



RECORD OF PROCEEDINGS

AGENDA

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, February 15, 2018 at 5:00 P.M.**

Call to Order: Melissa Sherburne, Chair

Roll Call: Brian Birenbach, Jason Lederer, Melissa Sherburne, Donna Skupien, Andy Stabile, Steve Wahl, Kelsey Withrow

Minutes: Approval of the February 1, 2018 Planning Commission meeting minutes

Public Comment (non-agenda items):

Citizens making comments during Public Comments on items not on the agenda shall state their names and addresses for the record, be topic-specific, and limit comments to no longer than three minutes. No Planning Commission action is taken on public comments. The Commission will take all comments under advisement and if a response is appropriate the individual making the comment will receive a formal response from the town at a later date.

Agenda Items:

1. **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.

Staff and Commissioner Updates

Adjournment



RECORD OF PROCEEDINGS

MINUTES

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

Call to Order: Andy Stabile, Co-Chair

Roll Call: Brian Birenbach, Jason Lederer, Andy Stabile, Steve Wahl, Kelsey Withrow

Absent: Donna Skupien, Melissa Sherburne

Minutes: Approval of the January 18, 2018 Planning Commission meeting minutes

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

Agenda Items:

1. **Planning File No. 314-17-DA:** A public hearing for the Development Application for the proposed Mattox multi-family residential project, located at 100 Granite Street / Lots 10-12, Block 4, King Solomon Subdivision #2. Applicant: Ronald Mattox represented by Campbell Construction & Engineering

Planner Katie Kent presented, noting the sketch plan review was conducted in August 2017. The only significant change to the proposal was interior renovations for the addition of one bedroom and adequate parking was provided for this change. The project was reviewed in relation to the Frisco Community Plan and Town Code with a remark that the chimney on the south is proposed to exceed the maximum bulkplane limit. Setbacks and height are in compliance but will be verified during construction with ILCs. Lot coverage will be verified a final time prior to building permit submittal. A traffic study was not required though one was provided and staff noted that more specificity was required in the landscape plan.

A Commissioner questioned the staff if the proposed chimney was exactly the same as at the sketch plan review and staff replied affirmative.

Mark Harris, architect on the project, presented explaining that the project had been put on hold and was now ready to proceed. The intent of the architectural design was a mountain feel. Mr. Harris noted the lot coverage was verified and would be en route to staff. The building height was right at thirty-five feet and would most likely be lowered during construction as it related to ground slope.

Commission questions for the Applicant included:

- It appeared that two of the three units were designated a future hot tub space; would the third be allotted one?
- Were there any pre-treatment BMPs established for the infiltration trenches?

- As the lot is zoned to allow four units, what was the reasoning behind the proposal of three units instead of proposing a fourth, potentially deed-restricted unit?
- A roof drainage question was posed.
- If there was a plan in place to handle the snow shed onto the decks and entryways.

There were no public comments.

Commissioner comments included:

- Positive feedback on the project design and though it appears large, when the project is completed the scale should not seem so imposing.
- Okay with the chimney as a bulkplane encroachment.
- Concern with drainage failure was expressed mainly as there was no proposed pre-treatment system to handle sediment, particularly from the alley. Construction phasing would be important to set up the filtration system for success.
 - A Commissioner asked for clarification on this comment if this issue would affect only this site or also neighboring properties.
 - It was further clarified that this type of storm water capture system requires regular maintenance.
- Favor for the building design and materials, making a nice infill. Concern that the lack of possibility for a hot tub for one of the units could impact resale.
- Favor for the project though noting that the roof appears to have drainage issues. Fine with the chimney bulkplane encroachment as it is minimal. Would like to know that the lot coverage calculations and landscaping questions would be addressed before moving forward with the project.
- A question was posed to staff if they had anything to contribute regarding the storm water concerns.

The Applicant, Pete Campbell of Campbell Construction & Engineering, addressed drainage concerns including hearing the concern regarding maintenance of the percolation galleries and suggested that the owner consider writing the maintenance of these systems into the HOA documents. In regards to the roof drainage, careful gutter work and heat tape is needed to address concerns.

Options for potential modification to the motion were discussed and the Commission decided to direct Staff to discuss drainage concerns with the Town Engineer.

WITH RESPECT TO FILE NO. 314-17-DA, COMMISSIONER WAHL MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE FEBRUARY 1, 2018, STAFF REPORT BE MADE AND THAT THE RECOMMENDED ACTION SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION APPROVES THE DEVELOPMENT APPLICATION FOR THE MATTOX 3-PLEX MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 100 GRANITE STREET / LOTS 10-12, BLOCK 4, KING SOLOMON SUBDIVISION #2. COMMISSIONER LEDERER SECOND.

Vote:

BIRENBACH	YEA
LEDERER	YEA
SHERBURNE	ABSENT
SKUPIEN	ABSENT
STABILE	YEA
WAHL	YEA
WITHROW	YEA

MOTION CARRIED

2. **Planning File No. 002-18-OR:** A public hearing recommending amending Chapter 180 of the Code of Ordinances of the Town of Frisco, concerning the Unified Development Code, by amending subsections 2.2, Summary of Procedures; 2.3.4.F, Simultaneous Processing of Development Applications; 2.5.2.D, Major Site Plan Review Procedures; 2.7.2, Administrative Adjustments; 4.2.4, Procedures for Nominating and Designating Buildings, Properties, and Historic Districts for Historic Preservation; and 6.23.2, Bulk Plane Envelope. Applicant: Town of Frisco

Community Development Assistant Director Bill Gibson noted that additional code items would continue to be heard by the Commission over time and reiterated that this is the first round with a few administrative code amendments. Mr. Gibson noted the two additional amendments proposed since the work session.

Commission questions for staff included:

- Verification that the six month period between a sketch plan and full site plan submittal was manageable for staff.
- If any guidelines were outlined in the code to determine at what point a new sketch plan would be required in relationship to extensive project design changes. Is the current code language sufficient in allowing staff to administratively make this determination or do more restrictive measures need to be put in place?
- Clarification on Section 2.3.4.F, Simultaneous Processing of Development Applications: By the way the code is worded, does it imply that Historic Overlay (HO) rezoning and Development Applications should not be concurrently reviewed as previous applications were?

Public comments included a request to strike the language designating the allowable size of mobile vendors in Section 180-5.2.4.D.10 of the Outdoor Commercial Establishment (OCE) regulations. It was also requested that the Town consider revising regulations regarding the four foot maximum height requirement for side yard fences.

Discussion followed with staff regarding the upcoming comprehensive overview of the OCE regulations.

Public comment continued with a request for reconsideration to strike the afore mentioned sentence from the code. Commissioners discussed the request to amend or delete the size of a mobile vendor and determined that it was not a decision they could make without additional information and they supported the Town moving forward to evaluate and suggest comprehensive changes to the OCE regulations.

A second public comment noted that a handful of business owners opined that the Unified Development Code (UDC) was a good first step though requests were made to look at modifications in the code to enable creative solutions for architecture and land use options. In addition to OCEs; parking, urban design and drainage criteria along with site design and coverage criteria should be reexamined to allow greater flexibility for changing economics, demand, and needs of the community.

Commissioners noted that the UDC was not intended to be a final document and that additional code change hearings, such as this one, were expected.

Public comment continued in regards to workforce housing in that a new approach to snow storage and parking in the Town ROW may be needed along with more permanent solutions for creative and flexible uses of Town ROW to enable more sustainable workforce units.

There were no additional Commission comments.

WITH RESPECT TO PLANNING FILE NO. 002-18-OR, COMMISSIONER BIRENBACH MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE FEBRUARY 1, 2018 STAFF REPORT BE MADE AND THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL TO TOWN COUNCIL OF CODE TEXT AMENDMENTS TO CHAPTER 180 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, CONCERNING THE UNIFIED DEVELOPMENT CODE, BY AMENDING SUBSECTIONS 2.2, SUMMARY OF PROCEDURES; 2.3.4.F, SIMULTANEOUS PROCESSING OF DEVELOPMENT APPLICATIONS; 2.5.2.D, MAJOR SITE PLAN REVIEW PROCEDURES; 2.7.2, ADMINISTRATIVE ADJUSTMENTS; 4.2.4, PROCEDURES FOR NOMINATING AND DESIGNATING BUILDINGS, PROPERTIES, AND HISTORIC DISTRICTS FOR HISTORIC PRESERVATION; AND 6.23.2, BULK PLANE ENVELOPE. COMMISSIONER LEDERER SECOND.

Vote:

BIRENBACH	YEA
LEDERER	YEA
SHERBURNE	ABSENT
SKUPIEN	ABSENT
STABILE	YEA
WAHL	YEA
WITHROW	YEA

MOTION CARRIED

3. **Planning File No. 003-18-RS:** A public hearing recommending adoption of the Three Mile Plan of the Town of Frisco pursuant to Colorado Revised Statutes Section 31-12-105(e). Applicant: Town of Frisco

Community Development Assistant Director Bill Gibson recommended approval to forward the updated Three Mile Plan on to Town Council. State Statute requires regular updates to the Three Mile Plan. This update includes reformatting and information updates with no significant policy changes or annexations. Comments from the work session were incorporated including the kid’s pond area, North Ten Mile on the other side of I-70, and the Dillon Dam Road area including the Lake Hill project.

Commission questions for staff included:

- Have any potential land exchange conversations with the U.S. Forest Service regarding Mount Royal backcountry tracts and the peninsula been asked for? Acquiring these areas could benefit the town for permitting and land management.
- Question if Lake Hill was being considered to be annexed into the Town as there has been a lot of previous discussion and its addition could benefit Frisco.
- Clarification was requested for the first step to annexation. Staff outlined the annexation process and noted that the Three Mile Plan is an advisory document, similar to a master planning document.

There were no public comments.

There were no final Commission comments.

COMMISSIONER WITHROW MOVED TO RECOMMEND THE ADOPTION OF THE PROPOSED 2018 THREE MILE PLAN OF THE TOWN OF FRISCO TO THE TOWN COUNCIL. COMMISSIONER BIRENBACH SECOND.

Vote:

BIRENBACH	YEA
LEDERER	YEA
SHERBURNE	ABSENT
SKUPIEN	ABSENT
STABILE	YEA
WAHL	YEA
WITHROW	YEA

MOTION CARRIED

Staff and Commissioner Updates

- The marina is in a master planning process and a forum for public input is being held on February 8, 2018 from 6-7:30pm at the Day Lodge.
- Granite Street station will be on the February 15th Planning Commission agenda (the project's name change to Vistas on Granite stemmed from a requirement from the County GIS Department)

Adjournment

There being no further business, the meeting adjourned at 5:54 pm.

Respectfully submitted,
Sarah Hoffman
Community Development Department



**PLANNING COMMISSION
STAFF REPORT**

February 15, 2018

AGENDA ITEM: Planning File No. 297-17-DA: A Development Application review of the proposed Vistas on Granite Street multi-family residential project

LOCATION: 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite

ZONING: Central Core (CC) District / Granite Street and Galena Street Overlay District

APPLICANT & ARCHITECT: Michael Caistor, Architectural Innovators, Inc.
PO Box 30
Idaho Springs, CO 80452

OWNER: E2MH, LLC
PO Box 609
Louisville, NC 27023

CIVIL ENGINEER: Pearson Engineering, Inc.
Gray Pearson
PO Box 1308
Frisco, CO 80443

NOTICING: Published in the Summit Journal: 02/09/2018
Mailed to adjacent property owners: 02/01/2018
Posted at the Post Office: 02/01/2018
Posted at the Site: 02/01/2017

TOWN STAFF: Katie Kent, Planner
katiek@townoffrisco.com (970) 668-9131

PROJECT DESCRIPTION

The applicant, E2MH, LLC, represented by Michael Caistor, Architectural Innovators, Inc., is proposing a multi-family residential development at 317 Granite Street. The project involves the demolition of three (3) existing buildings and the construction of one (1) new building which entails:

- One (1) four-story building forty (40) feet in height with three rooftop decks
- Density of 15 multi-family residential units
 - 5 dwelling units (three-bedrooms)

- 5 market rate bonus units (four two-bedrooms, one three-bedroom)
- 5 deed restricted affordable bonus units (two-bedrooms)
- Forty-one (41) enclosed parking spaces
- Exterior building materials include horizontal cedar siding, reclaimed vertical barn wood siding, rusty corrugated metal, stone veneer, and asphalt shingle roofing.

Uniform Development Code (UDC): The sketch plan application was submitted prior to adoption of the Unified Development Code (UDC). The development application is being reviewed based on the Town Code prior to the adoption of the UDC.

§180-1.9.2 A., Uniform Development Code states:

A substantially complete development application that was accepted prior to the effective date of this Chapter or an amendment to this Chapter shall be decided under the regulations in effect when the application was accepted, or may be reviewed and decided under this Chapter at the request of the applicant. Applications shall not be processed under a combination of prior regulations and this Chapter.

The applicant is proceeding with the application being reviewed through Town Code in effect at the time of their sketch plan submittal.

For a more complete project description, please refer to the attached application materials.

BACKGROUND

The subject property is located at the northwest corner of the Granite Street and South 4th Avenue intersections. There are three (3) existing residential buildings on the site that according to the Summit County Assessor were constructed in 1910, 1943, and 1957. The Community Development Department’s archives include little other historical information about this property.

On October 4, 2007, the Frisco Planning Commission approved a preliminary plat and development application for a mixed-use development project on this site consisting of 3 commercial units and 7 residential units (including one deed restricted affordable unit). The name of the development project was “Latitude 39” (Planning File 133-07-DA/SD). This project was not constructed and the development application approval has since expired.

The Planning Commission reviewed a previous sketch plan application for the proposed Granite Street Station multi-family residential development project on August 20 and September 3, 2015 (Planning File #217-15-SK). The proposed architectural plans were modified based upon input from the Planning Commission and the public, and another sketch plan application was reviewed by the Planning Commission on October 15, 2015 (Planning File #296-15-SK).

A sketch plan was reviewed by the Planning Commission on May 4, 2017 (047-17-SK) for a nineteen (19) unit multi-family residential project.

At the May 4, 2017 meeting, general comments by the Commissioners included:

- That the application did not justify the requested density bonus due to the overall massing and size of the project as it related to the general vicinity and community character.
- Issues with the overall density and lack of plane breaks

- Strong preference for the previously submitted sketch plan that had more variety in the wall planes, preference for overall design, and less massive looking facade
- The proposed building was too massive and too closely resembled a blocky hotel
- Could not see the feasibility of incorporating 19 units on the site
- Appreciation for the stepping of the building and landscaping on 4th Avenue
- Good use of the slope for parking and appreciation for underground parking
- Shared ideas to lessen the mass by reducing the bulkplane
- Suggestions to activate the rooftop with a common deck area on the south side
- Issues with the major bulkplane encroachments on all sides of the building and the difficulty in being able to tell what's really happening in the elevations

Commissioners requested the applicant come back with another sketch plan which led to the applicant submitting a new sketch plan application for fifteen (15) dwelling units.

A sketch plan was reviewed for Granite Street Station by the Planning Commission on August 3, 2017. The name of the project has changed from Granite Street Station to Vistas on Granite Street due to addressing concerns raised by Summit County GIS. Minutes of the meeting reflect:

Planner Katie Kent presented the staff report, noting that this project was previously seen by the Commission in May 2017 for a sketch plan that had proposed 19 units and in response to Commissioner concerns, this new iteration reduced the scale of the building and the number of units. The project proposed 10 three-bedroom units and 5 two-bedroom units with 45 parking spaces. The Applicant was asking for ten bonus units, five of which would be deed restricted. Staff highlighted concerns as stated in the staff report including bedroom definitions, ceiling height, and encroachments.

There were no Commissioner questions to Staff.

The Applicant, Mike Caistor of Architectural Innovators, presented and remarked that the original sketch plan design was revitalized with changes to the roof design and re-incorporation of the courtyard. The Applicant further described architectural details, noted the addition of a roof top garden, and discussed the bulkplane encroachments.

Questions and clarifications for the Applicant included:

- *Clarification on the Granite Street garage entrance and number of parking spaces in the garage*
- *If the rooftop deck was for all tenants or just the penthouse unit*
- *Clarification on the grade difference with the parking levels*
- *Clarification on the materials in the renderings*
- *If the door to the lower parking garage was below the street grade as depicted on the plans*
- *If access to the garage was possible from the alley rather than 4th Street*
- *Staff requested clarification of step back and set back issues on the alley and for the Applicant to provide clearer justifications for bulkplane encroachments*

There were no public comments.

Final Commissioner discussion and comments:

- *A general consensus showed favor for the new direction of the project and that it was a big improvement over the last iteration*

- *There were still many important questions that need to be addressed*
- *Appreciation for the re-introduction of the courtyard*
- *Favor for the deed restricted units and disappointment that the roof deck was only for penthouse use*
- *Concern with the bulk plane encroachments*
- *The lack of detail in the elevation drawings made it difficult to accurately determine the specifics of the design including the materials*

Below is a vicinity map of the subject property. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes. Also included for reference are photographs of the subject property.





Southwest elevation viewed from Granite Street (8/13/15)



Southeast elevation viewed from Granite Street (8/13/15)



Southeast elevation viewed from South 4th Avenue (8/13/15)



East elevation viewed from South 4th Avenue (8/13/15)



Northeast elevation viewed from South 4th Avenue (8/13/15)



Northwest elevation viewed from Granite Street Alley (8/13/15)

OPTIONS FOR ACTION

Planning Commission: Approval, approval with conditions, or denial of the proposed development application. The Planning Commission may also request additional information or changes to the plan and continue the public hearing to a future date.

ANALYSIS - FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Plan Overview (excerpt)

The Frisco Town Charter requires that the Town's master plan be updated every five years in order to respond to changing times. The 2011 master plan update is titled the 'Frisco Community Plan.' Periodically updating the Frisco master plan is a critical step in the process to maintain a vibrant mountain town, balance the town's reputation as a great destination, ensure a strong yet diverse economic base, and preserve our quality of life. The community realizes intentional planning for the future is necessary to ensure that the Town of Frisco continues to evolve as a resilient community.

Purpose ~ The Frisco Community Plan's purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.

Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.

Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

Create ~ Creation of lasting community relationships is an important aspect of the Frisco Community Plan. The plan creates the community's direction for a preferred future of Frisco."

Chapter 2. Community Direction (excerpts)

The Frisco Community embraces itself as a vibrant mountain town, and seeks opportunities to enhance and maintain vibrancy through art and culture, the built environment, community services, energy, the economy, health and well-being, housing, natural resources, recreation and transportation. ~ Community Plan Quality of Life statement

Art & Culture

Frisco is a community that celebrates its history, honors its eclectic influences and promotes artistic and cultural opportunities.

- *A&C 1. Preserve and enhance the Town's historic resources.*

- **A&C 2. Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.**
- A&C 3. Promote public art.
- A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.
- A&C 5. Celebrate and highlight Frisco's heritage.

Built Environment

Frisco is a community that encourages land uses and architectural styles to fit its mountain town identity, and strives for development with sustainable design, materials and practices.

- **BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.**
- BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.
- **BE 3. Preserve and enhance the Main Street area as the heart of the community.**
- BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.
- BE 5. Promote attractive and safe connections between all areas and sections of the town.

Economy

Frisco is a community that promotes a diverse, sustainable, year-round economy.

- EC 1. Develop economic strategies to encourage a diversity of commercial businesses in town.
- EC 2. Continue to promote the town as a year-round destination.
- EC 3. Encourage and direct economic growth.
- EC 4. Allocate public resources to effectively support and encourage cost-effective private investments that enhance the community.
- **EC 5. Support the creation and outlet for local markets and support local workforce policies.**

Housing

Frisco is a community that recognizes the importance of ensuring a variety of housing opportunities are available for people to live and work here.

- **HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.**
- **HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.**
- **HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.**
- HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.
- HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.

The subject property is located at the intersection of South 4th Avenue and Granite Street. There is an existing mixture of residential building types, building designs, and dwelling unit densities

in this neighborhood. To the north of this site is the Frisco Market Place Condominiums mixed-use development. To the east of this site is Condos Off Main containing twenty-three (23) residential units and one commercial unit. To the west of this site are the Granite Courtyard Townhomes. South of the site, across Granite Street, is a single-family residence.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The location and orientation of this building create a design that enhances the overall character of the community. This application also facilitates the construction of new residential units that add variety to the sizes and types of homes in this residential neighborhood. As discussed later in this staff report, Staff has concerns with regards to if this application complies with the goals and standards of the Frisco Zoning Ordinance. Concerns are raised with regards to 3rd floor setback requirements, lack of significant variation in wall planes, lack of required wall breaks, bulk plane encroachments not providing substantial architectural relief, and ridge lines not showing required elevation changes.

The proposed construction of fifteen (15) residential dwelling units on the subject property is permitted through the bonus density provisions allowed in the Central Core District. The application appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – CENTRAL CORE (CC) ZONE DISTRICT [§180-17]

Permitted and Conditional Uses: This property is zoned Central Core (CC) District. This zone district allows residential dwelling units to be constructed on properties located along Granite Street as a permitted use. Commercial uses are not required on this property. The proposed Vistas on Granite Street multi-family residential project is an allowed use in this location.

Minimum Lot Area: The minimum lot area in this zone district is 3,500 sq.ft. The existing site is 14,000 sq.ft. in size. The application meets this requirement.

Minimum Lot Frontage: None required. This standard does not apply to this application.

Setbacks: In the Central Core District, the minimum setback requirements for properties located along Granite Street are as follows:

	Minimum Setback	Proposed Setback
Front Yard (4 th Avenue)	5 feet	5 feet
Side Yard (Granite Street)	5 feet	5 feet
Rear Yard (West)	5 feet	5 feet
Alley facing yard (North)	3 feet	3 feet

The site plan shows concrete stairs exiting the structure towards 4th Avenue. The applicant has clarified that the steps will only be concrete within the setback and will be a natural stone outside of the setback.

In addition to these general setback standards, the Central Core District also requires a ten (10) foot setback for “the third floor of street-facing wall facades”. The submitted plans show the third floor exterior walls being setback from the street facing property lines, including along the alley. A variety of roof elements and partially enclosed porches extend within the ten (10) foot setback. The applicant has identified these as not being the wall facades and therefore in

compliance. Staff notes that the enclosed porches are of large enough scale that they are essentially creating a wall that is within ten (10) feet from the property line. Should the Planning Commission find that the third floor of street-facing wall facades are in compliance with the ten (10) foot setback then the application meets this standard.

An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, do not encroach into the setback.

This proposal involves the installation of landscaping, site improvements, sidewalks and driveways in the adjacent street right-of-ways. Any proposed improvements in the street right-of-way will be subject to Public Works Department review and may require the execution of a revocable license agreement or other similar legal agreement between the Town and the Applicant addressing such improvements.

The application complies with these standards.

Lot Coverage: Lot coverage requirements within the CC District only pertain to one or two residential units on Galena Street. There are no lot coverage requirements for this project.

Maximum Building Height: The maximum building height in the Central Core District is forty (40) feet for pitched roofs and thirty-five (35) feet for flat roofs. The Zoning Ordinance allows chimneys, steeples, cupolas, turrets, clock towers and similar roof top elements to exceed the maximum height limits subject to the Planning Commission finding that these elements are “of reasonable, balanced proportions”. The height of the proposed structure is forty (40) feet as identified on the roof plan. An ILC showing ridgeline elevations will be required as a condition of approval of a certificate of occupancy.

The Central Core District requires that the “first floor ceiling height shall be a minimum of ten (10) feet”. The applicant is proposing a ten (10) foot height ceiling for the “Main Level”. The application meets this standard.

Density: The Central Core District allows a density of sixteen (16) dwelling units per acre. This site is 14,000 square feet in size (~0.32 acres), so a maximum density of five (5) dwelling units is allowed. In this zone district, an Affordable Housing Exemption density bonus over the maximum allowable density is available when a minimum of 50% of the bonus units are deed restricted as affordable housing. The application proposes five (5) dwelling units, five (5) market rate bonus units, and five (5) deed restricted affordable bonus units for a total of fifteen (15) units in conformance with these standards.

In order to qualify for the density bonus incentive of additional dwelling units in multifamily and/or mixed use projects, the smallest deed restricted unit shall be no more than fifteen (15) percent smaller in gross floor area than the largest bonus market rate unit. Further provided, however, that in no instance shall an off-site affordable housing unit provided under any density bonus provision of this Chapter be less than 600 square feet in gross floor area. The affordable housing bonus units must be deed restricted and occupied by a tenant who is a full-time employee in Summit County and who meets the income qualifications limits implemented by the Town of Frisco and the Summit County Combined Housing Authority.

The smallest deed restricted unit is 1,130 square feet and the largest bonus market rate unit is 1,300 square feet. A fourteen (14) percent difference is provided. Staff recommends a condition requiring the applicant to submit complete covenants for the deed restricted units prior to issuing

a Certificate of Occupancy for the structure. With this condition, the application meets these standards.

ANALYSIS – GRANITE STREET AND GALENA STREET OVERLAY DISTRICT [§180-18.3]

Primary Goals for The Overlay District: The goal of the overlay district is as follows:

The goal of this overlay district is to require new projects to meet basic design standards that will ensure future developments which are compatible with the desired character of the neighborhoods. Coupled with these basic standards are incentives to encourage certain architectural elements that will further preserve and strengthen the architectural and neighborhood character of the area. These standards and incentives are aimed at preserving and enhancing the area. One of the overriding goals of the community is to allow for a variety of design, with an eclectic effect, while still protecting the character of the neighborhood. Sketches have been incorporated to better illustrate the standards.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The subject property has an allowed density of five (5) dwelling units. The application proposes fifteen (15) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the CC District. The application is consistent with this goal.

Development Goals and Standards:

GOAL #1: *Structures should be compatible with existing neighborhood structures, their surroundings and with Frisco's "Small Mountain Town" character whenever possible. The existing landforms and historic structures (As noted in the 1991 Historic Resource Inventory for the Town) on a site should be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it. It should not be inferred that buildings must look like the existing structures within the neighborhood to be compatible. Compatibility can be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.*

The proposed building appears to be compatible with the existing neighborhood and consistent with Frisco's small mountain town character. As noted above, the proposed development includes building designs that are unique to this project but that are also reflective of the architectural elements and styling of other buildings in Frisco. The proposed scale, design, proportions, site planning, landscaping, materials and colors are in compliance with the standards of this section. The applicant has stated that they have incorporated traditional mountain architecture in order to fit into the historic context of the neighborhood blended with modern architecture to accent its unique attributes. The subject property has an allowed density of five (5) dwelling units. The application proposes fifteen (15) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the CC District. The application is consistent with this goal.

Standard #1.1: *Buildings shall be designed in a manner that is fitting with Frisco's small mountain town character and:*

- Provides significant variation in all the wall planes*
- Provides significant variation in all the roof lines and roof forms*

-Provides projecting elements (e.g. turrets, bay windows, decks, etc.)

The proposed application incorporates variations in wall planes, roof lines, roof forms, and provides street-facing window elements and projecting elements including decks. A shed roof is proposed along with stepping deck forms and enclosed porches. Whereas the proposed structure does provide variation in wall planes, Staff is concerned that the decks and porches are mostly within the same vertical plane, creating walls which take away from the desired variation features that are fitting with the mountain character. The design creates a very blocky appearance, detracting from the more traditional mountain style architecture that the guidelines suggest. Staff finds that the proposed building design does not meet Granite Street and Galena Street Overlay District, Standard 1.1. The Planning Commission must determine whether or not the application meets this standard. Should the Planning Commission determine that the building provides significant variation in all the wall planes, then the application meets this standard.

Standard #1.2: *Buildings shall be designed to provide deep (at least 24 inches) eaves and overhangs, and other building elements that provide shelter from natural elements and provide visual relief, including the use of porches and patios to add interest along street yards. When a substantial number and variety of building elements are utilized the eaves may be less than 24 inches deep in some locations.*

The proposed buildings have a variety of pitched roof forms and elements with roof eave depths between (1) and two (2) feet. The applicant has stated in their narrative that the two (2) foot overhangs at all feature areas and one (1) foot overhangs on background roofs or not facing public streets. The roof forms with eaves of less than 24 inches in depth are allowed since the proposed structure includes a substantial number and variety of building elements. The application meets this standard.

GOAL #2: *In general, buildings should be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.*

The proposed building incorporates a variety of architectural elements including decks, exterior stairs and other similar features along with doors, windows, exterior materials changes, and other detailing to relieve the feeling of mass from the adjacent streets. As noted above (Standard 1.1), staff finds that the decks and porches are primarily within the same vertical plane, creating walls which do not help to take away from reducing the mass. The applicant is stepping the building back in places but the overall appearance still appears to be a large, blocky mass. Staff does not find that the proposed building design conforms to the Goal #2 of the Granite Street and Galena Street Overlay District. The Planning Commission must determine whether or not the application meets this goal. Should the Planning Commission determine that the building is designed in a manner that relieves the feeling of mass, then the application meets this standard.

Standard #2.1: *Building façades and roof fascia/eaves shall not exceed 27 feet in length along the same geometric plane, at which time the wall facade shall be broken up by a change in the plane by a minimum of 2 feet in depth for a distance of not less than 6 feet, and the corresponding roof fascia/eave shall either be indented or projected from the primary geometric plane by a minimum of 2 feet. All building facades with a total length of 33 feet or less are exempt from this provision. For buildings that exceed 54 feet in length the change in wall relief shall be increased to a minimum of 4 feet in depth. Upon approval by the Planning Commission*

the dimension of 27 feet for the length of a building wall façade which necessitates a building façade break and roof fascia/eave change may be extended as much as five (5) feet for a total of not more than 32 feet along the same geometric plane, upon a finding that the design furthers the intent of this section.

The facades of the proposed building have changes in wall relief with breaks provided by decks, enclosed porches and exterior stairs. The applicant has indicated that the proposed structure is in compliance with this standard. However, as shown in the perspective drawings, there are wall planes which do not comply with the required breaks. Staff does not find that the proposed building design meets the intent of the Granite Street and Galena Street Overlay District, Standard 2.1. The Planning Commission must determine whether or not the application meets this goal. Should the Planning Commission determine that the building is designed in a manner that provides required wall façade breaks, then the application meets this standard.

Standard #2.2: *No building facade or roof fascia/eave shall have more than 66% of the length of the wall or roof line along the same geometric plane, with the exception that buildings of less than 33 feet in width or length may have that wall and roof fascia/eave located on one geometric plane.*

There are no large expanses of building façade or roof fascia/eaves over 66% of the length of the wall and/or roof line. The application meets this standard.

Standard #2.3: *The bulk of the building shall be restricted on any site lying within the underlying RH zoning district through the use of a bulk plane envelope.*

The proposed project is not within the RH district, this standard does not apply.

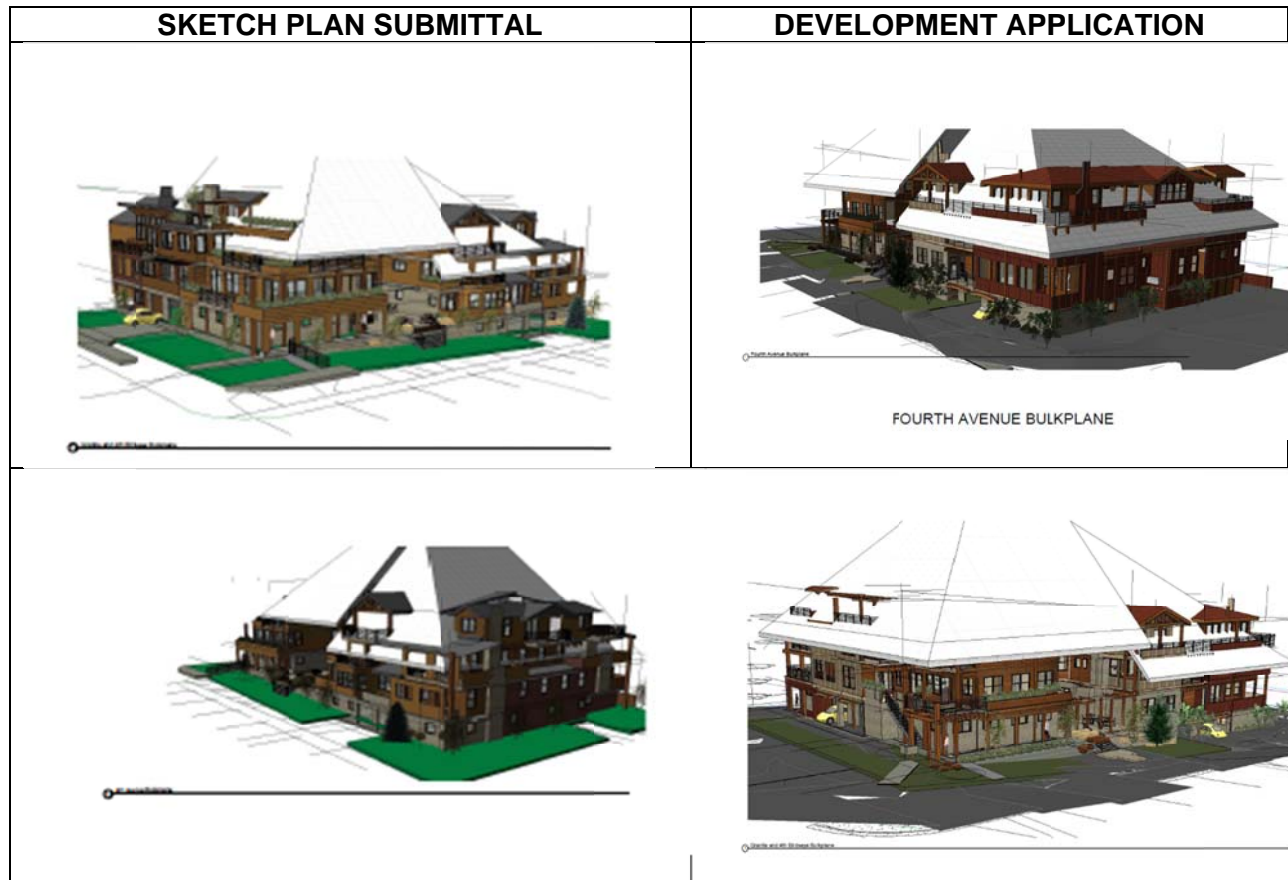
Standard #2.4: *The bulk of the building shall be restricted on all street and side yard facades, on any site located within the underlying CC zoning district through the use of a bulk plane envelope.*

The bulk plane envelope for buildings that do not exceed 28 feet in height shall start from a point 24 feet above the existing grade measured on the street property line(s) and side yard property line(s), and shall extend upward at a 45 degree angle toward the rear and opposite sides of the property until it intersects with the height (28'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief.

- The bulk plane envelope for buildings that exceed 28 feet in height shall start from a point 20 feet above the existing grade measured on the street property line(s) and side yard property line(s), and shall extend upward at a 45 degree angle toward the rear and opposite sides of the property until it intersects with the maximum allowed height (35' for a flat roof or 40' for a pitched roof), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief.

Elements of the proposed Vistas on Granite Street building deviate from the bulk plane envelope standards prescribed in Standard #2.4 of the Granite Street and Galena Street Overlay District. Building forms may project beyond the bulk plane if the Planning Commission finds that the forms comply with the building height limits and "provide substantial architectural

relief". At the August 3, 2017 Planning Commission meeting, the Planning Commission provided general feedback that they had concerns with the proposed bulk plane encroachments. As can be seen in the comparison below, the applicant has reduced the bulk plane along the South 4th Avenue and increased the bulk plane along Granite Street.



Staff believes that there is too much building mass outside of the bulk plane limits beyond what the criteria allows and the reasoning for when an encroachment may be allowed by the Commission – that being “architectural relief” that enhances the design. Our observation is that the encroachments actually detract from the overall design by creating more of a looming facade over the streetscape. Staff does not think that the bulk plane encroachments provide substantial architectural relief and recommend that the encroachments be further minimized. Should the Planning Commission find that the encroachments provide substantial architectural relief and advance the intent of Goal #2, then the application meets this standard.

GOAL #3: Buildings should be constructed of materials that are compatible, or complementary to the existing historic, and/or contributing buildings in the area, and should contain a mixture or combination of natural materials, such as utilizing wood as the primary building material and stone, brick or other similar materials as accents or base material.

The proposed exterior materials include reclaimed vertical barnwood, cedar siding, telluride–highlands stone veneer and rusty corrugated metal siding and roof. These materials are compatible and complementary to other structures in the neighborhood and throughout Frisco. The various exterior siding materials generally wrap around the proposed buildings. The application is consistent with this goal.

Standard #3.1: *Buildings materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or other similar materials. Other materials that imitate natural materials such as Masonite or other materials are also acceptable only if their texture, shape, and size are similar to the natural materials they are simulating, and are not obviously artificial materials.*

The proposed reclaimed vertical barnwood, cedar siding, telluride–highlands stone veneer and rusty corrugated metal siding and roof have proven durable and are not obviously artificial. The proposed materials have been approved for other residential projects in Frisco. The application meets this standard.

Standard #3.2: *While not acceptable as the primary exterior materials for the majority of the building, stucco or steel are acceptable materials when used as an accent, or when used in combination with other acceptable materials. Where metal is utilized it shall have a matte finish or a finish proven to fade and not be reflective. Untreated or unpainted galvanized sheet metal is prohibited. Concrete block shall not be allowed as the primary or extensive exterior finish, and when used as an accent shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building, and the goals of this chapter.*

This application does not involve the use of stucco or concrete block. The proposed exterior corrugated metal siding is considered an accent material. The application meets this standard.

Standard #3.3: *Aluminum, steel, mirrored or reflective glass and plastic exterior sidings which do not simulate natural materials (as noted in 3.1) shall not be permitted.*

All proposed materials simulate natural materials. This standard does not apply to this application.

Standard #3.4: *The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design can be provided that will complement the project and which meets the remaining standards.*

There are no accessory structures proposed with this application. This standard does not apply to this application.

Standard #3.5: *A material board, including samples of all proposed exterior building and roofing materials shall be submitted and reviewed as a component of all applications.*

A material and color board was submitted with the application. The color and material samples have been altered since sketch plan including that the asphalt roof has been changed to a rusty corrugated metal. The application meets this standard.

Standard #3.6: *Additions, which are substantially less than the square footage of the existing building, may be allowed to complement the existing structure, even if the building does not presently meet the guidelines, and blend with the existing structure rather than providing a different building façade, style, materials or color.*

This standard does not apply to this application.

Standard #3.7: *The use of mirrored or reflective glass shall be prohibited. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of these regulations.*

The application does not propose mirrored or reflective glass. The application meets this standard.

GOAL #4: *Roof elements, including materials and colors, should be of a design that is compatible with, or complementary to the historic or contributing roofs found in the neighborhood, and should provide pitched (sloped) roof elements, or facades with pitched element, which can be seen from public rights of ways and places.*

The roof elements are of an architectural design which complement historic roofs in the area and the neighborhood. Shed roof elements are provided and can be seen from the public rights of ways. The application is consistent with this goal.

Standard #4.1: *Steep pitched roofs are encouraged, but in those instances where flat roof construction is proposed it shall be augmented with pitched roof elements, including but not limited to: peaked or sloped facade elements or parapets facing all street sides. Pitched roof elements shall vary by a minimum of two (2) feet, up or down and are encouraged to change in relationship to changes that occur in the wall plane as required in Standard #2.1, #2.2 and elsewhere in the overlay district. Mansard roofs are not appropriate and shall not be allowed.*

There are no proposed mansard roofs. A variety of pitched roof forms with shed roofs are proposed. The application meets this standard.

Standard #4.2: *Where pitched roofs are utilized, the use of dormers (shed, peaked, etc.) shall be used to help break up large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape. Ridge lines shall change elevation by no less than two feet for every 27 feet of length, with the exception that buildings of 33 feet or less in length, as noted in section 2.1 are exempt from this provision (please reference sketches by Goal #2). Architectural elements which intersect with the ridge line may qualify as ridge line changes upon a finding that the design furthers the intent of this section.*

The roofs on the proposed building have a variety of pitches including 2:12, 3.5:12, 4.5:12, and 5:12 roof elements. There is one long roof ridge line running east-west in the center of the structure. One side of the ridge does have an intersecting ridge line adding architectural interest; however, staff does not find that the proposed building design meets Granite Street and Galena Street Overlay District Standard 4.2. Additionally, the roof ridge architectural plan does not match the perspective drawings leading to questioning of the accuracy of other roof lines. The Planning Commission must determine that the application meets this standard. Should the Planning Commission find that the ridge line intersections qualify as ridge line changes and the design furthers the intent of Goal #4, then the application meets this standard.

Standard #4.3: *Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.*

The proposed roof forms generally deposit snow away from parking areas, sidewalks, trash storage areas, stairways, decks, balconies, and entryways. The application has shown on the site plan where snow will be stored from upper decks. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process. The application meets this standard.

Standard #4.4: *If metal roofs are used they shall be surfaced with a low-gloss finish or capable of weathering to a dull finish in order to not be reflective.*

The roof is proposed to be a rusty corrugated metal which will not be reflective. This standard is not applicable to this application.

Standard #4.5: *Metal roofs shall have a standing seam or be of a design that provides relief to the roof surface. Asphalt and fiberglass shingles shall be permitted provided that they are of heavy material to provide substantial relief and shadow, and are of a design and color to be compatible with the building. Spanish/Mission style roofs and other similar roof materials are prohibited. Historic buildings, as noted in the Town's 1991 Historic Resource Inventory, may be permitted to utilize rolled asphalt roofing materials.*

The proposed corrugated metal roof appears to be compatible with the building. The application meets this standard.

Standard #4.6: *Bright colored roofs, which exceed a chroma of 4 on the Munsell Color chart shall not be allowed.*

The proposed rusty corrugated metal roof do not appear to exceed a Chroma of 4. The application meets this standard.

GOAL #5: *Development should create a variety of designs while still being compatible with the desired character of the neighborhood.*

The proposed exterior colors and materials of the telluride-highlands stone, cedar siding and vertical barnwood are earth tones that are compatible with the neighborhood and the "small mountain town" character of Frisco. The application is consistent with this goal.

Standard #5.1: *Duplex structures shall be designed to look like a single family structure to the extent architecturally feasible, and shall not be designed in a manner that results in each half of the structure appearing substantially similar or mirror image in design.*

A duplex structure is not proposed. This standard does not apply to this application.

Standard #5.2: *Building designs that duplicate, or are substantially similar in design to existing or proposed structures within the Overlay Zone shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure. In those instances where a proposed building contains a multiple of identical units, the building design shall provide architectural relief from the duplication of units by providing a variety in windows, decks, balconies, or exterior facade composition (As noted in section 1.2).*

The building design provides architectural relief from the duplication of units through providing exterior stairs, decks and windows. The application meets this standard.

GOAL #6: *Building colors should be used that are compatible with the existing neighborhood characteristics, and that do not conflict with the goals of the community to provide a "small mountain town" feel. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Frisco area) and stains on wood should be utilized. Darker colors are recommended for roofs.*

The proposed exterior colors of telluride-highlands stone, cedar siding, vertical barnwood, and fascia and trim are earth tones that are compatible with the neighborhood and the “small mountain town” character of Frisco. The application is consistent with this goal.

Standard #6.1: *No color may be used as the primary color of the building that exceeds a chroma of 4 on the Munsell Color chart.*

The primary building colors associated with telluride-highlands stone, cedar siding, vertical barnwood, and fascia and trim do not appear to exceed a Chroma of 4. The application meets this standard.

Standard #6.2: *Colors that exceed a chroma of 4, but that do not exceed a chroma of 8 on the Munsell Color chart may be used only as accents and then sparingly, such as upon trim or railing, and in no instance shall luminescent, fluorescent, or reflective colors be utilized on any exterior portion of the building.*

The accent colors proposed do not exceed a Chroma of 8 and are not luminescent, fluorescent or reflective colors. The application meets this standard.

Standard #6.3: *The same, or similar colors shall be used on the main structure and on any accessory structures upon the site, unless an alternative scheme can be provided that will complement the primary structure.*

There is no accessory structure proposed for this site. The standard does not apply to the application.

Standard #6.4: *A color board shall be submitted and reviewed showing all proposed primary and accent colors and intensities proposed for the building and how each will be utilized.*

A material and color board was submitted with the application. The application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-20]

Drainage Plan: A drainage plan for the site has been submitted by the applicant and was initially reviewed by the Town of Frisco Public Works Department and the Town Engineer. Bill Linfield, Frisco Town Engineer, has stated that the drainage plan contains inconsistencies with the architectural plans that must be addressed.

Water Quality Protection: These standards are intended to maintain natural buffers, protect riparian habitat and the visual appearance of the Town’s waterways, lakeshores, and wetlands. There are no waterways, lakeshores, or wetlands on or adjacent to this lot, so this standard does not apply to this application.

Snow Storage and Snow Shedding: Snow does not appear to shed onto outward swinging doors or windows and snow does not shed onto the public way. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process.

There are adequate locations and drainage of snow storage areas on the lots. One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. Each

driveway entrance has adjoining snow storage areas meeting these requirements. The application complies with the minimum snow storage area requirement.

Road Construction and Maintenance Standards: No new public or private roads are proposed in association with the project. The application complies with this standard.

Vehicular Access: All vehicular access must comply with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director. The Town of Frisco Minimum Street Design and Access Criteria states that no driveways shall be located a minimum of thirty (30) feet of one another. The applicant has requested a waiver from the Town of Frisco Public Works Department to reduce the required thirty (30) foot driveway separation for their dumpster access along the alley which is proposed to be sixteen (16) feet from the Hotel Frisco driveway entrance. The Town of Frisco Public Works Department has stated their support to the proposed driveway separation reduction to sixteen (16) feet for the dumpster access off the alley. The applicant must apply for, and receive, official approval from the Town of Frisco Public Works department prior to construction.

The applicant's proposed driveway improvements in the Town owned street right-of-way will need to be coordinated with the Town of Frisco Public Works Department and the Town Engineer. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director and in compliance with the Town of Frisco Minimum Street Design and Access Criteria

Driveway grades shall not exceed 10%. The proposed driveway grades do not exceed 10%. The application meets this standard.

In addition, all vehicular access shall meet the following standards:

i. Applicant shall provide safe and adequate access to each structure for all public services, including but not limited to fire and emergency equipment.

The proposed driveways have been reviewed by both the Town Engineer, Frisco Public Works and the Summit Fire District. The application meets this standard.

ii. Applicant's project shall not impose excessive vehicular traffic thereby creating an unacceptable level of service (roadway levels of service D-F) on any of the surrounding roadways.

A traffic study prepared by Pearson Engineering, Inc. dated December 12, 2017, concluded that:

It is my opinion that the existing street and parking system in Frisco can accommodate the expected traffic for this project.

Gray Pearson P.E.

The application meets this standard.

iii. Access in and out of a project shall be designed so as to create a safe condition and reduce potentially hazardous or inadequate situations, including but not limited to inadequate access,

parking or loading of the project site, for residents or employees of the project as well as the general public.

The proposed driveways have been reviewed by both the Town Engineer and the Lake Dillon Fire District. The application meets this standard.

Vehicular access to this project is proposed from Granite Street and South 4th Avenue.

Non-vehicular Access: It is the purpose of this section to promote the use of non-vehicular modes of transportation through a town-wide network of connecting non-vehicular pathways and provide safe access year-around. All site plans must provide for and show non-vehicular access in accordance with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Every principal structure must provide safe and convenient non-vehicular access to a public street or road year-round. The proposed driveways and sidewalks provide access to the adjacent public roads. The application meets this standard.

Traffic Studies: Traffic studies, prepared by a professional engineer licensed in the State of Colorado, shall be provided for any large project that:

- a. Requires a conditional use or rezoning approval;*
- b. Is located adjacent to either Main Street or Summit Boulevard;*
- c. Contains only one point of access;*
- d. Contains an access point off an unimproved roadway or unincorporated area;*
- e. Contains an access point off a road with a service level of D or F;*
- f. Or is expected to generate 400 or more daily trips per day.*

A traffic study was required for this application. As stated above, the traffic analysis dated December 12, 2017 by Gray Pearson, P.E. concluded that:

It is my opinion that the existing street and parking system in Frisco can accommodate the expected traffic for this project.

The application meets this standard.

Bicycle Racks: All commercial development shall provide bicycle racks, in an appropriate location, with bicycle stalls in the amount of no less than twenty percent of the total number of parking spaces required for the project, with a minimum of five bicycle stalls. This is not a commercial development and this standard does not apply to the application. However; the applicant is providing bicycle parking on both garage levels.

Stream Crossings by Roads and Utilities: The application does not involve a stream crossing. This standard does not apply to this application.

Joint Use Restrictions: This application does not involve the joint use of any yard, open space, or portion of a lot associated with another use or structure. This standard does not apply to this application.

Buildings Occupying More Than One Lot: This application does not propose resubdividing this site into more than one lot at this time. This standard does not apply to this application.

Development on Steep Slopes: All development in areas with steep slopes between 15% and 30%, the net site disturbance shall not exceed 50% of the total area within this range of slopes. This lot does not have steep slopes, so this standard does not apply to this application.

Grading Permit: The developer will be subject to the standards regulating grading permits.

Construction Trailers: The developer will be subject to the standards regulating the use and placement of construction trailers.

Nuisances (performance standards): The developer will be subject to the nuisance standards prescribed by this section.

Air Quality Protection: Gas fireplaces are proposed. All fireplaces are reviewed for compliance with the adopted air quality protection standards at the time of building permit and mechanical permit application. This project will be subject to these standards.

Refuse Management: can be in side and rear setbacks (W.6.c)

All commercial, mixed-use, and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. Dumpsters are required for commercial and mixed-uses projects, but only suggested for multi-family residential projects. This is a multi-family residential project, so dumpsters are not required as part of this application. The applicant has submitted a letter from Timberline Disposal LLC, dated December 2, 2017, which states:

I have reviewed the trash/recycling services needs for the 15 unit project, at 317 GRANITE STREET, Frisco, 80443. Timberline Disposal will be able to service this location with dumpsters and toters and is adequate for the volume of trash/recycling materials that will be generated.

Larry Romine, COO

The application meets this standard.

ANALYSIS – LANDSCAPING AND REVEGETATION

Landscaping Requirements by Project Type: This proposal is subject to the landscaping requirements for a residential project.

Required Vegetation: In residential developments, for every 875 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site and one shrub shall be required for every 1,500 square feet of lot area. With a lot size of 14,000 square feet, this formula requires sixteen (16) trees and nine (9) shrubs. There are three (3) existing trees on this property proposed to be preserved. This section of the Zoning Ordinance limits the credits for existing trees to no more than 50% of the tree requirement. The application includes the planting of two (2) Bristlecone Pine, six (6) Aspen trees and six (6) Shubert Chokecherry for a thirteen (14) new trees and a total of sixteen (16) trees when including two existing trees to be preserved. The applicant is proposing to plant sixteen (16) 5-gallon containers of Cotoneaster and Potentilla for their shrubs. The application meets this standard.

Plant Sizes: Plant materials used to satisfy the landscaping requirements of this chapter must meet minimum size requirements. Deciduous trees planted to meet these requirements must be a minimum of 50% three (3) inch minimum diameter and 50% two (2) inch minimum diameter. The application proposes three (3) aspen trees at three (3) inch diameter and three (3) aspen trees at two (2) inch diameter. Three (3) Chokecherry trees are proposed at three (3) inch diameter and three (3) Chokecherry trees at two (2) inch diameter.

Coniferous trees planted to meet these requirements must be a minimum of twenty-five (25) percent ten (10) foot minimum height, twenty-five (25) percent eight (8) foot minimum height and fifty (50) percent six (6) foot minimum height. The applicant is proposing one (1) Bristlecone Pine to be ten (10) feet in height.

The application meets this standard.

Species Diversity: To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. A total of sixteen (16) trees are required for this development site. When 10 to 19 trees are required, the maximum percentage of any one species shall not exceed 45% (45% of 16 equals a maximum of seven (7) trees of any one species). The application meets this standard.

Water Conservation: All landscaping plans should be designed to incorporate water conservation materials and techniques. Sod lawn areas shall not exceed 10% of the site. Proposed landscaping plants must utilize plant materials found on the Town's approved plant material list. The application includes plant materials found on that list. The application meets this standard.

Revegetation of Disturbed Land: All areas disturbed by grading or construction, not being formally landscaped, shall be revegetated. The landscape plan notes that all areas disturbed by grading or construction, not being formally landscaped, shall be revegetated. The application meets this standard.

Credit for Preservation of Existing Trees: The applicant has stated that they are preserving three (3) existing trees. Only two (2) may be credited towards required trees.

Protection of Existing Vegetation: The landscape plan notes that all existing trees to be protected with a four (4) foot high snow fences. The Zoning Ordinance allows existing trees to be removed from a site without replacement when those trees are located on land to be occupied by buildings, parking, and paving plus an adjacent clearance strip. The application meets this standard.

Irrigation System Requirements: Landscape plantings must be properly irrigated during periods of time necessary to establish and maintain the landscape in good health and condition. It is encouraged that temporary, above ground piping and heads or hand watering be used for plants during their establishment period to promote water conservation once the plant has been established. The proposed landscape plan notes that all landscape areas to be automatically irrigated. The application meets this standard.

ANALYSIS – OUTDOOR LIGHTING [180-20.2]

Exterior Fixtures: Exterior light fixtures on multi-family properties shall conform with the Illuminating Engineer Society of North America (IESNA) criteria for full cut-off fixtures, that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently affixed. The proposed exterior lights are full cut-off fixtures and recessed can lights. The application meets this standard.

Height: The building mounted exterior lights are recessed can lights and wall sconce fixtures. The proposed site lights are at heights in compliance with this section. The application meets this standard.

Light Emissions: Outdoor light fixtures must be placed so there are no direct light emissions onto adjacent properties. The proposed exterior lights are full cut-off and appear to not emit light past the property lines, as shown on the submitted photometric plan. The application meets this standard.

Design: It is required that light fixture designs reflect the small mountain town character of Frisco. The application proposes recessed can light fixtures and exterior wall sconce fixtures. As shown on the submitted Photometric Plan, these lights are in keeping with the small mountain town character of Frisco. The application meets this standard.

Energy Savings: Wherever practicable, it is encouraged (not required) that lighting installations include timers, dimmers, and/or sensors to reduce overall energy consumption and unnecessary lighting. The application meets this standard.

ANALYSIS – PARKING AND LOADING [180-23]

On-Premise Parking Requirements: Residential parking is required at a rate of one (1) parking space per bedroom with a maximum requirement of four (4) parking spaces per dwelling unit. The proposed Vistas on Granite Street project includes eight (8) two-bedroom units and seven (7) three-bedroom units for a parking requirement of thirty-seven (37) spaces. Planning and Building staff have verified that the proposed dens do not meet the definition of a bedroom. One (1) visitor parking space is required for every five (5) residential dwelling units. There are 15 proposed dwelling units, so three (3) visitor parking spaces are required. Based on this subtotal, two (2) accessible parking spaces are also required (one of these two parking spaces must be van accessible). Accessible spaces shall be counted in addition to the guest parking. A total of forty (40) spaces are required for the project with two of the required spaces being accessible. The applicant is proposing thirty-one (31) parking spaces on the lower level and ten (10) parking spaces on the upper level for a total of forty-one (41) spaces. The application complies with this standard.

Tandem Parking For multi-family residential projects, two (2) spaces stacked (tandem) spaces may be permitted if Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

- i. That some of the spaces could be used as potential visitor parking space; and/or,*
- ii. That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*
- iii. That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*
- iv. That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The applicant is proposing tandem parking within the proposed new structure. The applicant has stated that there are storage closets for every tandem parking bay and a required turn around at the end of the drive aisle. Additional storage space is also provided within the units. The application complies with this standard.

Understructure Parking Facility Provisions: For purposes of this provision, understructure parking shall mean that the parking will be located in a Parking Facility which is substantially underground or substantially below the average existing grade or located at grade under a structure. All understructure parking must meet the following criteria:

- a. *That above grade parking for the project be significantly screened from adjacent public rights-of-way; and,*
- b. *That the understructure Parking Facility is significantly screened from any public rights-of-way; and,*
- c. *That vehicular access to and from the understructure Parking Facility is not provided from Main Street or Summit Boulevard, unless no other access point exists.*

Technical specifications for underground parking structures are found in the Town of Frisco Minimum Street Design and Access Criteria as referenced in Chapter 155. All above grade parking is enclosed and screened from the rights-of-way, the understructure facility is screened from the public rights-of-way and there is no vehicular access provided to the understructure parking facility from Main Street or Summit Boulevard. The application meets this criteria.

Visitor Parking: Visitor parking is required for multi-family residential developments at a rate of one (1) parking space for every five (5) units. The applicant has provided three (3) guest parking spaces. The application meets this standard.

Parking Dimensions and Design: Required parking spaces shall be a minimum of 9 feet by 18.5 feet in size. The application meets this standard.

Accessible Parking: All facilities, commercial and multi-family projects with seven (7) attached units or more must provide accessible parking. The application proposes two (2) accessible parking spaces including one (1) van accessible space. The application meets this standard.

Snow Storage Areas: One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. As noted on the site plan, each driveway entrance has adjoining snow storage areas meeting this requirement. Snow storage areas shall be located adjacent to the applicable paved areas and shall be a minimum of 8 feet in depth. The application meets this standard.

Public Parking: Concerns have been raised by the public regarding the impacts to public parking by new development. The Town of Frisco reflected on a parking inventory document dated December 4, 2017 which notes that there is the potential to have twelve (12) angled parking spaces along South 4th Avenue adjacent to this project. With the proposed driveway entrance, this number would be reduced but staff would like to see the project allow for the Town to potentially change the existing parallel spaces to angled spaces in this block.

Staff requested feedback from Public Works and the Town Engineer regarding how the proposed application would affect the potential to provide angled parking along South 4th Avenue in the future. Feedback received stated that improvements as shown the grading and drainage in the South 4th Avenue ROW would limit the Town's ability to add angle street parking. Public Works recommends that the grading and drainage proposed in the 4th Avenue ROW be revised to accommodate the future parking.

ANALYSIS – AGENCY REVIEWS

TOWN OF FRISCO PUBLIC WORKS DEPARTMENT

The applicant shall request the waiver for reduced driveway width separation to Public Works prior to submittal of the building permit. The waiver request shall include the letter from the trash company stating the placement of the dumpster enclosure is sufficient. Waiver request may take several weeks to process and the applicant shall ensure they have adequate time to receive a decision prior to submitting the building permit application.

The Construction Management Plan (CMP) shall also be submitted to Public Works for review and approval prior to submittal of building permit. Construction staging in the alleys can be problematic and accountability shall be placed on the developer. A clear and thorough CMP will minimize adverse effects and have little impact on the adjacent property owners along with direct ROW impacts.

All disturbances within Town ROW shall be restored in full compliance with the Town Excavation Ordinance and Street Design Criteria, unless otherwise approved in writing by the Public Works Director.

Addison Canino, Assistant Public Works Director

TOWN ENGINEER

In addition to Public Work's comments I would offer the following comments based on a review of the revised civil grading and drainage plan (C-1), the architectural site plan (A-0) and the architects landscape plan (L-1), all of which should agree with each other, but do not.

- *The two driveways to the internal parking are both labeled as 24 feet, but they are drawn at different widths. This should be corrected.*
- *C-1 shows an additional driveway in concrete coming off the alley, but this additional driveway does not appear on A-0 or L-1. This should be corrected.*
- *A-0 calls for sidewalks to the building to be pavers, but C-1 and L-1 call for concrete. This should be corrected.*
- *C-1 and A-0 show a walk near the southwest end of the building, but L-1 does not show this walk. This should be corrected.*
- *A-0 shows snow storage tabulations, but L-1 does not show the same. In addition L-1 shows much of the snow storage for the driveway off Granite as being on the driveway. This should be corrected.*
- *C-1 and L-1 call for a new 6 foot high fence starting at the northwest corner of the project, but there is no indication as to the extent of the fence or what construction it will be. This should be corrected.*
- *C-1 calls for removal and replacement of existing curb, gutter and sidewalk on 4th approaching the alley. A-0 and L-1 do not. This should be corrected.*
- *As noted in my original comments, and as discussed with the Civil designer, the overflow pipe connected to the alley storm sewer should include a heat tape to insure it does not freeze.*

I suggest these inconsistencies should be corrected prior to approvals, and certainly prior to BP.

Bill Linfield, Town Consulting Engineer.

LAKE DILLON FIRE RESCUE

1. *A construction permit through the fire department is required for this project. Please advise the developer/contractor to contact the fire department for details.*
2. *Based on the building square footage and occupancy type an approved fire sprinkler system will be required for the building. Please advise the developer to size the waterline into the building accordingly.*
3. *An approved fire alarm system is required to support the required fire sprinkler system.*
4. *Based on the highest floor level above the lowest level of fire department vehicle access an approved standpipe system is required in the building.*
5. *All new building shall have an approved radio coverage for emergency responders within the buildings. See fire department for details.*
6. *Please ask the developer to provide the gross square footage for the entire building. Additional fire code requirements may be forthcoming.*
7. *We suggest a meeting with the developer to discuss details on fire protection systems and permits required for each.*

Steve Skulski, Assistant Chief/Fire Marshal

FRISCO SANITATION DISTRICT

1. *Property is currently served by 2 EQRs*
2. *Additional EQRs, or portions of, will need to be purchased to account for additional proposed residential units*
3. *All service line construction must conform to the Frisco Sanitation Design Standards for Sewer Lines.*
4. *Abandonment of existing sewer lines will need to conform with District standards*
5. *Property will need to be a single billing entity as it shares a common service line*
6. *Service line sizing should be calculated by a licensed engineer in the State of Colorado.*
7. *Service line abandonment as well as new service line installation needs to be inspected by a representative of the Sanitation District as required.*

Matt Smith, Manager

SUMMIT COUNTY GIS

The proposed name of "Granite Street Station" duplicates several other subdivision names in the county. This name is not approved by the county and new proposed names should be submitted for approval.

The address of 317 Granite ST should be changed to an address off of S 4th AVE since the primary access and parking entrance are both off of S 4th AVE.

Proposed Addresses:

165 S 4th AVE

Suzanne Kenney, GIS Analyst II

Since submittal of the referral comments, the applicant has stated that they will name the project "Vistas on Granite Street" which Summit County GIS has approved.

XCEL ENERGY

Transformer clearance from combustible walls needs to be min of 10'. Existing transformer will need to be relocated and upgraded to feed new structure. I am not seeing a good place to place the XFMR that meets clearances. PAD of XFMR will be 68' x 74'

Confirm the metering gear size and the gas meter will fit in designated area. Gas meter size will vary depending on loads.

Further comments by Xcel Energy after corresponding with the applicant with regards to the walls were:

If non-combustible – (2+hr fire rated) that transformer can site 30” from building.

Amy Lagace, Designer

PUBLIC COMMENT

The Community Development Department has received two (2) formal public comments concerning this application as of February 8, 2018. Public Comments are attached to this staff report.

STAFF RECOMMENDATIONS

The Community Development Department recommends that the Planning Commission request the applicant address the Granite Street and Galena Street Overlay District Standards and show full compliance with Town Code. If the Planning Commission is not satisfied that the proposed structure is in full compliance, staff recommends the Commission continue the public hearing to a later date when the applicant can show full compliance.

If the Planning Commission and/or applicant choose not to continue the public hearing, Staff recommends denial of the application and suggests the following findings pertaining to 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.

Based upon the review of the Staff Report dated February 15, 2018, and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed development application is in general conformance with the principals and policies of the Frisco Community Plan, specifically, the quality of life statements and associated criteria related to the built environment, economy, and housing.*
- 2. The proposed development application is not in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-17, Central Core District. The Planning Commission finds that the proposed third floor of street-facing wall facades encroach within the required ten (10) foot setback.*
- 3. The proposed development application is not in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.3, Granite Street and Galena*

Street Overlay District. The Planning Commission finds that the proposed structure does not meet the intent of Standard 1.1 due to lack of significant variation in wall planes, Standard 2.2 due to facades not having required wall breaks, Standard 2.4 due to bulk plane encroachments do not provide substantial architectural relief, Standard 4.2 due to ridge lines not showing required elevation changes. Overall the proposed structure does not meet the intent of the overlay district.

4. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20, Development Standards since all of the applicable requirements have been met by the submittal; including: drainage, snow storage and snow shedding, vehicular access, non-vehicular access, joint use restrictions, refuse management, etc.*
5. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.1, Landscaping since all of the applicable requirements have been met by the submittal; including: required vegetation, plant sizes, species diversity, revegetation of disturbed areas, protection of existing vegetation, irrigation systems, etc.*
6. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.2, Outdoor Lighting, since all of the applicable requirements have been met by the submittal; including: full cut-off fixtures, height, light emissions, design, energy savings, etc.*
7. *The proposed development application is in general conformance with the Town of Frisco Zoning Code, specifically Section 180-23, Parking and Loading Regulations, since all of the applicable requirements have been met by the submittal; including: on-premise parking, parking dimensions, snow storage, etc.*

Recommended Action

Based upon the findings above, the Community Development Department recommends **CONTINUANCE** of 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.

Recommended Motion

Should the Planning Commission choose to continue this development application, the Community Development Department recommends the following motion:

With respect to File No. 297-17-DA, I move that the Planning Commission CONTINUE 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 to March 15, 2018 at which time the applicant shall show full compliance with the Granite Street and Galena Street Overlay District, specifically Standards 1.1, 2.1, 2.4 and 4.2. Additionally, plans shall be revised to allow the Town to maintain use of their right-of-way along S. 4th Avenue for angled parking in the future. The applicant shall resubmit all plans showing

no inconsistencies between site plan, grading and drainage plan, floor plans, elevations and 3-D plans.

Should the Planning Commission choose to deny this development application, the Community Development Department recommends the following motion:

With respect to File No. 297-17-DA, I move that the recommended findings set forth in the February 15, 2018, staff report be made and that the recommended action set forth therein be taken and that the Planning Commission DENIES 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.

STAFF COMMENTS

Attachments:

- Central Core (CC) District
- Granite Street and Galena Street Overlay District
- Public Comment, Lisa Swift 02/04/2018
- Public Comment, Bruce Cameron 02/05/2018
- Application materials

cc: Michael Caistor, Architectural Innovators, Inc.

ZONING

§ 180-17. Central Core District. [Amended 11-06-90, Ord. 90-11; 09-05-95, Ord. 95-08; 07-02-96, Ord. 96-13; 08-06-96, Ord. 96-14; 04-01-97, Ord. 97-07; 12-16-97, Ord. 97-24; 04-14-98, Ord. 98-07; 03-07-00, Ord. 00-04; 01-02-01, Ord. 00-10; 01-24-06, Ord. 06-03; 02-12-08, Ord. 07-14; 02-12-08, Ord. 08-03; 11-11-08, Ord. 08-15; 04-14-09, Ord. 09-08; 08-11-09, Ord. 09-13; Ord. 14-01, 02-11-14]

In the CC Central Core District, the following regulations apply:

- A. Purpose: To promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.
- B. Permitted uses.
 - 1. Arts and entertainment centers
 - 2. Community centers
 - 3. Fast food Restaurants
 - 4. Financial Services
 - 5. Home offices
 - 6. Hotels and Motels
 - 7. Light retail
 - 8. Medical offices
 - 9. Offices
 - 10. Personal services
 - 11. Public buildings and uses
 - 12. For properties with frontage along Main Street: Residential dwelling units located above ground floor nonresidential uses. Nonresidential uses shall consist of fifty (50) percent or greater of the ground floor area and must be fronting Main Street.
 - 13. For properties located on the Main Street North (Galena Alley) and South (Granite Alley) alleys, and on Galena and Granite Streets: Residential dwelling units
 - 14. Restaurants

ZONING

15. One (1) accessory housing unit per principal commercial unit, above ground floor nonresidential development
16. Parks
17. Sexually oriented businesses
18. Cabin Housing on Galena and Granite Streets, as set forth in Section 180-18.8

C. Conditional uses.

1. Condominium hotels
2. Churches
3. Fractional share units
4. Home occupations
5. Light manufacturing
6. Transit oriented facilities and uses

D. Dimensional requirements.

1. Minimum lot area: three thousand five hundred (3,500) square feet.
2. Minimum lot frontage: none.
3. Setback requirements: for properties on Main Street:
 - a. Front yard: three (3) feet
 - b. Side yard: none
 - c. Rear yard: none
4. Setback requirements for properties on Main Street South Alley (Granite Alley), Main Street North Alley (Galena Alley), Granite Street and Galena Street:
 - a. Front yard: five (5) feet
 - b. Side yard: five (5) feet

ZONING

- c. Rear yard: five (5) feet
- d. Alley facing yard: three (3) feet
- e. Exception: For one or two residential units, including accessory units, on Galena Street, setback requirements are:
 - i. Front yard: 20 feet
 - ii. Side yard: 10 feet
 - iii. Rear yard: 10 feet
- 5. Setback requirements for the third floor of street-facing wall facades: Ten (10) feet from the property line.
- 6. Lot coverage requirements for one or two units (residential) on Galena Street shall not exceed fifty-five (55) percent of the total lot area.
- 7. Parking: For properties with frontage along Main Street, on-site parking shall be located at the rear of the property.
- 8. Maximum building height: Forty (40) feet with a pitched roof or thirty-five (35) feet with a flat roof.
 - a. First floor ceiling height shall be a minimum of ten (10) feet
 - b. For properties on Galena Street, the first twenty feet in from the front property line (along Galena Street) shall have a maximum height of twenty-five (25) feet and a pitched roof.
- 9. Maximum density (residential uses only): sixteen (16) units per developable acre.
 - a. Accessory Housing Unit Exemption: Any accessory housing unit meeting the town's requirements may be exempted from the density calculation as long as the unit is deed-restricted for rent to persons earning a maximum of 80% of the area median income, at a rate established by the Summit County Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit County Combined Housing Authority.
 - b. Affordable Housing Exemption: A density bonus over the maximum allowable density is available. A density bonus is an increase in the allowable number of dwelling units over the maximum density, provided that:

ZONING

- i. a minimum of 50% of the total number of bonus units is provided as affordable housing.; or
 - ii. for each bonus dwelling unit allowed, at least two affordable housing units are provided on property outside of the subject property, but within the Town of Frisco or within one (1) mile of any corporate limit of the Town of Frisco.
- E. Development standards: All development is subject to the goals and standards of the applicable overlay district as set forth in §180.18.1 - §180.18.7.

ZONING

§ 180-18.3 Granite Street and Galena Street Overlay District. [Added Ord. 97-07, 04-01-97; Replaced Ord. 99-01, 02-16-99; Amended Ord. 14-01, 02-11-14; Ord. 16-01, 04-12-16]

A. PURPOSE

The purpose of the Granite and Galena Street Overlay District is to promote and enhance important neighborhood qualities by requiring base standards and providing incentives to achieve desired attributes. The standards relate to the scale, mass, architecture and overall design character of development.

B. APPLICABILITY

The provisions of this Section shall apply to the development of any property within the Overlay Zone as indicated on the Town of Frisco Zoning District Map.

C. GOALS

The goal of this overlay district is to require new projects to meet basic design standards that will ensure future developments which are compatible with the desired character of the neighborhoods. Coupled with these basic standards are incentives to encourage certain architectural elements that will further preserve and strengthen the architectural and neighborhood character of the area. These standards and incentives are aimed at preserving and enhancing the area. One of the overriding goals of the community is to allow for a variety of design, with an eclectic effect, while still protecting the character of the neighborhood. Sketches have been incorporated to better illustrate the standards.

D. CHARACTER

Market demand and growth patterns throughout the Town of Frisco have changed over time, as with most of the mountain communities in this area. In 1881, the Original Townsite (25' x 140' lots) was laid out. Historic development occurred in these areas, and this overlay encompasses a portion of the Original Townsite.

Land use patterns in this neighborhood are part of what establish the identity of this area. Although the land use mix comprises both residential and commercial uses, that blend seems to enhance the attractiveness of this area. Most of the structures in this area face the street front, although not all of them access from the street or have driveways. The alleys between the streets allow for a secondary point of access and for vehicles to be parked in the rear rather than on the street front. There are a number of older homes on Galena Street, which tend to be small in mass, scale and square footage. The Town's Historic Park and Museum is along Granite Street, and the buildings are a blend of Pioneer Log, Vernacular Wood Frame and Rustic styles. All of these styles tend to utilize wood materials, have pitched roofs, and small paned windows.

There are a variety of naturally occurring elements which shape the look of the neighborhood and add amenities. Ten Mile Creek is located behind (to the North) Galena Street. The views of numerous mountain peaks (such as Mount Royal, Peak One and Buffalo Mountain) can be seen from Granite and Galena Streets.

ZONING

E. DEVELOPMENT GOALS AND STANDARDS

The following mandatory standards shall be met by all development within the overlay zone district established by this Section 180-18.3. Failure of any proposed development to meet the following mandatory standards shall constitute grounds for denying a final plan or site plan, as the case may be. The following goals are aspirational only. However, the degree to which a proposed development meets these goals may be considered by the Planning Commission and Town Council.

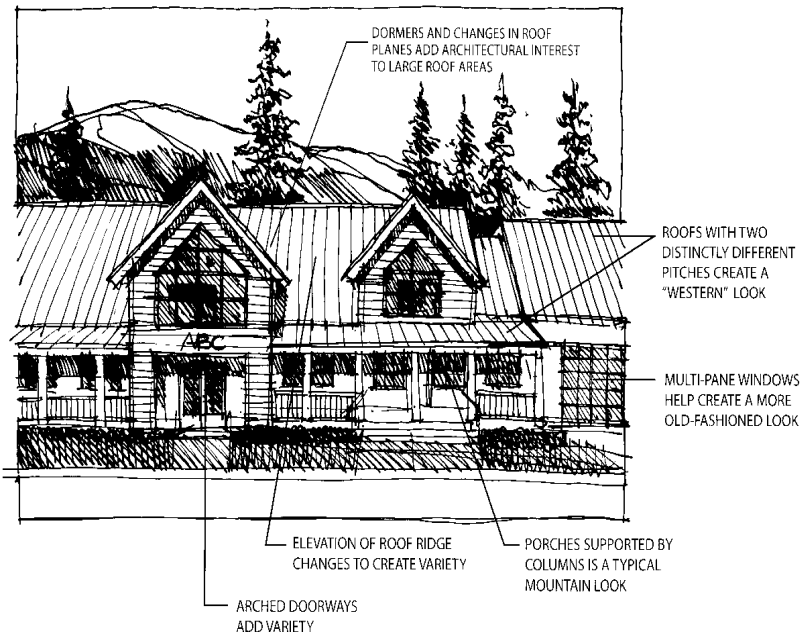
GOAL #1: Structures should be compatible with existing neighborhood structures, their surroundings and with Frisco's "Small Mountain Town" character whenever possible. The existing landforms and historic structures (As noted in the 1991 Historic Resource Inventory for the Town) on a site should be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it.

It should not be inferred that buildings must look like the existing structures within the neighborhood to be compatible. Compatibility can be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.

Standard #1. 1.

Buildings shall be designed in a manner that is architecturally fitting with Frisco's small mountain town character and:

- Provides significant variation in all the wall planes.
- Provides significant variation in all the roof lines and roof forms .
- Provides projecting elements (e.g. turrets, bay windows, decks, etc.).



Standard # 1.2.

Buildings shall be designed to provide deep (at least 24 inches) eaves and overhangs, and other building elements that provide shelter from natural elements and provide visual relief, including the use of porches and patios to add interest along street yards. When a substantial number and variety of building elements are utilized the eaves may be less than 24 inches deep in some locations.

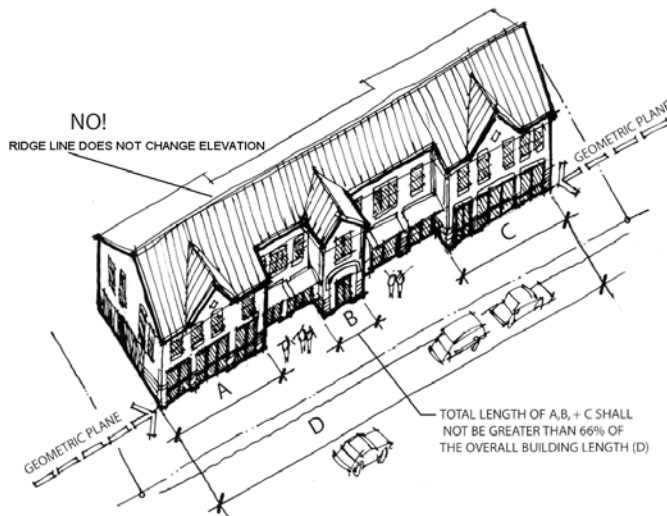
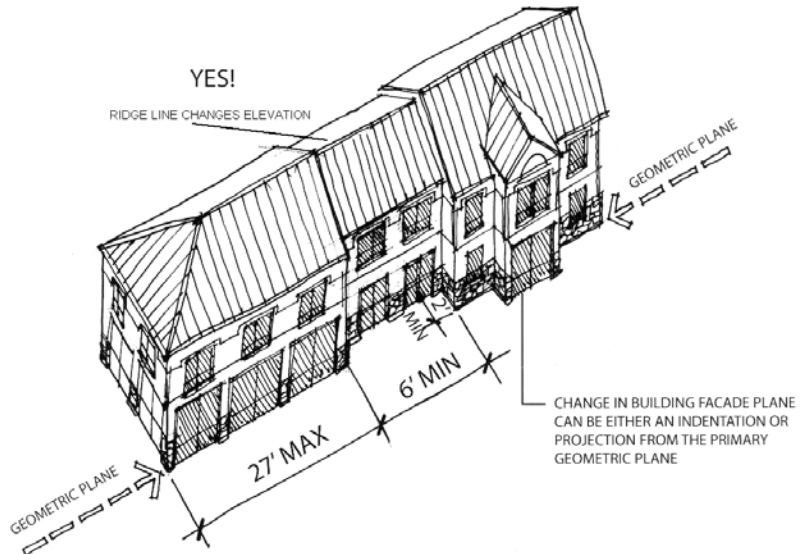
ZONING

GOAL #2: *In general, buildings should be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.*

Standard # 2.1.

Building façades and roof facia/eaves shall not exceed 27 feet in length along the same geometric plane, at which time the wall facade shall be broken up by a change in the plane by a minimum of 2 feet in depth for a distance of not less than 6 feet, and the corresponding roof facia/eave shall either be indented or projected from the primary geometric plane by a minimum of 2 feet. All building facades with a total length of 33 feet or less are exempt from this provision.

For buildings that exceed 54 feet in length the change in wall relief shall be increased to a minimum of 4 feet in depth. Upon approval by the Planning Commission the dimension of 27 feet for the length of a building wall façade which necessitates a building façade break and roof facia/eave change may be extended as much as five (5) feet for a total of not more than 32 feet along the same geometric plane, upon a finding that the design furthers the intent of this section.



Standard # 2.2.

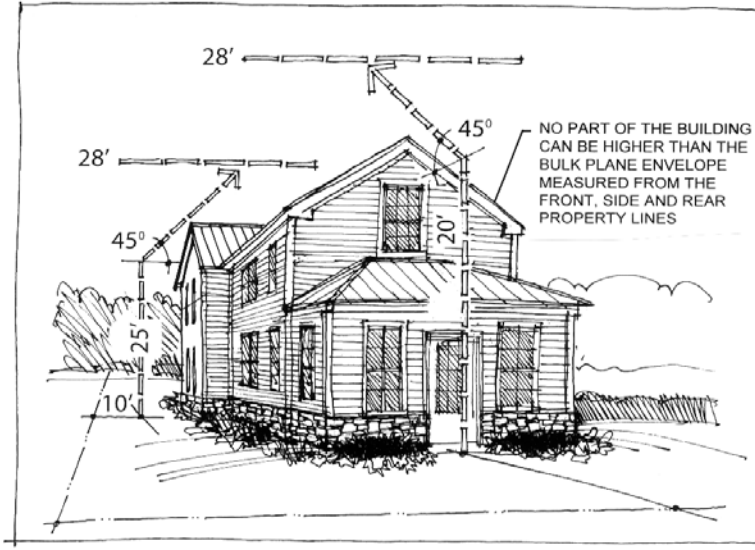
No building facade or roof facia/eave shall have more than 66% of the length of the wall or roof line along the same geometric plane, with the exception that buildings of less than 33 feet in width or length may have that wall and roof facia/eave located on one geometric plane.

Standard # 2.3.

The bulk of the building shall be restricted on any site lying within the underlying RH zoning district through the use of a bulk plane envelope.

ZONING

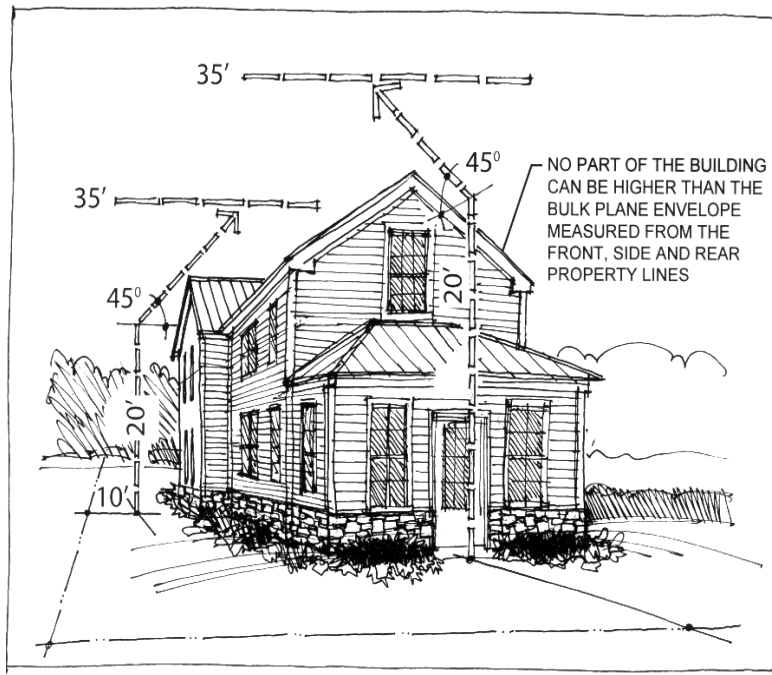
FOR BUILDINGS 28' OR LESS



-The bulk plane envelope for buildings that do not exceed 28 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and from a point 24 feet above the existing grade measured in 10 feet from the side and rear property lines, and extends at a forty-five (45) degree angle upward, and directly away from the property lines to a point where the envelope intersects with the height (28'), at which point the bulk plane envelope and the maximum allowed height shall be the same.

Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height of 28 feet, and provide substantial architectural relief.

FOR BUILDINGS OVER 28'



-The bulk plane envelope for buildings that exceed 28 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and 10 feet from a side property line, and from a point 24 feet above the existing grade measured in 10 feet from the rear property line, and extends at a forty-five (45) degree angle upward, and directly away from the property lines to a point where the envelope intersects with the maximum allowed height for the property (35'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond

the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief.

Where a conflict exists between the allowed height along a front yard, and a side or rear yard, the more restrictive measurement shall govern.

ZONING

Standard # 2.4.

The bulk of the building shall be restricted on all street and side yard facades, on any site located within the underlying CC zoning district through the use of a bulk plane envelope.

- The bulk plane envelope for buildings that do not exceed 28 feet in height shall start from a point 24 feet above the existing grade measured on the street property line(s) and side yard property line(s), and shall extend upward at a 45 degree angle toward the rear and opposite sides of the property until it intersects with the height (28'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief.
- The bulk plane envelope for buildings that exceed 28 feet in height shall start from a point 20 feet above the existing grade measured on the street property line(s) and side yard property line(s), and shall extend upward at a 45 degree angle toward the rear and opposite sides of the property until it intersects with the maximum allowed height (35' for a flat roof or 40' for a pitched roof), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief.

GOAL #3: Buildings should be constructed of materials that are compatible, or complementary to the existing historic, and/or contributing buildings in the area, and should contain a mixture or combination of natural materials, such as utilizing wood as the primary building material and stone, brick or other similar materials as accents or base material.

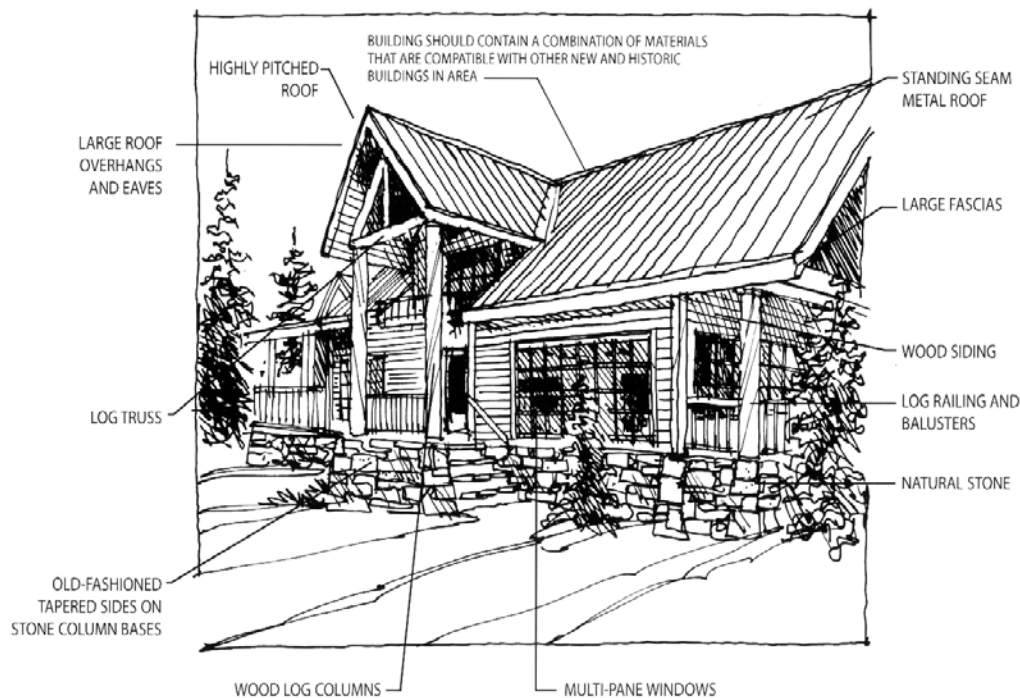
Standard #3.1.

Buildings materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or other similar materials. Other materials that imitate natural materials such as Masonite or other materials are also acceptable only if their texture, shape, and size are similar to the natural materials they are simulating, and are not obviously artificial materials.

Standard #3.2.

While not acceptable as the primary exterior materials for the majority of

the building, stucco or steel are acceptable materials when used as an accent, or when used in combination with other acceptable materials. Where metal is utilized it shall have a matte finish



ZONING

or a finish proven to fade and not be reflective. Untreated or unpainted galvanized sheet metal is prohibited. Concrete block shall not be allowed as the primary or extensive exterior finish, and when used as an accent shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building, and the goals of this chapter.

Standard #3.3.

Aluminum, steel, mirrored or reflective glass and plastic exterior sidings which do not simulate natural materials (as noted in 3.1) shall not be permitted.

Standard #3.4.

The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design can be provided that will complement the project and which meets the remaining standards.

Standard #3.5.

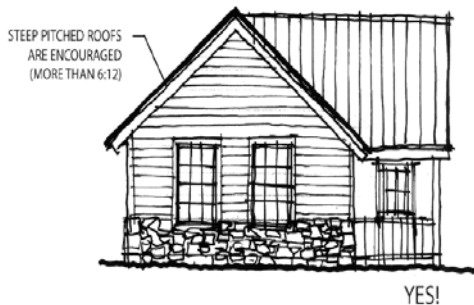
A material board, including samples of all proposed exterior building and roofing materials shall be submitted and reviewed as a component of all applications.

Standard #3.6.

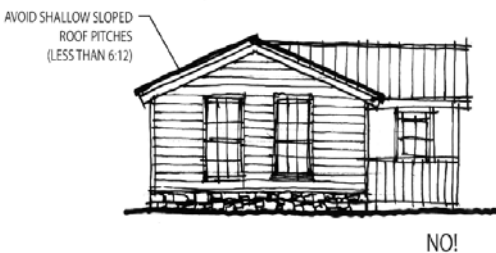
Additions, which are substantially less than the square footage of the existing building, may be allowed to complement the existing structure, even if the building does not presently meet the guidelines, and blend with the existing structure rather than providing a different building façade, style, materials or color.

Standard #3.7.

The use of mirrored or reflective glass shall be prohibited. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of these regulations.



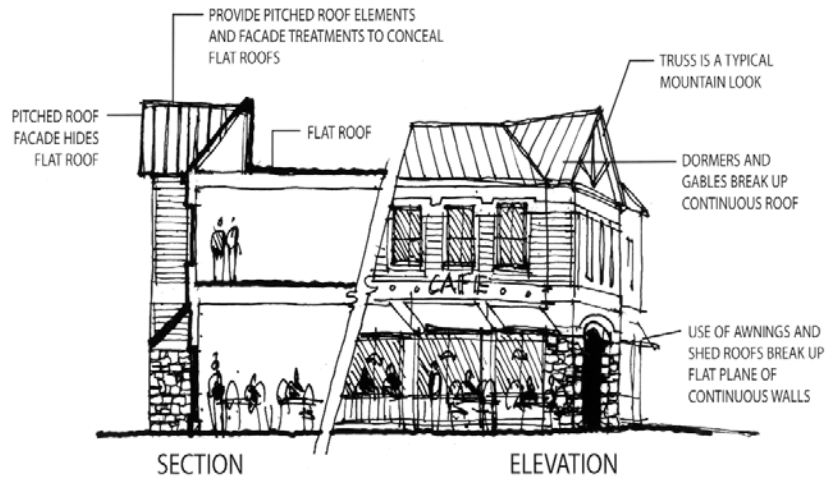
GOAL # 4: Roof elements, including materials and colors, should be of a design that is compatible with, or complementary to the historic or contributing roofs found in the neighborhood, and should provide pitched (sloped) roof elements, or facades with pitched element, which can be seen from public rights of ways and places.



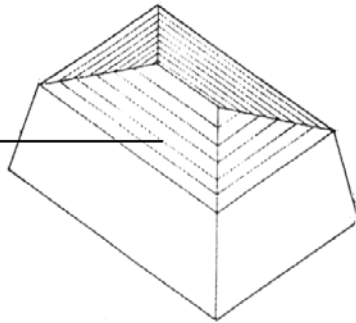
ZONING

Standard #4.1.

Steep pitched roofs are encouraged, but in those instances where flat roof construction is proposed it shall be augmented with pitched roof elements, including but not limited to: peaked or sloped facade elements or parapets facing all street sides. Pitched roof elements shall vary by a minimum of two (2) feet, up or down and are encouraged to change in relationship to changes that occur in the wall plane as required in Standard #2.1, #2.2 and elsewhere in the overlay district. Mansard roofs are not appropriate and shall not be allowed.



MANSARD
A ROOF HAVING ON EACH
SIDE A STEEPER LOWER PART AND
A SHALLOWER UPPER PART.



Standard # 4.2.

Where pitched roofs are utilized, the use of dormers (shed, peaked, etc.) shall be used to help break up large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape. Ridge lines shall change elevation by no less than two feet for every 27 feet of length, with the exception that buildings of 33 feet or less in length, as noted in section 2.1 are exempt from this provision (please reference sketches by Goal #2). Architectural

elements which intersect with the ridge line may qualify as ridge line changes upon a finding that the design furthers the intent of this section.

Standard # 4.3.

Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.

Standard # 4.4.

If metal roofs are used they shall be surfaced with a low-gloss finish or capable of weathering to a dull finish in order to not be reflective.

Standard # 4.5.

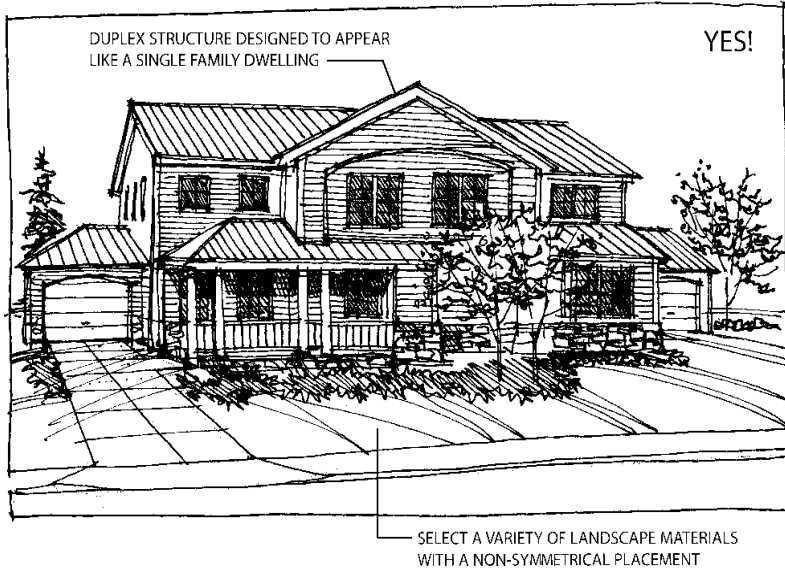
Metal roofs shall have a standing seam or be of a design that provides relief to the roof surface. Asphalt and fiberglass shingles shall be permitted provided that they are of heavy material to provide substantial relief and shadow, and are of a design and color to be compatible with the building. Spanish/Mission style roofs and other similar roof materials are prohibited. Historic buildings, as noted in the Town's 1991 Historic Resource Inventory, may be permitted to utilize rolled asphalt roofing materials.

ZONING

Standard # 4.6.

Bright colored roofs, which exceed a chroma of 4 on the Munsell Color chart shall not be allowed.

GOAL #5: Development should create a variety of designs while still being compatible with the desired character of the neighborhood.



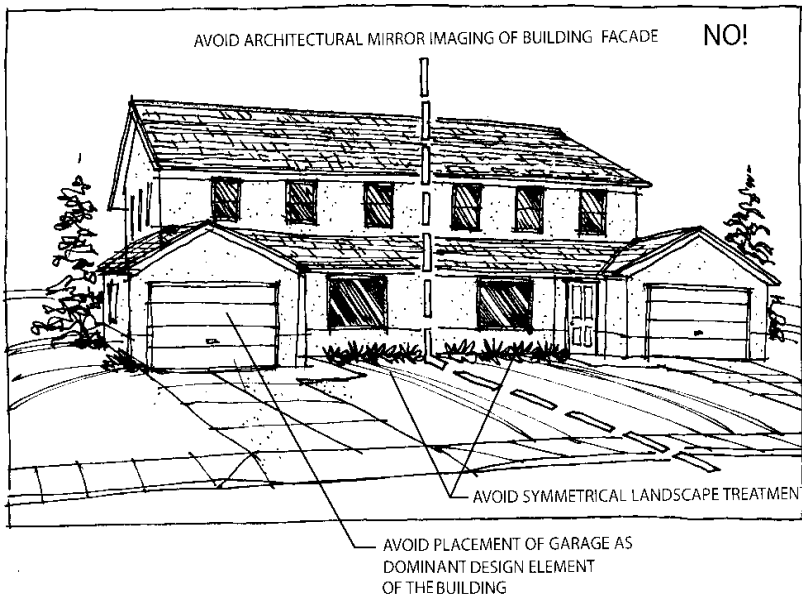
Standard # 5.1.

Duplex structures shall be designed to look like a single family structure to the extent architecturally feasible, and shall not be designed in a manner that results in each half of the structure appearing substantially similar or mirror image in design.

Standard # 5.2.

Building designs that duplicate, or are substantially similar in design to existing or proposed structures within the Overlay Zone shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure. In those instances where a proposed building contains a multiple of identical units, the building design shall provide architectural relief from the duplication of units by

providing a variety in windows, decks, balconies, or exterior facade composition (As noted in section 1.2).



ZONING

GOAL # 6: Building colors should be used that are compatible with the existing neighborhood characteristics, and that do not conflict with the goals of the community to provide a "small mountain town" feel. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Frisco area) and stains on wood should be utilized. Darker colors are recommended for roofs.

Standard # 6.1.

No color may be used as the primary color of the building that exceeds a chroma of 4 on the Munsell Color chart.

Standard # 6.2.

Colors that exceed a chroma of 4, but that do not exceed a chroma of 8 on the Munsell Color chart may be used only as accents and then sparingly, such as upon trim or railing, and in no instance shall luminescent, fluorescent, or reflective colors be utilized on any exterior portion of the building.

Standard # 6.3.

The same, or similar colors shall be used on the main structure and on any accessory structures upon the site, unless an alternative scheme can be provided that will complement the primary structure.

Standard # 6.4.

A color board shall be submitted and reviewed showing all proposed primary and accent colors and intensities proposed for the building and how each will be utilized.

VI. DEVELOPMENT INCENTIVES

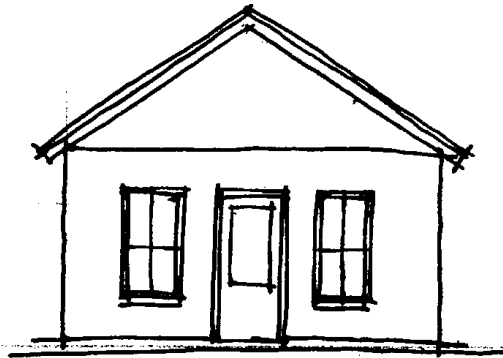
The Town shall allow the following modifications to the requirements of the Granite/Galena Street Overlay District in order to promote better design and encourage the preservation of historic resources within this critical area of the community.

- A. To promote the preservation of historic resources within Frisco, the town shall waive the rear yard (alley) bulk plane descent requirements within the Granite and Galena Street Overlay District and allow the maximum height of 40 feet to be maintained to the rear property line in those instances where the project substantially meets the following standards, as determined by the Planning Commission.
1. The property contains a historic structure or structures as designated within the Frisco Historic Overlay District; and
 2. All significant historic structures are maintained on-site and renovated in a manner that preserves them in a state similar to what they looked like historically. This may include the installation of a foundation in those instances where one does not presently exist, and those improvements necessary to bring the building up to current building and electrical code standards related to life safety issues; and

ZONING

3. Any additions or new buildings placed on-site shall meet the following standards:
 - a. The proportions of window and door openings are similar to historic buildings within the Granite and Galena Overlay District.
 - b. The perceived width of nearby historic buildings is maintained in new construction.
 - c. The proposed new building or addition shall appear to be similar in width and scale within the neighborhood and its historic context, as perceived from public ways.

ORIGINAL
BUILDING



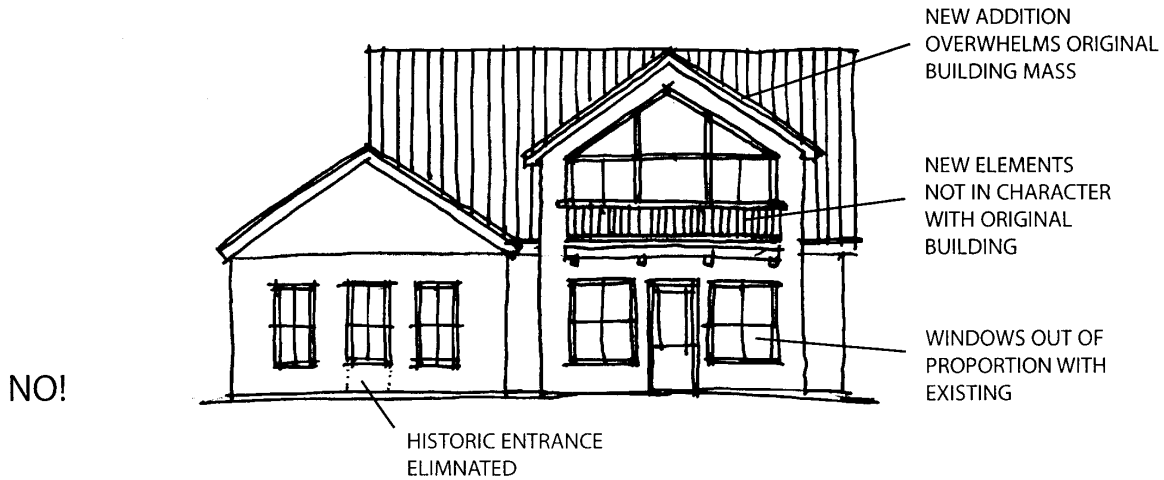
YES!



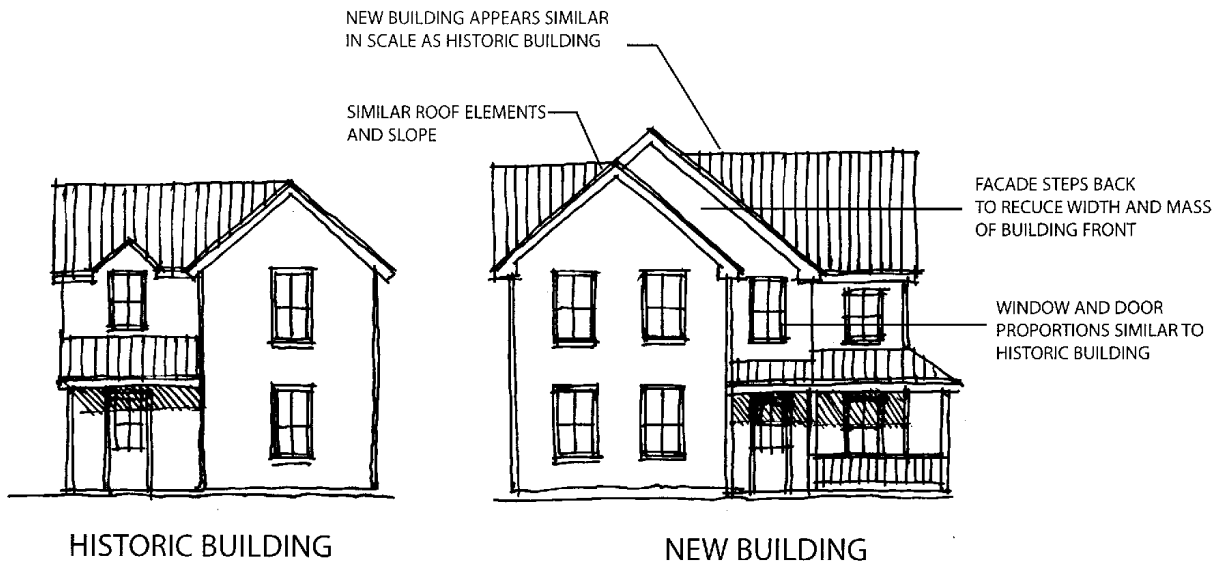
NEW ADDITION REFLECTS
SCALE AND CHARACTER
OF ORIGINAL BUILDING

NEW WINDOWS
SIMILAR IN PROPORTION
TO EXISTING

ZONING



- d. New buildings and additions shall be designed to be similar in mass with the historic character of the area in which they are located.
- e. New buildings and additions shall be designed so they do not noticeably change the character of the area as seen from a distance.
- f. The perceived building scale established by historic structures shall be respected within the relevant character area. An abrupt change in scale within the district is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.



G. DECISIONS AND FINDINGS

No development located within the Granite Street/Galena Street Overlay zone shall be approved by the Town unless the project is in substantial compliance with the specific standards and regulations of the Town, and after review of the project, and findings are made to that effect.

From: Info=townoffrisco.com@mg.townoffrisco.com on behalf of [Frisco Gov Website](#)
To: [Hoffman, Sarah](#); [Kent, Katie](#)
Subject: New submission from Post a Comment for Planning Commission Meetings
Date: Sunday, February 04, 2018 5:53:57 PM

Your Full Name

Lisa Swift

Email

lrswift6@gmail.com

Phone

(303) 619-6398

Physical Address

307C Granite Street
Frisco, Colorado 80443
United States
[Map It](#)

Your Comment

My husband and I live at 307C Granite Street immediately adjacent to the proposed Vistas on Granite Street development. We are unfortunately unable to attend the planning commission meeting Feb 15 at 5:00PM, but would appreciate you bringing our comments to the commission for the meeting. We are merely requesting the building have the maximum setback from our town home and that it be within the the vertical building plane as described in the code. We are assuming that it would be, and that no variances to the setback or height be allowed. If any variation is being considered we would sincerely appreciate immediate notification. Thank you very much for taking our request into consideration. We absolutely love Frisco and are pleased that the town is keeping to it's mountain heritage. Although the town has seen tremendous growth since we purchased our town home over 10 years ago, we love that you are keeping the growth within reason so that Frisco can maintain it's charm.

Warmly,

Jack & Lisa Swift

From: Info=townoffrisco.com@mg.townoffrisco.com on behalf of [Frisco Gov Website](#)
To: [Hoffman, Sarah](#); [Kent, Katie](#)
Subject: New submission from Post a Comment for Planning Commission Meetings
Date: Monday, February 05, 2018 12:10:50 PM

Your Full Name

W Bruce Cameron

Email

wbc@surprisehitfilms.com

Phone

(310) 890-6597

Physcial Address

156 S. Fourth Ave PH 1
Frisco, Colorado 80443
United States
[Map It](#)

Your Comment

This monstrosity seems designed to block mountain views for nearby residents. The top floor space will eat up so much of the line of sight for surrounding businesses and people. Plans should be altered so as to eliminate structures that tower so high--the rooftop could have balcony space without this problem.

Vistas on Granite

15 units

Granite Street Station is based on traditional mountain architecture in order to fit into the historic context of the neighborhood blended with modern architecture to accent its unique attributes. The entry courtyard on 4th Avenue creates an outdoor space which is inviting to the public as well as helping to breaking up the building mass into 5 distinctive components. Starting the visual sequence from the west side of the Granite Street corner is a module featuring a shed roofline that follows the slope of the site which goes from the alley on the north of the corner along 4th Avenue south uphill 7 feet to the corner of Granite Street. The shed roof is a form which shares attributes of both modern and historic and provides a transition from the traditional townhouse neighbor to the west to the more modern forms which begin to the east of the shed roof module. The corrugated metal skin of the shed roof module is also reminiscent of historic mining buildings.

The next module consists of stepping deck forms upward to the penthouse defined by trellises up to the roof which are also over the upper parking garage level entry doors. This also provides a transition from the more solid mass of enclosed porches in the shed roof module to the open roof decks of the stepped corner module which express the angle of the bulk plane. The flat roofs formed by the roof decks are more reminiscent of modern architecture which then wrap the corner of Granite and 4th helping the visual sequence flow north on 4th Avenue towards Main Street. Roof features most visible to the public sides have 24" O.H. while overhangs that are background roofs to features or not facing public sides have 1' O.H. There is The entry courtyard both provides a break in the massing of the building as well as an outdoor space which is inviting to the public. There is also a substantial number and variety of building elements. The 1 ½ story roof and dormer over the entry porch also provide a somewhat neutral break in the walls before the sequence continues on to the more traditional form of the 4th Avenue module to the north which completes the visual sequence by grounding the building back into the historic context of the neighborhood.

Mike Caistor, architect

Architectural Innovators,inc.

12/2/17

Granite Station Tandem Parking.

Granite Station is a 15 unit project with upper and lower parking garages totaling 42 parking spaces 26 of which are tandem spaces. The entire lower floor parking garage has 33 total parking spaces and of which 18 are tandem. There are storage closets for every tandem parking bay . There is also a required turn around at the end of the traffic aisle. There are 3 required guest spaces on this level as well as Market unit tandem spaces which are 3 bedroom units with 3 spaces and could accommodate guest parking.

About 1/3 of the main floor above is a parking garage with 10 total parking spaces of which 8 are tandem. These are all for upper scale Market units which are over 1300 sf have ample storage in the units. There are storage closets for each tandem parking bay on this main level parking garage which also has a required turnaround for the parking aisle. Since these Market units are all 3 bedroom there should also be the possibility of guest parking in the tandem bays.

Mike Caistor, architect

Architectural Innovators, inc.

UPDATED DRAINAGE REPORT

For

**GRANITE STREET STATION
4th & Granite Street**

FRISCO, COLORADO

January 11, 2018

Prepared by

**Pearson Engineering, Inc.
Gray Pearson, P.E.**

Frisco, Colorado



Signed:

Gray Pearson
Gray Pearson, P.E. E-9683

DRAINAGE:

The drainage concept for the development of a 0.32 acre site for a residential facility located at the northwest corner of 4th & Granite Street within the Town of Frisco creates a system under Town regulations and guidelines which limits the storm runoff for a 25 year storm event to the historic 25 year runoff for the project, and is compatible with the project development concept for providing convenience for the public and owners. The elements of the project to accomplish this will be drainage routes and piping through the proposed building roofs and interior elements conveying this surface runoff to one on-site detention facility located under the driveway in the center of the complex. Because of a relatively high field measured percolation rate of 5 min/inch the detention facility will be a zero discharge underground, dredge rock trench containing the desired runoff volume with an overflow pipe connected to the existing alley storm sewer to the north. It is noted that the existing storm sewer is too shallow to allow the trench to discharge into it at its lower elevation. No off-site runoff comes onto the site. It is suggested that the relatively small drainage runoff around the perimeter of the proposed building be considered the 'historic runoff' of the site.

The following runoff flow and storage calculations are based on Soil Conservation Service publications Peak Flows in Colorado, 1984; and Tr-55, 1986.

From the USDA-SCS Soil Survey of Summit County the site soils are identified as Grenadier with a Hydrologic Group classification of "B". (Table 15)

From TR-55 Table 2-2 for Hydrologic Group "B" use an impervious runoff coefficient of 98. This value will be used in the calculations to determine the runoff for the 'improved' drainage basin.

The historic runoff will be based on a CN of 76.

In the following tabulation runoff and runoff volume calculations are based on the above area and CN value.

The "inches of rainfall" for a 25 yr. storm for Frisco is given by Town criteria at 2.2.

The peak discharge, Q_{peak} cfs/in., is obtained by entering Figure S-1A, of Peak Flows in Colorado, Sheet 4 of 6, Type II Storm for Western Colorado, moderate Slope.

Q_{peak} cfs is obtained by multiplying Q_{peak} cfs/in by Q_{dir} for the given 2.2 inches.

In the following tabulation Q_{dir} in. is obtained by entering the appropriate CN chart listed in Table S-3 of Peak Flows in Colorado for the given 2.2 inches of rain.

V_r , runoff volume in cubic feet, is obtained by multiplying the Q_{dir} by the acreage with the appropriate dimensional conversion factors.

Peak flow and runoff volumes:

The 'on-site' project drainage is analyzed as follows:

Basin No.	Acres total	Imp. Acres	Perv. Acres	Comp. CN	Q_{dir} in.	Q , cfs/in	Q , peak cfs	V_r cu.ft.
Hist	0.32	na	0.32	76	0.52	0.68	0.35	NA
Imp.	0.32	0.32	0.0	98	1.97	0.77	1.52	2,300

Required detention basin volume:

Basin No.	Allow. cfs	Imp. cfs	Vr cf	Vo/Vi	Vs/Vr	Vs cf
Imp.	0.35	1.52	2,300	$0.35/1.52=0.23$	$0.43 \times 2,300 =$	989

Basin size:

By site plan inspection the general dimensions to achieve the above Vs volume is as follows:

Utilize a 66' long x 10' wide x 6' deep dredge rock filled trench containing an access manhole and underground flushing pipe.

Overflow pipe:

A 6" diameter overflow pipe will discharge from a relatively shallow outlet in the access manhole and flow approximately 46' at 1% grade to the existing storm sewer in the adjacent Town of Frisco alley.

Summary:

The elevations of the existing storm sewer system in the alley to the north will need to be confirmed by on site measurement at the time of construction. Contact the undersigned consulting engineer for final detailing.

Maintenance:

As with all facilities this system will need ongoing, regular maintenance. The access manhole will need to have silt removed on, say, a yearly basis or as conditions dictate..

Signed,



E2MH, LLC

P.O. Box 609

Office (336)712-3249

Lewisville, NC 27023

Fax (336)712-2245

December 04, 2017

To Whom It May Concern:

This letter is to confirm Michael Caistor, Architect of Architectural Innovators, Inc. is authorized to represent E2MH, LLC in the development of 317 Granite Street, Frisco, Colorado.

If you have question please call or email, 336-712-3227 or hkaplan@kaplanco.com

Sincerely,



Hal Kaplan
Member

PEARSON ENGINEERING, INC.
P.O. Box 1308
Frisco, CO 80443
970-668-5067
gray@pecivil.com

Consulting
Civil Engineering
Development
Planning

Town of Frisco
P.O. Box 4100
Frisco, Colorado 80443

December 12, 2017

Attn: Community Development Department

Re: Lots 21 – 24, Block 9, Frisco Townsite. Granite Street Station. Traffic analysis

Ladies and Gentlemen:

I have been retained by the property owner of the above to make an evaluation of the potential traffic to be generated by a proposed 15-dwelling unit project located at the northwest corner of 4th Ave. & Granite Street. I have been provided with the following proposed land use. I have calculated the average daily traffic that the project can be expected to generate based on Summit County traffic generation criteria.

LAND USE	UNITS	NUMBER	RATE	DAILY TRIPS	PEAK HOUR
Single Family	DU	15.0	6-10	90-150	9-15

The zoning in this neighborhood has been unchanged since the adjacent tracts were originally zoned and developed and the public street configuration was established. This proposed project conforms to the original zoning. It can be anticipated that local traffic volumes are already in the intermediate range. The range of traffic to be generated by the project as measured against perceived local traffic volumes is considered by the undersigned to be nominal. The peak hour traffic from this project is estimated to be about 10% of average daily or 9 to 15 per hour. The land use of this project is also considered to match typical morning and evening traffic peaks.

It is noted that there are two levels of parking with two entrance, the entrance for the lower level off of 4th Avenue serving 32 parking spaces and the entrance for upper level off of Granite serving 10 parking spaces.

It is my opinion that the existing street and parking system in Frisco can accommodate the expected traffic for this project.

Sincerely,

Gray Pearson, P.E.



DECEMBER 2ND, 2017

Mike Caistor, architect Architectural Innovators, Inc.

GRANITE STREET STATION

317 GRANITE STREET

FRISCO, CO.80443

Mike,

I have reviewed the trash/recycling services needs for the 15 unit project, at 317 GRANITE STREET ,Frisco, 80443.

Timberline Disposal will be able to service this location with dumpsters and toters and is adequate for the volume of trash/recycling materials that will be generated.

Thank you

Larry Romine

Larry Romine Coo

MATERIALS SAMPLE BOARD



RECLAIMED VERTICAL BARNWOOD



HORIZONTAL CEDAR SIDING
SHERWIN WILLIAMS SEMI-TRANS
3518 HAWTHORNE



TELLURIDE STONE, HIGHLANDS
BLEND CHOPPED WITH BUFF CAPS

SIDING AND ROOF:



RUSTY CORRUGATED METAL

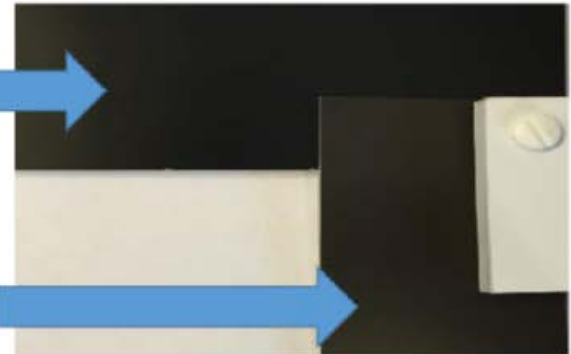
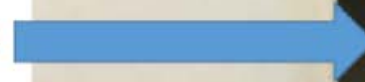


CEDAR FASCIA,
EXTERIOR TRIM,
RAILINGS, TIMBERS
SW 3542 CHARWOOD

BLACK WINDOW COLOR



DARK BRONZE FLASHINGS



OWNER:
E2 MH LLC
 BOX 609
 LOUISVILLE, N.C. 27023

BUILDER:
CAMPBELL CONSTRUCTION
 BOX 4272
 FRISCO, COLORADO 80444
 970-389-7246

ARCHITECT:
ARCHITECTURAL INNOVATORS, INC.
 BOX 30
 IDAHO SPRINGS, COLORADO 80452
 303-567-0100

CIVIL ENGINEER:
PEARSON ENGINEERING, INC.
 BOX 1308
 FRISCO, COLORADO 80443
 970-668-5067

ELECTRICAL ENGINEER:
**HUTCHINSON-PAPESH
 ENGINEERING CORP.**
 DENVER, COLORADO
 303-973-9779

STRUCTURAL ENGINEER:
**MOUNTAIN STATES
 ENGINEERING, INC.**
 DENVER, COLORADO

MECHANICAL ENGINEER:
**MC DONALD
 ENGINEERING, INC.**
 DENVER, COLORADO



① Granite and 4th Birdseye
 1/2" = 1'-0"

VISTAS ON GRANITE STREET
 165 S. 4TH AVENUE, FRISCO, COLORADO 80444

ARCHITECTURAL:

- A0- SITE PLAN
- A1- LOWER GARAGE LEVEL
- A2- MAIN FLOOR/ UPPER GARAGE
- A3- SECOND LEVEL
- A4- THIRD LEVEL
- A5- FOURTH LEVEL
- A6- ROOF PLAN
- A7- SOUTH ELEVATION
- A8- NORTH ELEVATION
- A9- EAST ELEVATION
- A10- WEST ELEVATION
- A10- LONGITUDINAL SECTION
- A11- TRANSVERSE SECTION

PERSPECTIVES:

- P1- GRANITE & 4TH AVENUE BIRDSEYE
- P2- GRANITE FRONT
- P3- GRANITE & 4TH PEDESTRIAN LEVEL
- P4 - FOURTH AVENUE
- P5- ALLEY
- P6- GRANITE & TOWNHOUSE NEIGHBOR
- P7- GRANITE CORNER BULKPLANE
- P8- FOURTH AVENUE BULKPLANE
- P9- COURTYARD PEDESTRIAN VIEW
- P10- COURTYARD BIRDSEYE

ENGINEERING:

- C1- DRAINAGE SITE PLAN
- C2- DRAINAGE DETAILS
- E1- PHOTOMETRIC LIGHTING PLAN

**ARCHITECTURAL
 INNOVATORS
 INC.** BOX 30
 IDAHO SPRINGS, CO. 80452
 303-567-0100



VISTAS ON GRANITE ST.
 165 S. 4TH AVENUE
 FRISCO, COLORADO 80443

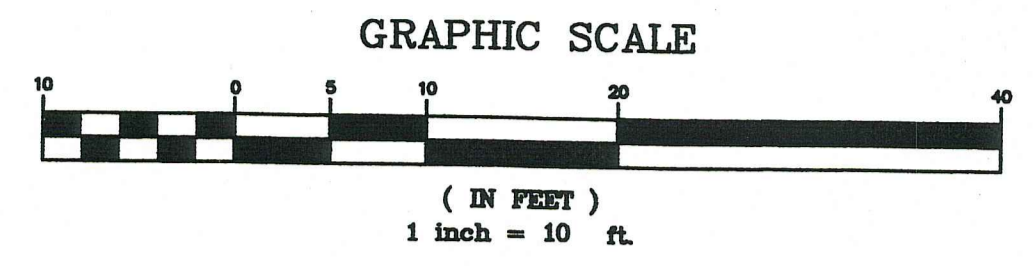
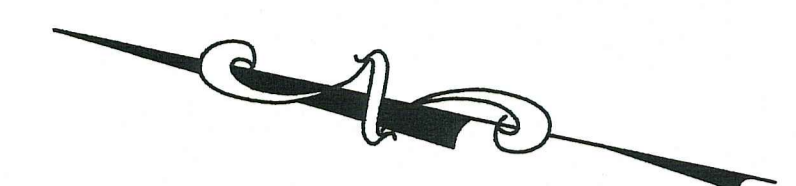
No.	Description	Date

**E2 MH LLC
 Granite Station
 Cover Sheet**

Project number	Project Number
Date	1/28/18
Drawn by	Author
Checked by	Checker
C-0	
Scale	1/2" = 1'-0"

1/28/2018 9:52:14 AM

A TOPOGRAPHIC MAP OF
LOTS 21-24, BLOCK 9, FRISCO TOWNSITE AMENDED
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

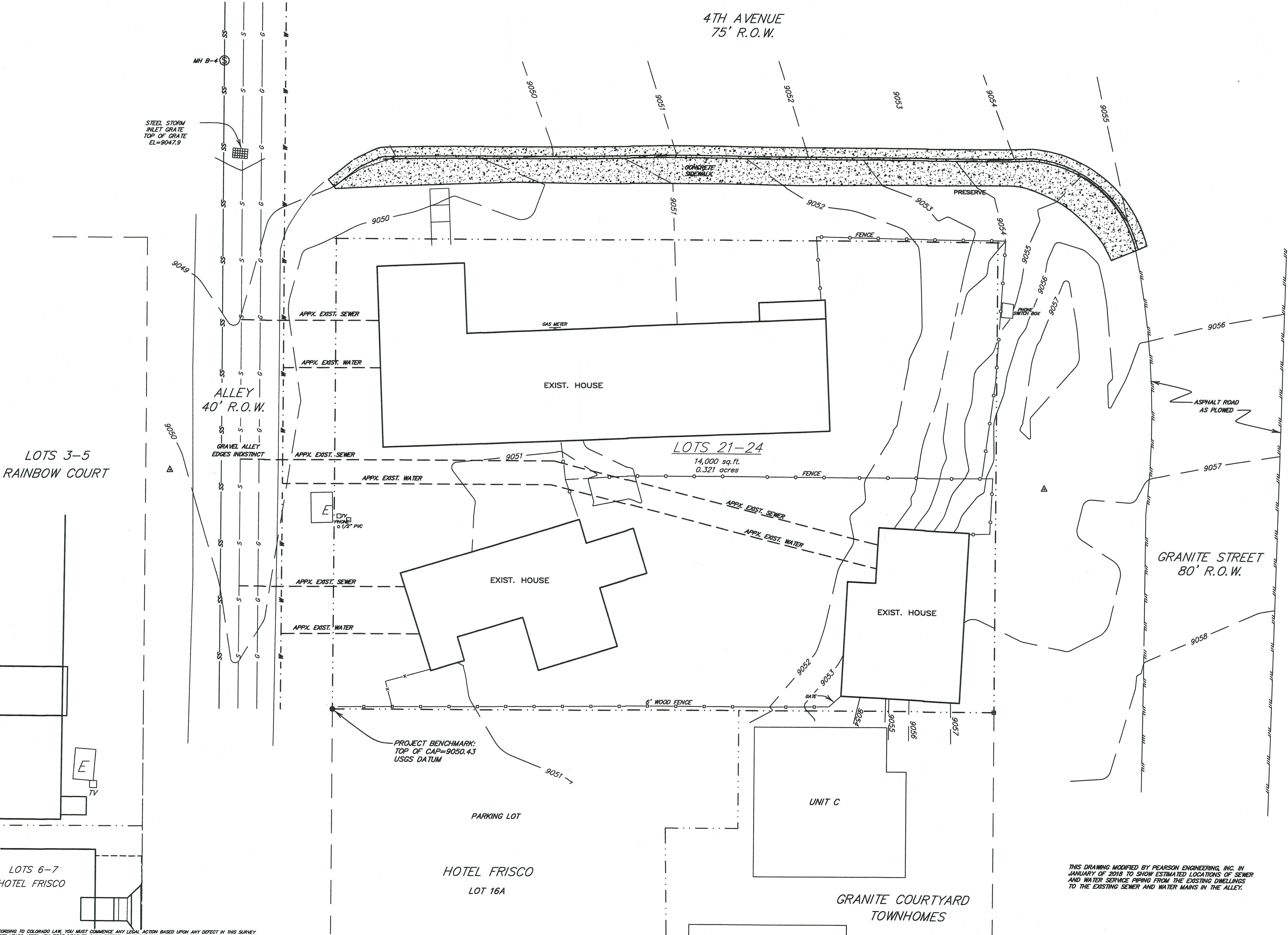


DATE OF FIELD SURVEY: 11/30/06
 CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & RED PLASTIC CAP (PLS 15242)
- FOUND #4 REBAR
- ▣ FOUND REBAR & ALUM CAP
- UTILITY PEDESTAL
- △ RANDOM SURVEY CONTROL POINT
- ⊞ TRANSFORMER
- 8" PINE TREE WITH TRUNK DIAMETER
- 6" ASPEN TREE WITH TRUNK DIAMETER
- W — W — WATER MAIN
- G — G — GAS MAIN
- S — S — STORM SEWER MAIN
- SS — SS — SANITARY SEWER MAIN

NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS.



LOTS 3-5
 RAINBOW COURT

LOTS 6-7
 HOTEL FRISCO

HOTEL FRISCO
 LOT 16A

GRANITE COURTYARD
 TOWNHOMES

THIS DRAWING MODIFIED BY PEARSON ENGINEERING, INC. IN
 JANUARY OF 2018 TO SHOW ESTIMATED LOCATIONS OF SEWER
 AND WATER SERVICE PIPING FROM THE EXISTING DWELLINGS
 TO THE EXISTING SEWER AND WATER MAINS IN THE ALLEY.

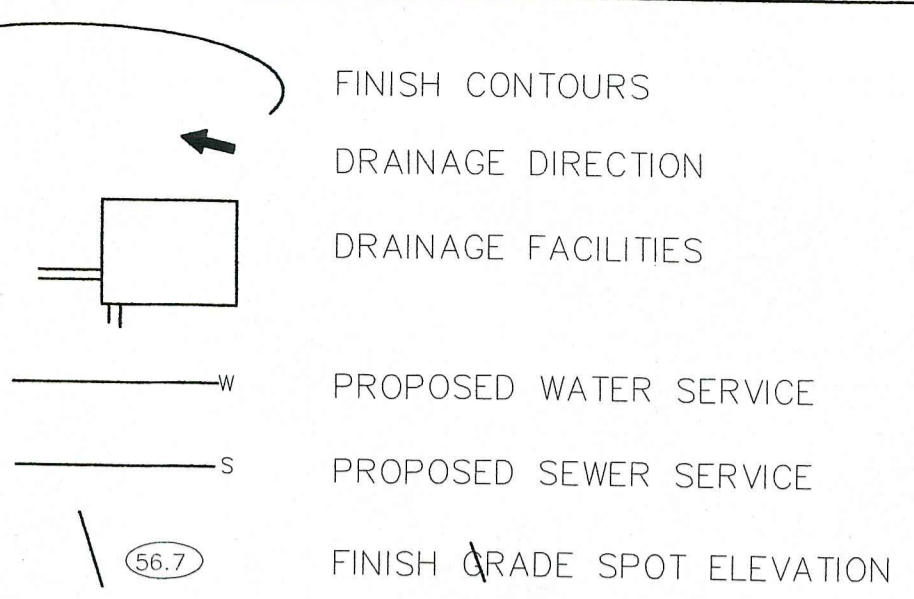


Drawn R/R/J	Dwg 198827P	Project 19882
Checked R/R/J	Date 12/06/06	Sheet 1 of 1
 RANGE WEST ENGINEERS & SURVEYORS P.O. Box 589 Silverthorne, CO 80498 970-468-6261		

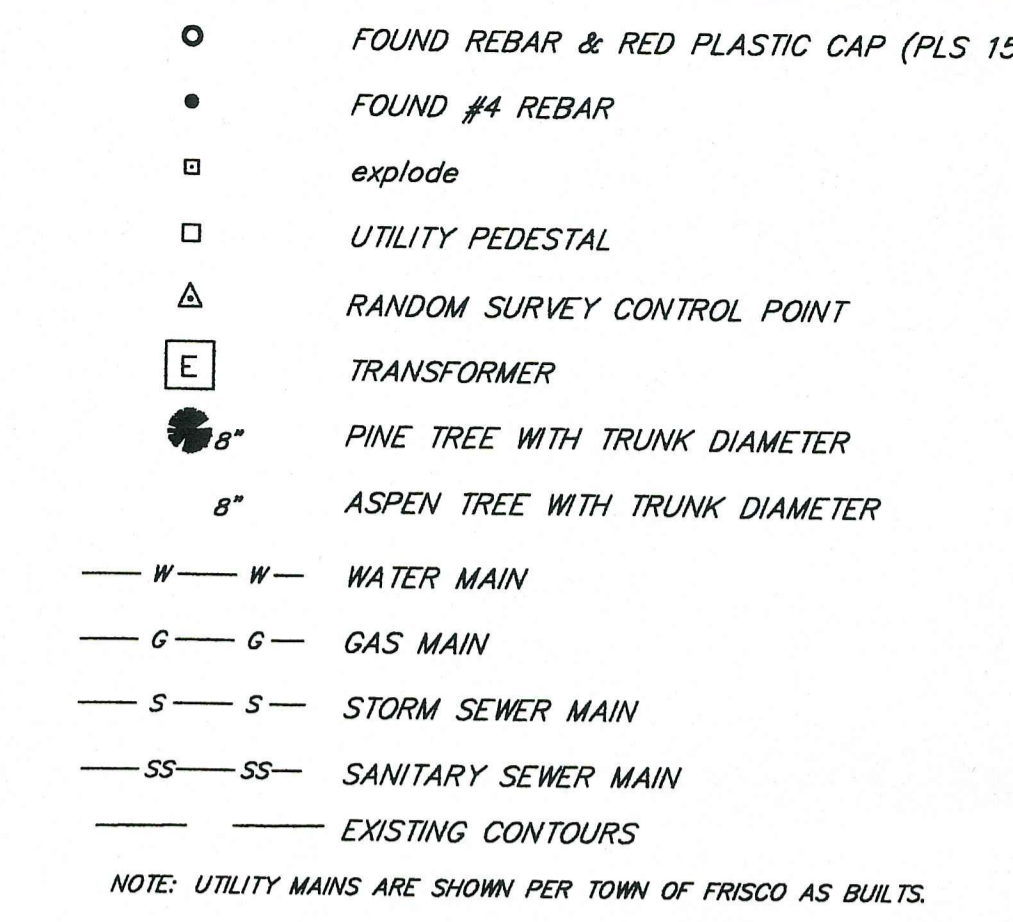
C:\projects\15\151101\151101Site Plan 2004.dwg, 1/29/2018 6:03:23 AM

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT; IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

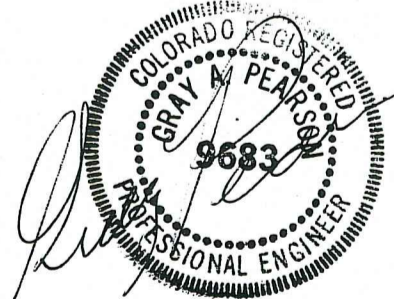
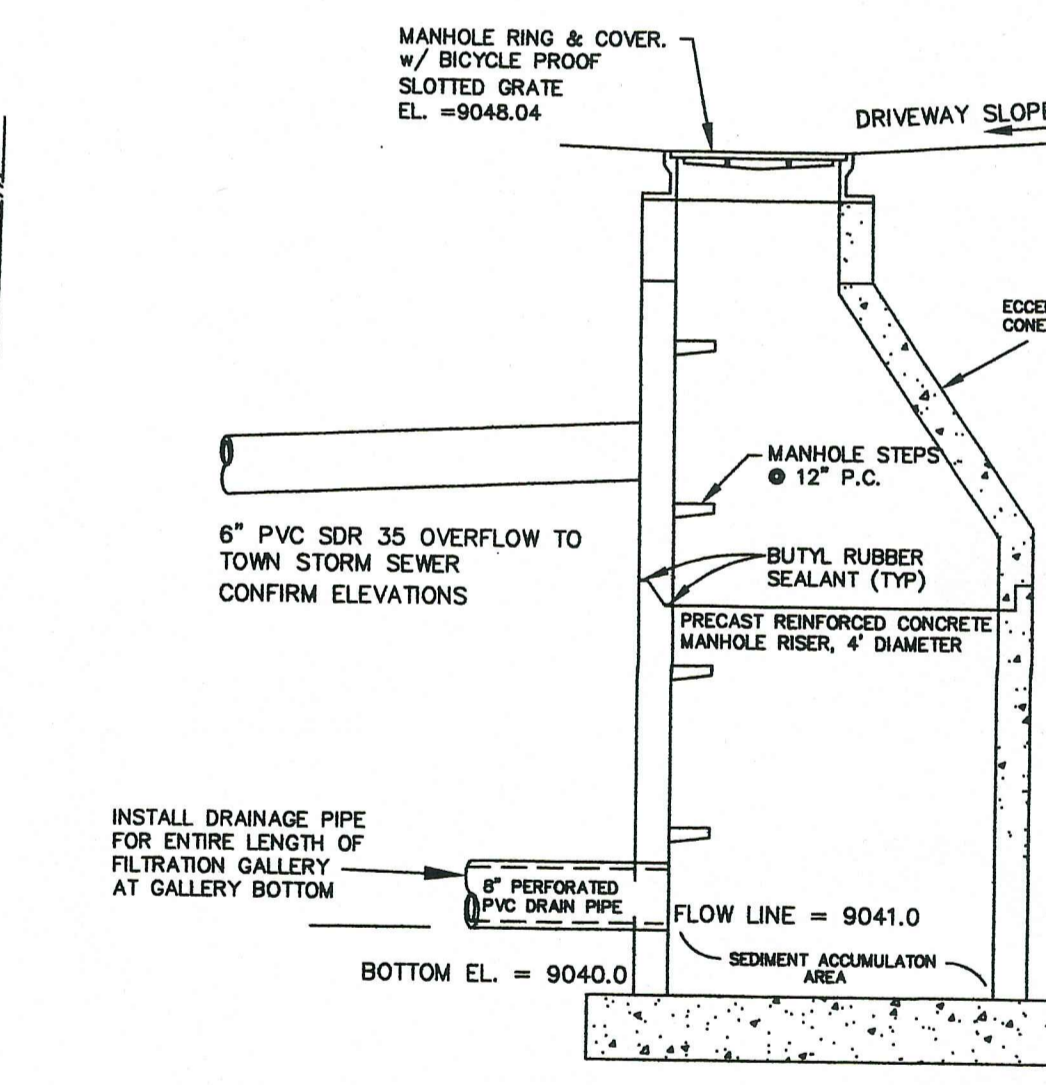
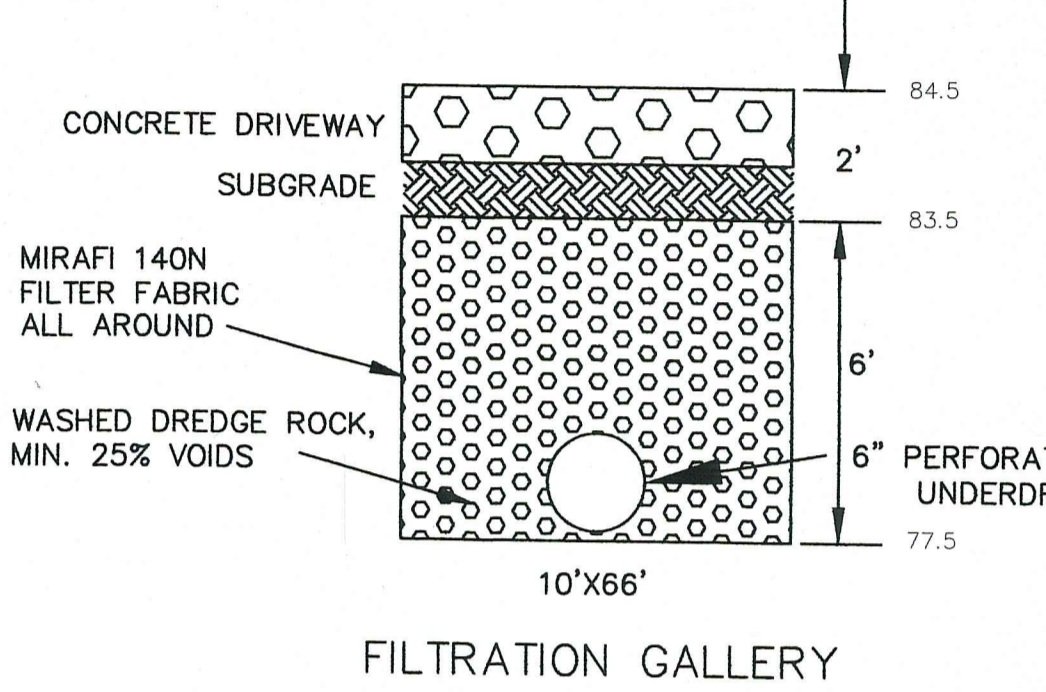
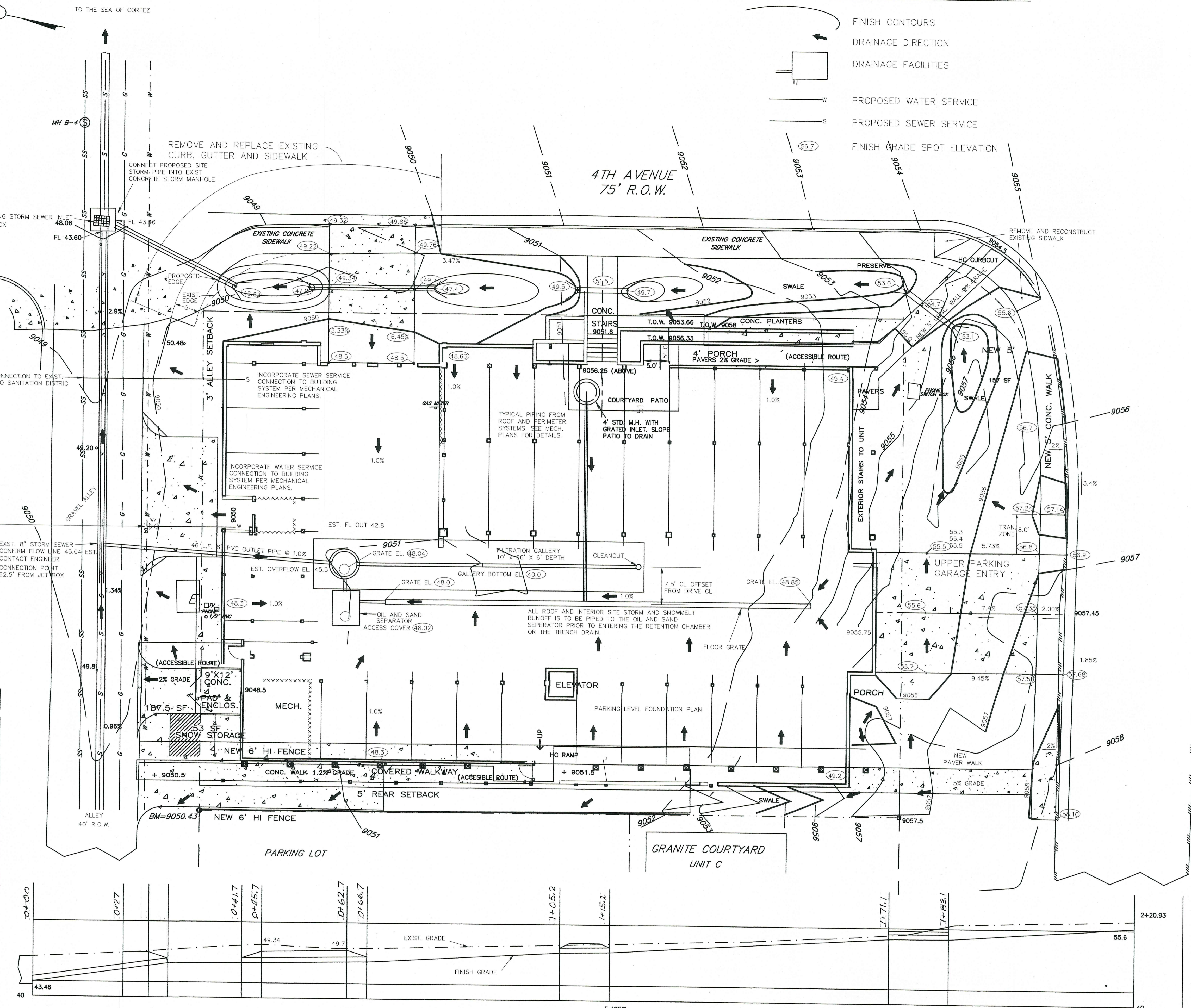
DRAINAGE LEGEND



SURVEYOR'S LEGEND



NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS.



NOTES:
 1) ALL JOINTS BETWEEN MANHOLE SECTIONS, MANHOLE RING & TOP SECTION, & AROUND SEWER PIPE INTO MANHOLE SHALL BE WATER-TIGHT.
 2) ALL STEPS SHALL BE A MINIMUM OF 12" AND A MAXIMUM OF 16" SPACING.

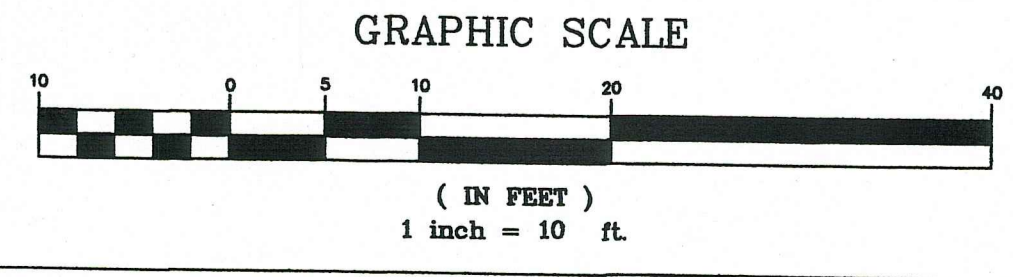
DATE OF FIELD SURVEY: 11/30/06

GRADING & DRAINAGE PLAN

GRANITE STREET STATION

DRAWING #	151101CheckPrint	DATE	0-0
DRAWN BY	GAP	SCALE	1" =
FIELD BOOK	NA	SHEET	C-
LOTS 21-24, BLOCK 9, FRISCO TOWN SITE AMENDED SUMMIT COUNTY, COLORADO			

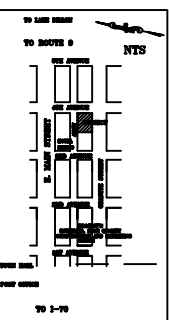
PEARSON ENGINEERING, INC.
 1108 Royal Buffalo Drive
 P.O. BOX 1908, FRISCO, CO 80445
 970 668 5067



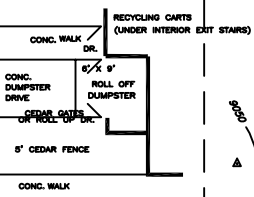
LOTS 3-5
RAINBOW COURT

LOTS 6-7
HOTEL FRISCO

LATEST REVISION 01-2



VICINITY MAP



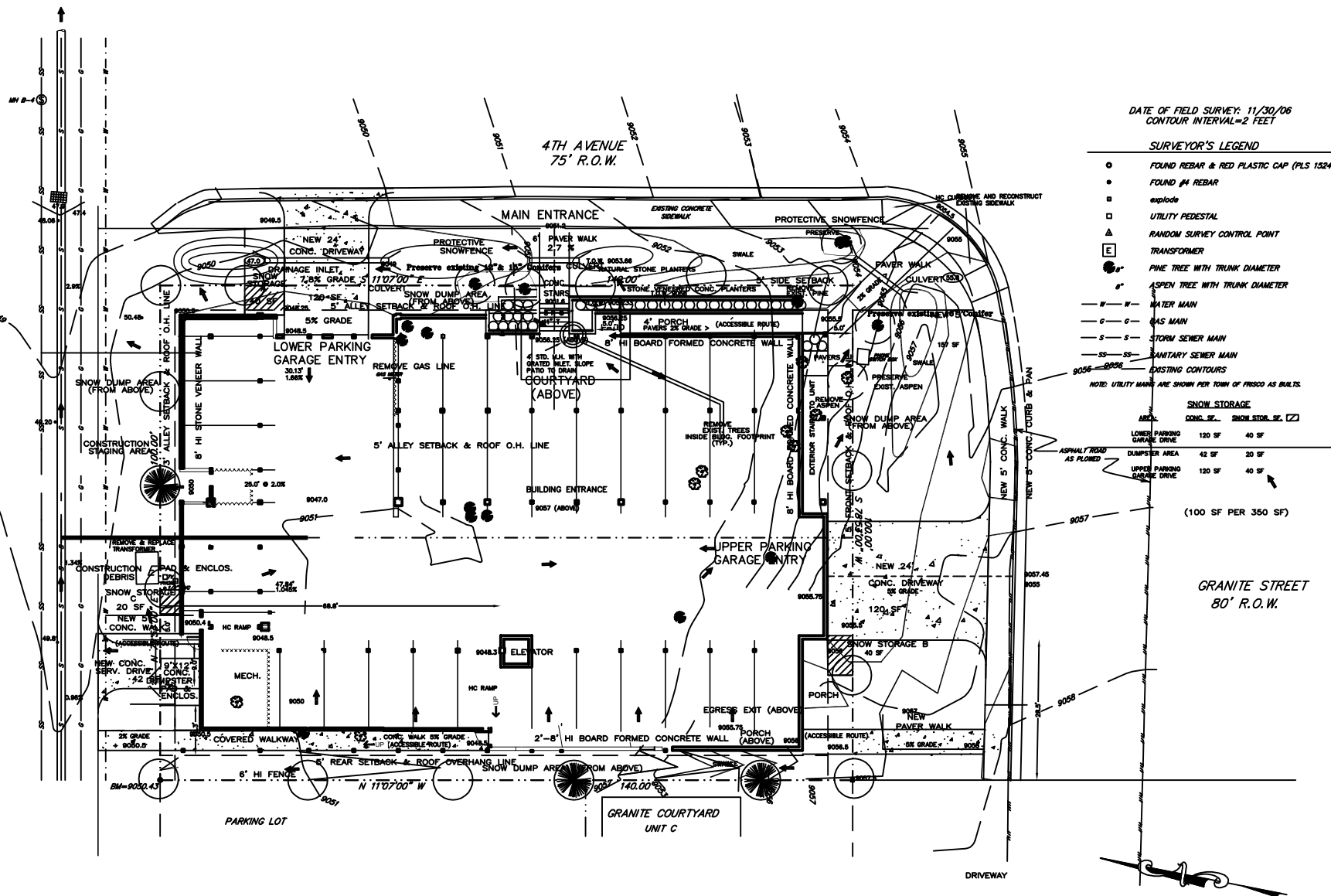
DUMPSTER ENCLOSURE

LOTS 3-5 RAINBOW COURT

SNOW STORAGE

AREA	CONC. SF	SNOW STOR. SF
A	120 SF	40 SF
B	120 SF	40 SF
C	60 SF	20 SF

LOTS 6-7 HOTEL FRISCO



DATE OF FIELD SURVEY: 11/30/06
CONTOUR INTERVAL=2 FEET

SURVEYOR'S LEGEND

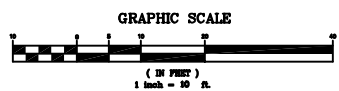
- FOUND REBAR & RED PLASTIC CAP (PLS 15242)
 - FOUND #4 REBAR
 - explode
 - UTILITY PEDESTAL
 - △ RANDOM SURVEY CONTROL POINT
 - ⊞ TRANSFORMER
 - PINE TREE WITH TRUNK DIAMETER
 - ASPEN TREE WITH TRUNK DIAMETER
 - W — W WATER MAIN
 - G — G GAS MAIN
 - S — S STORM SEWER MAIN
 - SS — SS SANITARY SEWER MAIN
 - — — — — EXISTING CONTOURS
- NOTE: UTILITY MARKS ARE SHOWN PER TOWN OF FRISCO AS BUILTS.

SNOW STORAGE

AREA	CONC. SF	SNOW STOR. SF
LOWER PARKING GARAGE DRIVE	120 SF	40 SF
DUMPSTER AREA	42 SF	20 SF
UPPER PARKING GARAGE DRIVE	120 SF	40 SF

(100 SF PER 350 SF)

GRANITE STREET
80' R.O.W.

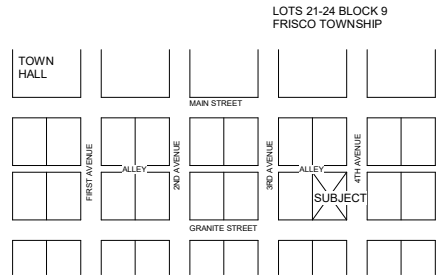


ARCHITECTURAL
INNOVATORS
INC.
Box 30 Idaho Springs, Co 80402
303-567-0100

VISTAS ON GRANITE STREET
FRISCO, COLORADO

DATE	11/30/06
SCALE	1" = 10'

OWNER: _____
COLL: _____
DRAWING TITLE: _____



PROJECT OWNER:
E2 MH LLC
 BOX 609
 LOUISVILLE, NC. 27023

CONTRACTOR:
CAMPBELL CONSTRUCTION
 BOX 4272
 FRISCO, CO. 80443
 970-389-7246

SITE DATA:
 SITE AREA: 14,000 SF .32 ACRE
 PARKING GARAGE AREA: 11,643 SF
 LOT COVERAGE: 84 %

GARAGES: TYPE III CONSTRUCTION
 RESIDENTIAL: TYPE IV CONSTRUCTION

PARKING:

MARKET UNITS:
 5-3 BED. @ 3 SPACES/UNIT = 15

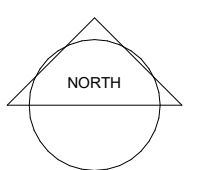
BONUS UNITS:
 2-3 BED @ 3 SPACES/UNIT = 6
 3-2 BED @ 2 SPACES/UNIT = 6

DEED RESTRICTED UNITS:
 5-2 BED @ 2 SPACES = 10
 TOTAL PARKING REQ. RESIDENT = 37 SPACES

1/5 UNITS GUEST = 3 GUEST SPACES
 1/25 = 2 HC SPACES

TOTAL PARKING REQUIRED = 42 SPACES
 TOTAL PARKING PROVIDED :
 32 LOWER + 10 UPPER LEVEL = 42 SPACES

LOWER LEVEL PARKING: 11,643 SF
 UPPER LEVEL PARKING: 2,753 SF
 TOTAL PARKING: 14,393 SF



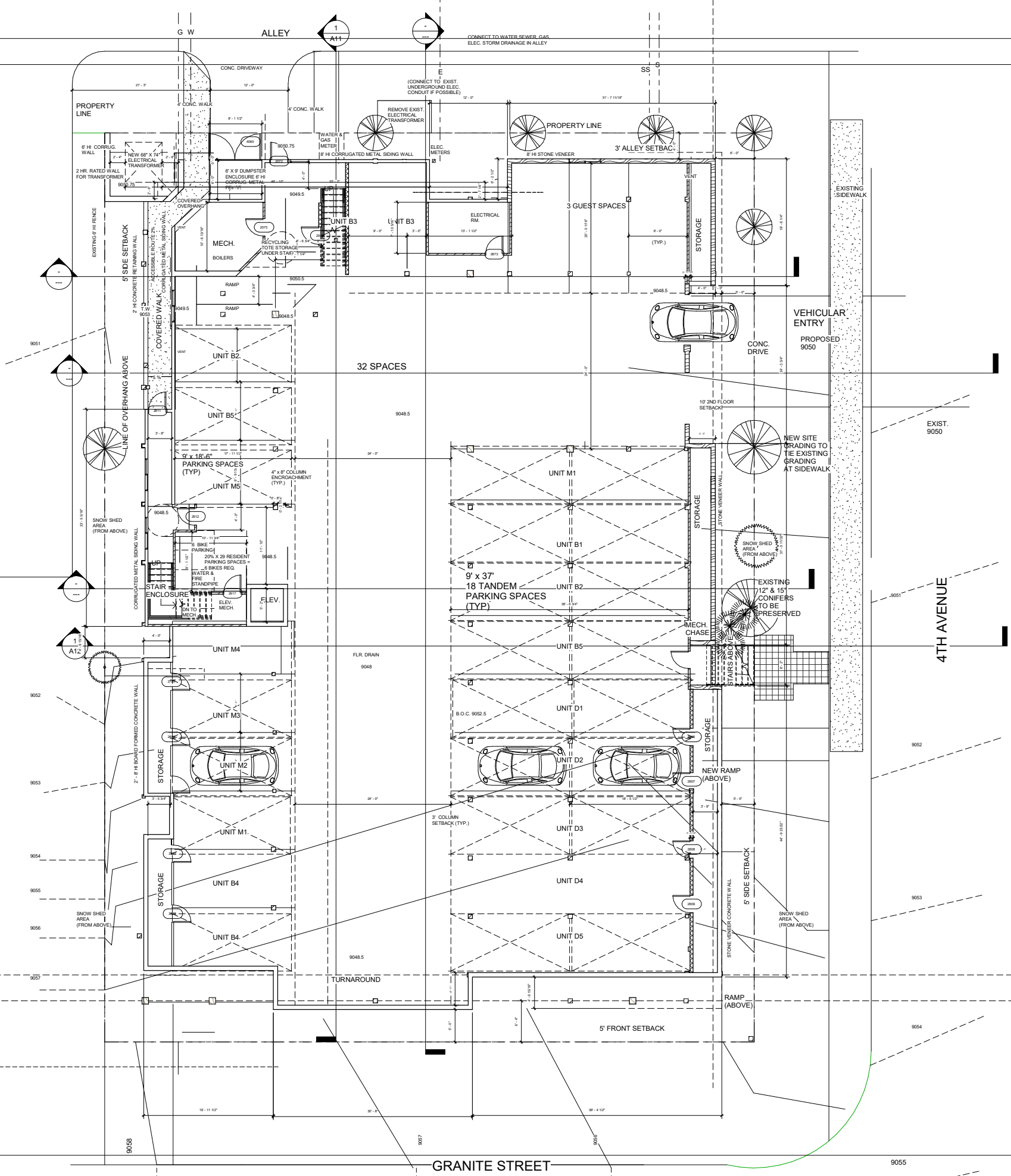
0 5 10 20 30

SCALE: 1/8" = 1'-0"

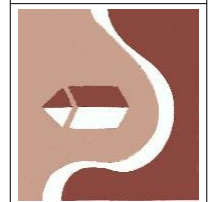
LOWER GARAGE LEVEL

EXISTING PARKING LOT

EXISTING 2 STORY TOWNHOMES



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 BOX 30
 IDAHO SPRINGS, CO. 80452
 303-567-0100



VISTAS ON GRANITE ST.
 165 S. 4TH AVENUE
 FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Lower Level Garage

Project number: Project Number
 Date: 2/1/18
 Drawn by: Author
 Checked by: Checker

A1

Scale: 1/8" = 1'-0"

2/1/2018 4:07:59 PM

MAIN FLOOR DATA:

	INTERIOR SPACE	EXTERIOR SPACE
UNIT D1 DEED RESTRICTED 2 BED	1130 SF	58 SF
UNIT D2 DEED RESTRICTED 2 BED	1130 SF	58 SF
UNIT D3 DEED RESTRICTED 2 BED	1130 SF	58 SF
UNIT D4 DEED RESTRICTED 2 BED	1130 SF	65 SF
UNIT B1 BONUS 2 BED	1300 SF	224 SF
SUBTOTAL FOR SALE AREA:	5820 SF	945 SF
COURTYARD		945 SF
CORRIDOR	691 SF	
TOTAL AREA:	6511 SF	1408 SF

ALLOWABLE BONUS UNIT = 1130 DEED RESTRICTED UNIT X 15% = 1300 SF

SECOND FLOOR DATA:

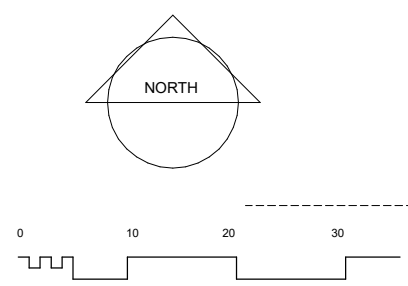
	EXTERIOR SPACE
TOTAL FOR SALE:	7819 SF
CORRIDOR:	747 SF
TOTAL AREA:	8566 SF

THIRD FLOOR DATA:

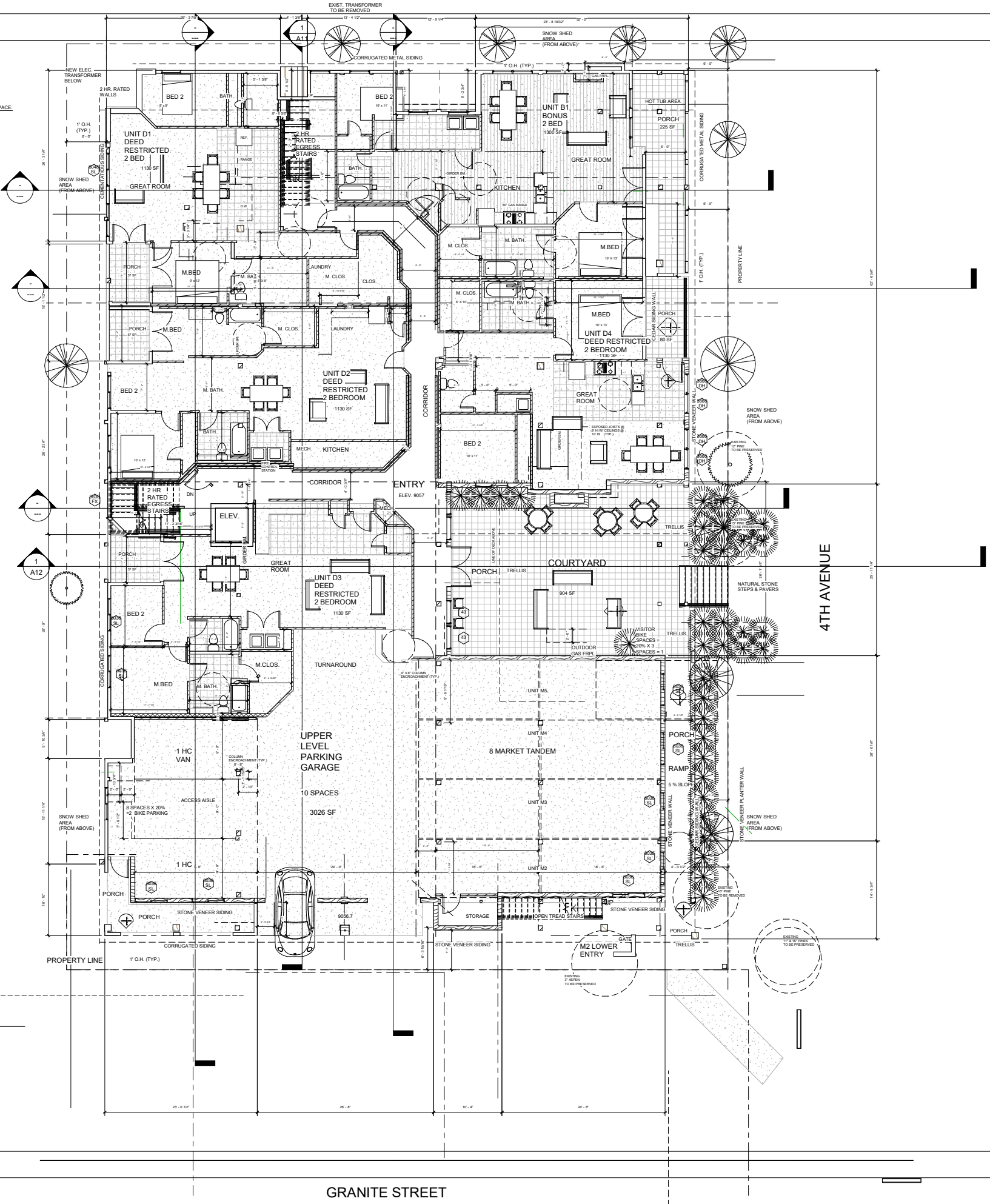
TOTAL FOR SALE:	7993 SF	2769 SF
COMMON AREA:	622 SF	
TOTAL AREA:	8615 SF	
TOTAL FOR SALE AREA:	21,632 SF	
TOTAL AREA:	23,011 SF	6091 SF

TOTAL BULK PLANE ENCROACHMENT:
TOTAL COURTYARD AREA

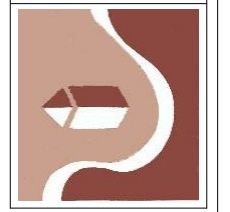
NEIGHBORING TOWNHOUSES



MAIN LEVEL PLAN



ARCHITECTURAL
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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
Main Floor Plan

Project number	Project Number
Date	2/1/18
Drawn by	Author
Checked by	Checker

A2

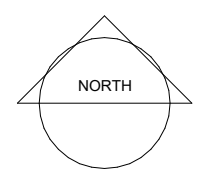
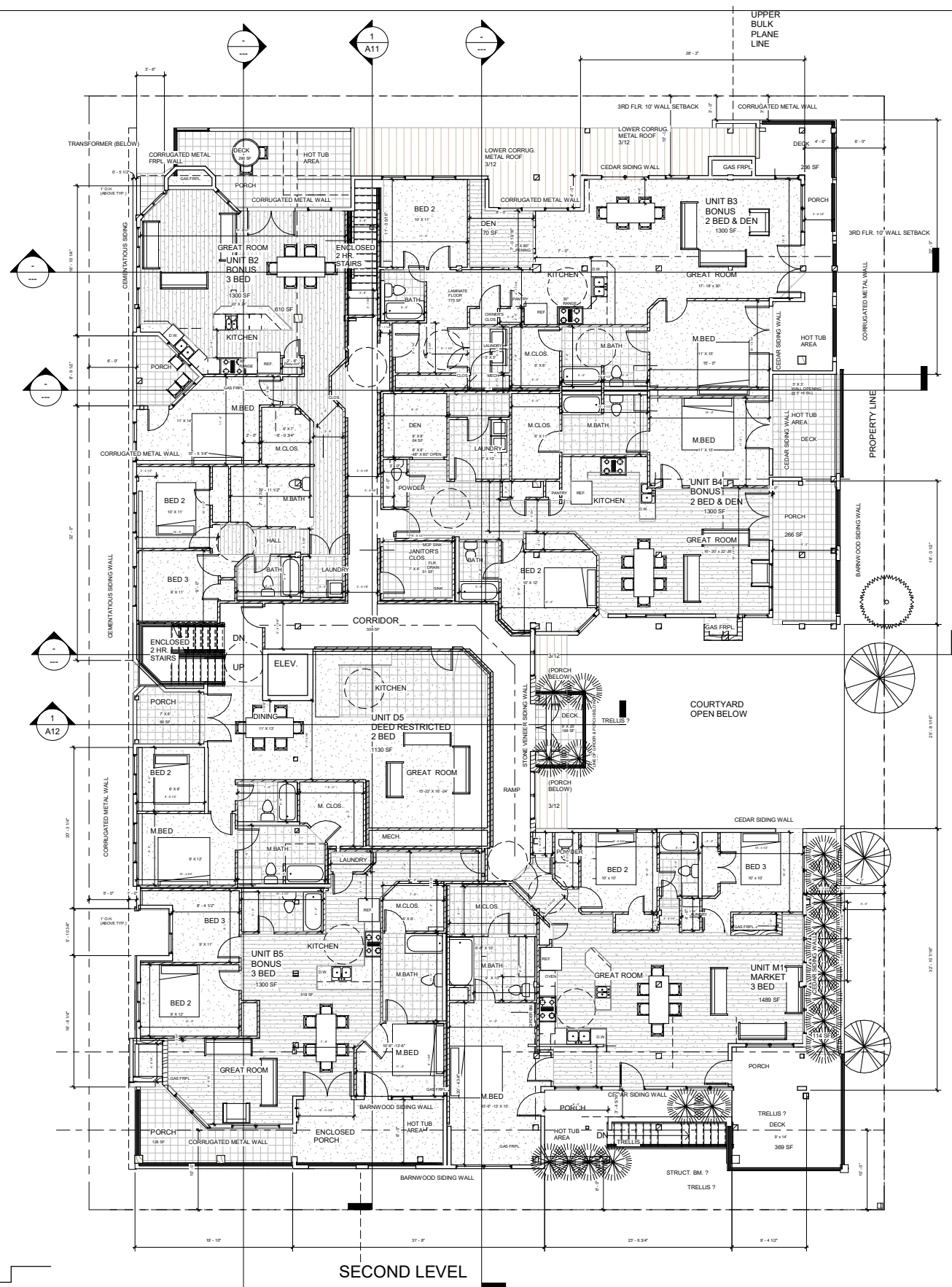
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GRANITE STREET

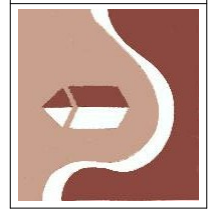
SECOND LEVEL DATA

	INTERIOR SF	EXTERIOR SF
UNIT 05 DEED RESTRICTED 2 BED	1130 SF	66 SF
UNIT B2 BONUS 3 BED	1300 SF	290 SF
UNIT B3 BONUS 2 BED & DEN	1300 SF	236 SF
UNIT B4 BONUS 2 BED & DEN	1300 SF	266 SF
UNIT B5 BONUS 3 BED	1300 SF	128 SF
UNIT M1 MARKET 3 BED	1489 SF	528 SF
TOTAL RESIDENTIAL	7819 SF	1514 SF
CORRIDORS & COMMON AREA	747 SF	
TOTAL	8566 SF	



① Level 2 South
1/8" = 1'-0"

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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Second Floor
Plan

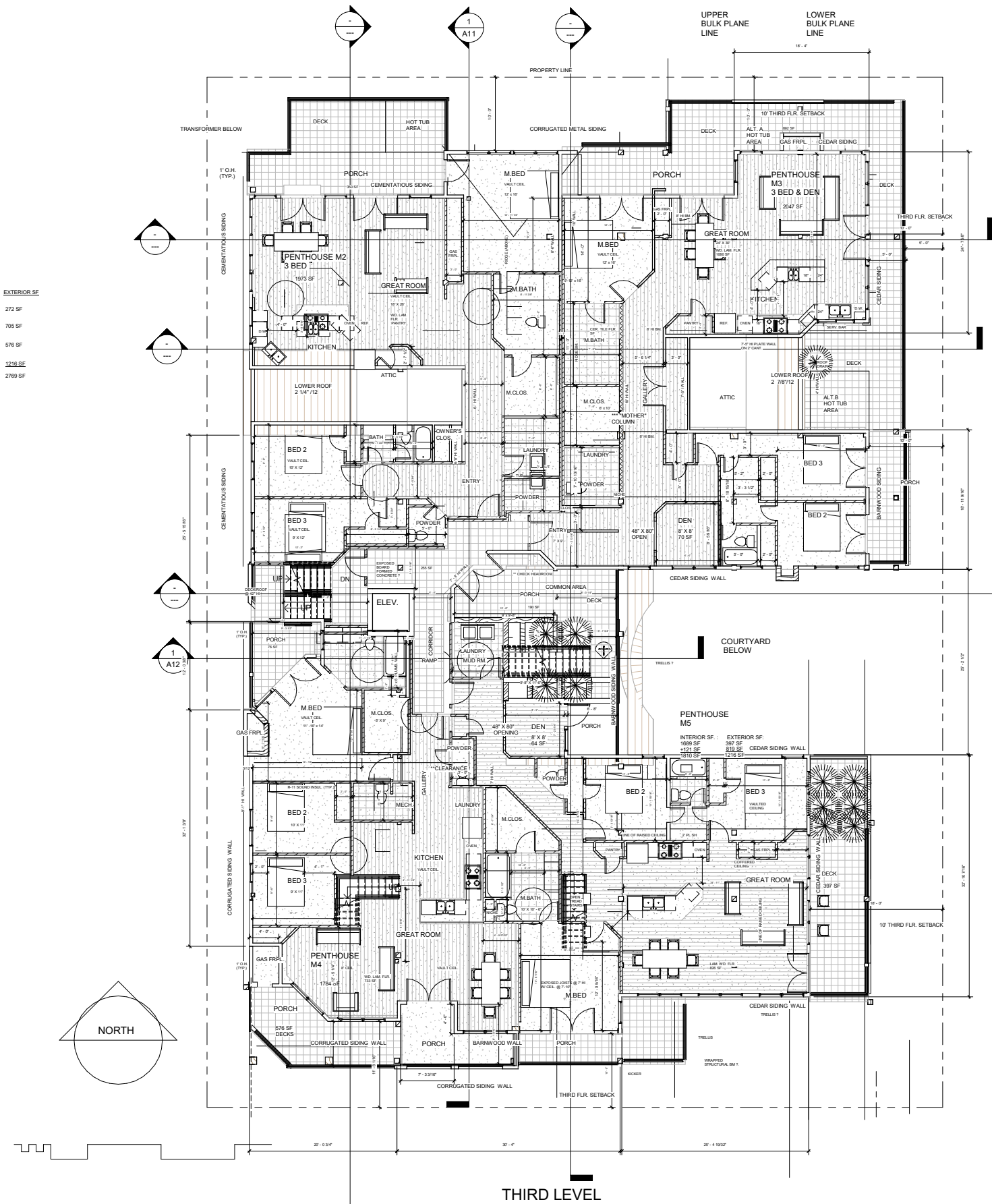
Project number	Project Number
Date	2/1/18
Drawn by	Author
Checked by	Checker

A3

Scale 1/8" = 1'-0"

THIRD LEVEL DATA

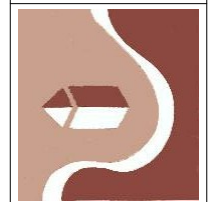
	INTERIOR SF	EXTERIOR SF
UNIT M2 MARKET PENTHOUSE 3 BED	1786 SF	272 SF
UNIT M3 MARKET PENTHOUSE 3 BED & DEN	2030 SF	705 SF
UNIT M4 MARKET PENTHOUSE 3 BED	1784 SF	576 SF
UNIT M5 MARKET PENTHOUSE 3 BED & DEN	1810 SF	1216 SF
TOTAL FOR SALE:	7411 SF	2769 SF
COMMON AREA PORCH & DECK:	307 SF	
CORRIDOR:	255 SF	
TOTAL:	7983 SF	



① Level 3 South
1/8" = 1'-0"

THIRD LEVEL

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303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

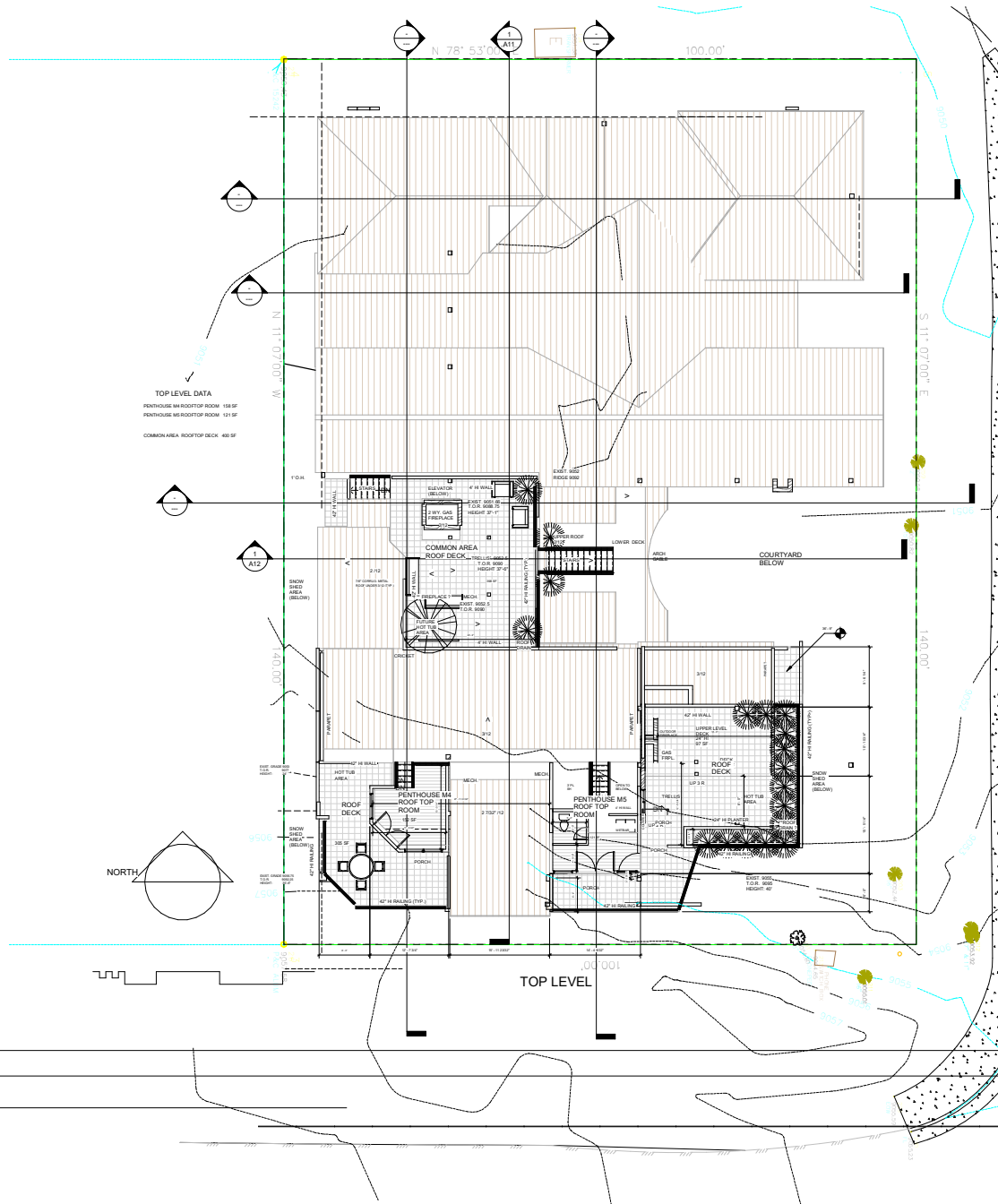
E2 MH LLC
Granite Station
Third Floor Plan

Project number	Project Number
Date	2/1/18
Drawn by	Author
Checked by	Checker

A4
Scale 1/8" = 1'-0"

2/1/2018 4:09:55 PM

Level 4
1/8" = 1'-0"



TOP LEVEL DATA
 PENTHOUSE M4 ROOF TOP ROOM 158 SF
 PENTHOUSE M5 ROOF TOP ROOM 131 SF
 COMMON AREA ROOF TOP DECK 400 SF

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 303-567-0100



VISTAS ON GRANITE ST.
 165 S. 4TH AVENUE
 FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
 Granite Station
 Top Floor Plan

Project number/Project Number
 Date 1/28/18
 Drawn by Author
 Checked by Checker

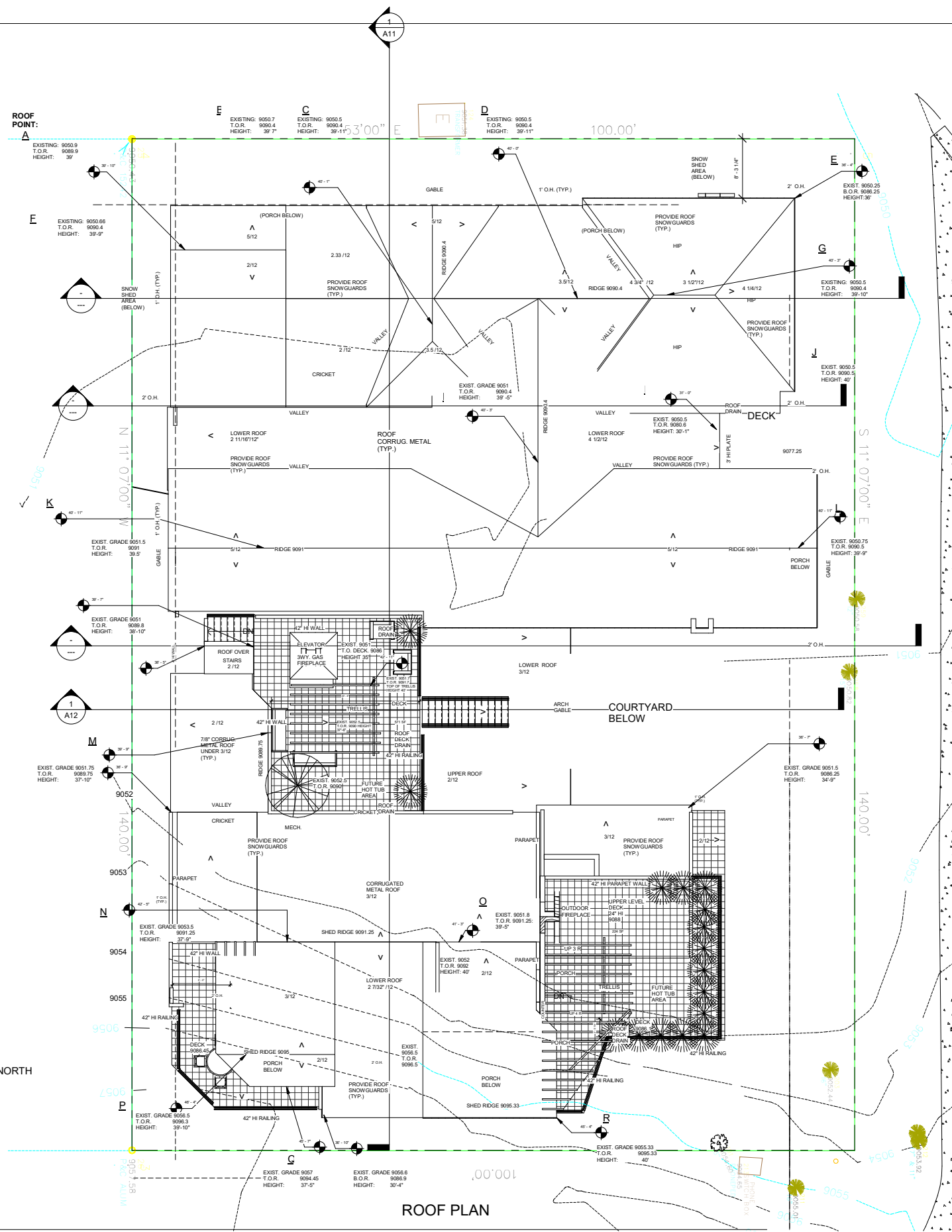
A5
 Scale 1/8" = 1'-0"

1/28/2018 9:00:31 AM

Roof Height Chart			
Roof Point	Natural Grade	Roof Height (USGS)	Roof Ht. from Natural Grade

A	9050.9	9090.9	39'-11"
B	9050.7	9090.4	39'-7"
C	9050.5	9090.4	39'-11"
D	9050.5	9090.4	39'-11"
E	9050.25	9086.25	36"
F	9050.66	9090.4	39'-9"
G	9050.5	9090.4	39'-10"
H	9051	9090.4	39'-5"
I	9050.5	9080.6	30'-1"
J	9050.5	9090.5	40'
K	9051.5	9091	39'-6"
L	9051.75	9090.5	39'-9"
M	9051.75	9089.75	37'-10"
N	9053.5	9091.25	37'-9"
O	9051.8	9091.25	39'-5"
P	9056.5	9096.3	39'-10"
Q	9057	9094.45	30'-4"
R	9055.33	9095.33	40'

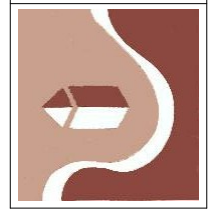
NOTE: THE EXISTING/PROPOSED GRADE AROUND THE BUILDING ARE MOSTLY THE SAME.



ROOF PLAN

① Roof - Duplicate with Detailing
1/8" = 1'-0"

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303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
Roof Plan

Project number Project Number
Date 2/1/18
Drawn by Author
Checked by Checker

A6

Scale 1/8" = 1'-0"

2/1/2018 4:10:46 PM



SOUTH ELEVATION - GRANITE STREET

1 South
1/8" = 1'-0"

SCALE: 1/8"=1'

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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
South Elevation

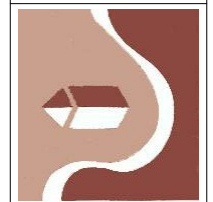
Project number/Project Number
Date 1/28/18
Drawn by Author
Checked by Checker

A7

Scale 1/8" = 1'-0"

1/28/2018 8:52:06 PM

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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443



NORTH ELEVATION
SCALE: 1/8" = 1'

① North
1/8" = 1'-0"

No.	Description	Date

E2 MH LLC
Granite Station
North Elevation

Project number	Project Number
Date	2/1/18
Drawn by	Author
Checked by	Checker

A8
Scale 1/8" = 1'-0"

2/1/2018 4:12:59 PM

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303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
East Elevation

Project number: Project Number
Date: 1/28/18
Drawn by: Author
Checked by: Checker

A9
Scale: 1/8" = 1'-0"

1/28/2018 8:17:38 AM



East
1/8" = 1'-0"

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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
West Elevation

Project number/Project Number
Date 2/1/18
Drawn by Author
Checked by Checker

A10
Scale 1/8" = 1'-0"

2/1/2018 1:30:42 PM



West
1/8" = 1'-0"

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303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

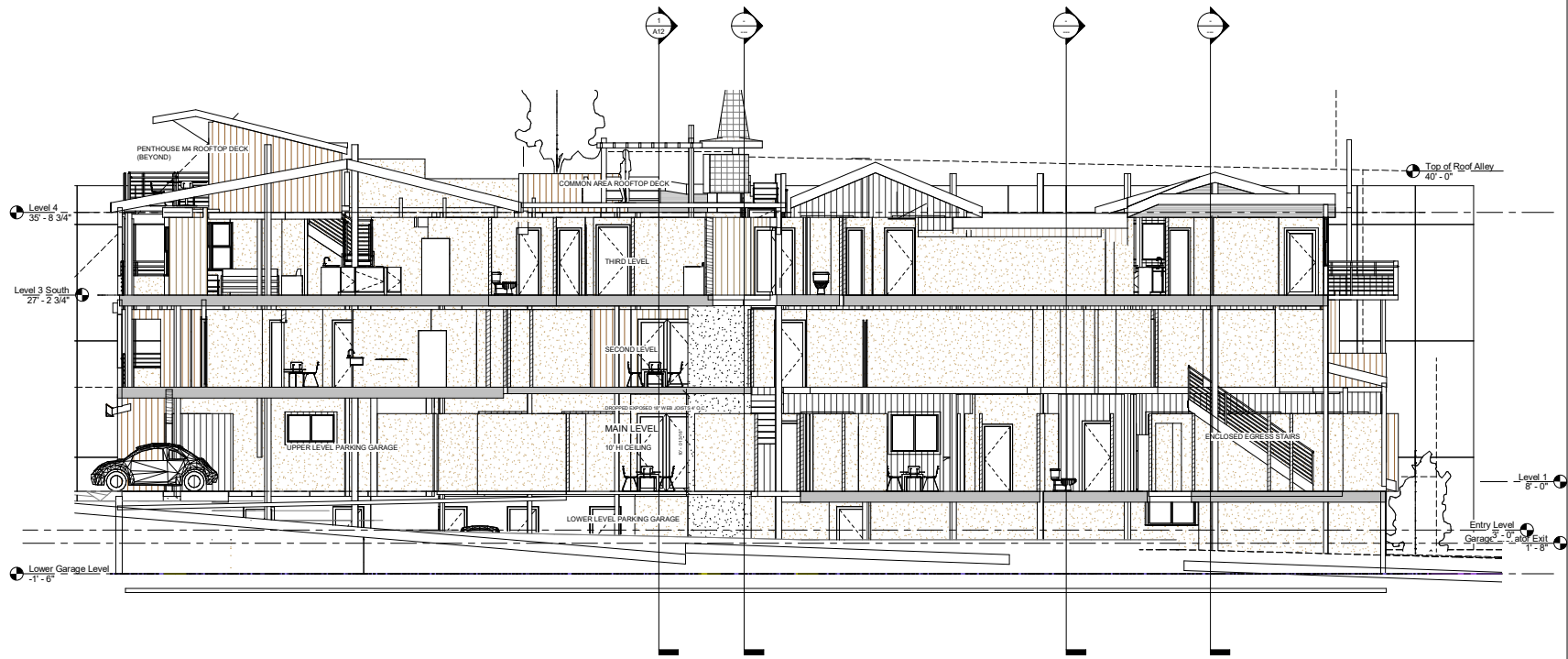
E2 MH LLC
Granite Station

Longitudinal
Section

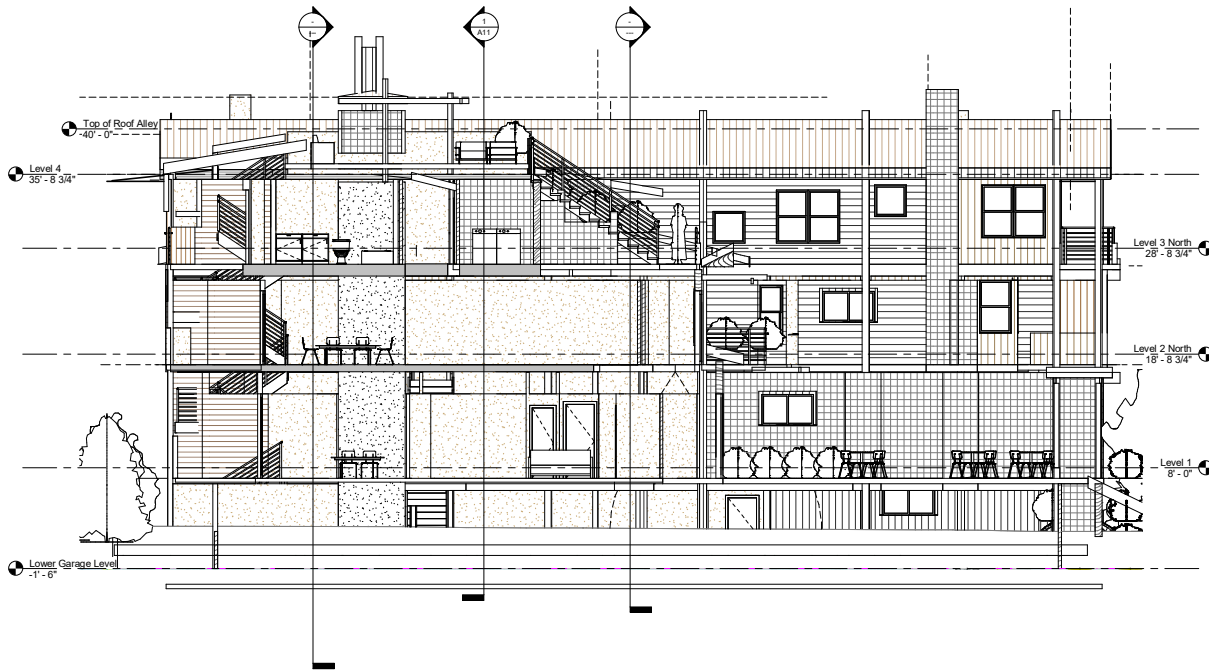
Project number: Project Number
Date: 1/28/18
Drawn by: Author
Checked by: Checker

A11
Scale: 3/16" = 1'-0"

1/28/2018 8:10:01 PM



1 Longitudinal
3/16" = 1'-0"



① Transverse Courtyard
3/16" = 1'-0"

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303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

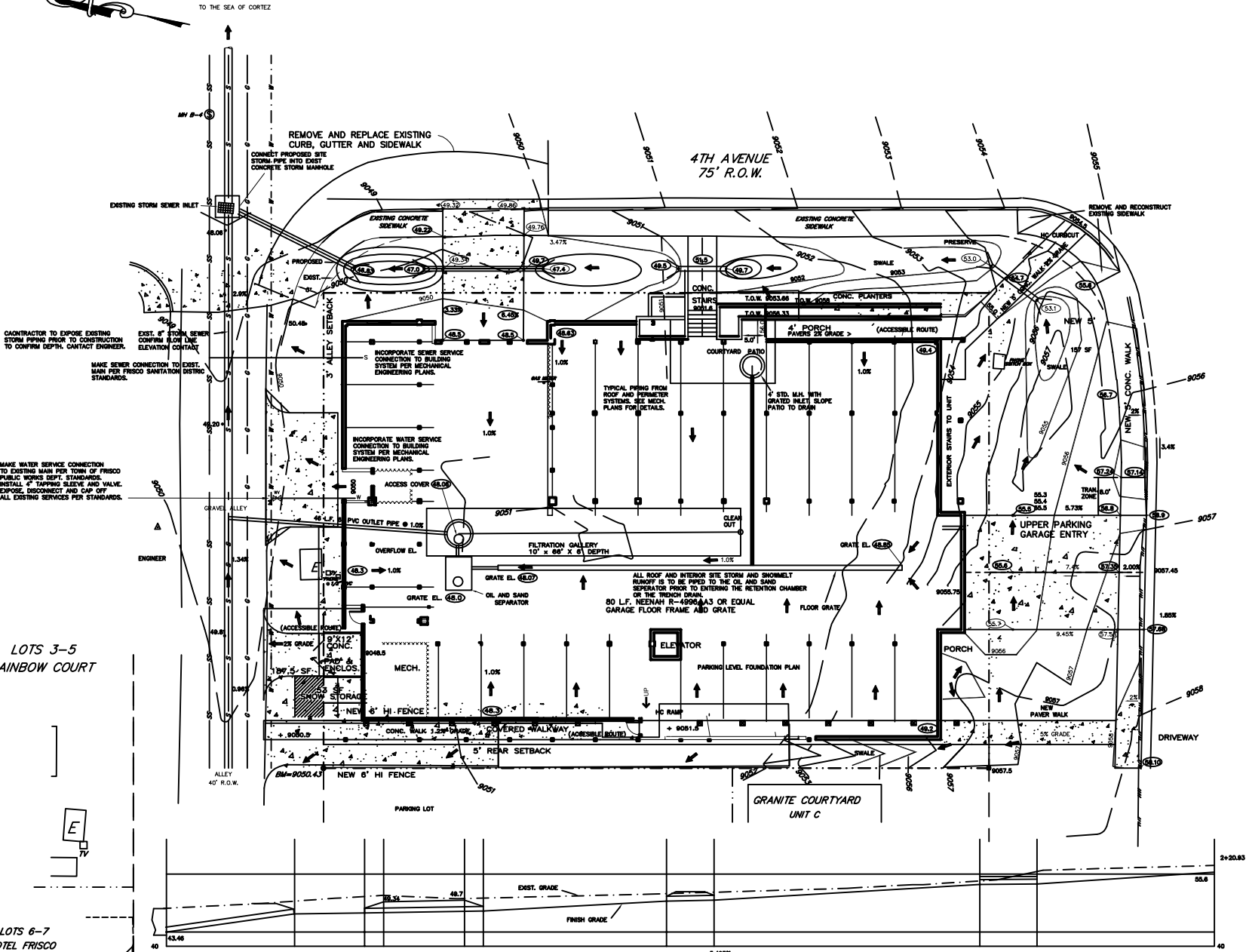
E2 MH LLC
Granite Station

Transverse
Section

Project number Project Number
Date 1/26/18
Drawn by Author
Checked by Checker

A12
Scale 3/16" = 1'-0"

1/26/2018 10:20:45 AM



LOTS 3-5
RAINBOW COURT

LOTS 6-7
HOTEL FRISCO

SURVEYOR'S LEGEND

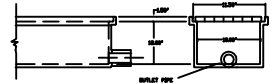
- FOUND REBAR & RED PLASTIC CAP (PLS 15242)
- FOUND #4 REBAR
- explode
- UTILITY PEDESTAL
- △ RANDOM SURVEY CONTROL POINT
- [E] TRANSFORMER
- PINE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER

- W — WATER MAIN
- G — GAS MAIN
- S — STORM SEWER MAIN
- SS — SANITARY SEWER MAIN
- — — — — EXISTING CONTOURS

NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS.

DRAINAGE LEGEND

- — — — — FINISH CONTOURS
- DRAINAGE DIRECTION
- DRAINAGE FACILITIES
- W — PROPOSED WATER SERVICE
- S — PROPOSED SEWER SERVICE
- (ELEV.) FINISH GRADE SPOT ELEVATION



TRENCH BOTTOM TO BE CAST-IN-PLACE CONCRETE SLOPED TO DRAIN TO THE NORTH. CENTER ON DRIVE ISLE.

DATE OF FIELD SURVEY: 11/30/06
CONTOUR INTERVAL=2 FEET

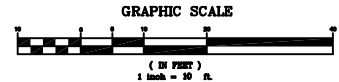
DRAINAGE PLAN

VISTAS ON GRANITE STREET

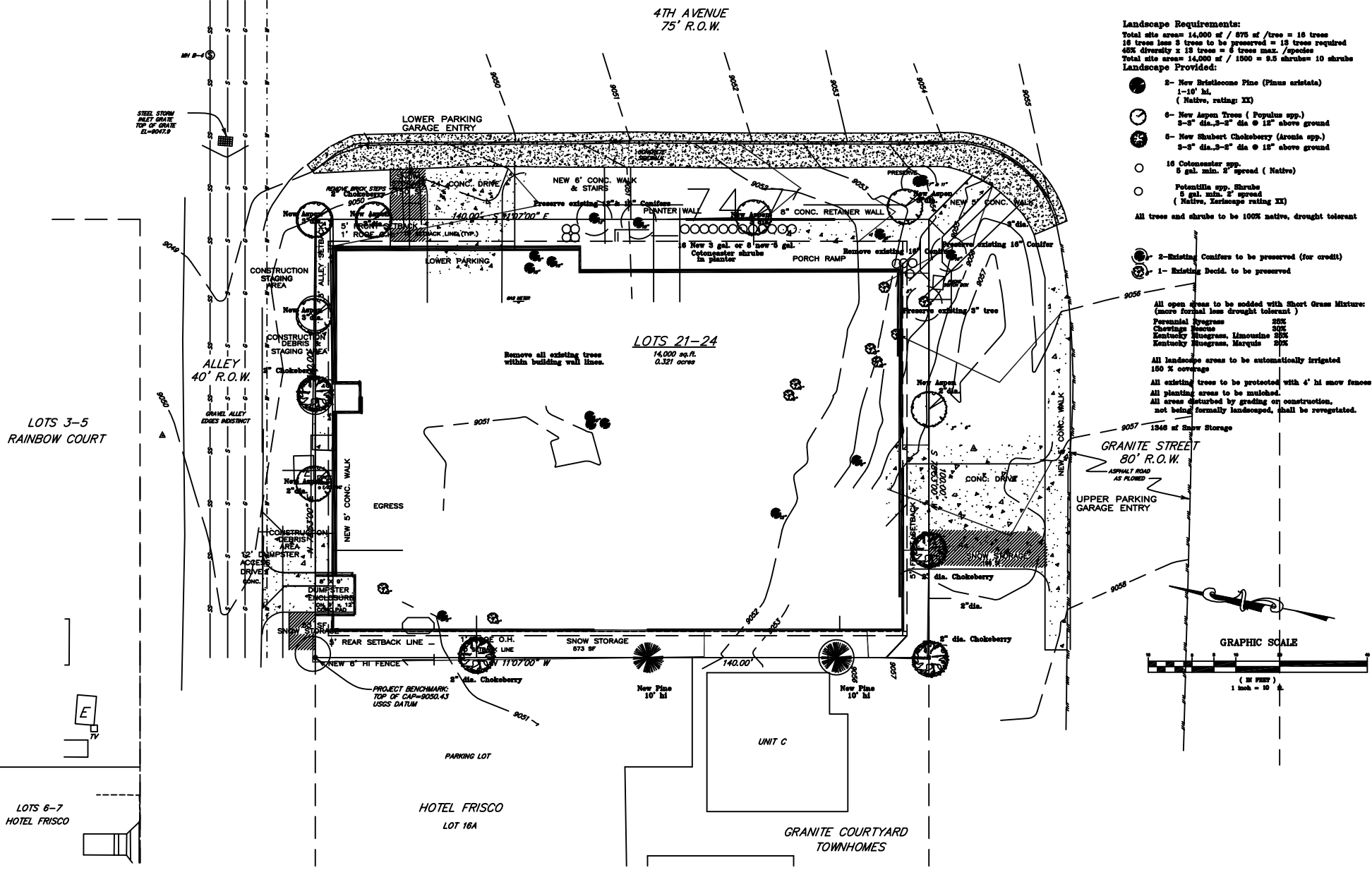
LOTS 21-24, BLOCK 9,
FRISCO TOWN SITE AMENDED
SUMMIT COUNTY, COLORADO

DRAWING # 1511016
DRAWN BY GMP
FIELD BOOK NA

DATE: 0-0-0
SCALE: 1" = 10'
SHEET: C-1

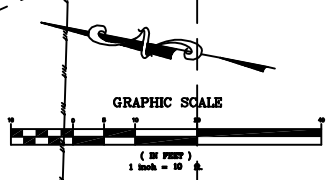


PEARSON ENGINEERING, INC.
1028 Royal Palfrey Drive
P.O. BOX 1908, FRISCO, CO 80449
P703.665.9037



- Landscape Requirements:**
 Total site area = 14,000 sq ft / 875 sq ft/tree = 16 trees
 16 trees less 3 trees to be preserved = 13 trees required
 45% diversity ± 18 trees = 6 trees max. / species
 Total site area = 14,000 sq ft / 1000 = 9.5 shrubs = 10 shrubs
Landscape Provided:
- 2- New Bristolcone Pine (Pinus aristata) 1-10' ht (Native, rating: XX)
 - 6- New Aspen Trees (Populus spp.) 3-3" dia. 3-2" dia @ 12" above ground
 - 6- New Shubert Chokeberry (Aronia spp.) 3-3" dia. 3-2" dia @ 12" above ground
 - 16 Cotoneaster spp. 5 gal. min. 2" spread (Native)
 - Potentilla spp. Shrubs 5 gal. min. 2" spread (Native, Xeriscape rating: XX)
- All trees and shrubs to be 100% native, drought tolerant
- 2- Existing Conifers to be preserved (for credit)
 - 1- Existing Decid. to be preserved

- All open areas to be seeded with Short Grass Mixture: (more formal less drought tolerant)
- Perennial Ryegrass 20%
 - Chowdhury Ryegrass 20%
 - Kentucky Bluegrass, Limousine 20%
 - Kentucky Bluegrass, Marquis 20%
- All landscape areas to be automatically irrigated 100% coverage
- All existing trees to be protected with 4' ht snow fences
- All planting areas to be mulched.
- All areas disturbed by grading or construction, not being formally landscaped, shall be revegetated.



ARCHITECTURAL INNOVATORS INC.	GRANITE STREET STATION			FRISCO, COLORADO			
Box 30 Idaho Springs, CO 80402 303-567-8100 COPYRIGHT 2015 M. CASDOR ARCHITECT CO. 400735	DATE: 12/2/15	DATE: 12/2/15	DATE: 12/2/15	DATE: 12/2/15	DATE: 12/2/15	DATE: 12/2/15	DATE: 12/2/15
DRIVER: _____	COLL: _____	DRAWING TITLE: _____	LANDSCAPE PLAN				
SHEET NO. _____	- 1 - REV. _____						



Granite and 4th Birdseye

ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

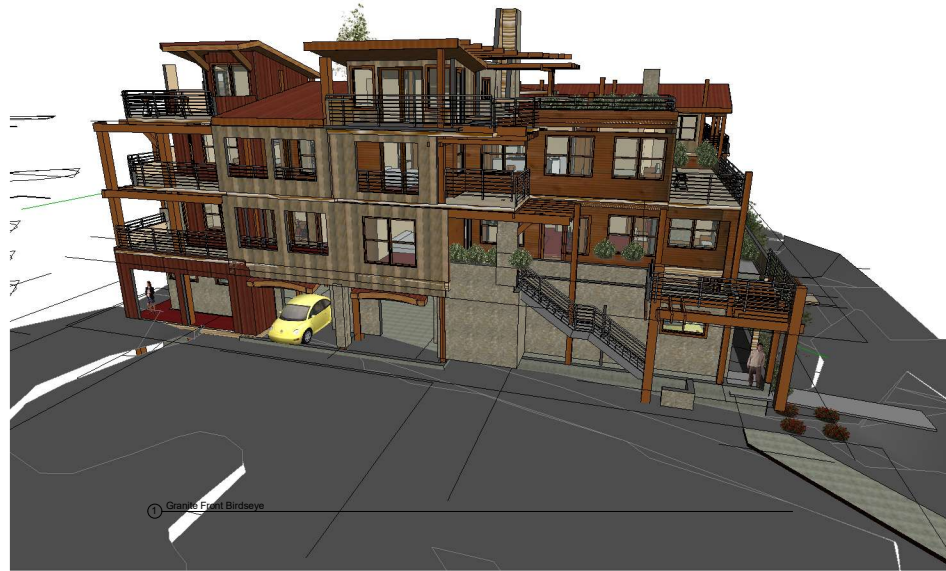
E2 MH LLC
Granite Station
Granite and 4th
Birdseye

Project numberProject Number
Date 1/26/18
Drawn by Author
Checked by Checker

P-1

Scale

1/26/2018 12:23:00 PM



1 Granite Front Birdseye

ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
Granite Front

Project number/Project Number
Date 1/28/18
Drawn by Author
Checked by Checker

P-2

Scale

1/28/2018 2:22:42 PM



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IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Granite and 4th
Pedestrian Level

Project number/Project Number
Date 1/28/18
Drawn by Author
Checked by Checker

P-3
Scale

1/28/2018 8:24:16 PM



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303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

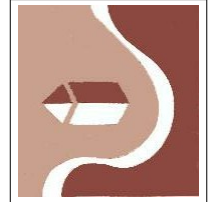
E2 MH LLC
Granite Station
4th Avenue

Project number/Project Number
Date 1/26/18
Drawn by Author
Checked by Checker

P-4
Scale



ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Alley

Project numberProject Number
Date 2/1/18
Drawn by Author
Checked by Checker

P-5

Scale



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303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Granite and
Townhouse
Neighbor

Project: Granite Station
Date: 1/20/18
Drawn by: Author
Checked by: Checker

P-6
Scale

1/20/2018 10:28:02 AM



① Granite and 4th Birdseye Bulkplane

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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Granite & 4th
Bulkplane

Project numberProject Number

Date 1/28/18

Drawn by Author

Checked by Checker

P-7

Scale

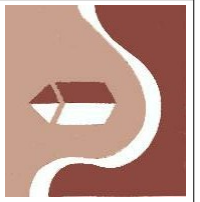
1/28/2018 10:28:47 PM



① Fourth Avenue Bulkplane

FOURTH AVENUE BULKPLANE

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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Fourth Avenue
Bulk Plane

Project numberProject Number
Date 2/1/18
Drawn by Author
Checked by Checker

P-8

Scale



① Courtyard Pedestrian

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VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Courtyard
Pedestrian View

Project number/Project Number
Date 1/26/18
Drawn by Author
Checked by Checker

P-9

Scale



① Courtyard Birdseye

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IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Courtyard
Birdseye

Project numberProject Number
Date 1/26/18
Drawn by Author
Checked by Checker

P-10
Scale