

April 19, 2018

BOULDER
ASSOCIATES

ARCHITECTS

Sarah Hoffman
Town of Frisco, Planning Division
1 East Main Street
Frisco, CO 80443

RE: Frisco Medical Office Building – Project Narrative

Dear Sarah,

Please find the following project narrative regarding the proposed development at the southeast corner of the intersection of Highway 9 & School Road. The lot is currently the site of the Summit Vista Professional Building and associated parking area on the west portion of the site, an existing parking lot along the east property line, and a scraped building pad and associated parking surfaces from a previously razed medical facility. The proposed development would be limited to the middle portion of the site where the scraped building pad and its parking exists today. The eastern parking lot is proposed to remain with maintenance and cosmetic improvements as appropriate. It is expected that the Summit Vista Building will be demolished once the proposed building is completed and occupied, but that demolition is not proposed in the scope of this application. For this reason, we are showing limited connections to the existing paving surfaces from the new construction, for emergency services only.

The proposed building is approximately 30,000 gross square feet and will be a multi-tenant office building. The first floor is anticipated to be medical office use. The calculations for lot coverage, square footage, and area are for the entirety of the site once the proposed construction is complete, as was requested by Town staff.

It is our understanding that the site is currently used for at least some medical office space, and that to proceed with this proposed development for additional medical office space, we will need to submit a Conditional Use application as well.

We look forward to discussing the project further with the planning commission as soon as possible.

Sincerely,
BOULDER ASSOCIATES, INC.



Jeff Beardsley, AIA
Senior Associate