



April 3rd, 2024

To: Chairman Shockey and Planning Commissioners
From: Kim White, Community Development Director

RE: Items from the Code to Discuss: Item 1) Flat Roof

Background: Flat roofs have been a major topic of discussion. We would like to take a moment to revisit the code language and discuss if it is written succinctly in a manner that reflects preservation of the character of the Town. Keep in mind that the Town's comprehensive land use plan is attached as a point of reference for reinforcing our desires as a Town in its appearance and character. Our code has a list of acceptable roofing materials, and it discusses commercial use of flat roofs and false fronts. Does this need to be extended to residential? or are the comprehensive plan and the intent statements sufficient to enforce the character of the Town that we wish to preserve.

12-7-4 Design Standards for Structures.

These standards require applicants to consider the inherent nature of color and material selection and their appropriate application, the transition from one to another, and viewing the building as a whole and from many angles. Also, the standards require careful attention to which colors, materials and their structural application are selected for vertical supporting elements, spanning elements, or creating building planes and major building walls.

The standards and criteria established herein are made for the purposes of establishing and maintaining the harmony of appearance between existing buildings and newly constructed buildings and to require the use of materials and colors which are compatible with and which improves the surrounding environment and rustic setting of the Town. The guiding vision is to create a vibrant mountain village to improve the quality of life and physical environment for both residents and visitors alike. Unless otherwise stated, all structures, including temporary facilities, within the town limits are subject to these standards and all applicable provisions of the Building Code, Zoning and Land Use Development Regulations (as adopted) of the Town of Grand Lake.

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(B) *Material Selection.* Material selection shall take into account the historical and existing perspective of the Town. The objective of material standards is to allow flexibility in the choice and applications of exterior materials.

1. The proposed materials must be appropriate to the surrounding context, both built and natural.
2. The proposed materials must also be durable and maintainable over time and inclement weather.

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6. *Acceptable Roofing Materials:*

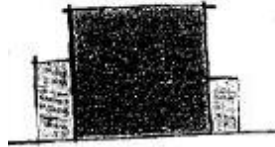
- (a) Coated stainless steel (i.e., Standing Seam Metal Roof).
- (b) Naturally weathering flat profile metal shingles.
- (c) Architectural grade asphalt composition shingles.
- (d) Common asphalt composition shingles or panels.
- (e) Slate shingles.
- (f) Treated wooden shake shingles.
- (g) Tar and gravel or aggregate roofing, on flat roofs only.
- (h) Rolled roofing if a 1:1 replacement or by Planning Commission approval if requested as a material for new projects.



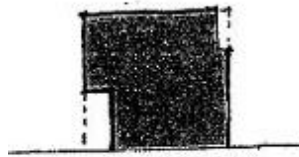
- (i) AWAPLAN, or similar type SBS-modified bitumen roll roofing.
- (j) Polyurethane Foam — for flat commercial roofs only.

(C) *Additional Design Standards for Commercial Structures.* These standards address the physical relationship between commercial and other nonresidential development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Town's vision for a more attractive, efficient, and livable community. These additional design standards are intended to protect and enhance commercial districts by requiring physical development that is of high quality and is compatible with the character, scale, and function of its surrounding area.

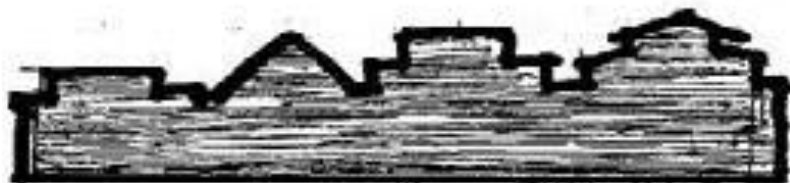
1. Street Wall is the public space adjacent to the sidewalk and/ or street as a result of buildings being constructed to or near the front and side property lines of a site. The goal of street walls in the Town is to continue the connected network of comfortable and inviting pedestrian paths that form the transition between the street and adjacent buildings.
 - (a) Creating a strong edge by defining the sidewalk and street, the proposed development minimizes small voids in the street wall, and where voids do exist, they are of such a scale as to create a better, more useful pedestrian space or walkway near the front and/or side lot lines of a site.
 1. Although commercial projects should generally be built to the property lines at the sides and along the street frontage, it is possible on Grand Avenue to also soften this edge by the creative uses of intermittent pocket parks, landscaped seating areas, terraces for pedestrian use, open spaces and other safe areas for pedestrian comfort and visual interest, and functional pedestrian walkways which form the transition between the street and adjacent buildings. It is also appropriate to open up the street wall for a portion of the frontage to create areas of public open space, identify entrances, and make better pedestrian connections.
 2. After the first two (2) stories or twenty-four (24) feet, each additional story shall step back the street wall a minimum of twelve (12) feet to preserve the viewshed from street level.
2. Massing refers to the size of buildings and how they meet the street. A building's mass is defined by its component parts including the size of its footprint and number of stories. Building mass is also determined by building form, roof shape, and orientation. Grand Lake guidelines encourage use of only the more positive massing relationships to provide a positive, exciting and vital experience for people on the street.
 - (a) Massing needs to be engaging and stimulating and address the relationship between the size of the proposed building and the scale of the pedestrian.
 1. The architectural form of development of mass and height should have a human scale and should not overwhelm people walking in the vicinity of the buildings.
 2. Roofs and all other overhangs should be designed so that NO snow or rain is deposited or shed onto any public or private walking surfaces. Safety considerations for the pedestrian are paramount.
 - (b) Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern and scale typical of single lot development.
 - (c) Large monolithic buildings which overwhelm the scale of the existing town structures are to be avoided.



additive



1. When working within a specified lot line and height restriction, every effort should be made to vary the simple cube shape. Both adding varied structures adjacent to the building(s) and subtracting volume sections and reducing heights from maximum allowances will help to reduce visual impact.
2. Large building masses should be achieved by linking a series of smaller masses including natural ones. The result should be a building which can be seen as a group of related, integrated, and innovative structures, rather than one (1) large element.
3. Both additive and subtractive massing approaches are encouraged to reduce the visual impact of large building masses.
 - (i) The additive massing approach increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as a separate pattern after they are put together.
 - (ii) The subtractive massing approach is to take a building of large mass, and then reduce it by taking parts of it away, in a logical manner. This approach is especially useful when buildings are built on the property line.
 - (iii) Reaching a balance between the old and the new is a major goal of the Grand Lake Design Guidelines, particularly retaining the historic sawtooth character while encouraging compatible and respectful new buildings and design.



"sawtooth" profile

1. The Town of Grand Lake has a "ziggurat" or "sawtooth" profile of building heights which is a product of the historic building pattern, especially on Grand Avenue. The gaps that exist in the varied and historic sawtooth profile provide



opportunities to insert new buildings or portions of buildings which are compatible in both scale and material, yet are distinguishable from surrounding historic vernacular.

3. Key Architectural Design Guideline Principals include:

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(d) *Roofs.*

1. Use of "false fronts" / parapets on commercial buildings in the central business district is encouraged to screen flat roofs.
2. False fronts should be designed to screen mechanical and HVAC equipment from the street level.
3. Flat roofs shall be designed to accommodate maximum snow loading conditions.

fencing flat roof ornamental add public use to CT