

THE KEYSTONE DESIGN REVIEW BOARD

March 19, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:00 p.m. in the Neighbourhood Company conference room on Monday, March 19, 2007.

Board Members Present Were;

Randy May, Chairman
Paul Duxbury, Member
Gene Baker, Member
Todd Weber, Member
Ken O'Bryan, Member

II. Approve Previous Meeting Minutes – March 5, 2007

The previous minutes dated March 5, 2007 were reviewed and approved as presented.

III. Lot 28 Elk Run – Review Prior to 4/2/07 Schematic Review (Gwen Wheeler Architect)

The Keystone Design Review Board reviewed the initial submittal for Lot 28 at Elk Run. The Board will review the schematic phase for this lot on Monday, April 2, 2007. Initial comments are as follows;

- Verify the roof overhangs do not exceed beyond the building envelope.
- Identify existing and proposed grades
- Identify the heights of retaining walls
- Provide a revegetation plan and a basic construction staging plan.
- While not required at this stage, a roof plan would be helpful, there are concerns over the long unbroken ridge line paralleling the street. The board recommends reducing the length or breaking up this element.
- It doesn't appear that the elevations match up with the floor plans especially on the south end.
- VII. Architectural Standards, C. Building Height, Scale and Massing
When two-story homes are proposed, the second floor shall be limited to a maximum of 75% of the first floor area.
- Porches and other exterior spaces may not be included in the calculation of the 75% rule. The two levels on the top need to be 75% or less of the size of the total floor area below the top two levels. Floor space is defined as any areas that are enclosed by walls.
- It appears that it would be tight to turn around when backing out of the garage. The board encourages minimal hard surface areas, however, it appears the current drive will not be fully functional with this design. Review the potential for a hammerhead turnaround and keep in mind the board does not allow more than 5 feet encroachment into the setback.

IV. Lot 13 Settlers Creek – Review Prior to 4/2/07 Schematic Review (John, Euthenics West)

The Keystone Design Review Board reviewed the initial submittal for Lot 13 at Settlers Creek. The Board will review the schematic phase for this lot on Monday, April 2, 2007. Initial comments are as follows;

- There are concerns over the long unbroken ridge line on the East elevation, the board recommends reducing the length or breaking up this element.
- The exterior siding materials are not identified on the plans, however, it appears to be metal siding, which can only be used in limited areas. On the current drawings it appears to be more than an accent, the board recommends reducing the amount of metal siding.
- The board likes the large roof overhangs and the overall scale and massing, however, the relationship between the flat terrace over the garage and the connecting mechanical room is inconsistent with the rest of the house. The board recommends reviewing alternatives for this area and creating a softer transition while blending this element into the overall design.
- Hot tubs can not be located outside of the building envelope.
- Patios can not extend more than ½ way outside of the building envelope.

- There appears to be drainage issues at the main stone chimney and the south elevation near the stone patio.
- Provide the \$3,000 application fee along with a signed application form.

V. Lot 21 Elk Run – Review prior to 4/2/07 Schematic Review (Dan Sprague)

The Keystone Design Review Board reviewed the initial submittal for Lot 21 at Elk Run. The Board will review the Schematic phase for this lot on Monday, April 2, 2007. Initial comments are as follows;

- Provide all the items required for the Schematic review including a site plan.
- VII. Architectural Standards, C. Building Height, Scale and Massing
When two-story homes are proposed, the second floor shall be limited to a maximum of 75% of the first floor area.
- Porches and other exterior spaces may not be included in the calculation of the 75% rule. The two levels on the top need to be 75% or less of the size of the total floor area below the top two levels. Floor space is defined as any areas that are enclosed by walls. This ensures the house meets the guidelines relating to stepping in while increasing in height.
- Identify the licensed architect for this project and a reminder they must visit the site prior to Schematic review. The board strongly encourages the Architect attend the board meetings
- Provide the \$3,000 application fee along with a signed application form.

VI Lot 17 Settlers Creek – Review prior to 4/2/07 Schematic Review (Dan Sprague)

The Keystone Design Review Board reviewed the initial submittal for Lot 17 at Settlers Creek. The Board will review the Schematic phase for this lot on Monday, April 2, 2007. Initial comments are as follows; The Board has issues with the initial submittal they feel are directly related to the Settlers Creek Architectural Standards and Procedures and can be addressed by following the guidelines. The following are sections of the guidelines that are critical in developing a project that is complementary and consistent with the neighborhood.

VII. Architectural Standards

A. Professional Design Assistance

It is required that all owners engage a licensed architect, familiar with mountain home design, for the design of their residences. It is further **required** that the architect personally visit the lot prior to the submission of the Schematic Design Statement of Intent.

The board strongly recommends the architect attend the board meetings throughout the review process.

B. Design Configuration

The Board feels changing the location of the garage and driveway could be beneficial to the project, however, review the summit county planning development codes related to driveway separation from adjacent properties to verify minimum separation requirements. A site plan with including building location, driveway, parking, grading, existing tree locations, trees proposed to be removed due to disease, revegetation, retaining wall, (if any) designated storage areas for excess fill, construction debris and material, and designated parking for construction vehicles will be required for this submittal in order to understand the overall design and site configuration.

C. Building Height and Massing

The intent of the limiting the second floor to 75% of the first floor area is to encourage stepping the house in or reducing the massing and scale of the walls as the building increases in height. An opportunity to reduce the mass and scale of the walls is to take advantage of elevation changes within the building envelope. This lot reduces in elevation from the rear of the lot to the front the Board encourages utilizing these elevation changes and create stepping in the house with the elevation changes.

D. Roofs

The guidelines recommend simple forms that utilize the gable configurations, however, complementary forms can be used to enhance the design in areas where elevation changes occur while reducing wall massing and scale. Large overhangs are also encouraged when possible.

F. Exterior Walls

Large expanses of continuous vertical wall planes shall be avoided. No more than three exterior wall materials shall be used.

Section C. and D. are closely related and although material changes can be used break up massing of walls, it is encouraged to use substantial changes (extending or recessing) wall elevations whenever possible to eliminate large sections of wall.

G. Windows

Window openings in mass walls should be relatively small in scale and be used in an informal pattern on the wall with deep-set reveals and varied proportions.

H. Entries and Exterior Doors.

The front entry shall be the dominant feature and while the size of many of the lots do not allow for side load garages the board prefers to see the detail where possible. Garage walls, if adjacent, shall be set back a minimum of five feet (5'-0") from entry walls. The board considers the extension of the entry feature beyond the garage doors an acceptable solution to this detail.

While these are not all of the items to take into consideration as part of the initial design they are some of the key items that were identified during the orientation meeting. I hope this will assist in developing a design form and character plan that will meet the requirements of the home owner along with enhancing the Settlers Creek community.

- The driveway needs to be located on the other side of the site as was recommended on the original site plan.
- Provide a site plan including existing and proposed grading.
- Provide the \$3,000 application fee along with a signed application form.

VII. 290 Elk Run – Repaint round two (Mike Duval owner)

The Keystone Design Review Board reviewed and approved the repainting project at 290 Elk Run with the condition that a \$1,000 refundable construction compliance deposit is provided prior to the start of work.

VIII. Lot 41 Elk Run – Review prior to 4/2/07 Schematic Round Two Review (Koch Development)

The Keystone Design Review Board reviewed and denied the schematic submittal for Lot 41 at Elk Run. The Board will not review the schematic phase for this project at the 4/2/07 meeting as there were not substantial changes towards reducing the scale and mass of the three story elements since the last review and the house does not meet the intent of the Elk Run guidelines.

A submittal with substantial changes that meet the guidelines can be submitted prior to the 4/2/07 meeting for consideration of a schematic review at the 4/16/07 meeting. Additional meeting fees of \$500 per meeting for each additional Schematic review will be required.

IX. Adjournment

The meeting was adjourned at 3pm.