



**HOUSING TASK FORCE PROJECTS GROUP CHARRETTE**

# TABLE OF CONTENTS

**HOUSING TASK FORCE PROJECTS GROUP BACKGROUND.....3**

**CHARRETTE OVERVIEW.....4**

**CRITERIA FOR CONCEPTUAL STUDIES.....5**

**STUDY SITES - CONNECTIVITY.....6**

**OLD COMMUNITY CENTER.....7-9**

    Morning Sessions

    Study Site - Option A

    Study Site - Option B

**SABATINI LOT.....10-14**

    Morning Sessions

    Study Site - Option A

    Study Site - Option B

    Study Site - Option C

**1ST AVE AND MAIN ST & 113 GRANITE ST.....15-17**

    Morning Sessions

    Study Site - Option A

    Floorplans

**CONCEPTUAL PROFORMA - OLD COMMUNITY CENTER.....18**

**CONCEPTUAL PROFORMA - SABATINI LOT .....19**

**CONCEPTUAL PROFORMA - 1ST AVE AND MAIN ST & 113 GRANITE ST..20**

**CONCEPTUAL SCHEDULE.....21**

**TOWN COUNCIL SUMMARY.....22**

    Comments



# HOUSING TASK FORCE PROJECT GROUP BACKGROUND

## HOUSING TASK FORCE

- Town Council solicited applications for parties interested in volunteering on the Housing Task Force
- The selected applicants held the kickoff meeting on 5/11/17 where they broke into two groups, Policy and Projects
- The projects group's goal is to identify potential affordable housing sites within Frisco and rank them in order of development priority with a specific focus on short-term opportunities.

## IDENTIFIED AND REVIEWED POTENTIAL SITES FOR AFFORDABLE HOUSING

- Completed analysis of opportunities, challenges, strengths, status and potential partnerships
- Initiated contact with potential partners
- Continue to study potential buy-downs and incorporation of affordable housing units within new town projects

## DISCUSSED ZONING OPPORTUNITIES AND IMPEDIMENTS TO WORKFORCE HOUSING ON SELECT PROPERTIES

- Discussed parking, setbacks and density bonus calculations

## CONTEMPLATED FUNDING OPTIONS AND RESOURCE ALLOCATION

## ORGANIZED AND CONDUCTED CHARRETTE BASED ON 3 KEY PRIORITY PARCELS

- Occurred on 8/17/17

## PROJECTS GROUP MEMBERS

- Mark Sabatini
- Joe Maglicic
- Brian Blankenmeister
- Dan Fallon
- Lindsay Newman
- Deborah Shaner
- Brodie Boilard
- Randy Ready



# CHARRETTE OVERVIEW

## GOALS

- Determine appropriate unit mix for each site
- Achieve the maximum units possible while maintaining required parking and fitting into the character of the Central Core
- Creating connectivity and complementary uses between the identified sites
- Create an understanding of each sites potential opportunities and constraints for the Town to use moving forward

## TEN MILE BASIN HOUSING NEED

- Summit County Housing Needs Assessment 2016 Updates states the need for:
  - 200 Ownership Units
  - 360 Rental Units
- Current in-progress affordable housing within the Town - 36 units:
  - 16 Ownership Units (Basecamp)
  - 15 Rental Units (Boatyard, Wendy's/Conoco, Foote's Rest)
  - 5 Not yet determined (317 Granite)
- Housing Task Force has identified a priority need for rental units, on the correct site

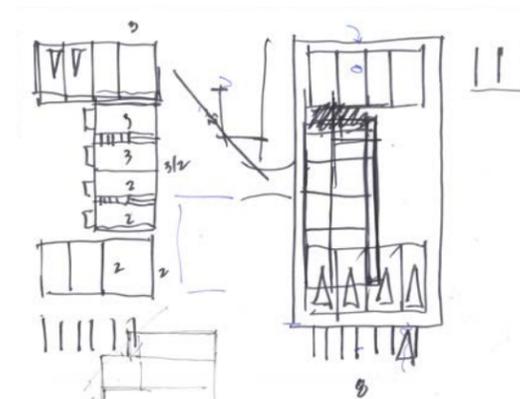
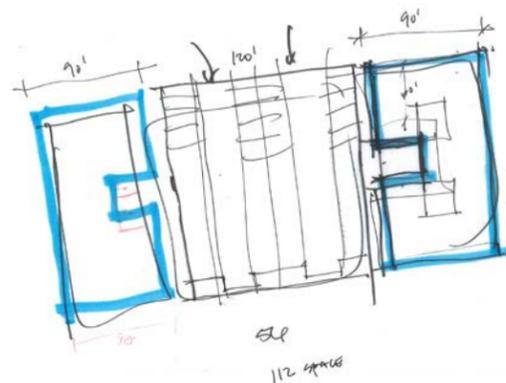
## FIRST PRIORITY SITES - TOWN OWNED LAND

- Old Community Center - 110 3rd Avenue
- Sabatini Lot
- 113, 115, 117 Granite Street & 1st Avenue and Main Street

## TOTAL ACRES FOR STUDY: 1.21 ACRES

## ATTENDEES

- Mark Sabatini.....Galena Street Planning | Housing Task Force
- Joe Maglicic.....Ten Mile Engineering | Housing Task Force
- Dan Fallon.....Business Owner | Housing Task Force
- Lindsay Newman.....Norris Design | Housing Task Force
- Megan Testin.....Norris Design
- Brock Reimer.....Norris Design
- Deborah Shaner.....Frisco Town Council | Shaner Life Safety
- Jason Dietz.....SCHA Executive Director | Summit County
- Brodie Boilard.....Executive Assistant | Town of Frisco
- Joyce Allgaier.....Planning Director | Town of Frisco
- Randy Ready.....Town Manager | Town of Frisco
- Bill Gibson.....Assistant Director | Town of Frisco
- John Payne.....Studio PBA
- JV DeSousa.....Reveal Design
- Yong Cho.....Studio Completiva
- Tom Connolly.....tc3 Architects
- Cynthia Leibman.....Studio Completiva
- Gabe Bergeron.....Studio Completiva



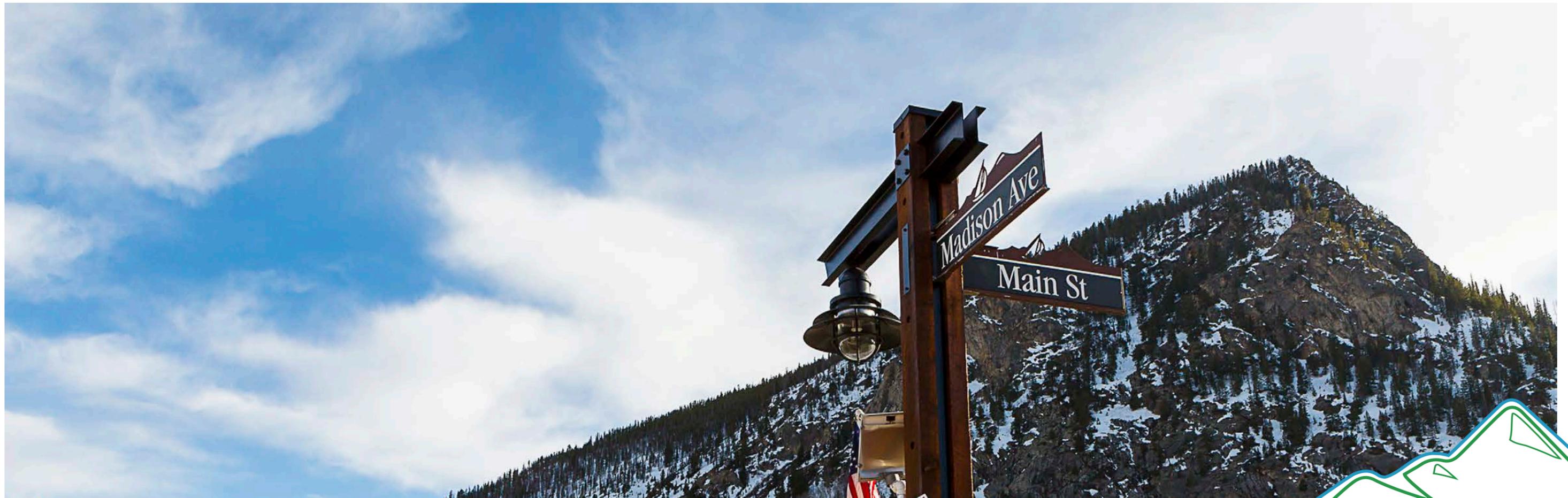
# CRITERIA FOR CONCEPTUAL SITE STUDIES

Parking always determines unit yield on a site - this can be overcome by using creative solutions.

All buildings proposed are 2-3 stories, and will remain under 40' maximum height.

Plans were created in groups of 3, in one 6 hour session. all plans and sketches are very conceptual, and will require further study to determine feasibility.

There are many modulations possible on shown bedroom counts and typologies. This is intended as a starting point to understand potential unit mixes and maximum density.



# STUDY SITES - CONNECTIVITY



## CREATING COMPLEMENTARY USES

- Accomplish the goal of offering multiple housing types for the different need categories
- Site size and location created clear, efficient uses and programs
- All of the concepts are preliminary and will need to be studied further to determine exact unit mix
- Total acres of study - 1.21
- Create complementary uses and build a sustainable community by providing rental and ownership opportunities in the Town Core district



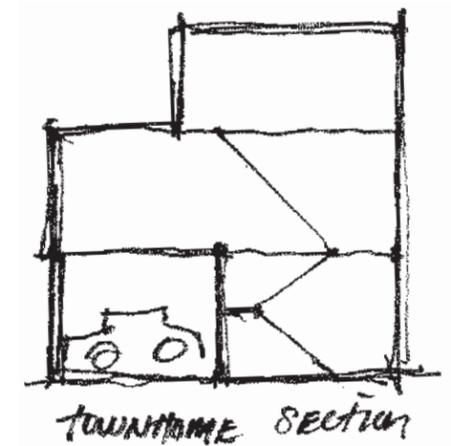
# OLD COMMUNITY CENTER



OPTION - A	
12 - STUDIO UNITS	(7,540 S.F.)
3 - 1B/1.5 BA 3 STORY TOWNHOME	(7,100 S.F.)
1 - 1B/1.5 BA 2 STORY TOWNHOME	(7,900 S.F.)
16 TOTAL DWELLING UNITS	
8 SURFACE PARKING	(GRANITE ST.)
8 TUCK UNDER PARKING	(ALLEY)
16 TOTAL PARKING SPACES	

## STUDY SITE | OPTION A

- Housing Type:
  - Townhomes
  - Studios
- Smaller site with less room for parking lends itself to smaller units
- Townhomes are parked using tuck-under parking off of Granite Alley
- The program of this site could be for-sale or for-rent
- Enhanced streetscape on Granite Street with sidewalks and street trees to promote walkability and pedestrian safety

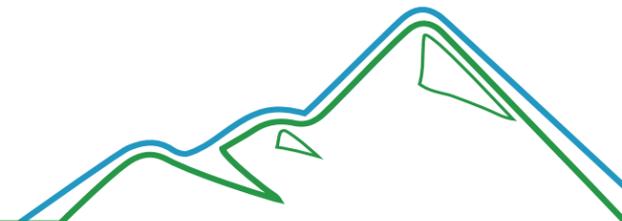
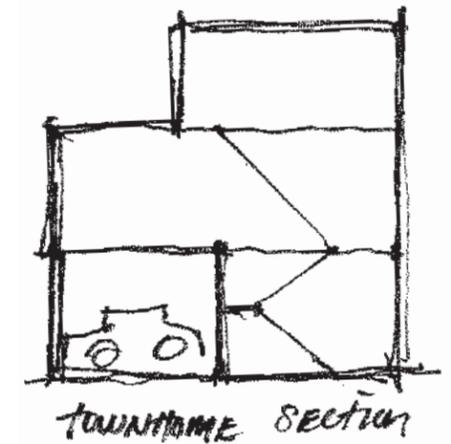


# OLD COMMUNITY CENTER



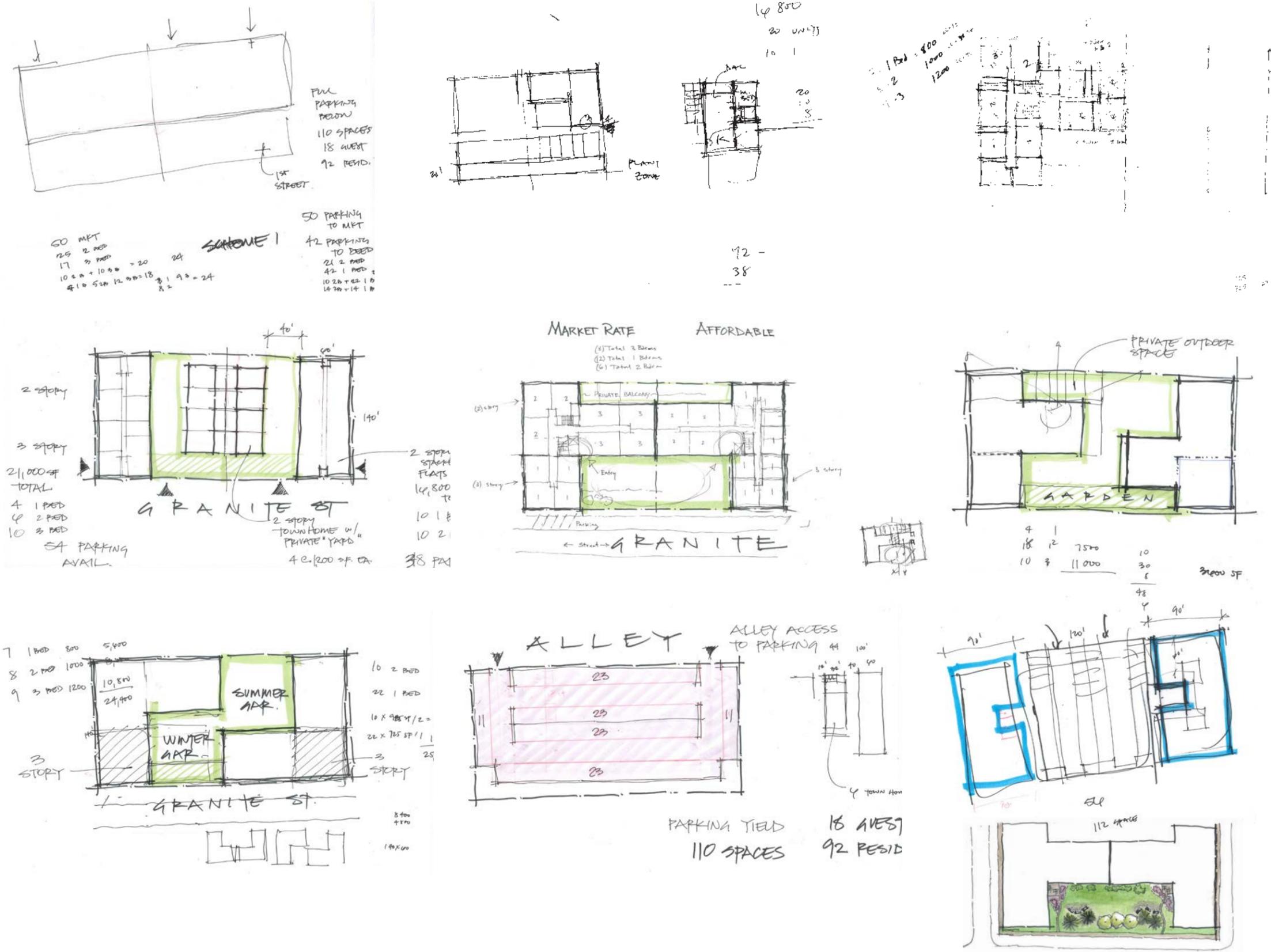
## STUDY SITE | OPTION B

- Housing Type:
  - Townhomes
  - Studios
- Smaller site with less room for parking lends itself to smaller unit types
- Townhomes are parked using tandem tuck-under parking off of Granite Alley
- The program of this site could be for-sale or for-rent
- Enhanced streetscape on Granite Street with sidewalks and street trees to promote walkability and pedestrian safety
- Same bedroom count as Option A within less units



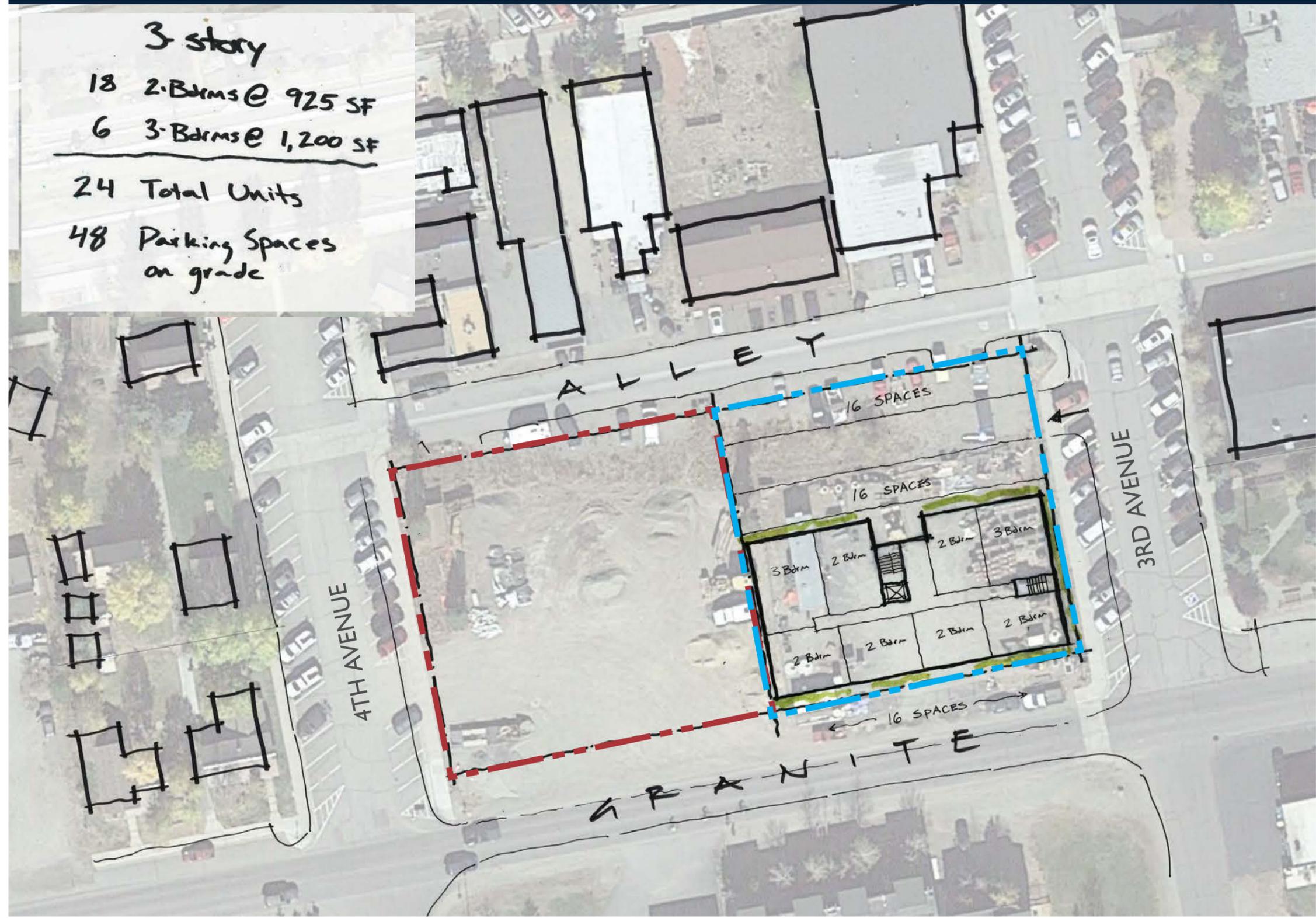
# SABATINI LOT

## MORNING SESSIONS



- The largest study site at .48 acres. Important to maximize efficiency to ensure we meet the needs of Frisco now and into the future
- Design the site to be flexible for future development both of adjacent site and consider potential land banking of parking lots
- Provide community benefits:
  - Enhanced streetscape on Granite Street and traffic calming to create a pedestrian friendly zone
  - Begin the revitalization of this block
- Could be developed separate or as a partnership with the adjacent landowner
- Concept B and C show potential site plan options for full site at .96 acres

# SABATINI LOT



## STUDY SITE | OPTION A

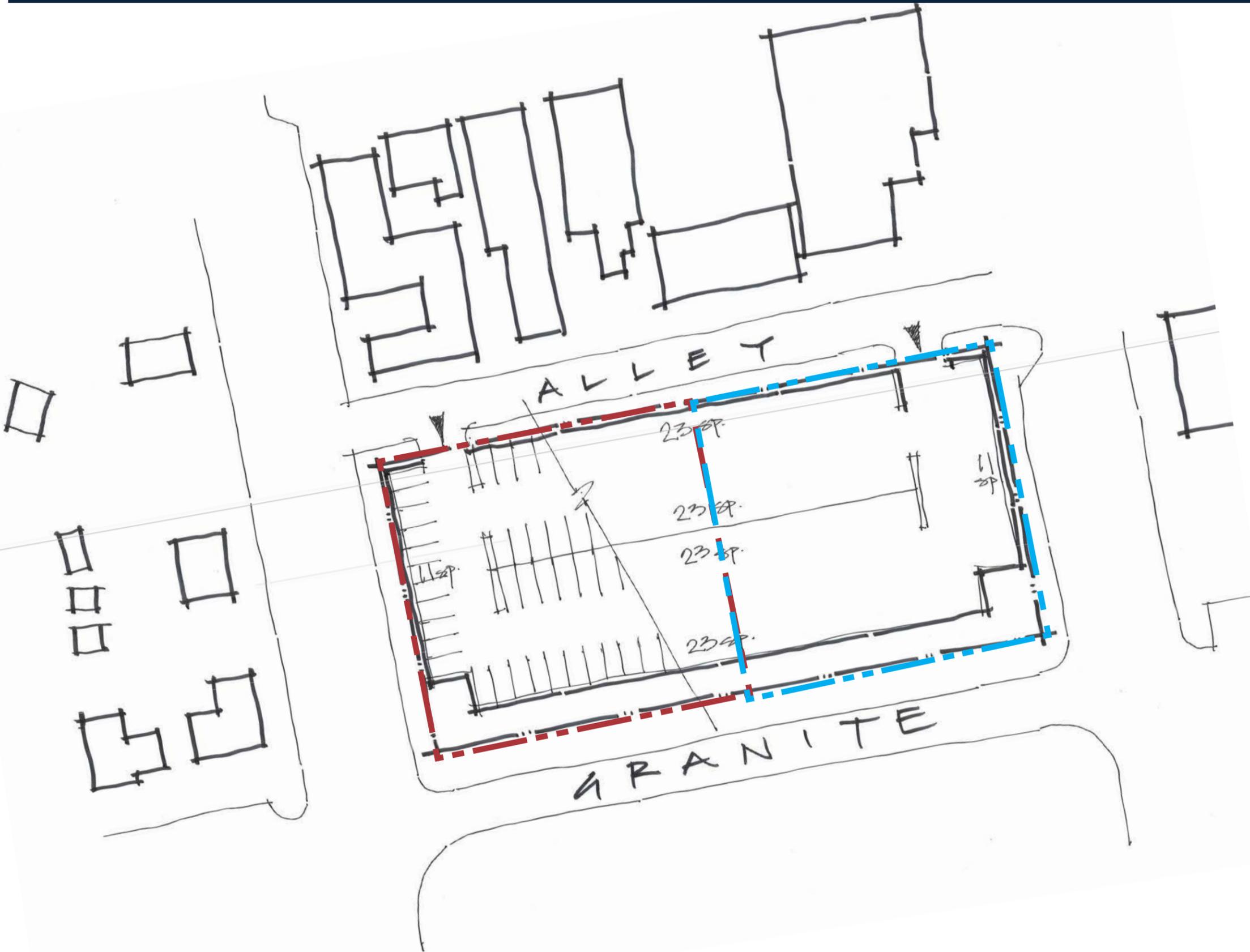
- Housing Type:  
 -1,2 or 3 bedroom
- Larger unit types could be for small family or roommate situation
- The program of this site could be for-sale or for-rent
- Could add on-street parking to Granite for visitors and business owners
- Enhanced streetscape on Granite with sidewalks and street trees
- Only option designed that does not require underground parking
- Unit sizes can vary from what is shown, however, parking will be a challenge

**LEGEND**  
 - - - - - = Sabatini Lot  
 - - - - - = Glassman Property

# SABATINI LOT

## STUDY SITE | PARKING GARAGE

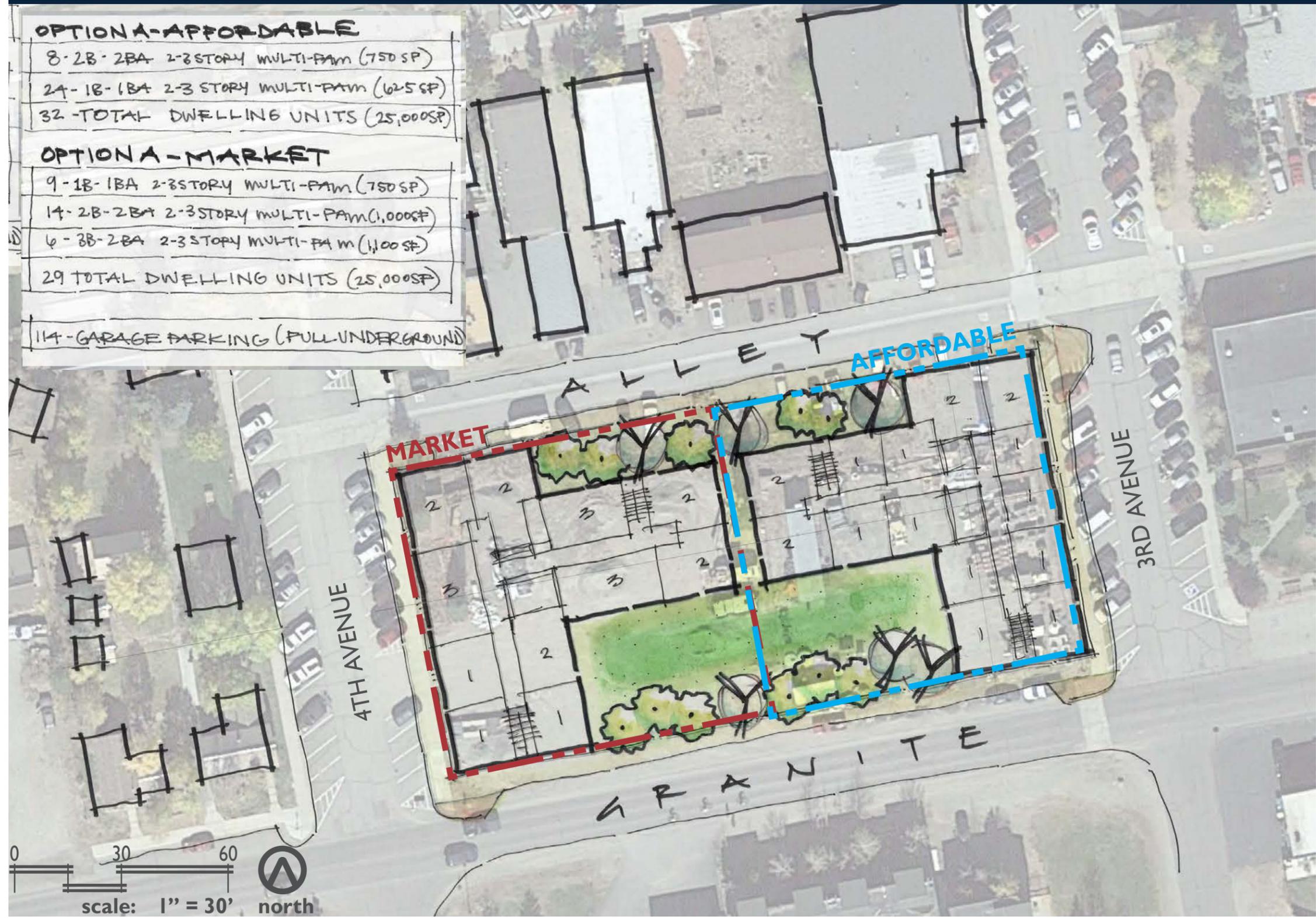
- 114 spaces on the entire site
- Approximately 50 spaces on Sabatini Lot
- With creative solutions for parking requirements, there could be potential for extra parking to be available to the old community center



- LEGEND
- = Sabatini Lot
  - = Glassman Property



# SABATINI LOT



OPTION A - AFFORDABLE	
8 - 2B - 2BA	2-3 STORY MULTI-FAM (750 SF)
24 - 1B - 1BA	2-3 STORY MULTI-FAM (625 SF)
32 - TOTAL DWELLING UNITS (25,000 SF)	
OPTION A - MARKET	
9 - 1B - 1BA	2-3 STORY MULTI-FAM (750 SF)
14 - 2B - 2BA	2-3 STORY MULTI-FAM (1,000 SF)
6 - 3B - 2BA	2-3 STORY MULTI-FAM (1,100 SF)
29 TOTAL DWELLING UNITS (25,000 SF)	
114 - GARAGE PARKING (FULL UNDERGROUND)	

## STUDY SITE | OPTION B

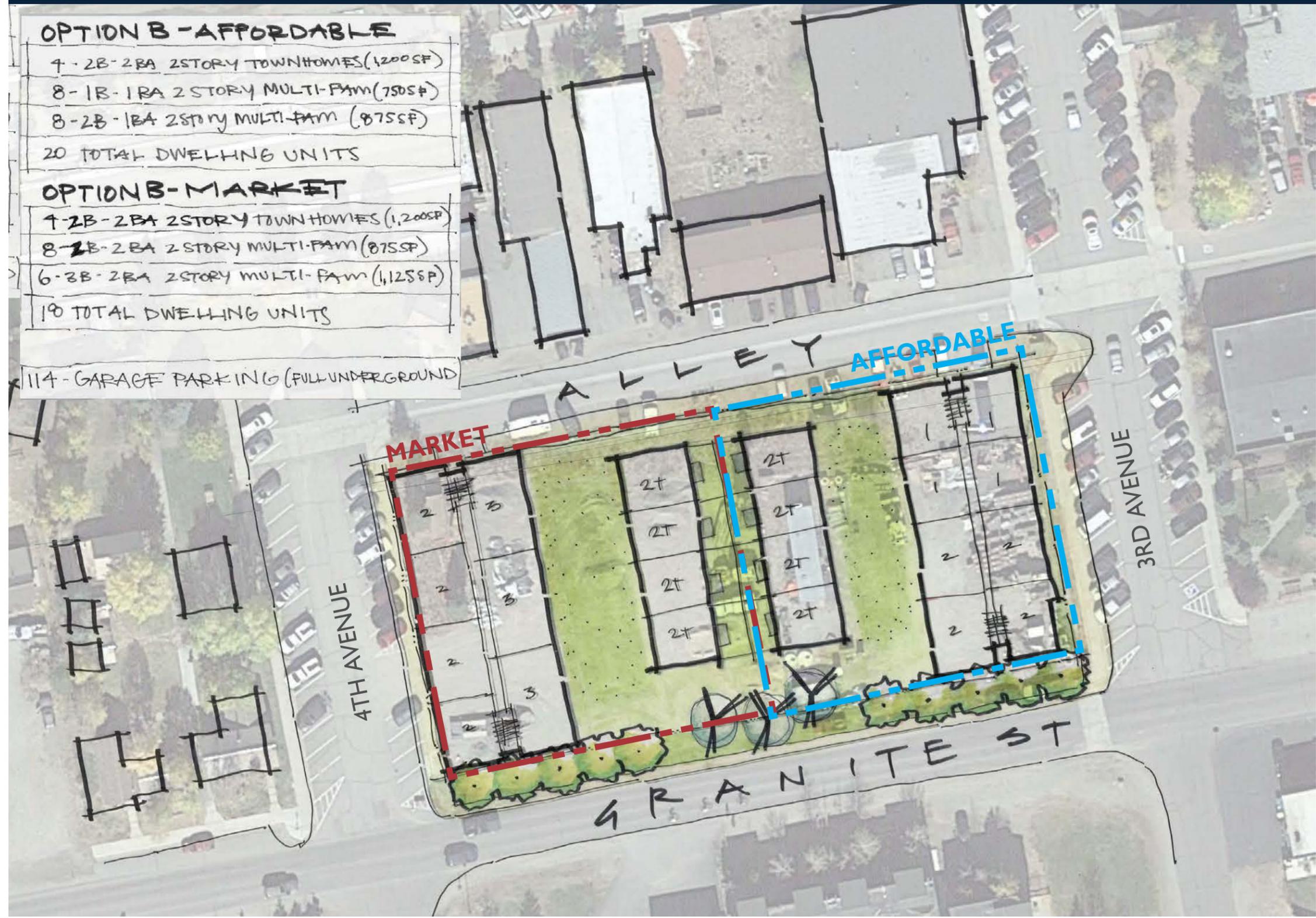
- Housing Type:
  - 1, 2 and 3 bedroom - variety of sizes possible
  - Market Rate
- Underground parking garage - covers approximately 90% of the site
- Larger unit types could be for small family or roommate situation
- Would require partnership for full site build out, or could be bifurcated in the middle and still maintain program for affordable housing
- The program of this site could be for-sale or for-rent
- Could add on-street parking to Granite for visitors and business owners
- Enhanced streetscape on Granite Street with sidewalks and street trees

**LEGEND**

— — — — — = Sabatini Lot

- - - - - = Glassman Property

# SABATINI LOT



## STUDY SITE | OPTION C

- Housing Type:
  - 1,2 and 3 bedroom
  - Market Rate
- Underground parking garage - covers approximately 90% of the site
- Larger unit types could be for small family or roommate situation
- Would require partnership for full site build out, or could be bifurcated in the middle and still maintain program for affordable housing
- The program of this site could be for-sale or for-rent
- Could add on-street parking to Granite Street and potential reduce needed garage spaces
- Enhanced streetscape on Granite Street with sidewalks and street trees

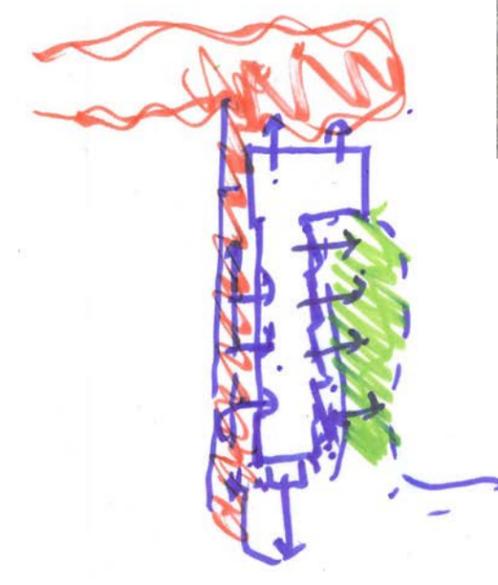
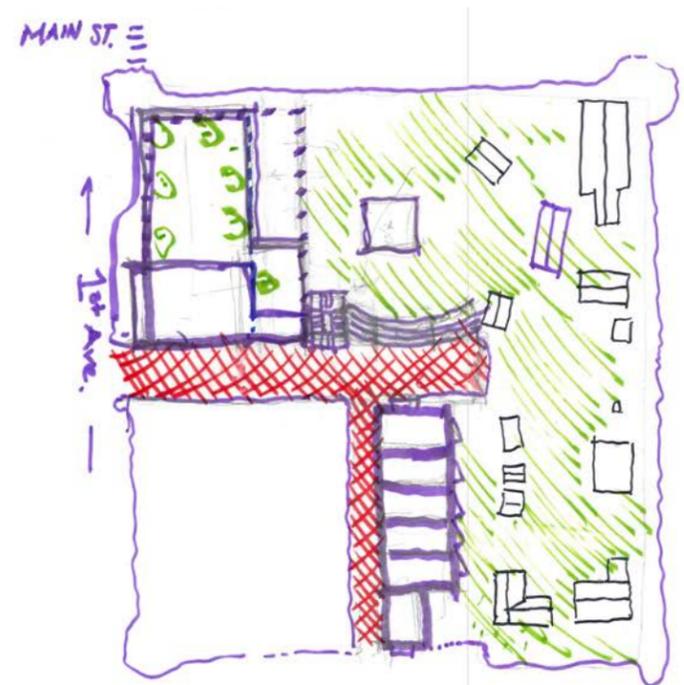
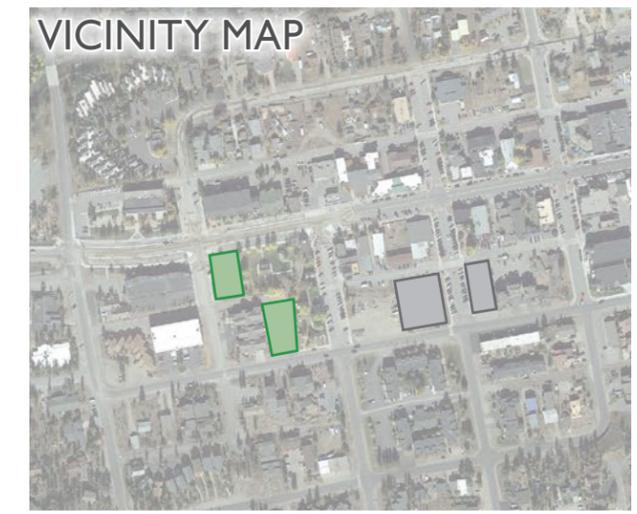
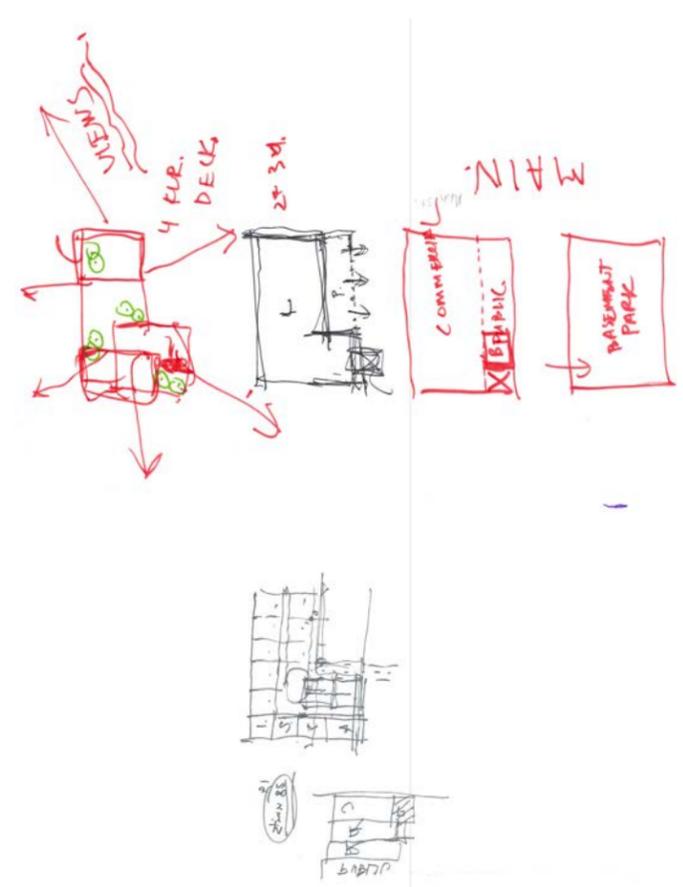
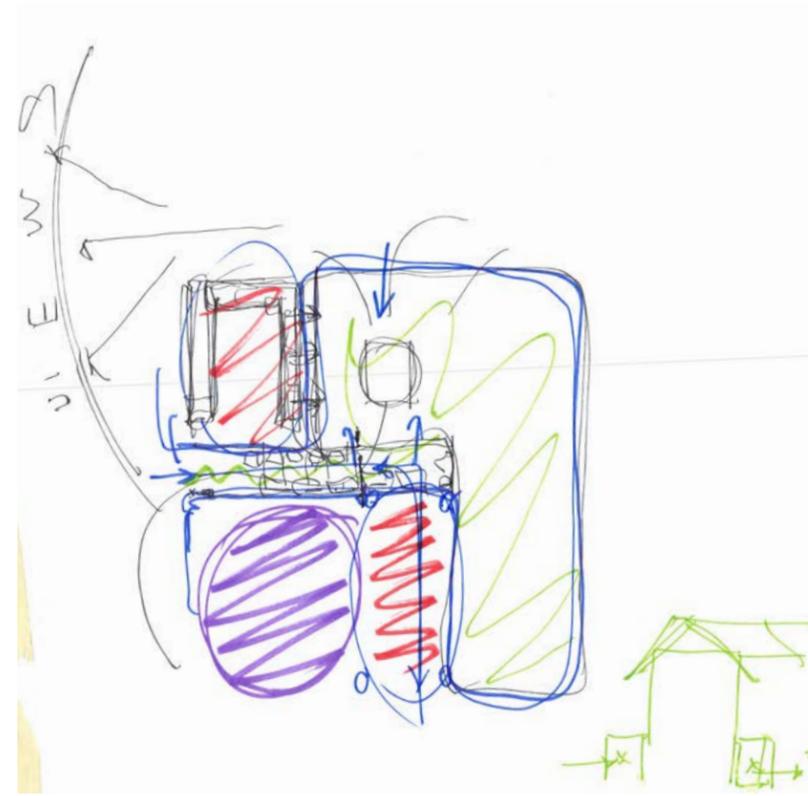
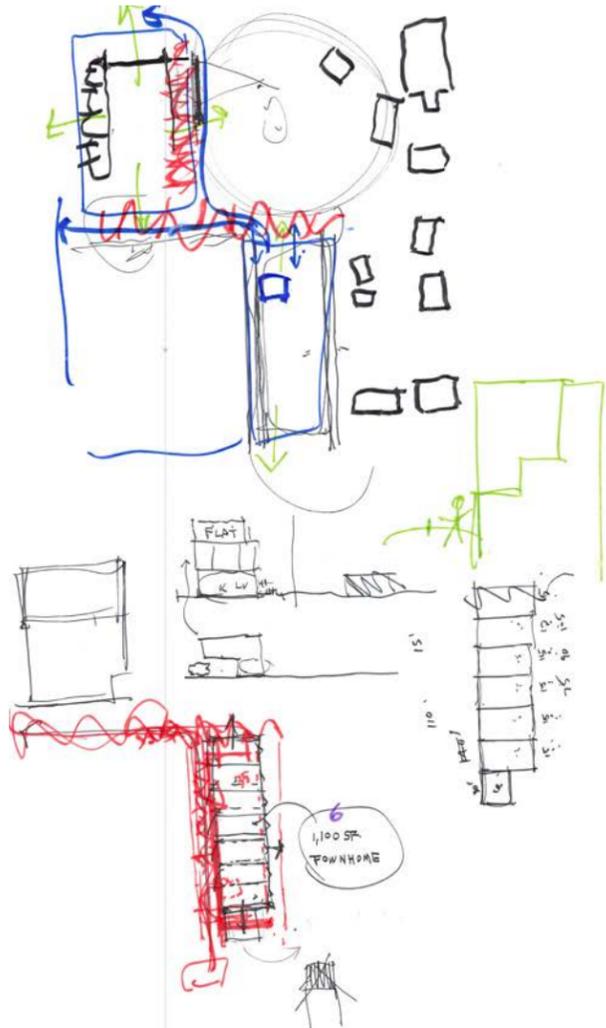
### LEGEND

- = Sabatini Lot
- = Glassman Property

# 1ST AVE AND MAIN STREET & 113 GRANITE STREET

## MORNING SESSIONS

- Concepts enhance the relationship between indoor and outdoor spaces
- Create a multi-use building at 1st and Main
- Create a spatial sense of discovery and intimate scale
- Acknowledge the sacred and public nature of the site
- Reinforce and showcase the cultural history of the site
- Reinforce Main Street
- Create a gateway and set a standard



# 1ST AVE AND MAIN STREET & 113 GRANITE STREET



## STUDY SITE | OPTION A

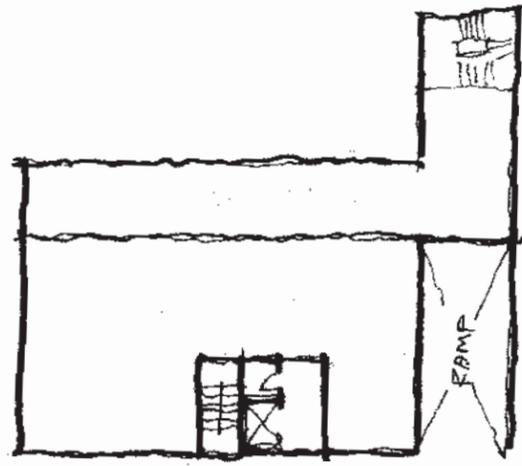
- Housing Type:
  - 1 bedroom (24)
  - Townhomes (8)
- Underground parking garage at multi-family building
- Townhomes have at grade parking on west side
- Plan contemplates connections to enhanced alley and historic park with opportunities to enhance existing spaces, provides indoor flexible community / commercial space and roof top deck
- The program of this site was recommended to be for rent apartments and for sale townhomes
- These two properties do not need to be developed together, but should be signed to be developed cohesively at the appropriate time



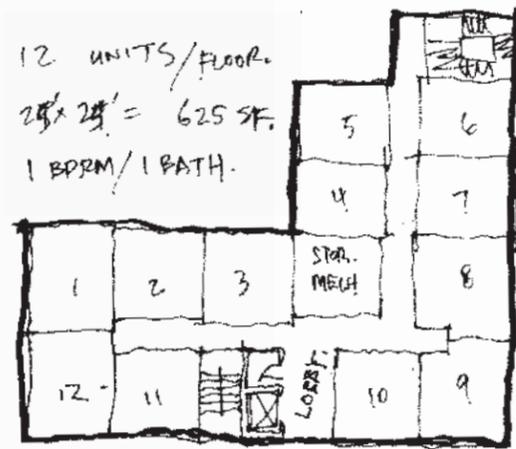
# 1ST AVE AND MAIN STREET & 113 GRANITE STREET

## FLOORPLANS

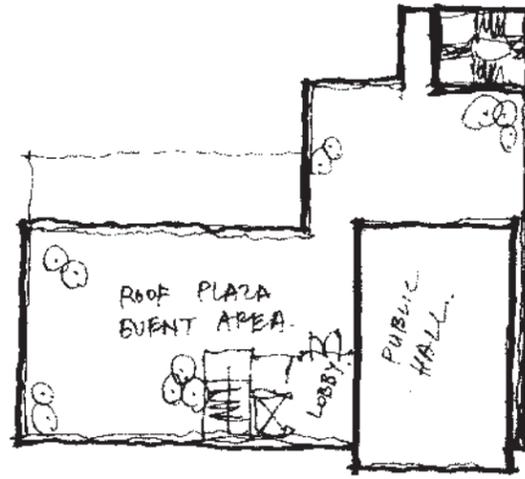
- Underground parking garage at 1st Avenue and Main Street
- Townhomes to have tuckunder garages on the west
- Townhomes to have back decks that spill into the park



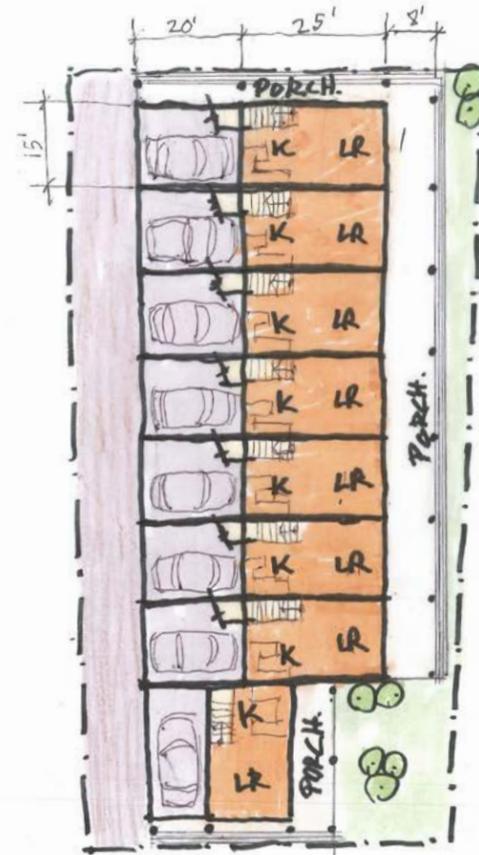
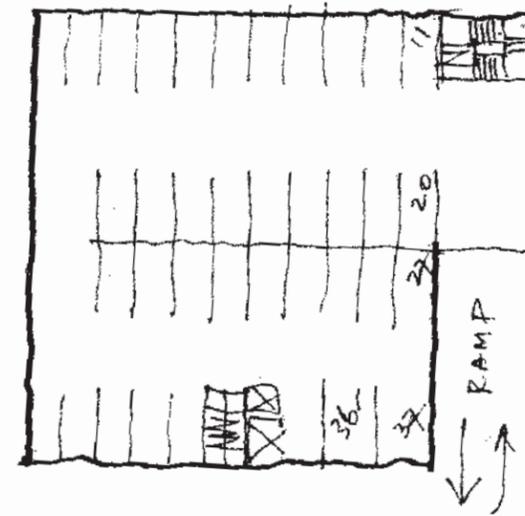
LEVEL 1.



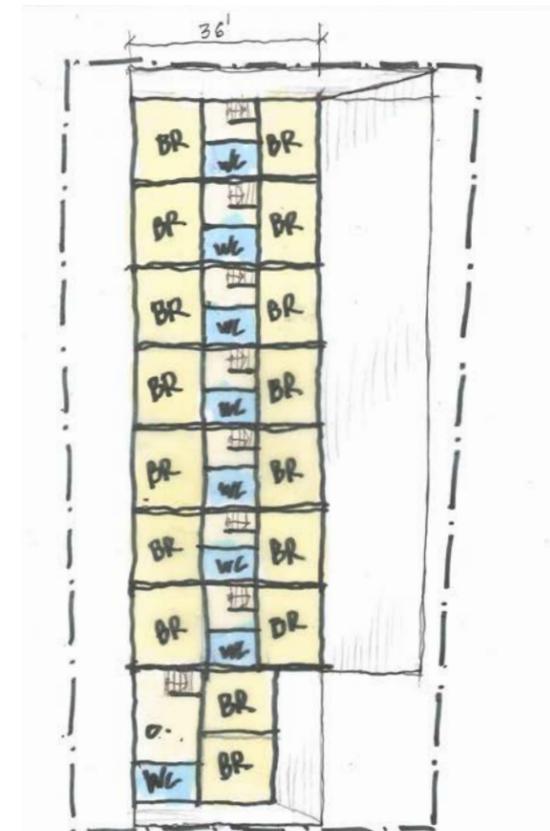
LEVELS 2 & 3.



ROOF LEVEL



Ground Floor



2nd Floor

# CONCEPTUAL PROFORMA - OLD COMMUNITY CENTER

Housing Program For Sale (4 - 1 bdrm townhomes) & For Rent (8 studios)	
Land Costs	\$-
Design and Approval Costs	\$250,000.00
Infrastructure Costs	\$350,000.00
Vertical Construction Costs (235/sf)	\$2,232,500.00
General Conditions/Contractor Fees - 7%	\$180,775.00
Insurance and Legal - 3%	\$66,975.00
<b>Subtotal Costs</b>	<b>\$3,080,250.00</b>
Contingency 10%	\$308,025.00
<b>Total Costs</b>	<b>\$3,388,275.00</b>
Monthly Rental Income - Studios	\$12,320.00
For Sale 4 One Bed - 100% AMI	\$1,196,000.00
Sales/Marketing/Transfer Tax - 3%	\$(35,880.00)
<b>Total Revenue</b>	<b>\$1,160,120.00</b>
<b>Profit/Loss</b>	<b>\$(2,228,155.00)</b>
<b>Per Unit</b>	<b>\$(185,679.58)</b>

Housing Program For Rent (4 - 1 bdrm townhomes & 12 - studios)	
Land Costs	\$-
Design and Approval Costs	\$250,000.00
Infrastructure Costs	\$350,000.00
Vertical Construction Costs (235/sf)	\$2,561,500.00
General Conditions/Contractor Fees - 7%	\$203,805.00
Insurance and Legal - 3%	\$76,845.00
<b>Subtotal Costs</b>	<b>\$3,442,150.00</b>
Contingency 10%	\$344,215.00
<b>Total Costs</b>	<b>\$3,786,365.00</b>
Monthly Rental Income - 100% AMI	\$25,080.00
<b>Profit/Loss</b>	<b>\$(3,786,365.00)</b>
<b>Per Unit</b>	<b>\$(236,647.81)</b>

NOTES:

- Proformas and schedule are based on conceptual plans, intended to provide opinion of probable cause and are subject to change during the design process.
- Cost / Schedule information provided by Ten Mile Engineering

# CONCEPTUAL PROFORMA - SABATINI LOT

<b>Housing Program - For Sale (18 - 2 bdrm &amp; 6 - 3 bdrm)</b>	
Land Costs	\$-
Design and Approval Costs	\$250,000.00
Infrastructure Costs	\$450,000.00
Vertical Construction Costs (235/sf)	\$5,640,000.00
General Conditions/Contractor Fees - 7%	\$426,300.00
Insurance and Legal - 3%	\$169,200.00
<b>Subtotal Costs</b>	<b>\$6,935,500.00</b>
Contingency 10%	\$346,775.00
<b>Total Costs</b>	<b>\$7,282,275.00</b>
Sales Income - 100% AMI	\$7,656,000.00
Sales/Marketing 3%	\$(229,680.00)
<b>Total Revenue</b>	<b>\$7,426,320.00</b>
<b>Profit/Loss</b>	<b>\$144,045.00</b>
<b>Per Unit</b>	<b>\$309,430.00</b>

<b>HOUSING PROGRAM - For Rent (8 - 2 bdrm &amp; 24 - 1 bdrm)</b>	
Land Costs	\$-
Design and Approval Costs	\$300,000.00
Infrastructure Costs	\$1,750,000.00
Vertical Construction Costs (275/sf)	\$6,875,000.00
General Conditions/Contractor Fees - 7%	\$603,750.00
Insurance and Legal - 3%	\$206,250.00
<b>Subtotal Costs</b>	<b>\$9,735,000.00</b>
Contingency 10%	\$973,500.00
<b>Total Costs</b>	<b>\$10,708,500.00</b>
Monthly Rental Income - 100% AMI	\$55,440.00
<b>Profit/Loss</b>	<b>\$10,708,500.00</b>
<b>Per Unit</b>	<b>\$334,640.63</b>

NOTES:

- Proformas and schedule are based on conceptual plans, intended to provide opinion of probable cause and are subject to change during the design process.
- Cost / Schedule information provided by Ten Mile Engineering

# CONCEPTUAL PROFORMA - IST AND MAIN & 113 GRANITE STREET

113 Granite Street Housing Program For Sale (4 - 2 bdrm townhomes) & For Rent (8 studios)	
Land Costs	\$-
Design and Approval Costs	\$150,000.00
Infrastructure Costs	\$250,000.00
Vertical Construction Costs (235/sf)	\$1,880,000.00
General Conditions/Contractor Fees - 7%	\$149,100.00
Insurance and Legal - 3%	\$56,400.00
<b>Subtotal Costs</b>	<b>\$2,485,500.00</b>
Contingency 10%	\$248,550.00
<b>Total Costs</b>	<b>\$2,734,050.00</b>
Total Sales 8 units @ \$299,000 (100% AMI)	\$2,392,000.00
Sales/Marketing/Transfer Tax - 3%	\$(71,760.00)
<b>Total Revenue</b>	<b>\$2,320,240.00</b>
<b>Profit/Loss</b>	<b>\$(413,810.00)</b>
<b>Per Unit</b>	<b>\$341,756.25</b>

1st and Main - Housing Program For Rent (4 - 1 bdrm townhomes & 12 - studios)	
Land Costs	\$1,000,000.00
Design and Approval Costs	\$350,000.00
Infrastructure Costs	\$400,000.00
Underground Parking	\$1,850,000.00
Roof Top Public Garden	\$750,000.00
Vertical Construction Costs Residential(275/sf)	\$4,191,000.00
Vertical Construction Costs Commercial(300/sf)	\$2,700,000.00
General Conditions/Contractor Fees - 7%	\$321,370.00
Insurance and Legal - 3%	\$125,730.00
<b>Subtotal Costs</b>	<b>\$11,688,100.00</b>
Contingency 10%	\$1,168,810.00
<b>Total Costs</b>	<b>\$12,856,910.00</b>
24 unit monthly rental @ \$ 1650 per month	\$39,600.00
<b>Profit/Loss</b>	<b>\$(12,856,910.00)</b>
<b>Per Unit</b>	<b>\$364,710.83</b>
<b>TOF Non 5A Costs</b>	<b>\$4,100,000.00</b>

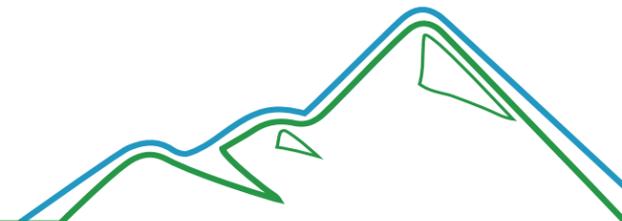
NOTES:

- Proformas and schedule are based on conceptual plans, intended to provide opinion of probable cause and are subject to change during the design process.
- Cost / Schedule information provided by Ten Mile Engineering

# CONCEPTUAL SCHEDULE

Task	August	September	October	November	December	January	February	March	April	May	June	July
Submit and Award RFP (6 weeks)		■	■	■								
Design (10-12 weeks)				■	■	■	■	■	■			
Town Approval Process (10 weeks)							■	■	■	■	■	■
Construction (26 weeks, townhomes & 48 weeks multi-family)												

- NOTES:
- Proformas and schedule are based on conceptual plans, intended to provide opinion of probable cause and are subject to change during the design process.
  - Cost / Schedule information provided by Ten Mile Engineering



# TOWN COUNCIL SUMMARY - 8.22.17 WORK SESSION

## COMMENTS:

- Like all of the projects but Ist and Main will need more consideration
- Sabatini Lot provides an opportunity for the most density right away
- Would like to see more refined cost estimates
- All of these projects are great and will need to be done sooner or later, we should consider completing more than one at a time
- Like the focus on rental properties with options that can be for-sale also
- Encourage moving forward with an RFP
- 113 Granite St should be the next project after Mary Ruth is built
- Also agree with moving forward with the other properties other than Ist and Main
- Need to consider parking impacts of developing Sabatini
- Community Center is a great, feasible option

