

Ashley Clark

From: Hans Berglund <hans@berglundarchitects.com>
Sent: Sunday, March 31, 2019 5:17 PM
To: Ashley Clark
Subject: Re: Discussion of draft ordinance for roof pitch/height/and parapets

Hi Ashley, per feedback at the DRB meeting I was at a few weeks ago, the DRB agreed that it would be better if the language was changed so that a sloped roof was 2/12 or greater and that a flat roof is less than 2/12. This seems a practical language adjustment based on construction practices in which roof slopes are based on whole inch vertical measurements/12" horizontal with no compromise to the planning department. Did the planning department discuss and not agree with this?

Thanks

Hans Berglund, AIA
LEED AP Home

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From: Ashley Clark <AClark@vailgov.com>
Date: Friday, March 29, 2019 at 11:13 AM
Subject: Discussion of draft ordinance for roof pitch/height/and parapets

Hello,

Please find attached the DRB agenda for next Wednesday 4/3/19. The DRB will discuss a draft ordinance that includes the following (~~strike-through~~ indicates text proposed to be removed and **bold** indicates drafted new text):

ROOF, FLAT: ~~A roof that is not pitched and the surface of which is generally parallel to the ground.~~ **A roof or portion of roof that has a sloping plane less than or equal to a rise of two inches (2") over a distance of twelve inches (12").**

ROOF, SLOPING: **A roof or portion of roof with a pitch greater than a rise of two inches (2") over a distance of twelve inches (12").**

Parapet: **The extension of the main walls of a building above the roof level.**

14-10-4, Architectural Projections, Decks, Balconies, Steps, Bay Windows, etc.

G. A parapet may exceed the allowable building height by no more than 30", subject to a finding of the Design Review Board that the proposal meets the criteria enumerated in 12-11-1

After the DRB the PEC will review the ordinance.

Please let me know if you have any questions. If you cannot attend the meeting but would like to submit comments, please send them to me by email and I will share them with the Board.

Thank you,

Ashley

Ashley Lara Clark, AICP

Aclark@vailgov.com

Planner

Community Development Department



75 South Frontage Road

Vail, CO 81657

Office: 970.477.3459

vailgov.com



From: [Henry Pratt](#)
To: [Ashley Clark](#)
Subject: RE: Discussion of draft ordinance for roof pitch/height/and parapets
Date: Friday, March 29, 2019 12:24:29 PM
Attachments: [image001.png](#)

Ashley,

Thank you for keeping me in the loop. It is hard for me not to send you some comments.

I have no qualms with the definition of a sloped roof.

The definition of a parapet as an extension of a “main” wall seems to open the door to abuse. Parapets are more typically extensions of *perimeter* walls and go a long way toward hiding the flat roofs behind them- something that was always frowned upon in Vail. A building that steps up the hillside could have multiple perimeters as the envelope changes. A wall extension above a non-perimeter wall should be defined as a screen wall and subject to specific DRB review and approval.

Additionally, it is my opinion that parapets should be *required* for flat-roofed buildings or portions of buildings with flat roofs in Vail. A flat roof with a simple gravel stop or edge drip flashing should not be allowed in Vail as the resulting look is decidedly not “alpine”.

At the Vail Marriott facelift a while back, we found that the pre-existing parapet height of 36” or 42” (I can’t remember what it was) was inadequate to hide the larger rooftop equipment that was installed. As it turns out they had to extend the wall higher to appease the Staff and had to add a screen wall to appease the neighbors to the north whose upper units could look down on the Marriott roof (see attached photos). So the proposal to limit parapet height to 30” needs to have some exceptions built in, especially in the multifamily districts where rooftop equipment is more likely to be necessary and where it serves everyone’s interests to hide it from view.

Parapet heights can be limited to 30” or whatever the building Codes require. But, as noted in the example above, additional parapet height should be made possible via the variance process where there is a clearly obvious off-site public benefit. While the variance process would potentially bring the PEC into DRB territory, I would argue that the extra height does become a bulk-and-mass issue which is the purview of the PEC.

Thank you and good luck.

Henry Pratt
GPSL Architects

From: Ashley Clark <AClark@vailgov.com>
Sent: Friday, March 29, 2019 11:13 AM
To: Undisclosed recipients:
Subject: Discussion of draft ordinance for roof pitch/height/and parapets

From: [Scott Turnipseed](#)
To: [Ashley Clark](#)
Subject: RE: Discussion of draft ordinance for roof pitch/height/and parapets
Date: Friday, March 29, 2019 1:11:22 PM
Attachments: [image001.png](#)

That language makes perfect sense!

Great job!

Thanks so much!

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From: [Scott Turnipseed](#)
To: [Ashley Clark](#)
Subject: RE: DRB Discussion 3/6 of flat versus sloped roof & parapets
Date: Friday, March 1, 2019 10:46:11 AM
Attachments: [image001.png](#)

Hey Ashley!

Thanks for the invite! Not sure I can make it. My only input at this point is to define what the minimum slope of a roof must be in order to be considered a sloped roof. Right now there is no definition and there appears to be an unwritten rule that the slope must be over a 2:12 in order to be a sloped roof. I think having this in writing would be better.

Thanks so much!

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From: Ashley Clark <AClark@vailgov.com>
Sent: Friday, March 1, 2019 10:35 AM
Subject: DRB Discussion 3/6 of flat versus sloped roof & parapets

Hello,

You are receiving this email because at some point between 2018 and now you've submitted an application to the Vail DRB.

Next Wednesday (3/6), the DRB will have a work session to discuss parapets and height requirements related to flat roofs versus sloped roofs (agenda attached - item 4.7).

As professionals who work with the Vail Code, and may be impacted by any changes, your comments and attendance is encouraged. **The goal on 3/6 is to have a discussion that will inform a draft ordinance to update and provide clarification in the code. The draft ordinance is currently scheduled to return to the DRB for review on 4/3.** Next steps would include meetings with the PEC and Town Council.

If you can't make the meeting and would instead like to submit a letter, I'd be happy to forward it on to the DRB. You can reach me at 970-477-3459 if you have any questions.

Thanks and hope to see you there!

Ashley