

## The Keystone Design Review Board

March 31, 2008

### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 PM in the Neighbourhood Company conference room on Monday, March 31, 2008.

Board Members Present Were:

Paul Duxbury, Chairman  
Todd Webber, Member  
Gene Baker, Member  
Ken O'Bryan, Member  
Brad Schaeppi, Member

### II. Approve Previous Meeting Minutes

The previous meeting minutes dated March 17, 2008 were reviewed and approved as presented.

### III. 0185 Tennis Court Road – Orientation / Schematic ( Vail Summit Resort Inc. Thomas Carter)

The Keystone Design Review Board reviewed and approved the project at 0185 Tennis Court Road with the following comments:

- Recommend use of landscaping for blocking view from road.
- Approved use of all concrete block building joining steel existing structure.

### IV. Spoon Café Creperie – Minor revision to approved project (Jarrett Buxkemper Baker, Hogan, Houx)

The Keystone Design Review Board reviewed and approved the minor revisions to the project approved in November 2007 with the following comments:

- Recommend that board and bat match existing buildings.
- Finish 2x2's to give a finished look and match building.
- Review counter height to comply with ADA standards.
- Recommended putting frosted surface to inside to make a smooth cleanable exterior surface.
- Be aware of the need to revise roof drainage system to accommodate the new change.
- Approved to proceed with the new revisions after Home Owners Association reviews and approves.

V. Lot 6, 73 Last Chance – Schematic second round (Faye Crow Architect, Tom Yetzer owner)

The Keystone Design Review Board reviewed and approved the project to move to the preliminary review stage for Lot 6, 73 Last Chance with the following comments:

- Drip from corner of roof to hot tub area. Recommend moving hot tub slightly.
- Front entry porch out of building set back.
- Review requirements for next submittal
- Drive should not encroach more than 50% in side set back.
- Reconfigure drive way to provide a larger radius turn out & save trees.
- East elevation basement windows need to be egress.
- Advised that the family room north facing windows will all be covered by exterior deck, will make family room dark.
- The project can proceed to the preliminary phase with the above conditions.
- The Board will require a massing model or computer generated perspectives in the sketch-up format

VI. Lot 60 Elk Run – Preliminary (Barbara Shepler, Shepler Architecture – Karl Koch, owner)

The Keystone Design Review Board reviewed and requested a second preliminary review for Lot 60 in the Elk Run subdivision with the following comments:

- Recommend retaining wall must look more like out cropping of rock not a long unbroken wall. The wall needs to look more natural. Stepping or breaking up of walls. Not U shaped. Does not have to be a solid structure.
- Drainage plan has to work for both sites (Lot 60 & Lot 61) but building plan needs to be for each specific site.
- The Board is requiring a Civil Engineer to design the overall site requirements.
- Please provide square foot calculation for each floor along with 75% calculation requirement,
- Provide height calculation on drawings for the building.
- The Board will consider approval of drainage for both Lot 60 & Lot 61 at the same time based on the Civil Engineers recommendations.
- Provide documentation that the lower level is considered a basement per International Residential Building Code.
- Establish approved location of utility meter locations with Xcel energy and identify the locations on the plans for the DRB.
- The Board recommends reviewing the window well are and possible solutions for ht snow and ice buildup in this area.
- Southeast elevation to create an off set on the dormer roof elevation and review over hangs to increase over hang of dormer roof to allow for transition of materials on the same plane.

- Please identify on the plans the guttering, down spouts and heating of stairs and drive way.

VII. Lot 61 Elk Run – Orientation (Barbara Shepler, Shepler Architect – Karl Koch, owner)

The Keystone Design Review Board reviewed and approved plans to move to schematic review Lot 61 in the Elk Run subdivision with the following comments:

- Recommend retaining wall must look more like out cropping of rock not a long unbroken wall. The wall needs to look more natural. Stepping or breaking up of walls. Not U shaped. Does not have to be a solid structure.
- Drainage plan has to work for both sites (Lot 60 & Lot 61) but building plan needs to be for each specific site.
- The Board is requiring a Civil Engineer to design the overall site requirements.
- Please provide square foot calculation for each floor along with 75% calculation requirement,
- Provide height calculation on drawings for the building.
- The Board will consider approval of drainage for both Lot 60 & Lot 61 at the same time based on the Civil Engineers recommendations.
- Provide documentation that the lower level is considered a basement per International Residential Building Code.
- Establish approved location of utility meter locations with Xcel energy and identify the locations on the plans for the DRB.
- The Board recommends reviewing the window well are and possible solutions for ht snow and ice buildup in this area.
- Southeast elevation to create an off set on the dormer roof elevation and review over hangs to increase over hang of dormer roof to allow for transition of materials on the same plane.
- Please identify on the plans the guttering, down spouts and heating of stairs and drive way.
- Northeast elevation massing of roof does not work along with the roofline
- **\*\*\*Can a Board member detail what the above comment is regarding\*\*\***
- Establish approved location of utility meter locations with Xcel energy and identify the locations on the plans for the DRB.
- Hot tub maybe used in the stepping of the retaining wall.
- Provide documentation that the lower level is considered a basement per International residential Building Code.
- Review grade with Summit County Planning and Engineering for the drive way to make sure it is with in guidelines. Heating drive way recommended.
- Northeast roof line out of proportion. Break dormer off ridge line to balance.
- Board is concerned about excessive amount of heat and gutter to address the roofs all shedding onto the deck. Review alternative roof design to address this issue.

VIII. Lot 21 Settler Creek – Preliminary (Mark Hogan Baker, Hogan, Houx)

The Keystone Review Board reviewed and approved preliminary submission for Lot 21 Settler Creek subdivision with the following comments:

- Gene Baker abstains from this project.
- Provide meters locations on drawings.
- Need construction staging plans per guideline requirements, fencing and schedule.
- Review the 25% snow storage guidelines for adequate snow storage if drive way not heated

IX. Lot 1 Block 1 Last Chance Subdivision – Preliminary for Remodel (Todd Weber)

The Keystone Review Board reviewed and approved the preliminary submission of Lot 1 Block 1 Last Chance subdivision with the following comments:

- Board requested architect to identify homes that fall under guide lines with metal siding in Last Chance subdivision. Per guide lines can not have metal siding, but the Board can have discretionary ability over final decision.
- Board is approving on a limited access basis for the metal siding. If architect wants to use wood Board will approve as submitted.

X. Lot 24 Settlers Creek – Preliminary (Gene Baker – Baker, Hogan Houx)

The Keystone Review Board did not review this project it was pulled from agenda prior to the meeting by Gene Baker.

XI. Memorial Bench for David Plantz – Review location and mounting (Mindy Bothel for Barbara Kelley)

The Keystone Review Board reviewed and approved the bench purchase with the following comments:

- Need to show location of bench for final approval

XII. Update on various constructions projects in River Run by Molly Speer.

- Board recommends green mesh on chain link for more pleasing appearance to the construction site.
- When construction complete all must be removed in a timely manner.

XIII. One River Run – Schematic (Tim Baker – VRDC)

The Keystone Review Board reviewed and approved the schematic phase of the One River Run project with the following comments:

- Pool over retail shop. Coordinate with retailer due to extra supports and lower ceiling height. Further study needed for access to pools from each unit.
- Observed roof elevation has been completed on Phase 1. Phase 2 & 3 roof lines need changes. Review required roof pitch when making changes.
- Review flat roof between Phase I and II for drainage and glare into units.
- Need Phase II East elevation.
- Recommend obtaining written approval from fire department in regard to the fire truck turning radius needed.
- Request contractor staging plans when a final GC is under contract.
- Review soil report with available. Ground water table level will be reviewed with soil report.
- Phase I proposed Stucco wall if Phase II does not start on time is within guide lines. Suggest may bring grade up a little more and dress up with landscaping.
- Request lighting plan for each phase of project.
- Review signage plans.
- Further discussion on trash storage and removal during Phase I and II. Issues of trash removal in Phase I & II and moving food, etc... into and out of building during Phase 1 & 2.
- Recommend considering Geothermal for heated plazas. May consider displaced water from Red Hawk and The Springs to use for One River Run geothermal project.
- Further discussion on the trash storage and removal during Phase I & II. Issues of trash removal and moving food, etc... into and out of the building during Phase I & II.

XIV. Adjournment

The meeting was adjourned at 5:20 p.m.