

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
December 4, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, December 04, 2014, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, Larry Rogers, Larry Deckard and Karen Zavis. The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the November 20, 2014 meeting minutes and by motion duly made and seconded, it was unanimously

RESOLVED to approve the November 20, 2014 meeting minutes as submitted.

Moore Residence

**Flg. 3, Blk. 2, Lot 21
1041 June Creek Road**

**Conceptual Review
New Const./SF**

Jeff Townsend and Rick Hermes presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The finished interior square footage is approximately 600 ft. over what is allowable for this home site. It is requested that applicant revise the proposed building structure to bring the finished square footage into compliance.
- b. The Applicant was advised of issues that can occur due to snow collecting in the valleys of the proposed metal roof, particularly on the north side of the structure.
- c. The long linear wall along the north elevation needs some relief, perhaps in the form of a siding band, addition of a second color and/or breaks/offsets in the building wall.
- d. It was noted that per the Guidelines checklist for design drawings, that the exterior elevations indicate both existing grades and proposed final grades.
- e. A note must be added to the drawings that indicate that the height of the proposed unfinished basement space (crawl space) will not exceed 5 feet.
- f. A model of the proposed design will be required for preliminary design review per the Guidelines.
- g. It is suggested to rotate the driveway hammerhead back to the north in order to keep it out of the building setbacks. Constructed elements are not permitted within the setbacks except in safety or hardship circumstances.
- h. The retaining walls are to be nested boulders per the Guidelines with an individual maximum height of 4' feet.
- i. A Construction Management Plan is required and must include 'green plasticized netted construction fencing' along the perimeter of work area (Design Guidelines page 54).

A motion was made to approve the conceptual plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the conceptual plans subject to the conditions outlined above.

Community Center-BCMD
Ann Darby, Architect

1010 Berry Creek Rd.

Conceptual Review

Ann Darby, the Architect of Record for this project presented the conceptual plans on behalf of the Berry Creek Metro District (BCMD) for the Community Center addition and remodel to the Committee for their review. Ann is also a member of the BCMD Board and, as such, has been engaged after appropriate matters regarding conflicts of interest have been resolved by BCMD. The following matters were noted:

- a. A representative of SPOA, Jay Gould, was present to observe and contribute to the DRC discussion and share the comments generated by the presentation of the proposed addition and remodel of the Community Center at the SPOA meeting in October. Mr. Gould reiterated the comments/questions from SPOA, which were: 1) to better understand the need for the connector between the new and existing buildings to be enclosed; and 2) to reconsider the proposed Men's and Women's showers in the new building as it not only raises the issue of construction costs, but the additional cost and problems associated with on-going maintenance.
- b. Ms. Darby explained the proposed solution for overflow parking, which is to allow parking on the basketball court surface, which will have restricted access except for planned events for which required additional parking is needed to keep cars from being parked on Berry Creek Road. The basketball court striping will remain in place for community use.
- c. The Committee requested exterior construction details (including colors and materials) of the new building to illustrate how the new design integrates with the existing Community Center structure.
- d. It is proposed that the existing building and the new building will have matching metal roofs, requiring replacement of the existing shake shingle roof. The color of the proposed roof material needs to be part of a complete color board (per the Design Guidelines) that will include all exterior finishes.
- e. Although the DRC does not have design authority over interior spaces, the DRC members are all Singletree residents, and in that context, some questions were raised for consideration by the Architect and the BCMD. These questions related to the following: 1) The reduction by 4 feet the length of the current Board Room and the impact on it's current functionality; 2) the movement of office storage to a location less convenient to the Community Manager; 3) the additional storage space for the athletic equipment which is currently deemed inadequate; 4) the relative proportion of the additional square footage of halls/passages versus functional space (it was pointed out that the bathrooms were approximately the same square footage as the new exercise space; 5) the economic and design justification for the curves and angles in the new building design.
- f. The Committee has just become aware of the intention of the Sonnenalp to construct a new Health & Wellness Center on their golf course property here in Singletree and believes it is appropriate that this new information be considered in the proposed design by BCMD.

A motion was made to approve the conceptual plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the conceptual plans subject to the conditions outlined above.

Note: George Gregory, who is also the president of the BCMD abstained from voting due to his conflict of interest.

**Randolph Residence
Pavan Krueger**

**Flg. 4, Blk. 2, Lot 46
Winslow Road**

**Conceptual Review
New Const./SF**

Mr. Randy Randolph and Pavan Krueger, Architect, presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The Committee felt that the revised home design does not satisfy the Design Guidelines Section 2.6 specifying that a new home design must relate to the context of the adjacent homes and the surrounding neighborhood. The roof forms, exterior materials and proposed fenestration do not meet these criteria as presented.

After a thorough discussion between the DRC and the Applicant and their Architect, the matter is tabled per the Applicant's request.

ADJOURNMENT – There being no further business to come before the Committee, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee this the 4th day of December, 2014.