceptual review of the proposal based on review of the site, a detailed survey of the lot and a preliminary site plan of the proposed structure(s).

- ✓ **This guideline is not applicable to this project as the applicant is not requesting to separate the two dwelling units.**

C. The residential development may be designed to accommodate the development of dwelling units and garages in more than one structure if the design review board determines that significant site constraints exist on the lot. The use of unified architectural and landscape design as outlined herein shall be required for the development. In addition, the design review board may require that one or more of the following common design elements such as fences, walls, patios, decks, retaining walls, walkways, landscape elements, or other architectural features be incorporated to create unified site development.

- ✓ **This guideline is not applicable to this project as the applicant is not requesting to separate the garage from the home.**

Guidelines (14-10-8 Landscaping, Drainage, and Erosion Control):

A. Various natural vegetation zones exist within the Gore Valley as a result of the form and aspects of the land itself. The north facing slopes within the valley are typically heavily wooded with spruce, pine and aspen and generally receive less direct sunlight than the drier south facing slopes which typically consist of sage, aspen and other vegetation tolerant of drier conditions. The valley floor which is adjacent to Gore Creek consists of a wide variety of trees and shrubs adapted to the relatively fertile soil and natural availability of water.

The goal of any landscape plan should be to preserve and enhance the natural landscape character of the area in which it is to be located and serve as an aid in fire prevention and protection. The landscape scale and overall landscape design shall be developed so that new vegetation is integral with the natural landscape and the inherent form, line, color and texture of the local plant communities. Since the major objective of the landscaping is to help reduce the scale of new structures and to assist in the screening of structures, the planting of large sized plant materials is encouraged. Fire wise plant materials are encouraged due to their ability to resist fire. Trees should be maintained through limbing and pruning in order to prevent limbs from being too close to structures and other plant materials. Special care should be taken in selecting the types of plants to use when designing a landscape plan. Final selection should be based upon the soils and climate, ease of establishment, suitability for the specific use desired, ability to deter the spread of fires and the level of maintenance that can be provided. New planting shall use plants that are indigenous to the Rocky Mountain alpine and subalpine zones or are capable of being introduced into these zones.

A recommended list of plant materials, some indigenous to the Vail area, is on file with the department of community development. Also indicated on the list are fire wise plant materials which are suitable for planting within the Vail area. The minimum sizes of landscape materials acceptable are as follows:

Required trees:

Deciduous 2 inch caliper

Conifers 6 foot

Required shrubs:

#5 gallon container

Foundation shrubs shall have a minimum height of 18 inches at time of planting.

- ✓ **The DRB found that this guideline was met. All proposed trees comply with the Town's requirements. The bulk of the tree removed are trees planted by the prior owner and therefore not native landscaping. Most of the trees being removed are either dead or dying. Other trees are removed to allow for driveway access. The site will have an abundance of mature landscaping that will help screen the home and reduce its apparent scale. If the full vegetation**

were shown the on the building elevations, one would not be able to view the home.

B. Landscape design shall be developed to locate new planting in order to extend existing canopy edges or planted in natural looking groups. Geometric plantings, evenly spaced rows of trees, and other formal landscape patterns shall be avoided.

✓ **The DRB found that this guideline was met. New landscaping will be logically placed to appear natural.**

C. Particular attention shall be given the landscape design of off street parking lots to reduce adverse impacts upon living areas within the proposed development, upon adjacent properties, and upon public spaces with regard to noise, lights, and visual impact.

✓ **The DRB found that this guideline was met. This guideline is intended to apply to parking lots rather than driveways. Despite that fact, ample landscaping is proposed to screen the driveway from adjacent properties.**

D. All landscaping shall be provided with a method of irrigation suitable to ensure the continued maintenance of planted materials.

✓ **The DRB found that this guideline was met. New landscaping will be irrigated.**

E. Whenever possible, natural drainage patterns upon the site shall not be modified. Negative drainage impacts upon adjacent sites shall not be allowed.

✓ **The DRB found that this guideline was met. Drainage patterns are not being altered and there are no negative impacts upon adjacent properties.**

F. Runoff from impervious surfaces such as roofs and pavement areas shall be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas.

✓ **The DRB found that this guideline was met. Drainage is being directed to vegetated areas.**

G. Slope of cut and fill banks shall be determined by soil characteristics for the specific site to avoid erosion, and promote revegetation opportunities, but in any case shall be limited to a maximum of two to one (2:1) slope.

✓ **The DRB found that this guideline was met. No cut and fill banks exist.**

H. Measures shall be taken to retain all eroded soil material on site during construction, control both ground water and surface water runoff, and to permanently stabilize all disturbed slopes and drainage features upon completion of construction.

- ✓ **The DRB found that this guideline was met. All eroded soil, if any, will be maintained onsite. All areas will be stabilized upon completion of construction.**

I. All plants shall be planted in a good quality topsoil mix of a type and amount recommended by the American Landscape Contractor Association and the Colorado Nurseryman's Association.

- ✓ **The DRB found that this guideline was met. Appropriate topsoil will be utilized.**

J. All plantings must be mulched.

- ✓ **The DRB found that this guideline was met. All plantings will be appropriately mulched.**

K. Paving near a tree to be saved must contain a plan for a "tree vault" in order to ensure the ability of the roots to receive air.

- ✓ **The DRB found that this guideline was met. No paving is proposed in close proximity to an existing tree.**

Guidelines (14-10-9 Fences, Hedges, Walls, and Screening):

A. Placement: The placement of walls and fences shall respect existing landforms and fit into land massing rather than arbitrarily follow site boundary lines. Fences shall not be encouraged except to screen trash areas, utility equipment, etc.

- ✓ **The DRB found that this guideline was met. Retaining walls are used to fit the building into the land massing.**

B. Design: Design of fences, walls, and other structural landscape features shall be of materials compatible with the site and the materials of the structures on the site. Retaining walls and cribbing should utilize natural materials such as wood timbers, logs, rocks, or textured, color tinted concrete. No chainlink fences shall be allowed except as temporary construction fences or as required for recreational facilities.

- ✓ **The DRB found that this guideline was met. No fences are proposed. All walls are clad with natural stone.**

C. Setbacks Observed: All accessory uses and structures except fences, hedges, walls and

landscaping, or ground level site development such as walks, driveways, and terraces shall be located within the required minimum setback lines on each site. Recreational amenities may be exempted by the design review board if it determines that their location is not detrimental environmentally and/or aesthetically.

✓ **The DRB found that this guideline was met. All required setbacks are being met.**

D. Sight Triangle: To minimize traffic hazards at street intersections by improving visibility for drivers of converging vehicles in any district where setbacks are required, no fence or structure over three feet (3') in height shall be permitted within the triangular portion of a corner lot measured from the point of intersection of the lot lines abutting the streets a distance of thirty feet (30') along each lot line.

✓ **The DRB found that this guideline was met. Sight distance requirements are being observed.**

E. Height Limitations: Fences, hedges, walls and landscaping screens shall not exceed three feet (3') in height within any required front setback area, and shall not exceed six feet (6') in height in any other portion of the site, provided that higher fences, hedges, walls or landscaping screens may be authorized by the administrator when necessary to screen public utility equipment. No barbed wire or electrically charged fence shall be erected or maintained.

✓ **The DRB found that this guideline was met. Retaining walls conform to this requirement. No fencing is proposed.**

Guidelines (14-10-10 Accessory Structures, Utilities, Service Area):

A. Design of accessory structures upon a site shall be compatible with the design and materials of the main structure or structures upon the site.

✓ **This guideline is not applicable to this project as the applicant is not proposing accessory structures.**

B. Accessory buildings generally should be attached to the main building either directly or by means of a continuous wall, fence or similar feature of the same or a complementary material as the main building's exterior finish.

✓ **This guideline is not applicable to this project as the applicant is not proposing accessory structures.**

C. All utility service systems shall be installed underground. Any utility system the operation of which requires aboveground installation shall be located and/or screened so as not to detract from the overall site design quality.

- ✓ **The DRB found that this guideline was met. All utility service is provided below ground.**

D. All utility meters shall be enclosed or screened from public view.

- ✓ **The DRB found that this guideline was met. All utility meters are enclosed or screened.**

E. Service areas, outdoor storage, and garbage storage shall be screened from adjacent properties, structures, streets, and other public areas by fences, berms, or landscaping.

- ✓ **This guideline is not applicable to this project as the applicant is not proposing service areas, outdoor storage, or garbage storage outside of the home.**

F. Adequate trash storage areas shall be provided. There shall be year round access to all trash storage areas which shall not be used for any other purpose.

- ✓ **The DRB found that this guideline was met. Trash storage is provided within the home.**

G. Greenhouses, when permitted, shall be subject to the following standards:

- 1. All wall and roofing materials shall be constructed of rigid material and shall not include polyethylene or other similar flexible films.*
- 2. All nontranslucent elements including framing and doors shall be painted to be compatible with the site and surrounding buildings.*
- 3. No internal lighting shall be permitted between the hours of nine o'clock (9:00) P.M. and six o'clock (6:00) A.M. Exterior lighting shall comply with section 14-10-7 of this chapter.*
- 4. All greenhouses shall be subject to the development standards for the zone district for which they are located.*
- 5. Greenhouses shall not be used for storage of household items, vehicles, watercraft or other items not associated with the cultivation of food or ornamental crops.*

- ✓ **This guideline is not applicable to this project as the applicant is not proposing a greenhouse.**

H. Hoop houses/cold frames, when permitted, shall be subject to the following standards:

- 1. Hoop houses/cold frames shall be four feet (4') in height or less and be one hundred*

twenty (120) square feet or less in floor area.

2. Hoop houses/cold frames shall meet the deck (not ground level) setback requirements as defined in section 14-2-1 of this title and summarized in section 14-8-1 of this title.
3. One hoop house/cold frame shall be permitted per dwelling unit.
4. Hoop houses/cold frames shall be exempt from design review.
5. Hoop houses/cold frames shall not be used for storage of any kind.

- ✓ **This guideline is not applicable to this project as the applicant is not proposing a hoop houses or cold frames.**

Guidelines (14-10-11 Satellite Dish Antennas and 14-10-12 Communications Antennas and Appurtenant Equipment):

- ✓ **These guideline is not applicable to this project as the applicant is not proposing a these items.**

Design Review Process:

The Town's design review process consists of the following steps (in general):

- Submittal of a DRB Application
- Town staff review of the application
- Town staff request for modifications
- Conceptual Review by the DRB (optional step)
- Revision of plans based on DRB and staff comments by the applicant
- Resubmittal of revised plans to the Town
- Review of plans by Town staff
- Modifications by applicant if necessary
- Review of final plan by the DRB

This is the process that was followed for the review of this project. The DRB reviewed the application twice. At the conceptual review the DRB requested the applicant address many issues raised by the DRB. The applicant addressed all of the issues raised by the DRB (see letter dated September 5, 2018 from Suman Architects to the Design Board attached). At the final review of the plans by the DRB, additional changes to the plans were agreed to by the applicant at the request of the DRB, which included adding more stone to the façade of the building. The DRB found that the applicant had addressed all of the comments to its satisfaction and approved the proposed plans with conditions. They did so despite negative comments from two neighbors who were opposed to the plan.

Town Council Action:

In order for the Town Council to overturn the unanimous approval by the DRB the Town Council would have to find that the DRB erred in its review and find that the proposal does not comply with the Design Guidelines.

Many times these types of decisions hinge on the term “compatibility.” Compatibility tends to be a very subjective term. In the case of the Town’s design guidelines it specifically states “It is not to be inferred that buildings must look alike to be compatible.” The development standards found in this zone district allows a property owner to achieve a certain scale by virtue of the lot size, building height, site coverage, and setback requirements. The proposed home is more modern than what was built on the property prior but it’s certainly not the most modern home in Vail or even in this neighborhood. The DRB found that the home was compatible due to its scale, the materials being used, its siting on the property, and with the landscape plan proposed.

Clearly this proposed home complies with the Town’s review criteria, zoning standards, and the design guidelines and standards found in the code. Personal opinion is not a criterion used to judge a design.

The applicant’s request is that the Town vote to uphold the DRB approval.

Please review the materials attached to this letter for a more complete review of the project. The recording of the DRB hearing has also been provided.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Mauriello", written in a cursive style.

Dominic F. Mauriello, AICP
Principal

Attachments:

- Letter from Suman Architects to the DRB dated September 5
- Precedent Images of homes in Vail
- Approved DRB Plans

September 5, 2018

Town Of Vail Design Review Board
75 South Frontage Road
Vail, Colorado 81657

Re: Final Review of 1012 Eagles Nest Circle

Intro – Michael Suman representing Peter Knobel who is joined by his counsel Ryan Smith

- In July we came in with a conceptual review which was successful in generating discussion and feedback. Two of the board members were missing, so I'll summarize the discussions that we had based on the undeveloped design model images we presented.
- DRB Comments
 1. More detail recommended for the window openings to make them less modern
 2. Consider removing the long eaves creating openings at a handful of the roof corners
 3. Concern of the material colors in the model was addressed by the actual material colors presented at the meeting
 4. Larger wall surfaces should be given more detail
 5. Removal of existing trees were presented as necessity for the driveways
 6. Last, but not least - It is too modern and should be more similar to the houses at the west end of the golf course. No specifics were given.

Standard of Review = Guidelines

- It is our job as Designers to follow the Design Review Standards and Guidelines of the Town Code just as it is the DRBs role is to review projects based on that same criteria.
- I confirmed with the previous Head of Community Development George Ruther that the guidelines were developed such that design compatibility applies to Vail as a whole, not areas or pockets independent of each other. If they had wanted each neighborhood to be reviewed as independent design styles, the code would have been written as such.
- ***“Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials, colors and compliance with the guidelines”.*** The code gives flexibility to styles. I.e. not like Red Sky Ranch or Bachelor Gulch where the look is consistent
- As long as these aspects of design are met, the guidelines allow for the juxtaposition of Log cabins next to modern flat roofs next to Bavarian next to other styles.
- In fact, recently much of what has been approved throughout Vail shares many characteristics of the proposed design for Eagles Nest. A style that is approved in one area of Vail, must be considered in all other areas and cannot not be capriciously determined as too modern.

Review Precedence here

- I worked with TOV staff to get copies of the DRB Review Board Checklist that specifically lists the critical items within the standards each project is to be reviewed based on. We will walk through this checklist to show how this proposed design fits within the standard of review criteria as well as the precedence for your approval today.

Site overview

- The property is bounded on 3 sides by roads providing split entry opportunities.
- Grades slope from NW to SE. The natural response is to step the building down and allow grades to fall around the structure. This provided the opportunity for a stacked garage with driveways accessing from each side creating the effect of two single family homes.
- Primary views and sun path to south with select opportunities to east and west
- Site is over grown with trees – will thin for defensible space and view angles to public while strategically maintaining pockets of existing for a natural screening of the structures.

michael@sumanarchitects.com

141 East Meadow Drive
Suite 211
Vail, CO 81657

o 970.479.7502
f 970.479.6666
m 970.471.6122

Design Review Standards –

General

- Considering all the precedent projects in existence through Vail's neighborhood, this project is compatible with the other residential projects in Vail.
- We keeping the existing slope of the property and integrating the structure into it.

Project Site planning

- The proposed design fits within the existing improvements and takes up much less footprint of the site
- The building steps in and out down the slope breaking down the overall mass.
- Existing site grades fall naturally down around the structure for very little need for retaining walls
- Sensitive siting provides privatized on grade terraces for each unit on different levels
- Limits of disturbance is minimized by placing the new structure within the old footprint

Residential Development

- Architecturally integrated design is broken down with a handful of materials to reduce massing while providing unique qualities for each unit.
- Building massing steps down with contour of the site
- Garages are integrated, stacked, and accessed on different sides to reduce the "garage" affect
- The units are not mirrored plans or designs

Building Materials and Design

- Rich regional materials and colors are compatible with surrounding natural environment
- Natural wood siding is the predominant material used with stone, metal and stucco accents.
- Exterior wall finishes are applied to volumes with no exposed concrete.

Roof Design and Materials

- EPDM roof will be Class A rated with stone ballast finish
- Roof design manages water internally to avoid unsightly icicles and drainage systems
- Snow will not be deposited anywhere
- Stone ballast is a natural material and is compatible with the surrounding environment
- **Deep overhangs** create vertical relief throughout and provide protection for outdoor areas

Accessory Structures, Utilities, Service Areas

- All utilities come to the property underground
- Electrical meters are strategically located and integrated
- Gas meters are strategically located and screened

Landscaping, Drainage, Erosion Control

- All plant materials are Vail approved
- Additional landscaping is proposed to supplement old growth trees and help bring the scale of the design to the ground.
- Planting beds around site are organically laid out except the planter beds that follow the plans
- Existing drainage patterns are maintained and engineered
- Erosion control details are provided

Fences and walls

- Building is positioned in site to fit grading from NW to SE – minimal retaining
- Retaining walls not part of the building are consistently clad in stone

Lighting

- All lights are dark sky rated and do not exceed the fixture count allowed

Changes in Response to Conceptual Review

- Removed long eave projections and associated structure so roof reflects stepping in building footprint
- Changed pattern of metal panels to running bond for more residential detail and scale
- Added a stucco base to metal panel clad forms to break massing down
- Reduced window expanses and added wood divides to break down groupings
- Added trim to openings and building corners at wood siding forms similar to Ptarmigan home
- Added reveal joints and some new openings to reduce scale of stucco forms
- Added new roof above secondary garage to add depth in wall surface

michael@sumanarchitects.com

141 East Meadow Drive
Suite 211
Vail, CO 81657

o 970.479.7502
f 970.479.6666
m 970.471.6122

- Added deck to east end of secondary living form
- Changed raised planters to stone finish similar to other small retaining walls. Reduces scale
- Developed paired steel column detail in four locations

Design Summary

- Scale - Architecturally integrated design is broken down with a handful of materials to reduce massing while providing unique qualities for each unit.
- Proportions – Building steps both horizontally and vertically for a residential scale at all facades. Additionally, building materials are composed with volumes of materials with added relief through transparency and overhangs.
- Site planning – Proposed design fits within existing improvements and naturally steps down with grading. Fenestration oriented for passive solar benefits
- Landscaping - maintains significant stands of trees to provide screened setting with views. New landscaping proposed to further ground the building and supplement existing
- Materials – Natural materials are proposed and with predominantly wood siding
- Colors – Natural and rich earth tone colors are compatible with context

Closing

- The guidelines allow for design flexibility throughout Vail based on the criteria
- The proposed design meets all the standard of review criteria
- The appropriateness of the design is supported by all the precedent projects throughout Vail

VAIL PRECEDENCE IMAGES



165 Forest Road



165 Forest Road



344 Beaver Dam Road



344 Beaver Dam Road



223 Beaver Dam Road



223 Beaver Dam Road



3838 Bridge Road



463 & 473 Beaver Dam Road



463 & 473 Beaver Dam Road



1632 Buffehr Creek Road



1632 Buffehr Creek Road



1895 Meadow Ridge Road



1895 Meadow Ridge Road



777 Potato Patch Drive



777 Potato Patch Drive



777 Potato Patch Drive



303 Mill Creek Circle



303 Mill Creek Circle



994 Ptarmigan Road



994 Ptarmigan Road



965 Fairway Drive



965 Fairway Drive



925 Fairway Drive



925 Fairway Drive



925 Fairway Drive



1027 Ptarmigan Road



1027 Ptarmigan Road



1042 Eagles Nest Circle



2038 Sunburst Drive



3080 Booth Falls Road



3078 Booth Falls Road



2636 Davos Trail



2636 Davos Trail



3225 Katsos Ranch Road



3235 Katsos Ranch Road



5059 Gore Circle



5059 Gore Circle



5106 Black Gore Drive



5106 Black Gore Drive



1724 Geneva Drive



1955 Vermont Road



2212 Vermont Court



2350 & 2352 Sequoia Drive