



RECORD OF PROCEEDINGS

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**MINUTES**

**Meeting of the Planning Commission for the Town of Frisco  
Town Hall, 1 East Main Street  
Thursday, May 17, 2018 at 5:00 P.M.**

**Call to Order:** Andy Stabile, Chair

**Roll Call:** Jason Lederer, Donna Skupien, Andy Stabile, Steve Wahl, Kelsey Withrow

**Minutes:** Tabled May 3, 2018 Planning Commission meeting minutes

**Public Comment (non-agenda items):** There were no public comments.

**Agenda Items:**

1. **Planning File No. 070-18-MAJ:** A review of the Sketch Plan step of the Major Site Plan Application for the proposed Medical Office Building project located at 18, 38, & 98 School Road / Tracts A, B, & C, Frisco Heights Subdivision. Applicant: Centura Health (Sisters of Charity Health Services Colorado), represented by Development Solutions Group and Boulder Associates Architects

Planner Susan Lee presented explaining the history and existing and proposed layout of the site. This project requires a Conditional Use Permit (CUP) application and design standards were reviewed. The proposed site plan was reviewed including proposed access point changes as well as parking with a requirement for a submittal of final square footage calculations for all of the uses in the existing and proposed building. Most non-residential standards were met, however building articulation, the number of entrances, and landscaping did not.

Commissioner questions for staff included:

- Clarification of CUP procedures in context of the code update
- How does this site plan work in conjunction with the existing building?

The Applicant team was introduced including Alan Main Development from Solutions Group, Jeff Beardsley and Tim Riddle from Boulder Associates, and Scott Brooks and Sam Weller representing the landowners, Centura Health. Mr. Main gave a project overview, noting that the first floor would all be one physician group and some of the uses in the existing building will be relocated. The existing building will remain until the new building is built. Land-lease agreements were discussed and the building would be for medical use with the potential for a fitness center. The goal is to break ground soon to have the building open next summer.

Jeff Beardsley presented the material board and spoke to the design of the project and landscaping. Boulder Associates only designs healthcare buildings and specializes in comfortable, state-of-the-art spaces. Wayfinding is important to support elderly patients in accessing the building. This project fit in with the Town by striking a balance between a typical medical office building and residential design.

Commissioner questions for the Applicant:

- Concern was expressed that the site's drainage doesn't currently meet the code and inquiry if there were any plans to modify the drainage.
- What thought was given to install a second entrance into the building to meet code? Clarification on access to second floor access and Ms. Lee noted that the second entrance required by the code was intended to add visual interest to the façade of the building.
- Clarification of building egress.
- The maximum geometric planes on the west elevation are what most people are going to see and would be an advantageous place to add interest and meet the code requirements. Could a handicap entrance be added on the west side to meet code?
- Concerns regarding the landscaping buffer between the property line and parking lot.
- Are all of the tenants in the new building coming from the current building or are any businesses relocating from St. Anthony's?
- Clarification that the old building was not being discussed at this meeting and location of the entrance. Is there adequate parking for the existing building during construction?
- Does the applicant anticipate being able to solve the parking, building articulation, and entrance issues by final the Major Site Plan submission?
- Is the applicant confident they can meet parking requirements without tearing the other building down?
- Question on the achievability of the building articulation requirement.

The applicant addressed the location of accessible parking space locations.

No Public comments

Commissioner discussion and final comments

- The building had an attractive design though issues remained regarding proposed drainage. Thoughtful and healing landscaping could be done.
- The proposal brought stimulating architecture to this area. Feels there are enough planes in the façade that achieves the broken-up feel. Being so close to the lake, having a good drainage plan in place is important.
- Great addition to the town and in-line with our community plan. A request was made to achieve code details.
- Favor for the design and in agreement that facade articulation is shown which met the intention of the code though finding a way to meet the letter of the code was preferred. There are potential solutions on the west side to bring the building into further code compliance.

2. **Planning File No. 297-17-DA:** A public hearing for the Development Application for the proposed Vistas on Granite Street multi-family residential project, located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite. Applicant: E2MH, LLC represented by Architectural Innovators, Inc.

Planner Katie Kent presented, noting the changes made from the previous May 3<sup>rd</sup> and 17<sup>th</sup> meetings that addressed previous Commissioner comments. The Public Works Department and consulting engineer gave their approval on outstanding concerns and the applicant removed the trellis to address bulkplane concerns.

There were no Commissioner questions for staff.

The Applicant, Mike Caistor, presented changes including removing the trellis, trimming back vertical posts, and the addition of stepping planters in the front of the building. To reduce bulk, the timber truss

north of the courtyard was taken away, the gable element pushed back, and a reduction in the top floors along the alley was provided. The landscaping was removed from the second floor and incorporated into the lower planters.

Commissioner questions for the Applicant:

- Clarification on snow storage for deck usage.
- Clarification requested regarding the roof design of the upper level room.
- On the unit north of courtyard, what is the protruding brickwork? Is it a chimney?
- Clarification on the south east corner as there didn't appear to be a roof above the upper level unit.

Ms. Kent highlighted that one of the conditions of approval included all plan discrepancies be corrected prior to a building permit application.

There were no public comments.

Commissioner discussion included a general consensus that the project meets code though was large and still appeared bulky with one Commissioner commenting that the overall design felt oversized and complicated. The renderings still left some confusion though overall the Commissioners were comfortable approving the project.

Appreciation was expressed for the design not being a square box and that the building's mass was reduced rather than creating odd architecture. Favor for the planters added at ground level was stated.

WITH RESPECT TO FILE NO. 297-17-DA, COMMISSIONER WITHROW MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE MAY 17, 2018, STAFF REPORT BE MADE AND THAT THE RECOMMENDED ACTION SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION APPROVE THE DEVELOPMENT APPLICATION FOR THE VISTAS ON GRANITE STREET MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 317 GRANITE STREET / LOTS 21-24, BLOCK 9 FRISCO TOWNSITE. COMMISSIONER WAHL SECOND.

**Vote:**

LEDERER	YEA
SKUPIEN	ABSENT
STABILE	YEA
WAHL	YEA
WITHROW	YEA

***MOTION CARRIED***

3. **Planning File 056-18-MAJ:** A public hearing of the Major Site Plan Application for the proposed Frisco Adventure Park recreation improvements project, including a skateboard park expansion, Day Lodge restrooms addition, bouldering features, landscaping, and site improvements, located at the Peninsula Recreation Area at 621 & 729 Recreation Way / Unplatted (TR 5-78, Sec 36, QTR 2). Applicant: Town of Frisco, represented by NV5

Assistant Community Development Director Bill Gibson presented noting no changes from the sketch plan that had included new restrooms, a skate park remodel, and the addition of a bouldering area. The project complied with zoning and development standards, and parking needed to be determined by the Commission as the use was not encompassed under a listed land use in the code. Staff made a

recommendation that the current parking is adequate for this project and that outdoor lighting needed to comply with dark sky requirements.

No Commissioner questions for staff.

The Applicant, Tyler Lunsgaard of NV5, noted that a parking expansion with correlating storm water improvement was planned for next year in conjunction with the overall adventure park master plan. Drainage improvements from the sketch plan around the Day Lodge and overall architecture were overviewed. No light poles were planned for this phase and lighting will be explored in the future for the skate park and bouldering area.

Commissioner questions for the Applicant:

- How does the skate park drainage work? Is there an adequate treatment plan?
- Is there security for the skate park and are there any hours of operations? The applicant noted that restrooms could be open 24/7 or be set to a timer.

No public comments.

Commissioner final comments generally expressed appreciation for the project in that it revitalized the area, particularly being in full view from Highway 9, and would be a huge benefit to the community. The proposed changes were a nice improvement and the outside restrooms would be advantageous in separating private parties indoors from the public outside. It was a good use of public space and the skate park upgrade was greatly appreciated.

WITH RESPECT TO FILE NO. 056-18-MAJ, COMMISSIONER WITHROW MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE MAY 22, 2018, STAFF REPORT BE MADE AND THAT THE RECOMMENDED CONDITIONS SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION HEREBY APPROVES THE REQUEST FOR A MAJOR SITE PLAN APPLICATION FOR THE "FRISCO ADVENTURE PARK" RECREATION IMPROVEMENTS INCLUDING A SKATE BOARD PARK AREA, BOULDER FEATURE, EXPANSION OF RESTROOMS TO DAY LODGE, LANDSCAPING, AND SITE IMPROVEMENTS LOCATED AT 621 AND 729 RECREATION WAY/ TR 5-78 SEC 36 QTR 2 (PENINSULA RECREATION AREA). COMMISSIONER LEDERER SECOND.

**Vote:**

LEDERER	YEA
SKUPIEN	ABSENT
STABILE	YEA
WAHL	YEA
WITHROW	YEA

***MOTION CARRIED***

4. **Planning File 078-18-MAJ:** A review of the Sketch Plan step of the Major Site Plan Application for the proposed Frisco Bay Marina new office building project, located at the Denver Municipal Water Works Property at 280 Marina Road / Unplatted (TR 5-78 Sec 35 QTR 1). Applicant: Town of Frisco, represented by Matthew Stais Architects

Assistant Community Development Director Bill Gibson presented and noted that the proposal was one piece of the Marina Master Plan which had many moving parts. A new building was proposed which

would house the current office facilities, and the application took into account the existing and proposed conditions as the Marina Master Plan was being finalized. The Town currently had a U.S. Army Corps permit to dredge at the Marina and some of those soils were anticipated for use in future developments at the Marina. Flood hazards and wetlands were taken into account and the project met zoning requirements. Building height was discussed noting that the allowed height was generally 25 feet but the Commission could approve a building height of up to 35 feet with the findings outlined in the PR zoning district. Additional information would be available as the project progressed and water quality setback and on-site parking was outlined.

Commissioner questions for staff included:

- Is the current building used during the winter?
- What are the plans for the historic building currently there?
- Are there any Historic Overlay zoning designations?

The Applicant, Matt Stais of Matthew Stais Architects, presented the project team including Town staff, Elena Scott from Norris Design, Mark Luna the Civil Engineer, and Logan Simpson from the master plan design firm. The proposed location of the building in context with the Marina Master Plan was outlined and the soil from the dredging would alter the shoreline. Ms. Scott spoke to the importance of ensuring that as the first phase of the project, the building could stand alone during the execution of the Master Plan. Draining, landscaping, and the relationship of the project in engaging the community was highlighted. Grading was reviewed and the applicant spoke into the intent of the scale and location of the proposed building.

Mr. Stais noted that the current Lund House was eight (8) feet above the high water level and the proposed building would sit at eight and a half feet (8.5). Design features and materials were discussed along with the orientation of the building to capture views of the marina that benefit both staff and patrons. The floor plan was discussed and included a retail area, amenities for slip holders, and a second level for staff use including a break room, restrooms, and lockers.

Commissioner questions for the Applicant:

- Discussion followed regarding grading, the proposed foundation, the proposed new shoreline, and high water line.
- Clarification as to where the dredging material would go and on flood plain management.
- Clarification if the building was designed to sit on concrete slab and if any other footings such as piers were considered.
- Were any sustainability design elements considered?
- Request to expound upon the process of deciding the building design and if there was a possibility to create an architecturally exciting design.

There were no Public comments

Final Commission comments expressed favor for the project and the outdoor spaces. There was a consensus that the building was a keystone piece to the Marina so an updated, more modern look was requested. Outdoor spaces, such as the proposed deck, could be better utilized and a concern was raised regarding the potential problems from the groundwater elevation, particularly with the viability of the concrete slab being so close to the water line. The food and beverage building would be an attraction if it were designed to have a grand viewing experience.

### **Staff and Commissioner Updates**

- Joint work session coming up with Town Council regarding Outdoor Commercial Establishments on May 22<sup>nd</sup>.

- Community plan kick off May 30<sup>th</sup> and June 20<sup>th</sup>

**Adjournment**

There being no further business, the meeting adjourned at 7:19 pm.

Respectfully submitted,  
Sarah Hoffman  
Community Development Department