



# Town of Frisco

## 2015 Land Use Profile

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## I. Introduction

The 2015 Land Use Profile correlates closely with several of the quality of life direction statements from the 2011 Frisco Community Plan. This study assists the Frisco community, Town Council, Planning Commission, and staff with understanding future development. It also assists the Town in making informed decisions to ensure the appropriate levels of services are in place for the future while considering the impact of changing demographics and economic trends.

This analysis provides background social, economic and housing data as well as a projection of build out potential based on current zoning and entitlements. The build out calculations estimate the amount of vacant residential and commercial land remaining in Frisco at the end of 2015. The report does not include build out calculations for additions or redevelopment of existing developed properties.

## II. Frisco Demographic & Economic Data

TOWN OF FRISCO, COLORADO				
Social Data				
	2010	2000	# Chg.	% Chg.
Total population	2,683	2,443	240	9.8%
Median Age	39.8	33.4	6.4	19.2%
Male population	1,500	1,415	85	6.0%
Female population	1,183	1,028	155	15.1%
White	2,527	2,354	173	7.3%
Hispanic or Latino (of any race)	139	85	54	63.5%
Not Hispanic or Latino	2,544	2,358	186	7.9%
Total households	1,298	1,053	245	23.3%
Families	645	528	117	22.2%
Households with children under 18 yrs.	205	206	-1	-0.5%
Households with seniors (over 65 yrs.)	226	93	133	143.0%
Average household size	2.07	2.32	-0.3	-10.8%
source: U.S. Census Bureau 2010 & 2000 data				

# TOWN OF FRISCO, COLORADO

## 2014 Economic Data

	Estimate	Percent
In Labor Force	1,884	
Employed	1765	94%
Unemployed	119	6%
Individuals below poverty level	181	9.6%
<b>2015 BUSINESS LICENSES</b>		
Activities	31	4.8%
Arts & Crafts	12	1.9%
Automotive	11	1.7%
Dining	47	7.3%
Grocery & Liquor	7	1.1%
Health & Beauty	66	10.2%
Home & Garden	54	8.4%
Hotels & Inns	10	1.5%
Real Estate	16	2.5%
Services	142	22%
Shopping	59	9.1%
Vacation Rentals	191	26.9%
	646	
<b>INCOME &amp; BENEFITS</b>		
Total Households	1,135	
Less than \$10,000	46	4.1%
\$10,000 to \$14,999	27	2.4%
\$15,000 to \$24,999	76	6.7%
\$25,000 to \$34,999	48	4.2%
\$35,000 to \$49,999	154	13.6%
\$50,000 to \$74,999	242	21.3%
\$75,000 to \$99,999	239	21.1%
\$100,000 to \$149,999	176	15.5%
\$150,000 to \$199,999	67	5.9%
\$200,000 or more	60	5.3%
Median household income (dollars)	73,644	
Mean household income (dollars)	84,386	

source: 2010-2014 American Community Survey, 2010 Census

<b>TOWN OF FRISCO, COLORADO</b>	
<b>Housing Data</b>	
	<b>2014</b>
Total housing units	3,140
Occupied housing	1,112
Owner-occupied housing	650
Renter-occupied housing	462
Vacant housing units	2,028
Homeowner vacancy rate	7.3
Gross rent (occupied units-median)	\$1,685
<i>source: 2010-2014 American Community Survey</i>	

### **Summary:**

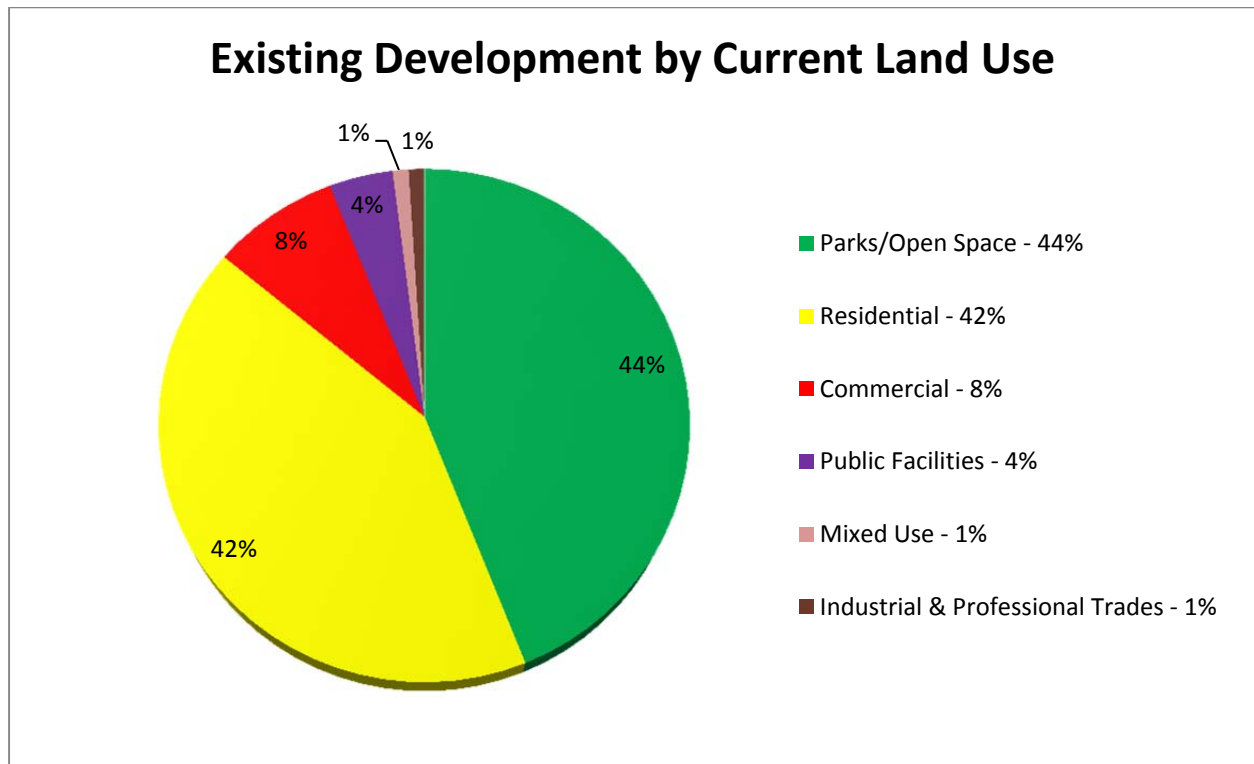
Based upon the data from the 2010 Census, the 2013 Summit County Workforce Housing Needs Assessment, Wolfe and Company, and NWCCOG Economic Development District the following statistics are applicable to Frisco:

1. The Town of Frisco has more jobs than resident employees and thus imports workers on a net basis. Presently, 22% of Summit County residents work in Frisco; however, only 14% reside there.
2. Approximately 500 properties in Summit County are listed for \$500,000 or less of which: Frisco has the fewest listings – only 28, or 6% of the total.
3. The State of Colorado Department of Local Affairs estimates the percent of renter occupied households in Summit County that spend greater than 30% of their income on housing is 38% and 45% for owner occupied households.
4. Summit County unemployment dropped to 2.6% in April 2015 from 3.1% in October of 2014.
5. There was significant job growth in the construction industry (+9.5%) in the NWCCOG District (Eagle, Jackson, Pitkin and Summit Counties) from 2013-2014.
6. Frisco lodging tax was at its highest in March 2015 at approximately \$81,000 at its lowest in May 2015 at approximately \$11,000.
7. In 2015, there was 706,083 square feet of retail and restaurant space in Frisco including grocery stores and Walmart.
8. As of 12/31/15, there were 12 vacant and uncommitted retail and restaurant spaces.

### III. Land Use Analysis

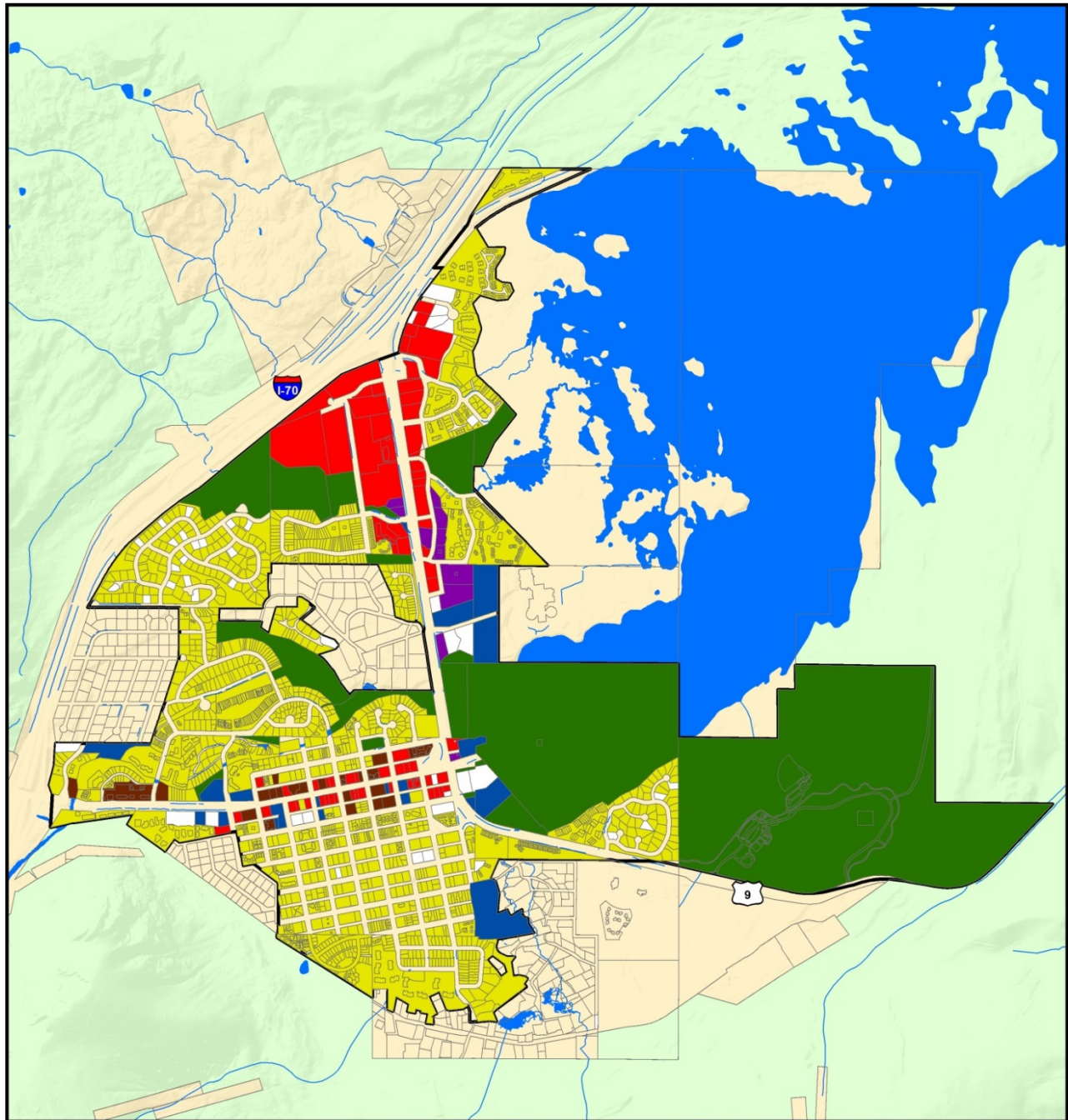
#### *Existing Development*

Frisco contains a total of 1,137 acres. Parks and open space comprise the largest existing land use – 44% of the Town is dedicated to this use. The percentage of various land uses throughout the Town is shown below. A map of the current land uses is shown on page 6.





# Existing Development Current Land Uses Map



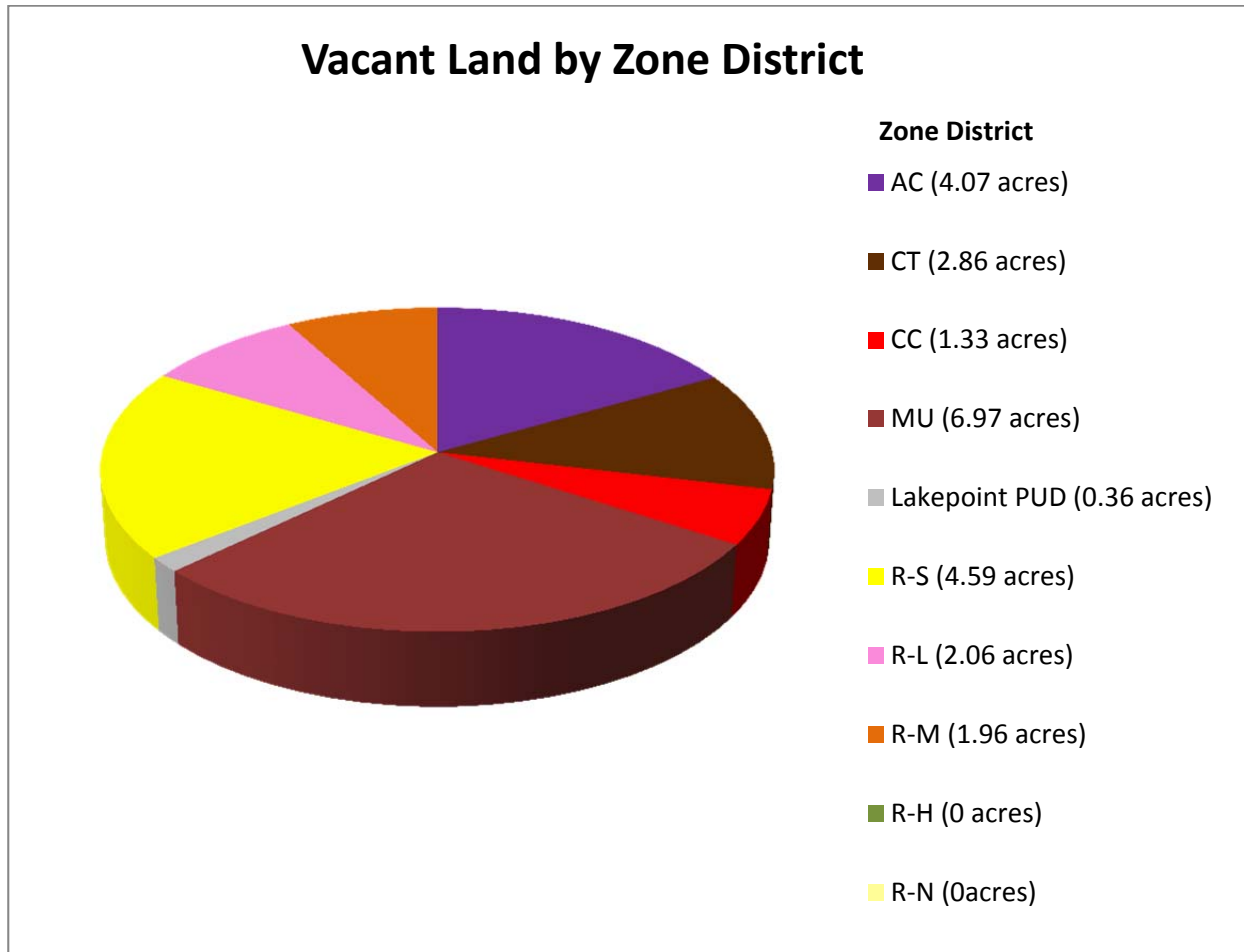
0 950 1,900 3,800  
Feet



Frisco Town Boundary	Mixed Use
Unincorporated Summit County	Residential
National Forest	Industrial & Professional Trades
Vacant Parcels	Parks/Open Space
Commercial	Public Facilities

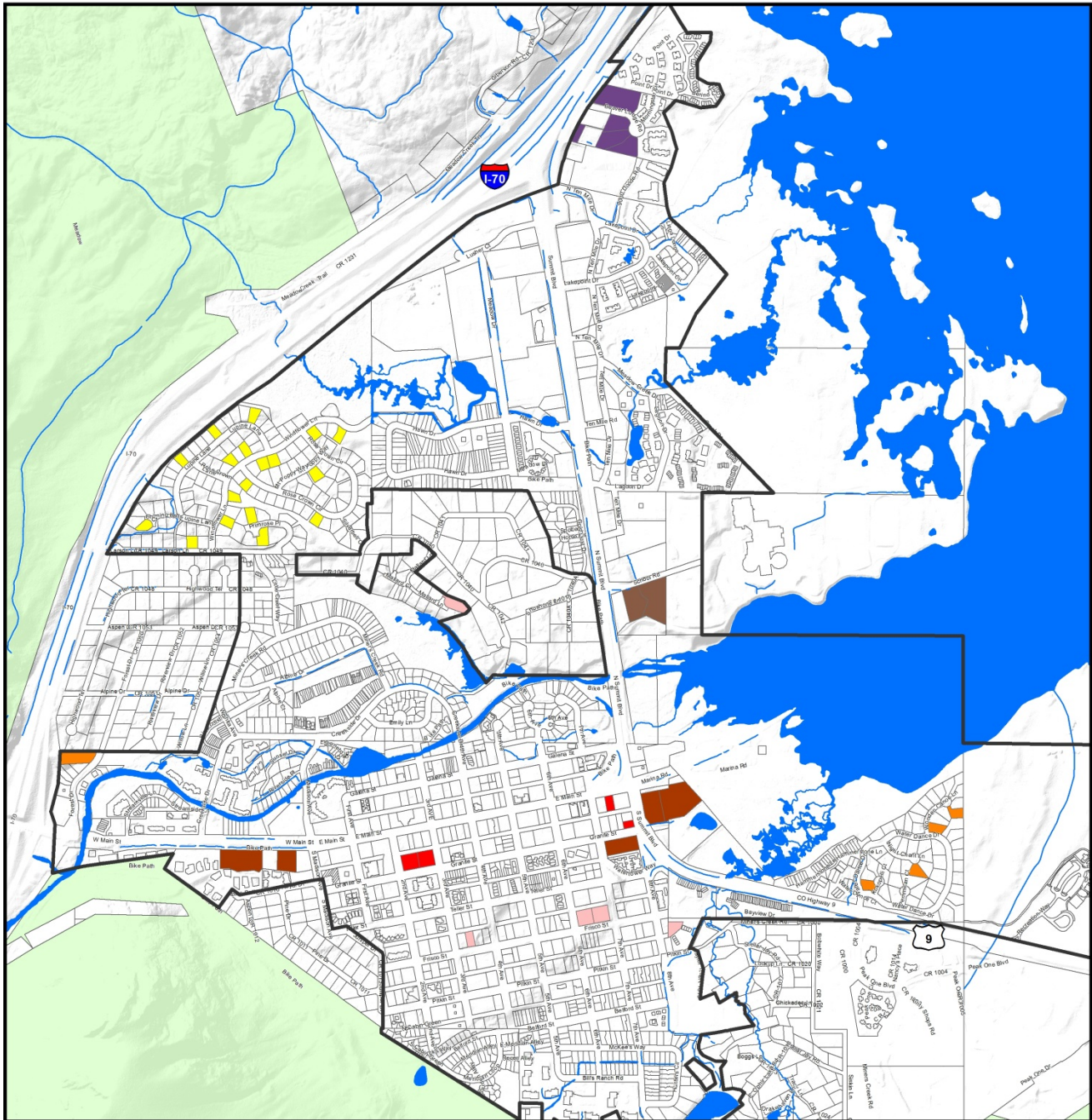
## ***Vacant Land***

There are 24.2 acres of undeveloped land in Frisco. The following pie chart shows the percentage of vacant land in 2015 categorized by zone district. Refer to page 8 for a map of the vacant parcels and page 9 for an inventory list of the vacant parcels.





## Vacant Parcels by Zone District Map



1,250 625 0 1,250 Feet



### Legend

- |                        |                                    |
|------------------------|------------------------------------|
| Frisco Town Boundary   | MU - Mixed Use                     |
| Parcels                | R-M - Residential Moderate Density |
| AC - Accommodations    | R-L - Residential Low Density      |
| CC - Central Core      | R-S - Residential Single Family    |
| CT - Contractor Trades |                                    |
| Lakepoint PUD          |                                    |



### Vacant Parcel Inventory

Legal Description	Street Address	Lot Size		Zoning	Residential Density	Notes
		Acres	Sq. Ft.		Dwelling Units*	
Lot 1, Raintree 2	1200 Dillon Dam Rd.	1.69	73,616	AC	27	
Lot 7, Raintree 2	105 Beaver Lodge Rd.	0.65	28,314	AC	10	
Lot 6, Raintree 2	121 Beaver Lodge Rd.	0.82	35,719	AC	13	
Lot 5, Raintree 2	139 Beaver Lodge Rd.	0.71	30,928	AC	11	
Tract 3, Raintree	1140 Dillon Dam Rd.	0.20	8,712	AC	3	
Tract B,C, Frisco Heights Sub # 1	98 School Rd.	2.86	124,582	CT	N/A	
Lot 13-18, Block 8, Frisco Town Sub	207 Granite St.	0.48	20,909	CC	8	
Lot 19-24, Block 8, Frisco Town Sub	Granite St. (no physical address assigned)	0.48	20,909	CC	8	Town Owned
Lot E, Mount Royal Square	731 Granite St.	0.13	5,663	CC	2	
Lot 7-9, Block 13, Frisco Town Sub	710 East Main St.	0.24	10,454	CC	N/A	
Tract A, Watertower Place Condos	25 Watertower Way	0.99	43,499	MU	35	North 1/2 of Water Tower Place Condos approved for 35 residential units (8 deed restricted affordable housing) & 1 commercial unit
Lot B-1, Marina Square Sub	32 Marina Rd.	1.13	49,201	MU	N/A	Town Owned
Lot B-2, Marina Square Sub	42 Marina Rd.	2.09	90,844	MU	N/A	Frisco Sanitation District owned
Lot E-2, Frisco West Sub #1	50 West Main St.	0.78	33,977	MU	11	
Lot 1, Royal Mountain Ranch PUD # 2	80 West Main St.	1.98	86,048	Royal Mountain Ranch PUD/MU	28	
Lot 16, Block 3, Lakepoint at Frisco Amended	909 Lakepoint Cir.	0.36	15,682	Lakepoint PUD	3	Only residential uses allowed
Lot 14, Block 5, Reserve at Frisco #3, Phase 2	119 Lupine Ln.	0.28	12,153	PUD/RS	1	
Lot 9, Block 5, Reserve at Frisco #3, Phase 2	139 Lupine Ln.	0.22	9,583	PUD/RS	1	Lot 9, Block 5, Reserve at Frisco #3, Phase 2
Lot 4, Block 5, Reserve at Frisco #3, Phase 2	207 Lupine Ln.	0.22	9,583	PUD/RS	1	
Lot 6, Block 8, Reserve at Frisco #4, Phase 3	212 Chiming Bells Ct.	0.24	10,629	PUD/RS	1	

\*Maximum number of dwelling units allowed by zoning, does not include density bonus, accessory housing units, or cabin housing.

Legal Description	Street Address	Lot Size		Zoning	Residential Density	Notes
		Acres	Sq. Ft.		Dwelling Units*	
Lot 5, Block 9, Reserve at Frisco #4, Phase 3	205 Larson Ln.	0.24	10,498	PUD/RS	1	
Lot 2, Block 10, Reserve at Frisco #4, Phase 3	121 Primrose Pl.	0.31	13,504	PUD/RS	1	
Lot 6, Block 10, Reserve at Frisco #4, Phase 3	108 Primrose Pl.	0.36	15,812	PUD/RS	1	
Lot 12, Block 10, Reserve at Frisco #4, Phase 3	214 Windflower Ln.	0.25	10,890	PUD/RS	1	
Lot 1, Block 11, Reserve at Frisco #4, Phase 3	206 Windflower Ln.	0.22	9,784	PUD/RS	1	
Lot 6, Block 4, Reserve at Frisco #2, Phase 1	100 Windflower Ln.	0.25	10,977	PUD/RS	1	
Lot 8, Block 6, Reserve at Frisco #3, Phase 2	129 Windflower Ln.	0.24	10,454	PUD/RS	1	
Lot 10, Block 6, Reserve at Frisco #3, Phase 2	121 Windflower Ln.	0.24	10,541	PUD/RS	1	
Lot 2, Block 3, Reserve at Frisco #2, Phase 1	124 Windflower Ln.	0.27	11,587	PUD/RS	1	
Lot 3, Block 3, Reserve at Frisco #2, Phase 1	120 Windflower Ln.	0.26	11,456	PUD/RS	1	
Lot 1, Block 4, Reserve at Frisco #2, Phase 1	103 Rose Crown Cir.	0.26	11,326	PUD/RS	1	
Lot 4, Block 11, Reserve at Frisco #2, Phase 1	185 Rose Crown Cir.	0.20	8,886	PUD/RS	1	
Lot 1, Block 1, Reserve at Frisco #2, Phase 1	153 Rose Crown Cir.	0.24	10,498	PUD/RS	1	
Lot 3, Block 2, Reserve at Frisco #2 Phase 1	108 Mountain Poppy Way	0.29	12,502	PUD/RS	1	
Lot 12, Frisco Duck	19 Mallard Ln.	0.51	22,128	RL	4	
Lot 16-18, Block 25, Frisco Town Sub	311 Frisco St.	0.24	10,498	RL	2	
Lot 19-24, Block 28, Frisco Town Sub	613 Frisco St.	0.48	21,000	RL	4	

\*Maximum number of dwelling units allowed by zoning, does not include density bonus, accessory housing units, or cabin housing.

Legal Description	Street Address	Lot Size		Zoning	Residential Density	Notes
		Acres	Sq. Ft.		Dwelling Units*	
Lot 13-18, Block 28, Frisco Town Sub	601 Frisco St.	0.48	21,000	RL	4	
Block 1 Bills Ranch	S. 8 <sup>th</sup> Ave. (no physical address assigned)	0.35	15,063	RL	3	
Lot 1, Wooden Canoe at Water Dance	510 Kokopelli Ct.	0.24	10,542	RM	1	
Lot 15, Wooden Canoe at Water Dance	550 Night Chant Ln.	0.31	13,504	RM	1	
Lot 39, Wooden Canoe at Water Dance	505 Wooden Canoe Ln.	0.28	12,197	RM	1	
Lot 36, Wooden Canoe at Water Dance	535 Wooden Canoe Ln.	0.28	12,153	RM	1	
Lot 2, West Frisco 70 Sub #2	160 Forest Dr.	0.85	37,026	RM	10	
<b>Total</b>		<b>24.2</b>	<b>1,054,748</b>		<b>184</b>	

\*Maximum number of dwelling units allowed by zoning, does not include density bonus, accessory housing units, or cabin housing.

### III. Future Build Out

#### *Residential*

The following estimates the maximum number of residential units that could be built using the established density maximum per zone district on the remaining undeveloped land. The estimates do not include density bonus, accessory housing units, cabin housing, building additions, or redevelopment. The majority of the undeveloped parcels are in platted subdivisions. The combined number of residential units that could be built on existing vacant residential property is 162 units.

Zone District	Maximum Density	Estimated Number of Units
Residential Single Family (R-S)	4 units/acre	18 Single Family Residence Units
Residential Low Density (R-L)	8 units/acre	17 units
Residential Moderate Density (R-M)	12 units/acre	14 units
Accommodations (AC)	16 units/acre	64 units
Lakepoint PUD	Maximum lot density is identified in the PUD regulations	3 units
Mixed Use (MU)	14 units/acre	46 units
Central Core (CC)	16 units/acre	18 units
<b>Total</b>		<b>162</b>

The total residential projections 96 are for 3,302 units. If the 162 potential residential units were added to the existing 3,140 units as per the 2014 American Community Survey, then the Town of Frisco is at 95% potential residential build out.

### ***Commercial***

The following estimates the maximum amount of commercial floor area that could be built based on lot size, development standards (i.e. setbacks, lot coverage, height and parking where applicable). The estimates do not include building additions or redevelopment. The following information is to be used for planning purposes only and does not guarantee that a parcel is allowed a certain building size or footprint.

<b>Zone District</b>	<b>Vacant Parcels (Acreage)</b>	<b>Estimated Commercial Floor Area (Sq. Ft.)</b>
Accommodations (AC)	4.64	363,813
Central Core (CC)	1.33	113,552
Contractor Trades (CT)	2.86	373,745
Mixed Use (MU)	6.97	109,771
<b>Total</b>	<b>15.8</b>	<b>960,881</b>

According to the Summit County Assessor's Office, currently there is 1,024,704 square feet of net leasable commercial space in the Town of Frisco (not including exempt properties, town-owned properties, hotels, motels and churches). Net leasable commercial space excludes common areas, accesses, bathrooms, hallways, and stairways. This land use profile projects that 960,881 square feet of commercial floor area could be built on existing vacant land. This number includes commercial operations on first, second and third levels; it does not represent land acreage. The total potential build out is 1,985,585 square feet of commercial floor area (including existing commercial floor area). At this time, 52% of commercial space has been built out.

This report is based upon projected on residential density and multistory commercial buildings; and does not guarantee future developments. The purpose of these projections is to provide a glimpse into Frisco's future, such that management plans, services and other growth tools can respond to these projections.