

matthew stais architects

108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

memorandum

**to:** bill gibson  
senior planner  
town of frisco

**from:** matt stais

**date:** 26 april 2018

**project:** marina office building  
frisco bay marina  
frisco, colorado

**re:** project narrative

The Frisco Bay Marina and Waterfront Park is a well loved community asset and a key piece of Frisco's summer recreational scene. Initial facilities were established in the late 1980s and the usage has grown steadily over the years.

Offices currently occupy the historic Lund House, which was moved to the Marina circa 1998. Bathrooms and the Island Grill were added circa 2005. The existing offices are not adequate to serve current demand. The Town commissioned our design team to create a new facility in conjunction with a comprehensive update to the Marina Master Plan, a separate project currently under development, spearheaded by the office of Logan Simpson.

The master plan identified that the location of the existing boat ramp impedes pedestrian access to the waterfront, and suggested options to move the boat ramp and relocate a new office building. Frisco Town Council gave direction in March 2018 to relocate the boat ramp southward as part of a projected future dredging project known as 'the Big Dig'. Along with that direction, Council directed our team to locate the new office building east of the Lund House, deemed the best location for the long term future of the Marina.

The proposed office building is located east of the existing boat ramp. The new building will likely be completed before the boat ramp is moved, creating an 'interim condition' until the boat ramp is moved. Site and building design has taken both the interim and final conditions into consideration, as outlined in enclosed neighborhood maps and site plans.

Program for the proposed building includes expanded retail space, staff offices, bathroom facilities and support spaces. The proposed design is two story wood frame construction atop a concrete foundation and slab. Projected building area is 4,311 square feet; 3,040 on main floor and 1,271 on upper floor.

Main floor elevation of USGS 9025.00 has been established as one foot above FEMA flood plain level, which is the same elevation as the existing Lund House, for reference.

The building will feature decks, porches, stairs and ramps on all sides to welcome public access in both the interim and future site conditions. Preliminary exterior materials include natural wood siding with white trim, asphalt shingle roofs and exposed concrete foundations for at least the interim condition.

The Town has prioritized sustainability in all facets of project design, construction and operation to the greatest extent practicable for this project. The effective buildable area is small due to existing site constraints, limiting options in terms of solar orientation, but we will endeavor to include as much as possible. Inclusion of active solar systems will be a budgetary decision for the Owner, but the design will incorporate 'solar ready' options for mechanical and electrical systems so the town can easily add those at a later date if not installed as part of initial construction.

We envision executing an energy model to determine costs and benefits of mechanical and electrical systems with an eye towards life cycle cost analysis over the life of the building. The project will meet or exceed IECC and Green Globes levels as required by Town standards.

Landscape design is still under consideration, pending Town direction regarding grading and landscaping of interim site conditions.

Many project goals tie directly to principles outlined in the Frisco Community Plan. Final site conditions as outlined in the Marina Master Plan include several trail connections to the rec path and neighboring areas, strengthening pedestrian connections to connect the site more closely with Main Street, improved vehicular access including a dropoff for shuttle services, and more opportunities for the public to interact with the shoreline of Lake Dillon while enhancing the natural resources along the lake edge.

The proposed building is a key part of the evolution of the Frisco Bay Marina. While the interim site conditions provide a short term challenge, the Town has directed our team to focus on maximizing the Town return on investment for the long term.

We look forward to your comments.



# marina office building

frisco bay marina

frisco, colorado

## exterior material samples and colors

26 april 2018



← primary roof:  
asphalt shingles  
tamko heritage shingles  
black walnut



← primary siding:  
western red cedar shingles, 6" exposure  
sherwin williams semi-transparent stain  
SW 3513 spice chest



← fascia / soffit / trim / beams, posts, & rails:  
2x roughsawn cedar  
BM 2152-70 mayonnaise



← accent siding:  
englert standing seam panels, 12" wide  
slate blue



← window & door cladding:  
mill finished aluminum



← storefront:  
clear anodized aluminum



← foundation:  
exposed concrete



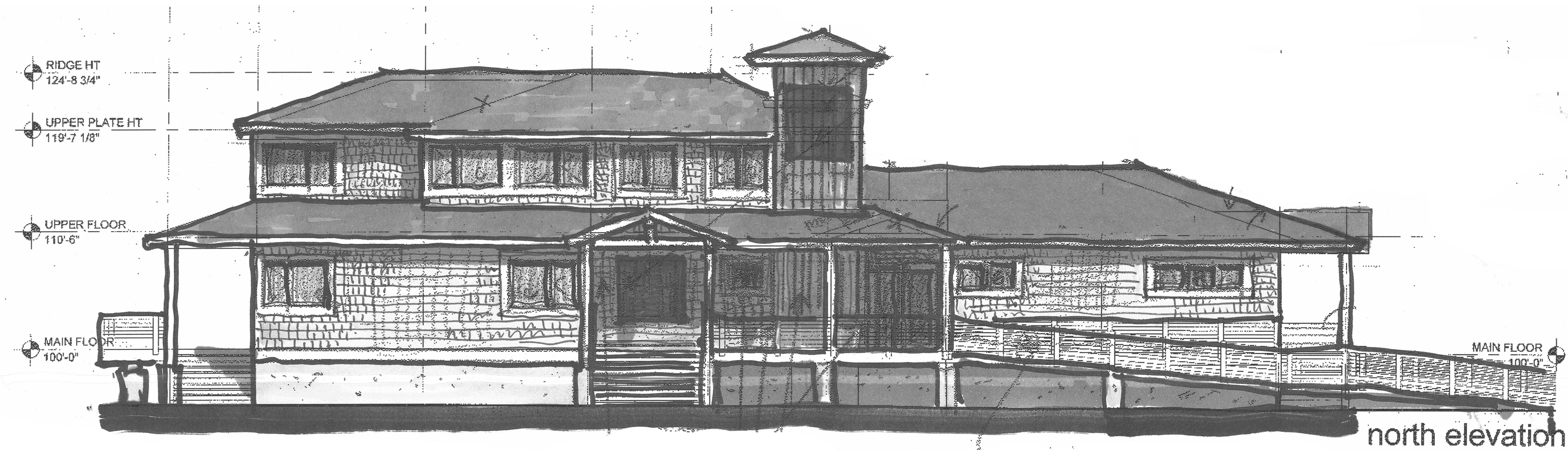


**matthew stais architects**  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

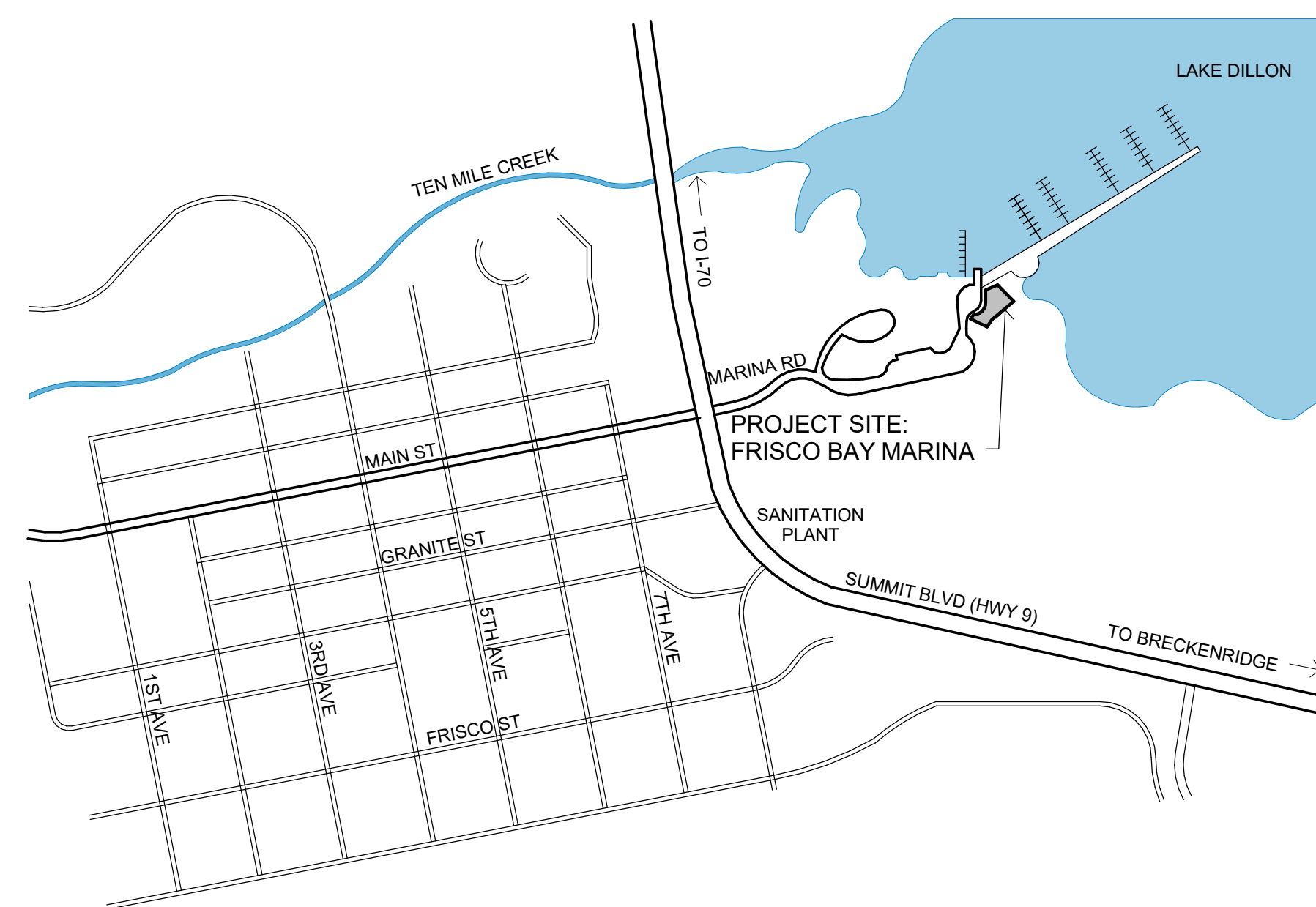
# MARINA OFFICE BUILDING

SKETCH PLAN SUBMITTAL

FRISCO BAY MARINA  
 FRISCO . COLORADO



## VICINITY MAP



## SHEET INDEX

- CS COVER SHEET
- A100 EXISTING NEIGHBORHOOD MAP
- A101 PROPOSED NEIGHBORHOOD MAP
- A102 FUTURE NEIGHBORHOOD MAP
- A103 CONCEPTUAL MARINA MASTER PLAN
- A110 EXISTING SITE PLAN
- A111 PROPOSED SITE PLAN
- A112 FUTURE SITE PLAN
- C101 PRELIMINARY DEEP UTILITY PLAN
- A211 MAIN FLOOR PLAN
- A212 UPPER FLOOR PLAN
- A220 ROOF PLAN
- A301 EXTERIOR ELEVATIONS
- A302 EXTERIOR ELEVATIONS
- A311 EXTERIOR PERSPECTIVES
- A312 EXTERIOR COLOR STUDIES - EXISTING GRADE
- A313 EXTERIOR COLOR STUDIES - FUTURE GRADE

## PROJECT TEAM

**OWNER:**  
 TOWN OF FRISCO  
 1 EAST MAIN ST  
 P.O. BOX 4100  
 FRISCO . CO . 80443  
 970.668.2559

**SURVEYOR:**  
 SCHMIDT LAND SURVEYING, INC.  
 P.O. BOX 5761  
 FRISCO . CO . 80443  
 970-409-9963

**CIVIL ENGINEER:**  
 MARTIN/MARTIN  
 0101 FAWCETT RD. SUITE 260  
 P.O. BOX 8896  
 AVON . CO . 81620  
 970.926.6007

**MASTER PLANNERS:**  
 LOGAN SIMPSON  
 123 N COLLEGE AVE. SUITE 207  
 FORT COLLINS . CO . 80524  
 970.449.4100

**LANDSCAPE ARCHITECT:**  
 NORRIS DESIGN  
 409 E MAIN ST. SUITE 207  
 P.O. BOX 2320  
 FRISCO . CO . 80443  
 970.368.7068

**ARCHITECT:**  
 MATTHEW STAIS ARCHITECTS  
 108 N RIDGE ST  
 P.O. BOX 135  
 BRECKENRIDGE . CO . 80424  
 970.453.0444

www.staisarchitects.com

## marina office building

frisco bay marina  
 frisco . colorado

PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

## ISSUE:

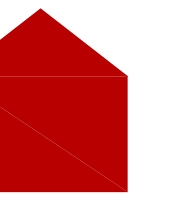
review	26 april 2018

## COVER SHEET

**draft**

CS





matthew stals architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

www.stalsarchitects.com

**marina office building**

frisco bay marina  
 frisco . colorado

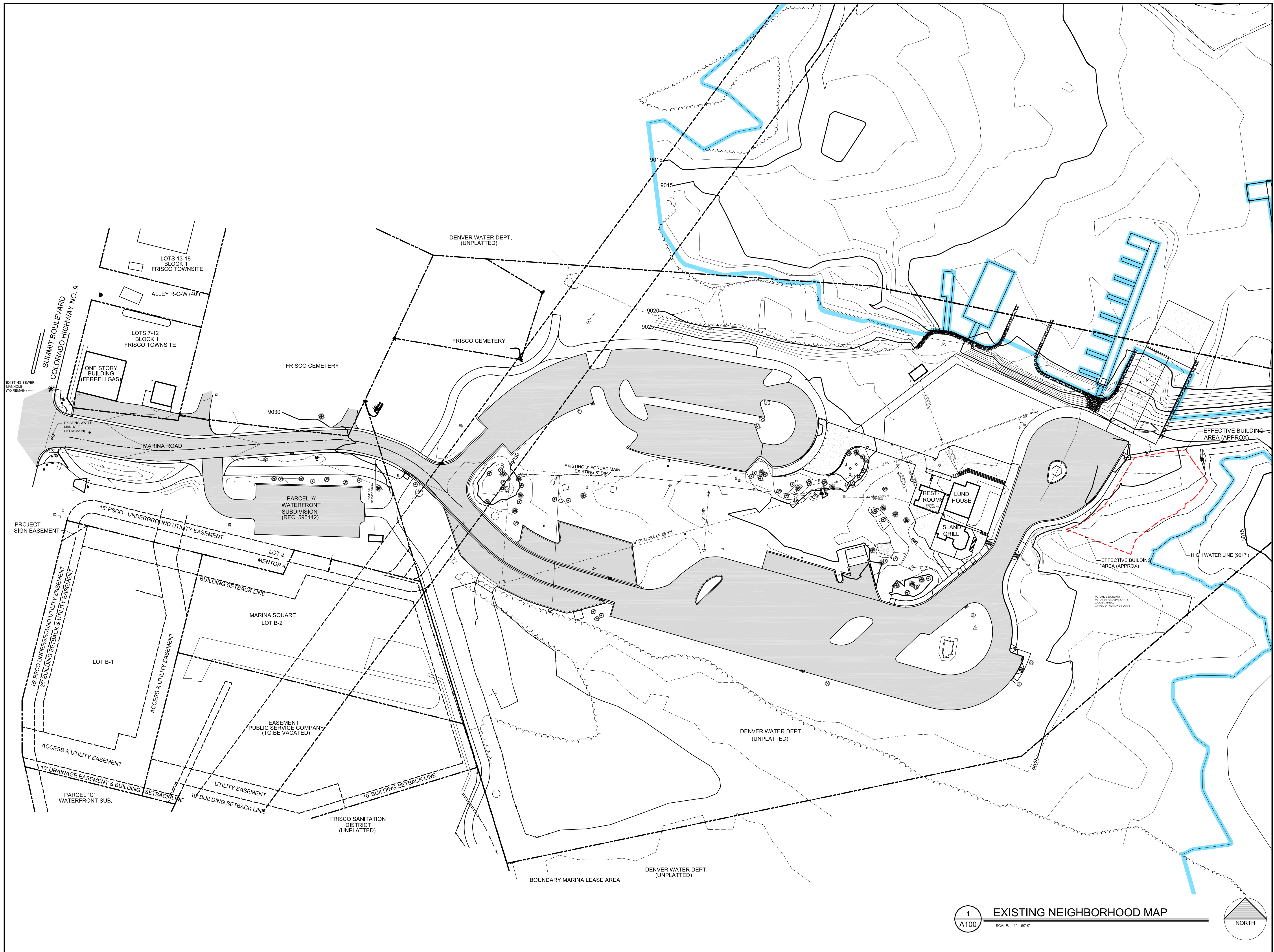
PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

**ISSUE:**

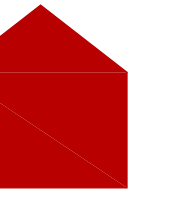
review	26 apr 2018

EXISTING  
 NEIGHBORHOOD MAP  
**draft**  
 A100



1  
 A100  
 EXISTING NEIGHBORHOOD MAP  
 SCALE: 1" = 50' 0"  
 NORTH





matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

www.staisarchitects.com

**marina office building**

frisco bay marina  
 frisco . colorado

PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

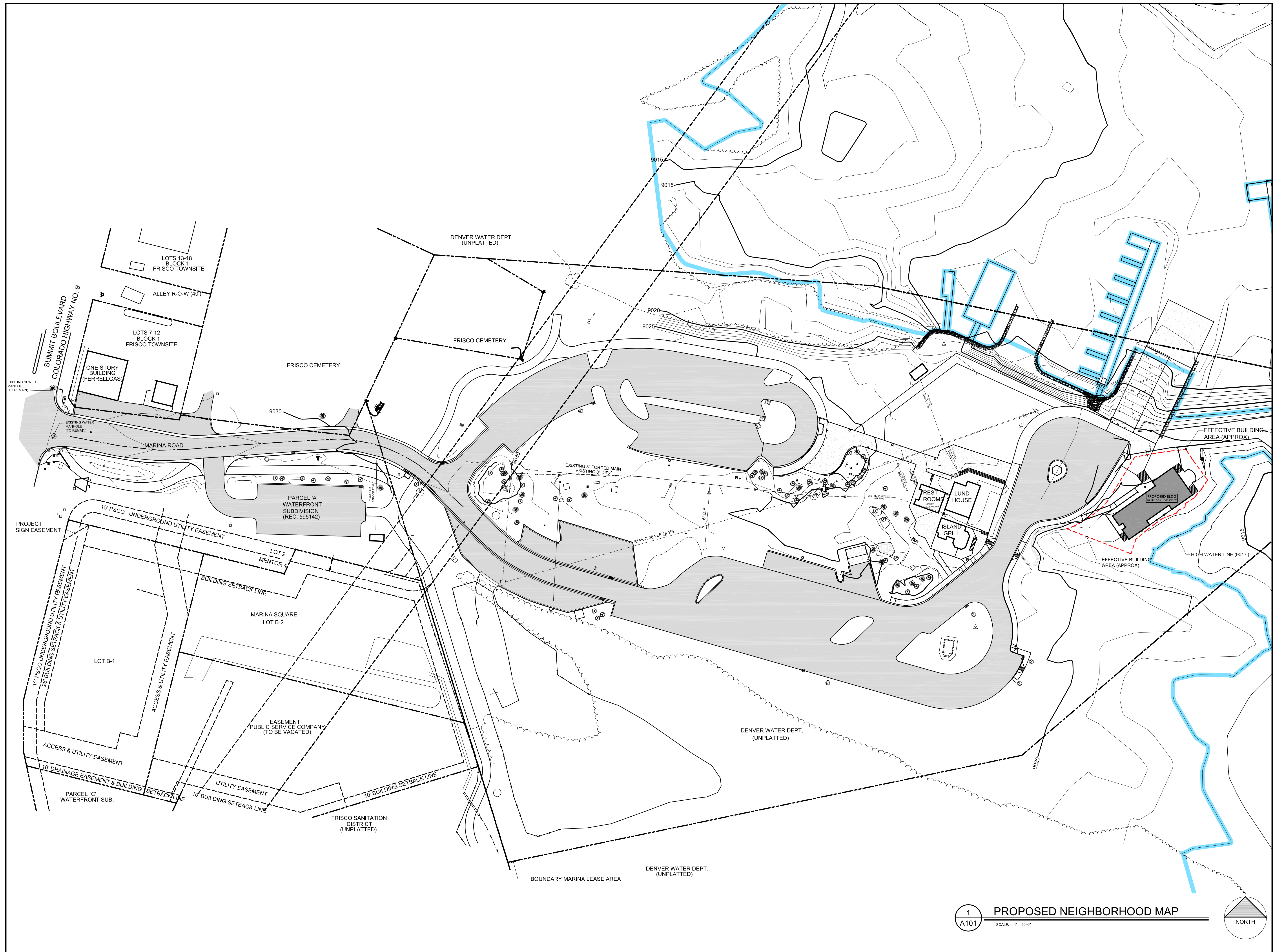
**ISSUE:**

review	26 apr 2018

**PROPOSED NEIGHBORHOOD MAP**

**draft**

A101



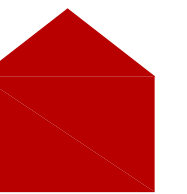
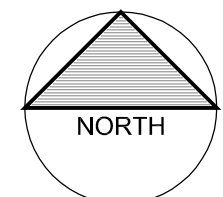
1  
 A101  
 PROPOSED NEIGHBORHOOD MAP  
 SCALE: 1" = 50'-0"  
 NORTH





NOTE: THIS MASTER PLAN GRAPHIC HAS BEEN DEVELOPED BY LOGAN SIMPSON IN CONJUNCTION WITH THEIR WORK ON FRISCO BAY MARINA MASTER PLAN. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE OVER TIME.

1 FUTURE NEIGHBORHOOD MAP  
A102 SCALE: 1" = 50' 0"



matthew stais architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
frisco, colorado

PROJECT # 1737

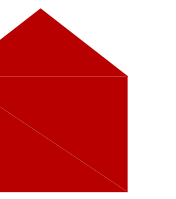
© COPYRIGHT  
AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

review	26 apr 2018

FUTURE NEIGHBORHOOD MAP  
**draft**  
A102





matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444



www.staisarchitects.com

**marina office building**

frisco bay marina  
 frisco . colorado

PROJECT # 1737

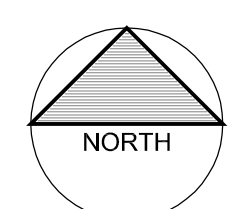
© COPYRIGHT  
 AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

**ISSUE:**

review	26 apr 2018

NOTE: THIS MASTER PLAN GRAPHIC HAS BEEN DEVELOPED  
 BY LOGAN SIMPSON IN CONJUNCTION WITH THEIR WORK  
 ON FRISCO BAY MARINA MASTER PLAN. IT IS CONCEPTUAL  
 IN NATURE AND SUBJECT TO CHANGE OVER TIME .

1  
 A103 CONCEPTUAL MARINA MASTER PLAN  
 SCALE: 1" = 100'-0"

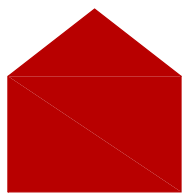
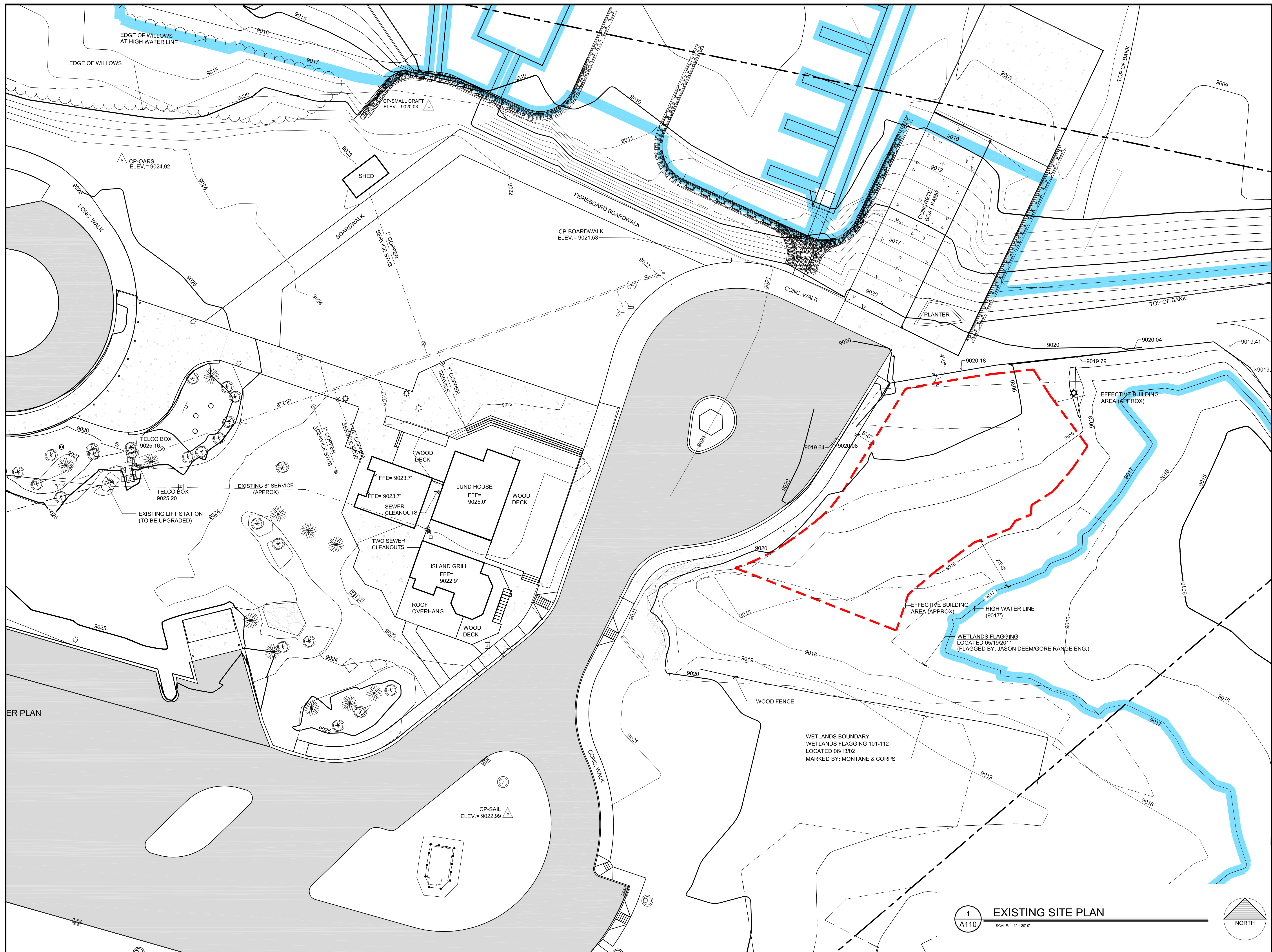


CONCEPTUAL MARINA  
 MASTER PLAN

**draft**

A103





matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

www.staisarchitects.com

**marina office building**

frisco bay marina  
 frisco, colorado

PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

**ISSUE:**

review	26 apr 2018

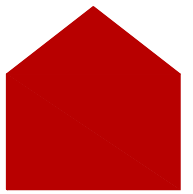
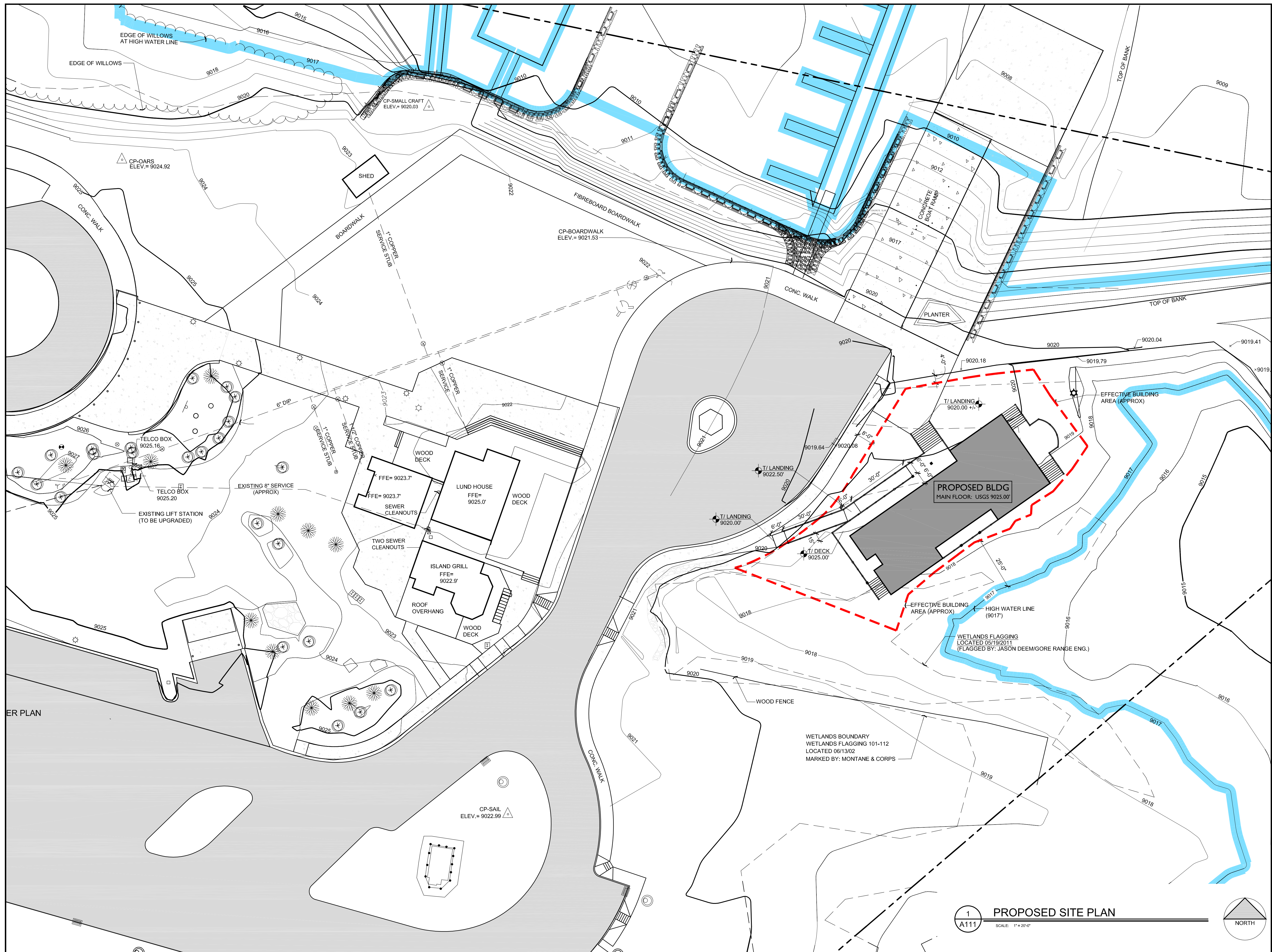
EXISTING  
 SITE PLAN

**draft**

A110

1  
 A110  
**EXISTING SITE PLAN**  
 SCALE: 1" = 20'-0"  
 NORTH





matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
 frisco, colorado

PROJECT # 1737

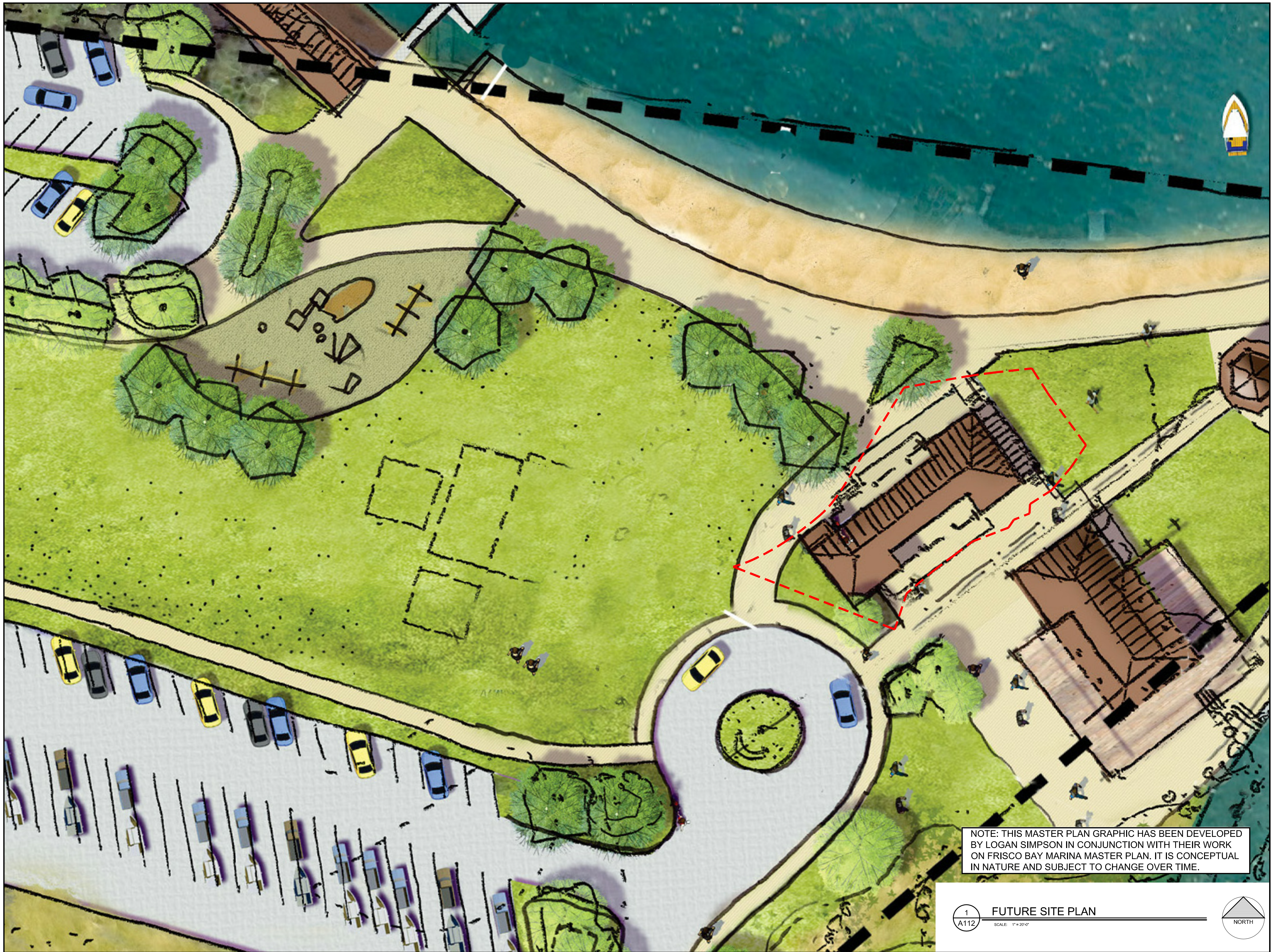
© COPYRIGHT  
 AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

review	26 apr 2018

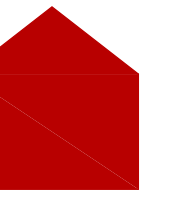
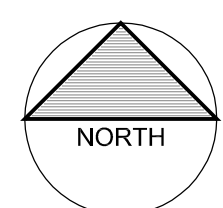
PROPOSED  
 SITE PLAN  
**draft**  
 A111





NOTE: THIS MASTER PLAN GRAPHIC HAS BEEN DEVELOPED BY LOGAN SIMPSON IN CONJUNCTION WITH THEIR WORK ON FRISCO BAY MARINA MASTER PLAN. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE OVER TIME.

1 FUTURE SITE PLAN  
A112 SCALE: 1" = 20'0"



matthew stais architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
frisco, colorado

PROJECT # 1737

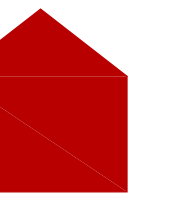
© COPYRIGHT  
AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

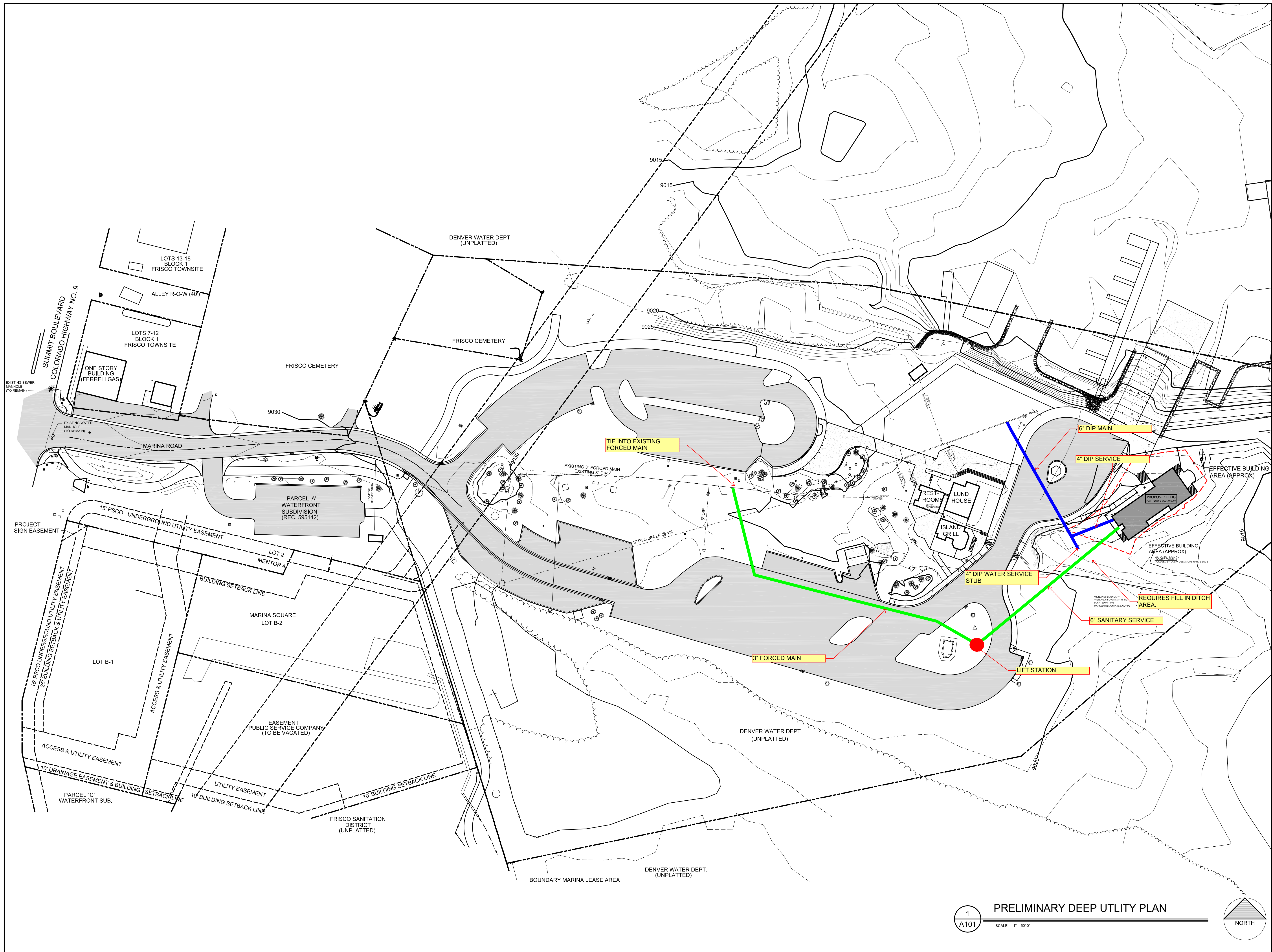
review	26 apr 2018

FUTURE  
SITE PLAN  
**draft**  
A112





matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444



www.staisarchitects.com

**marina office building**

frisco bay marina  
 frisco . colorado

PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

**ISSUE:**

review	26 apr 2018

1  
 A101  
 PRELIMINARY DEEP UTILITY PLAN  
 SCALE: 1" = 50'-0"  
 NORTH

**PRELIMINARY DEEP  
 UTILITY PLAN**  
**draft**  
 C101





matthew stais architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
frisco, colorado

PROJECT # 1737

© COPYRIGHT  
AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR  
REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

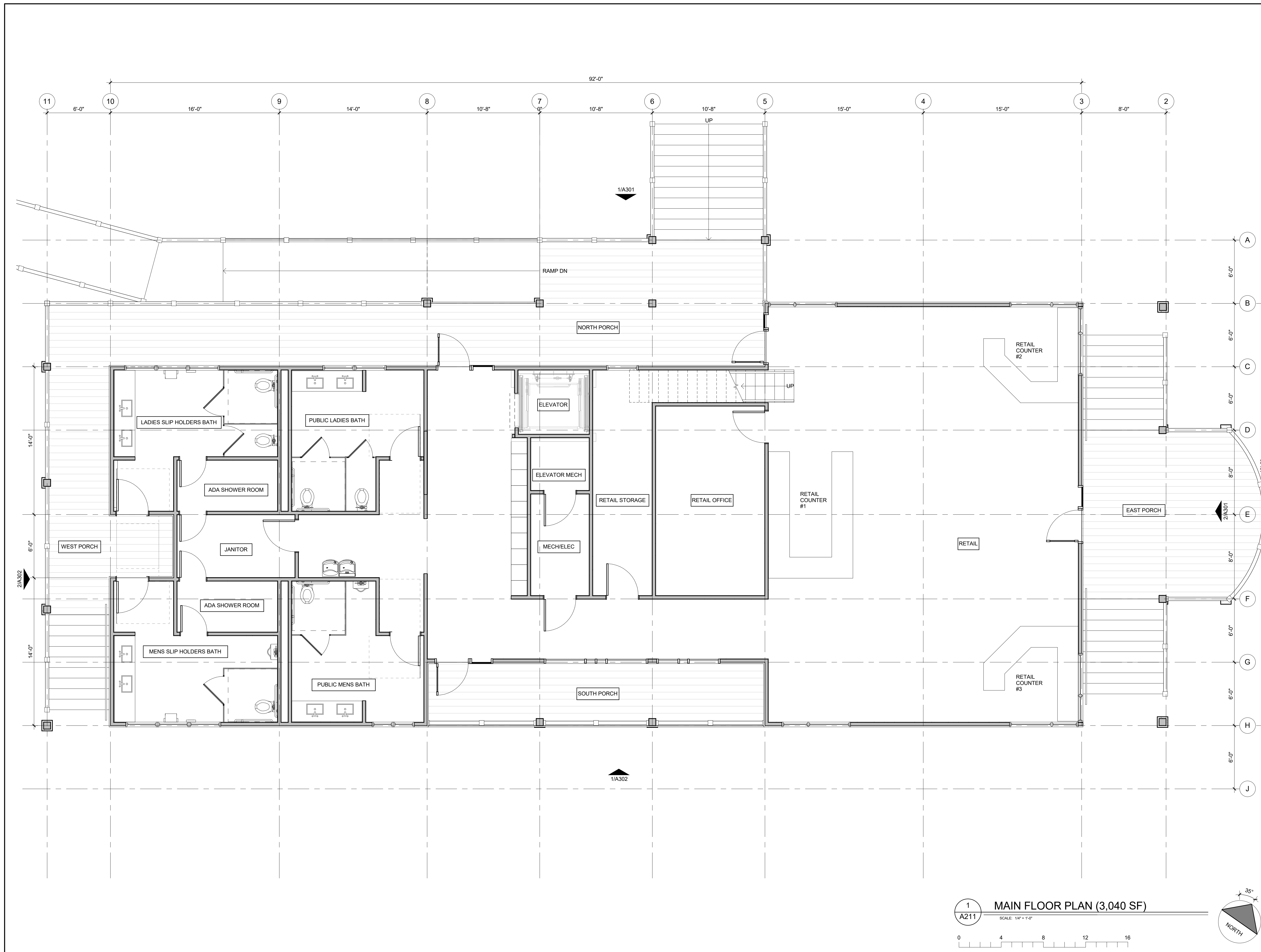
ISSUE:

review	26 april 2018

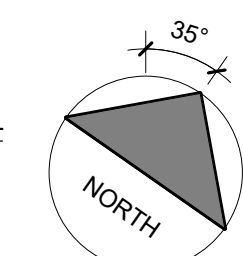
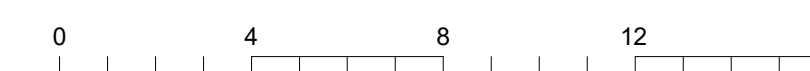
MAIN FLOOR PLAN

draft

A211



1 MAIN FLOOR PLAN (3,040 SF)  
A211 SCALE: 1/4" = 1'-0"



4/27/2018 2:34:29 PM C:\Users\daniel\Documents\1737\_3D\_MODEL\_daniel.rvt



matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
 frisco, colorado

PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

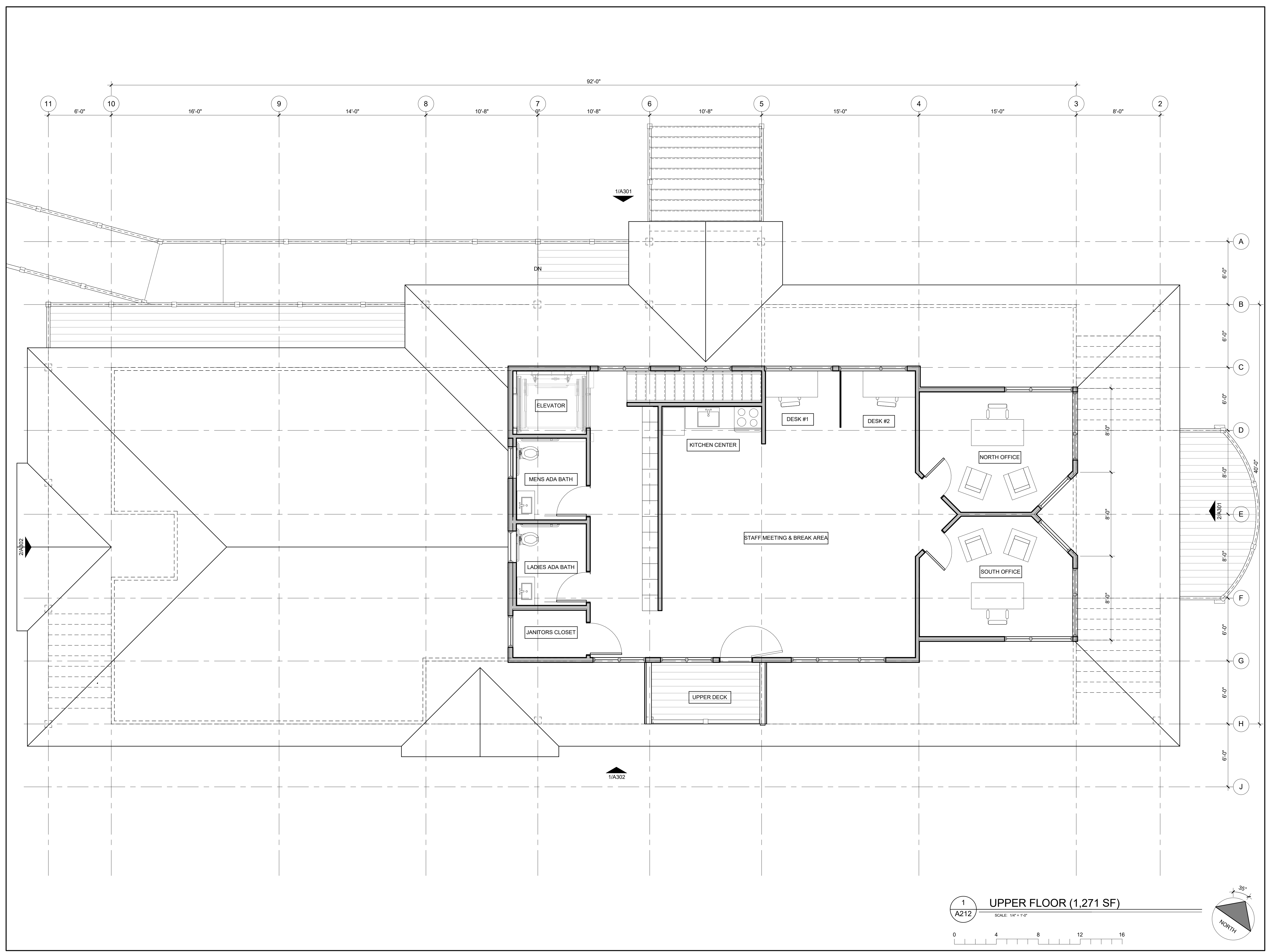
ISSUE:

review	26 april 2018

UPPER FLOOR PLAN

draft

A212



4/27/2018 2:34:30 PM C:\Users\daniel\Documents\1737\_3D\_MODEL\_daniel.rvt



matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
 frisco, colorado

PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

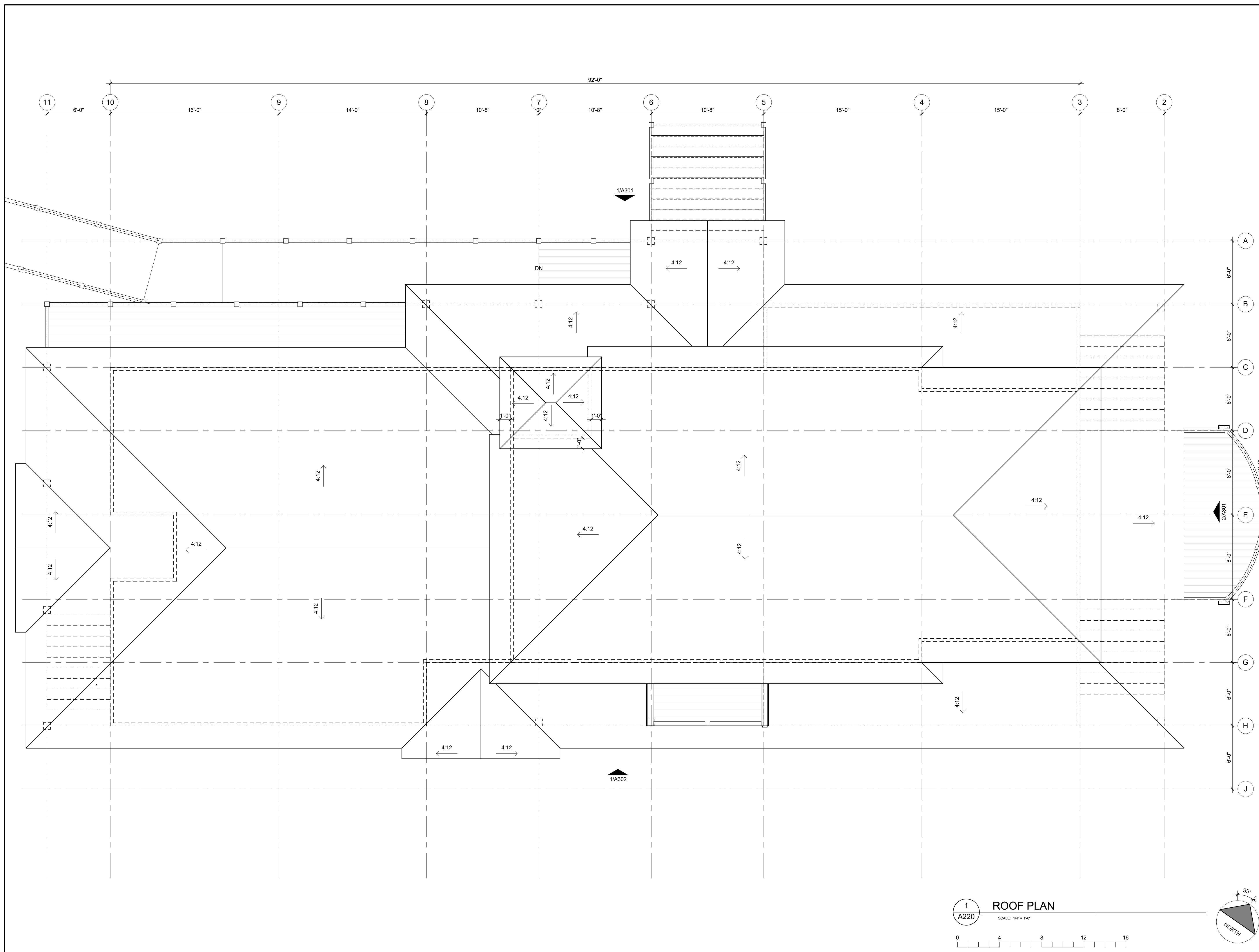
ISSUE:

review	26 april 2018

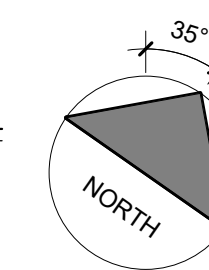
ROOF PLAN

draft

A220



1 ROOF PLAN  
 A220 SCALE: 1/4" = 1'-0"



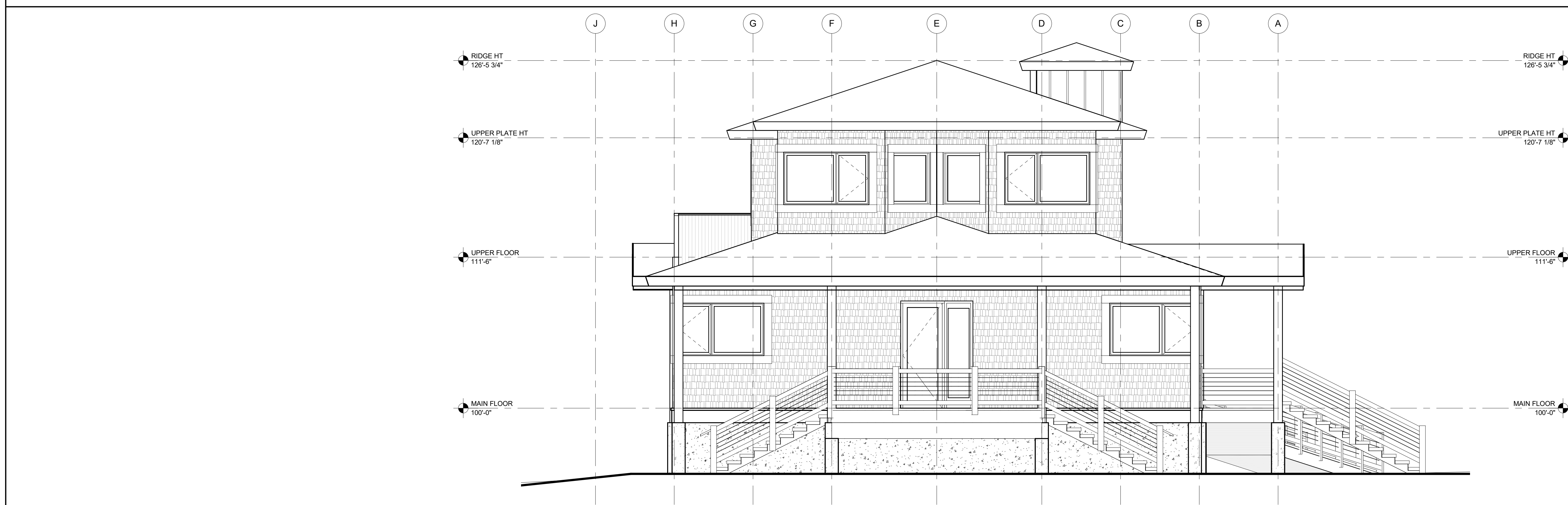




matthew stais architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444



1 NORTH ELEVATION  
 A301 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
 A301 SCALE: 1/4" = 1'-0"

www.staisarchitects.com

marina office building

frisco bay marina  
 frisco , colorado

PROJECT # 1737

© COPYRIGHT  
 AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR  
 REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

review	26 april 2018

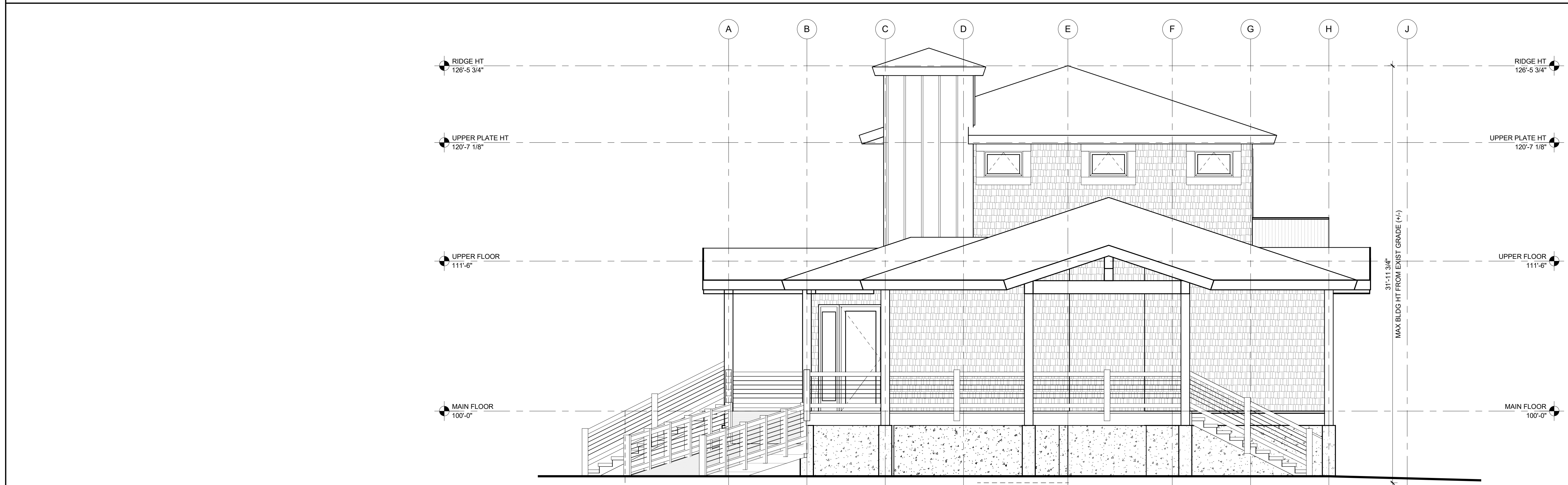
EXTERIOR ELEVATIONS

draft

A301



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



matthew stais architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
frisco, colorado

PROJECT # 1737

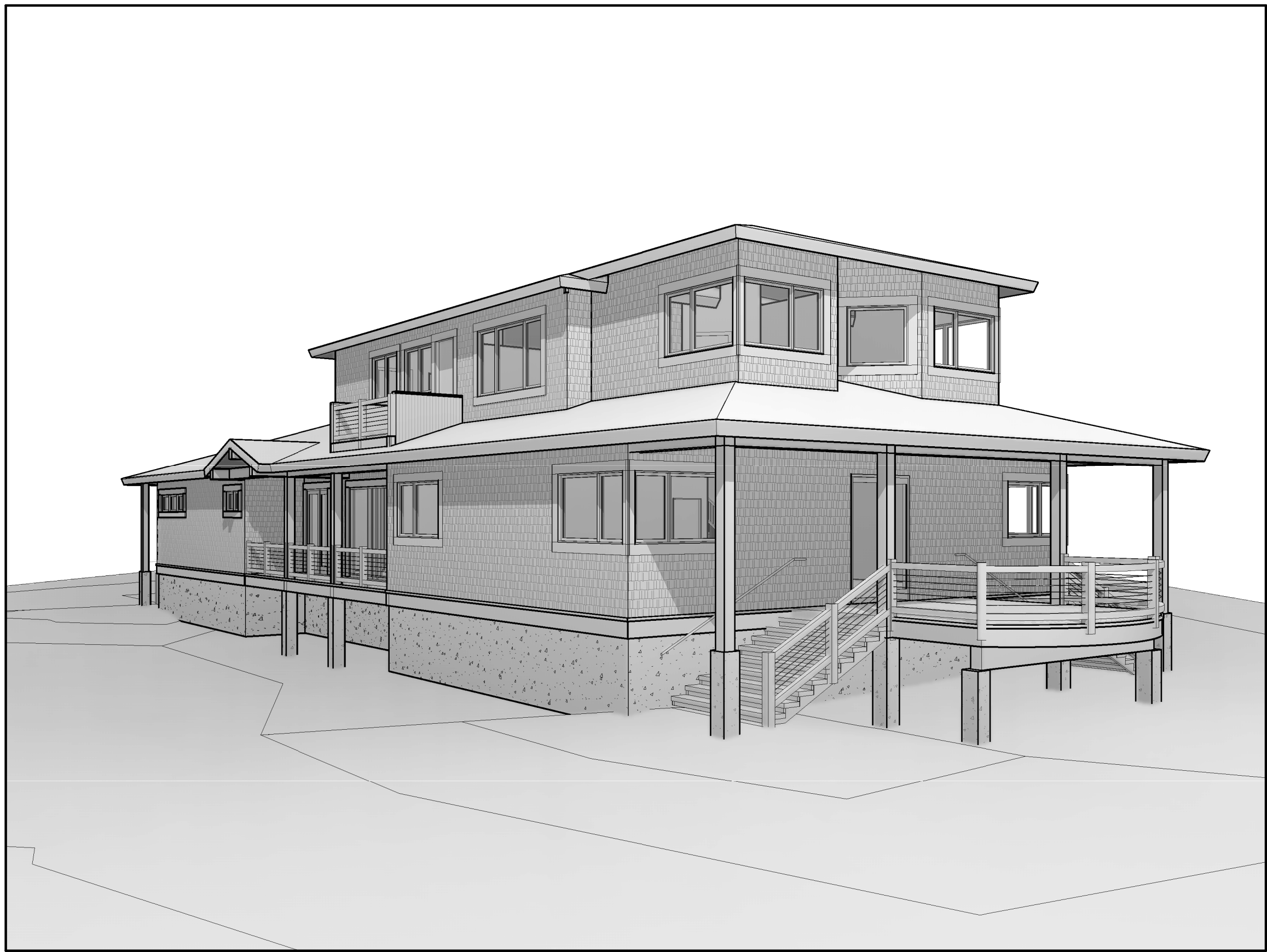
© COPYRIGHT  
AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR  
REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

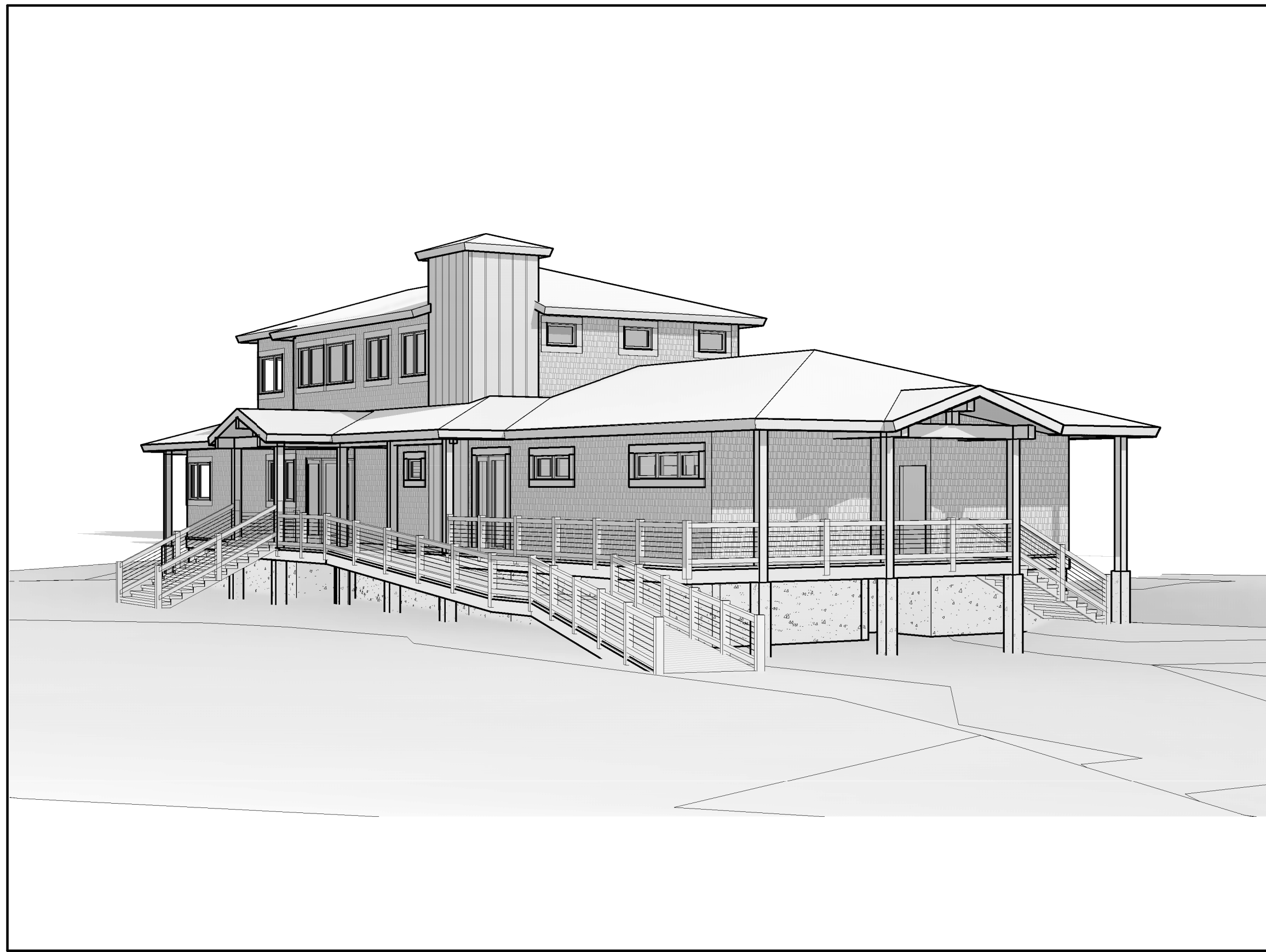
review	26 april 2018

EXTERIOR ELEVATIONS  
**draft**  
A302





3 3D VIEW FROM EAST  
A311 SCALE



1 3D VIEW FROM WEST  
A311 SCALE



4 3D VIEW FROM SOUTH  
A311 SCALE



2 3D VIEW FROM NORTH  
A311 SCALE



matthew stais architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

www.staisarchitects.com

marina office building

frisco bay marina  
frisco , colorado

PROJECT # 1737

© COPYRIGHT  
AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR  
REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

review	26 april 2018

EXTERIOR  
PERSPECTIVES

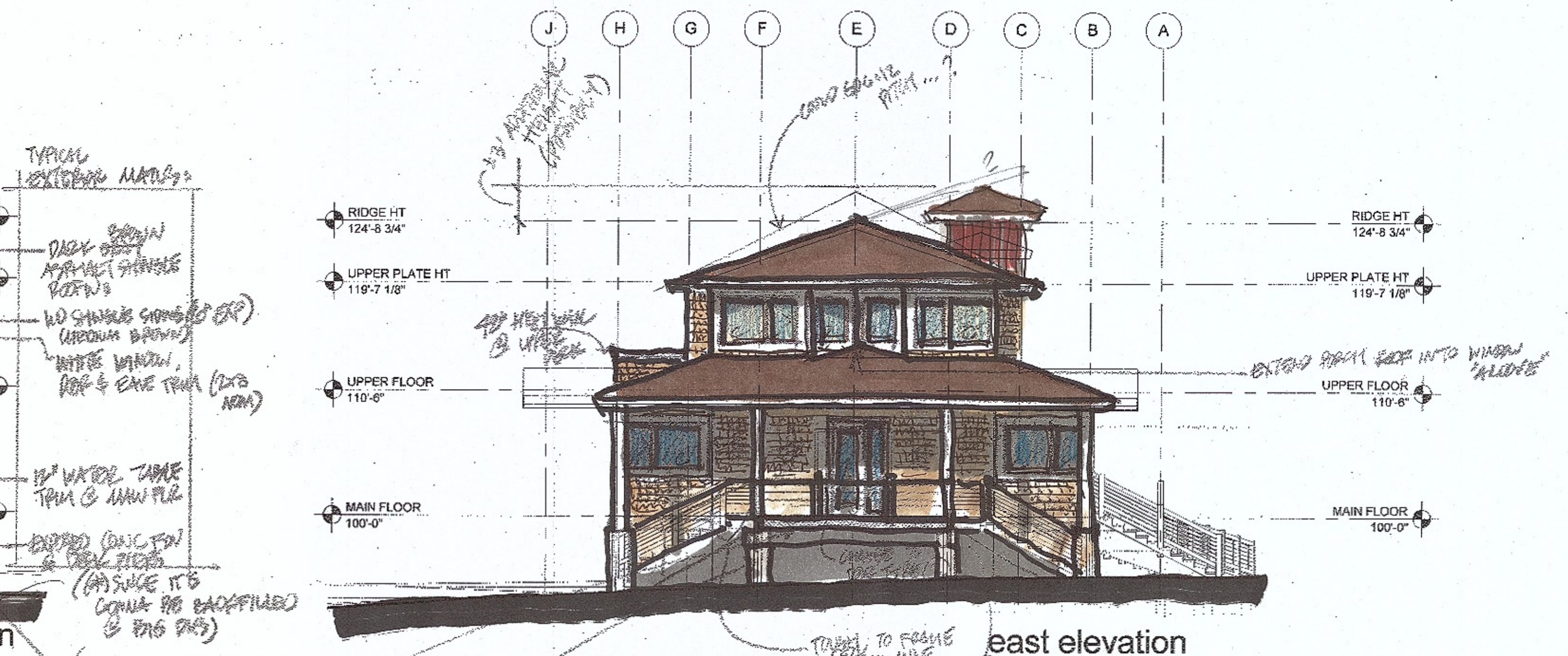
craft

A311

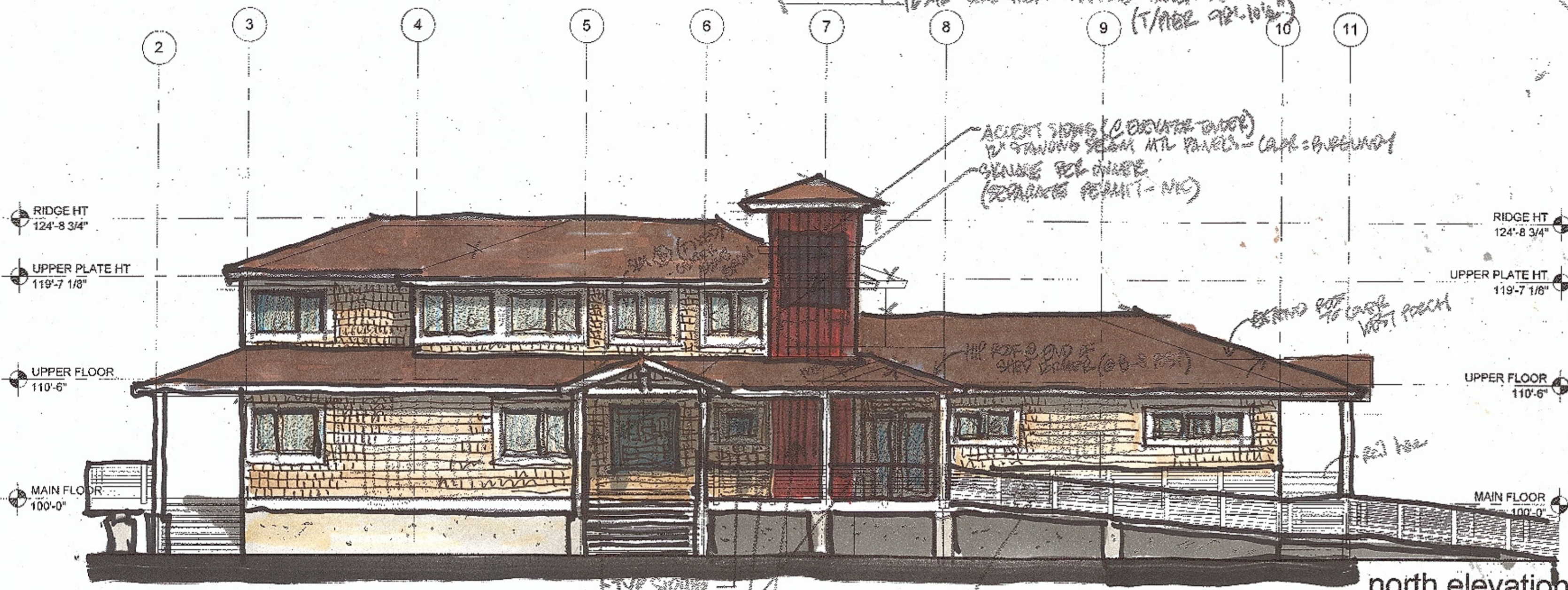




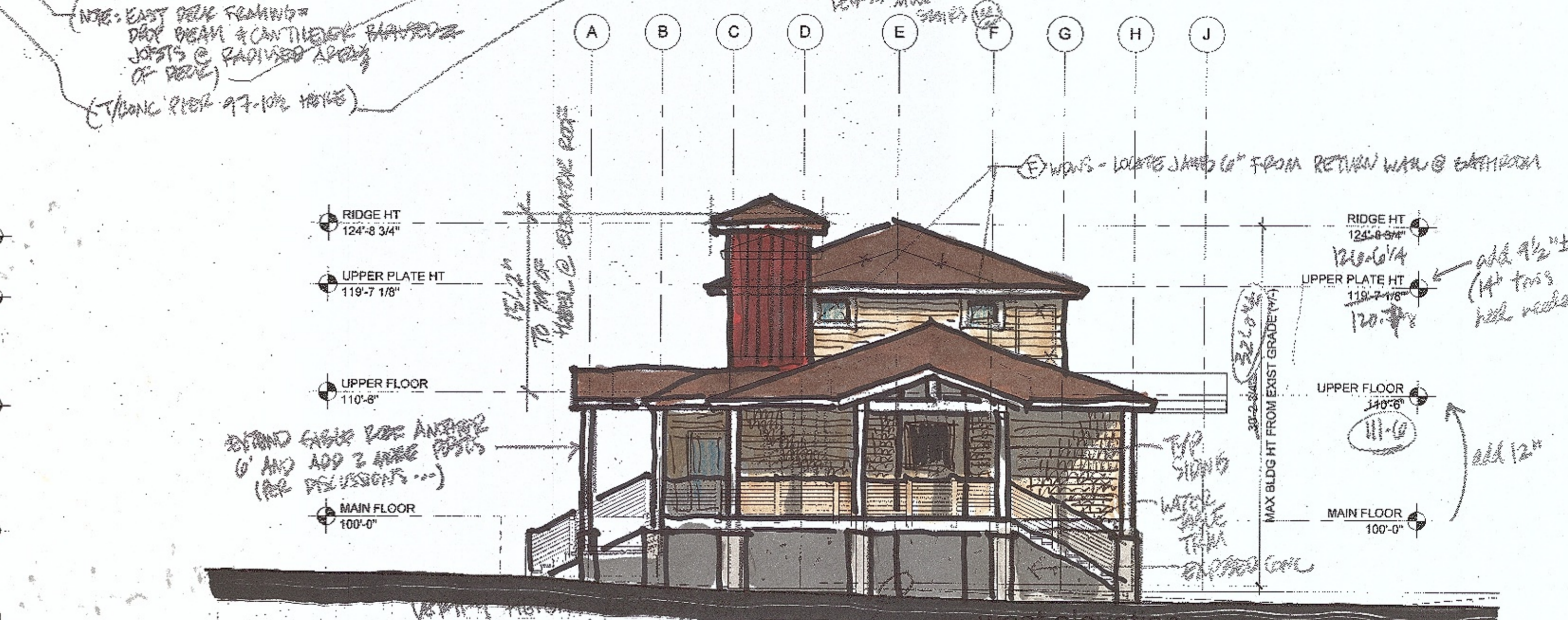
south elevation



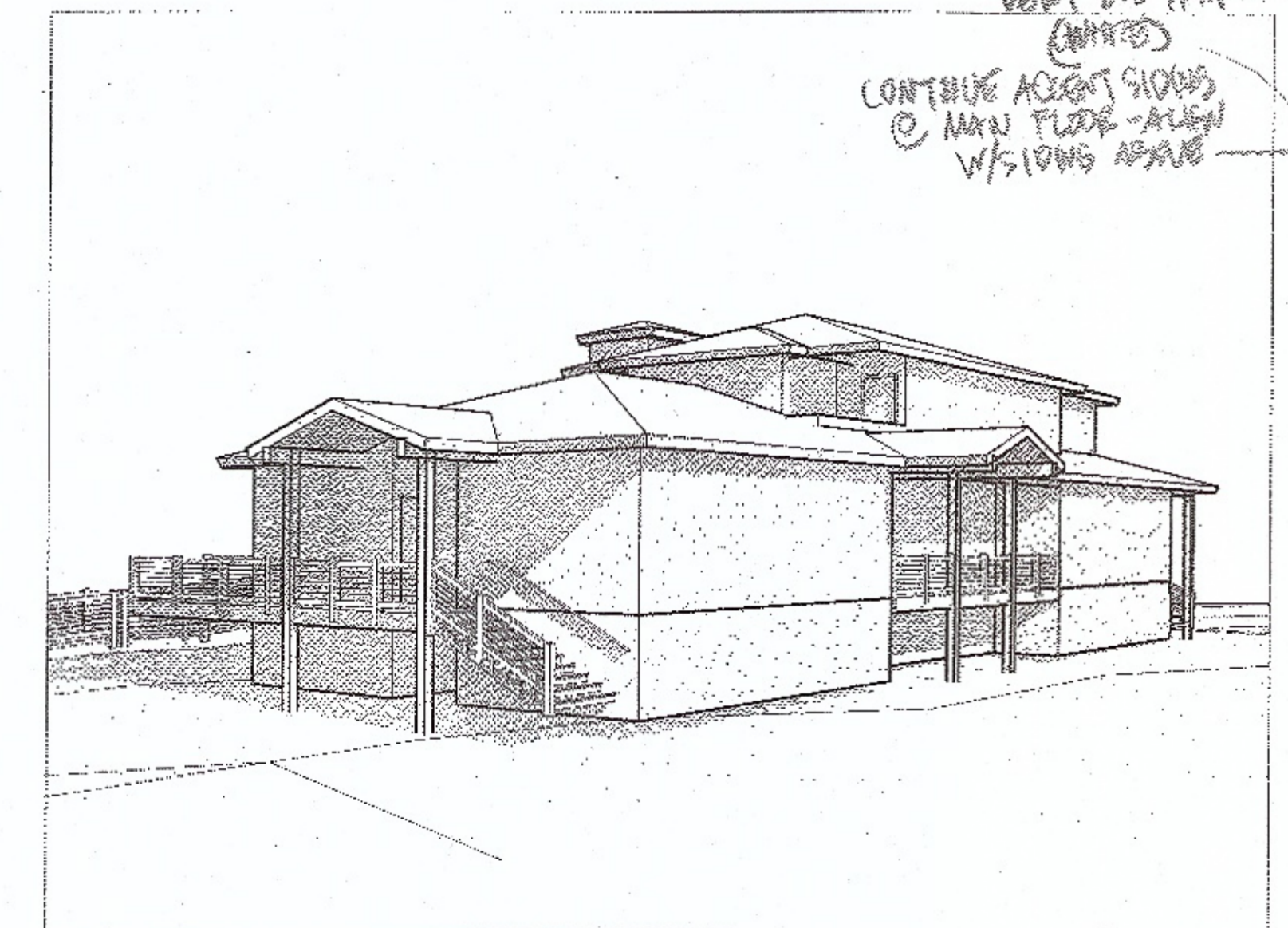
east elevation



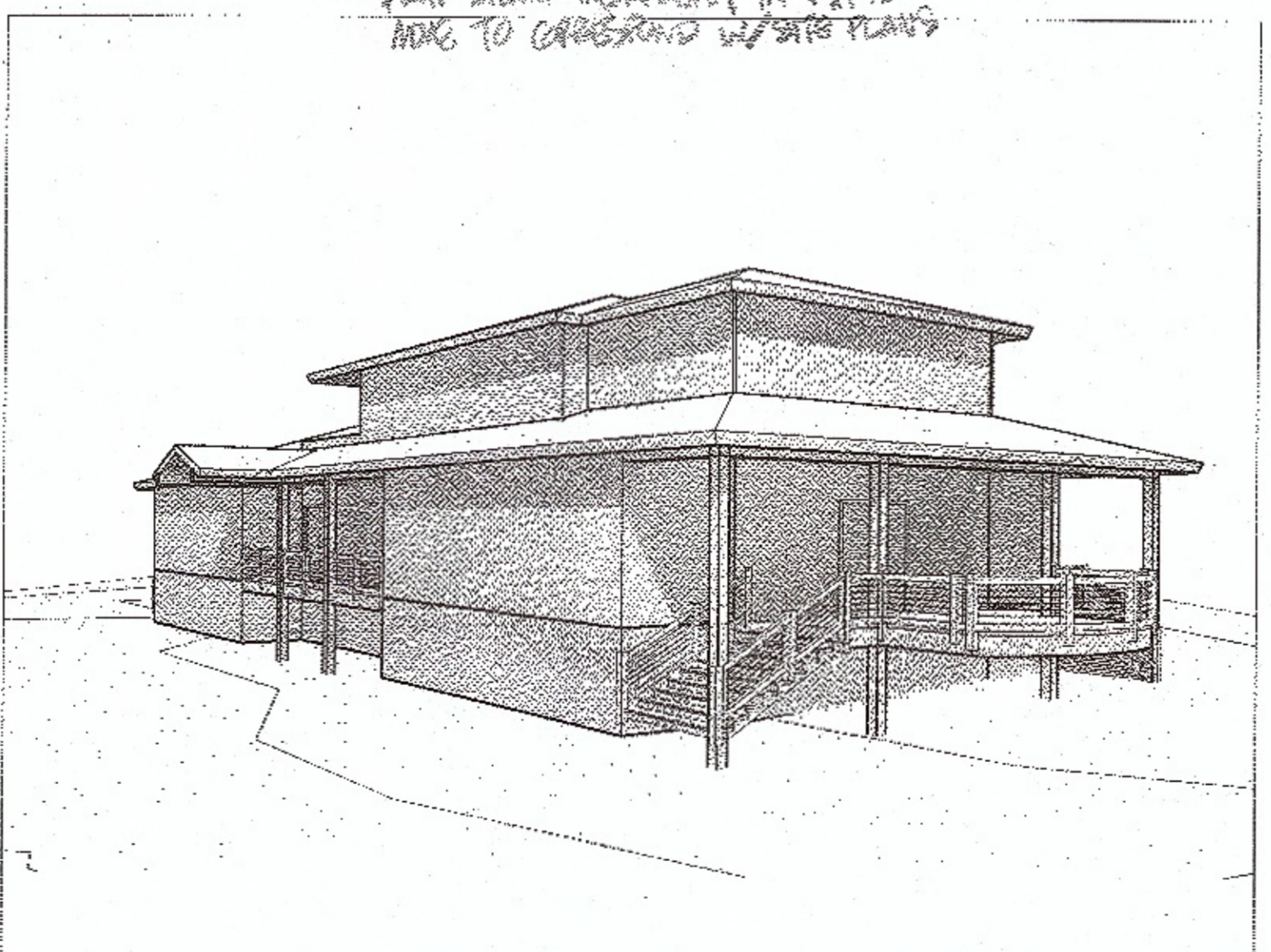
north elevation



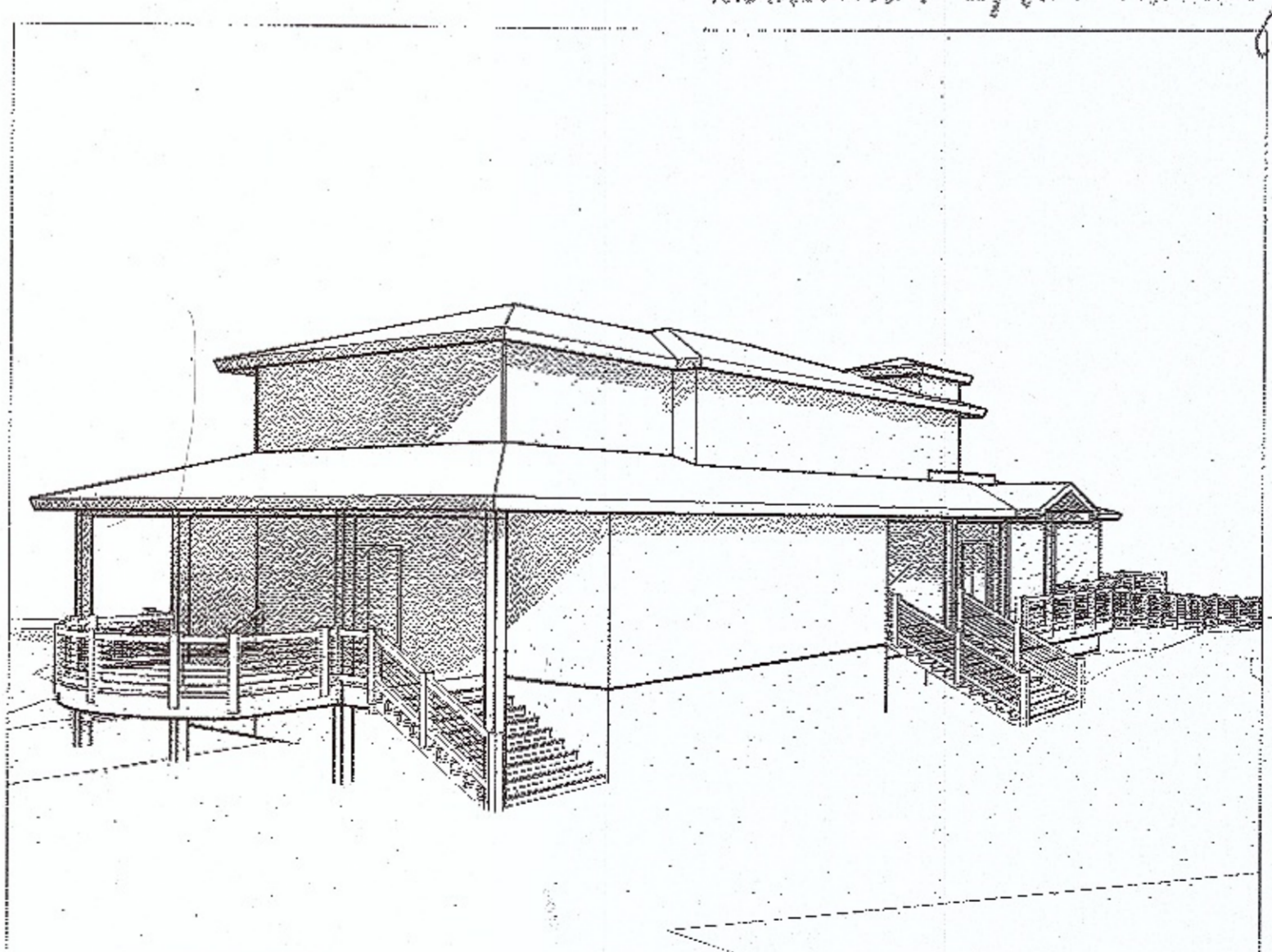
west elevation



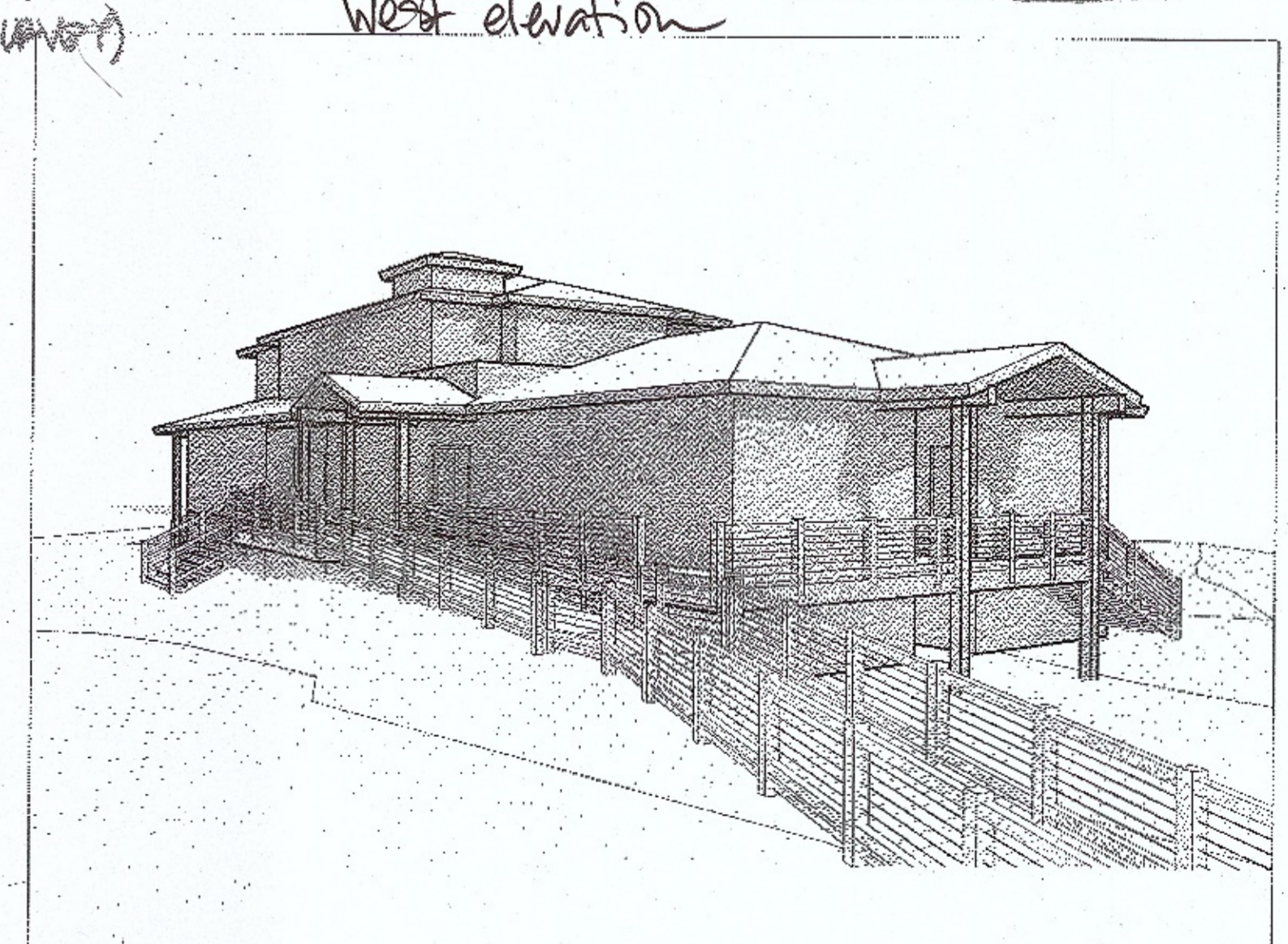
view from south



view from east



view from north

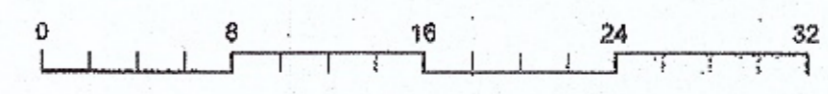


view from west

schematic exteriors

boater services building - marina office building  
frisco bay marina . frisco . colorado

draft  
MS exterior redlines 20 APR 2018 - 20 april 2018  
scale: 1/8" = 1'-0"



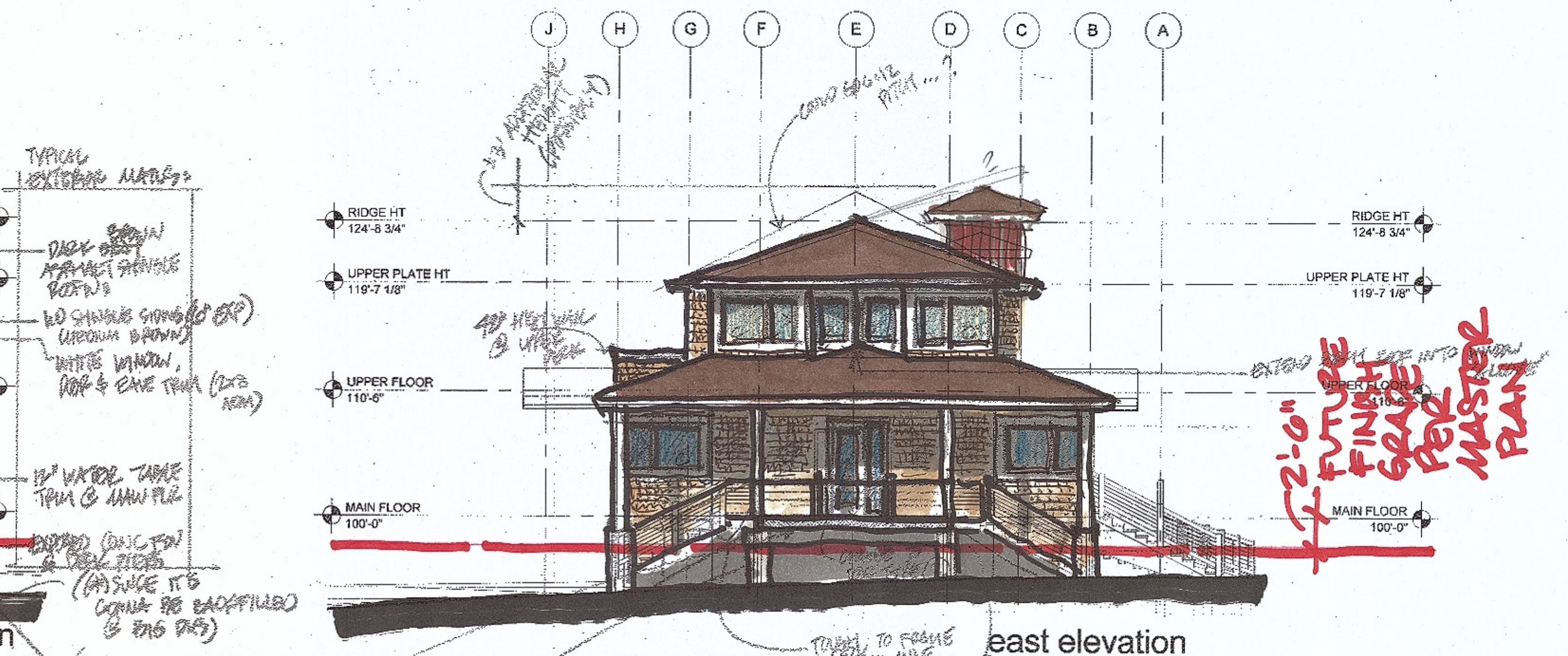
**matthew stais architects**  
www.staisarchitects.com

4/26/2018 8:28:05 AM H:\1737\_FBM\_aka\MSA\_files\REV\T\building\1737\_3D\_MODEL.rvt

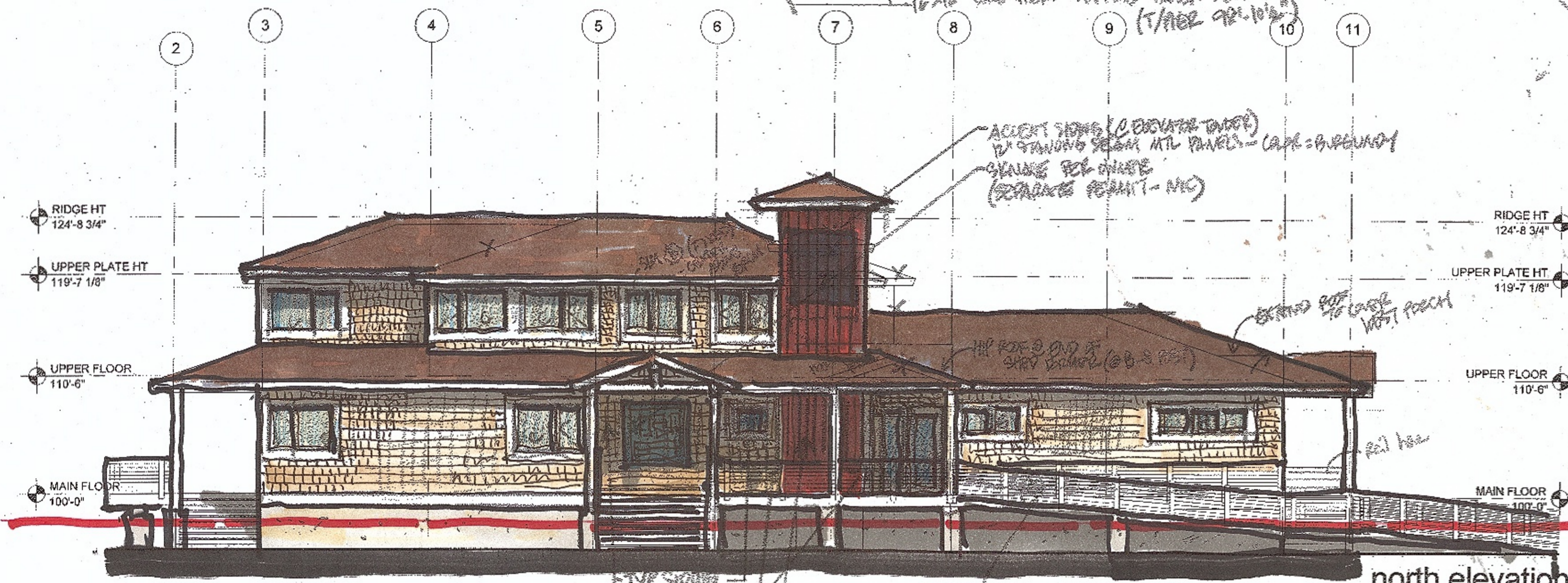




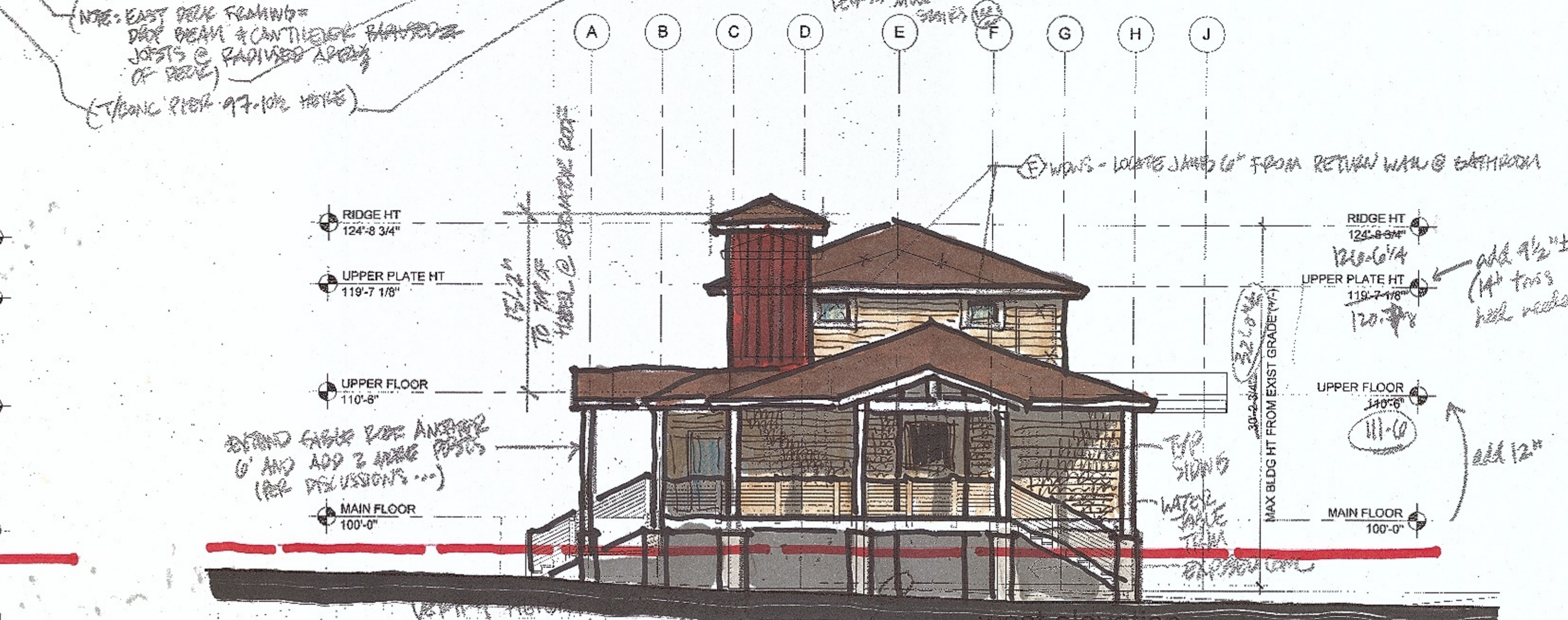
south elevation



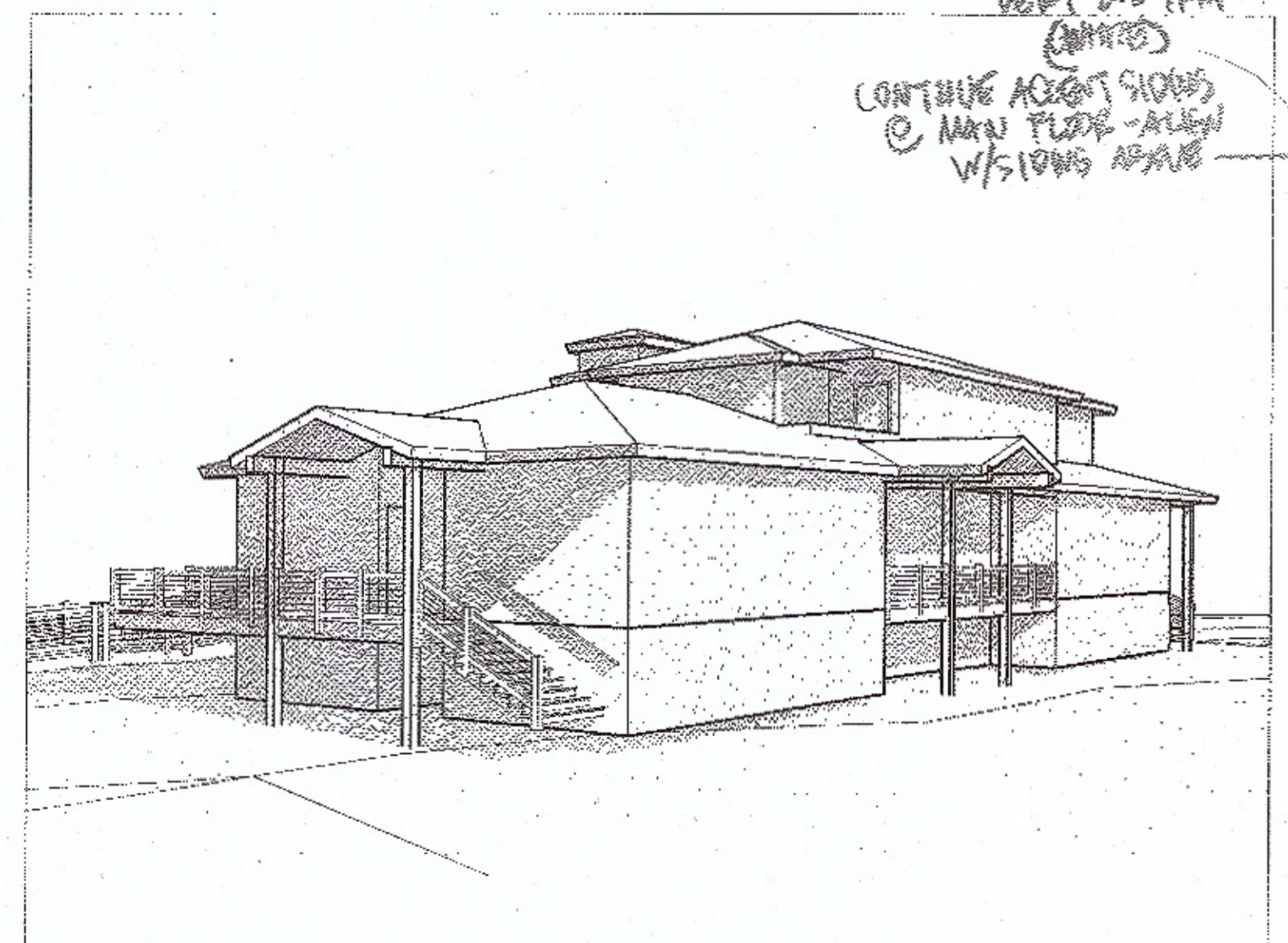
east elevation



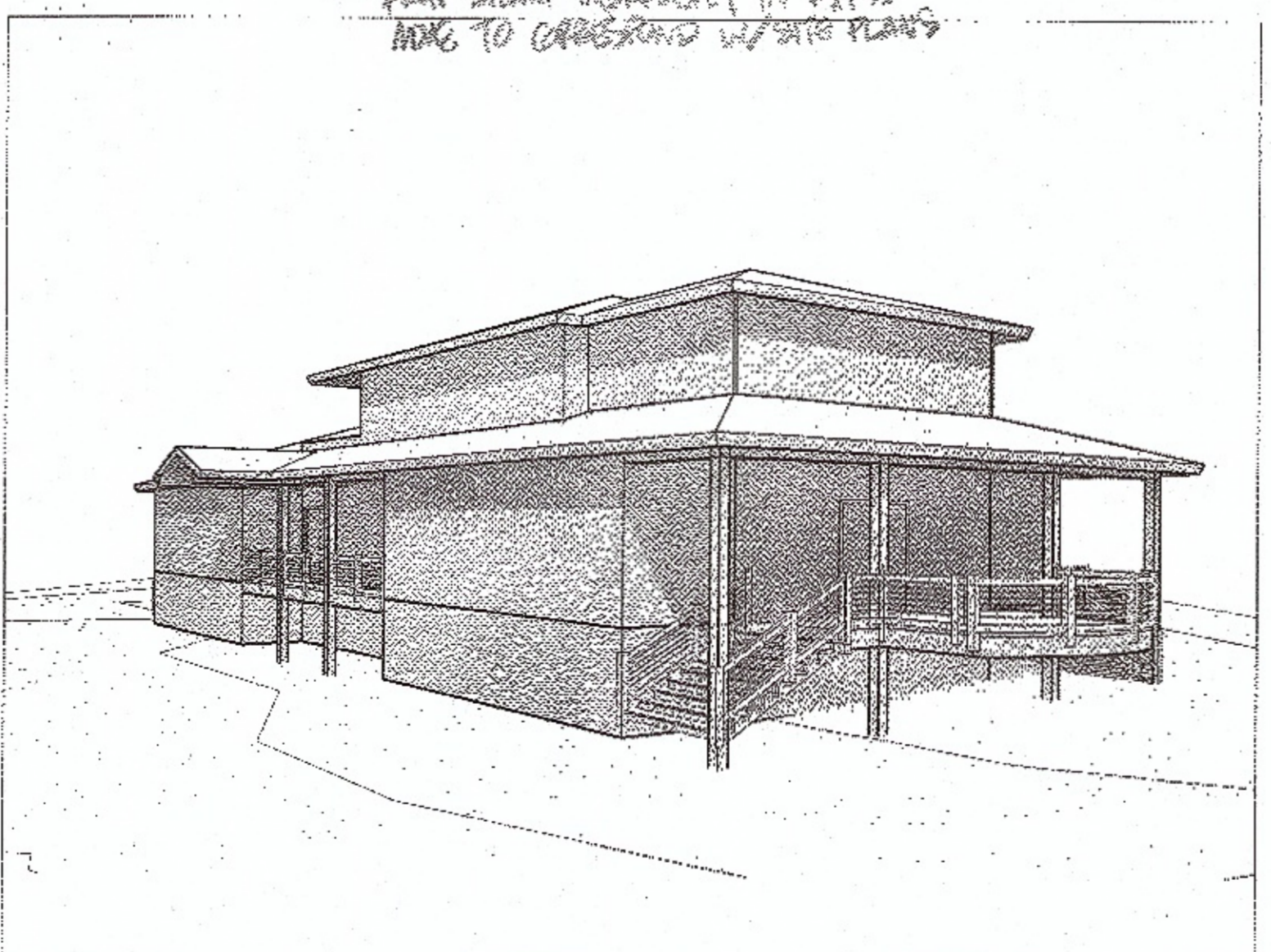
north elevation



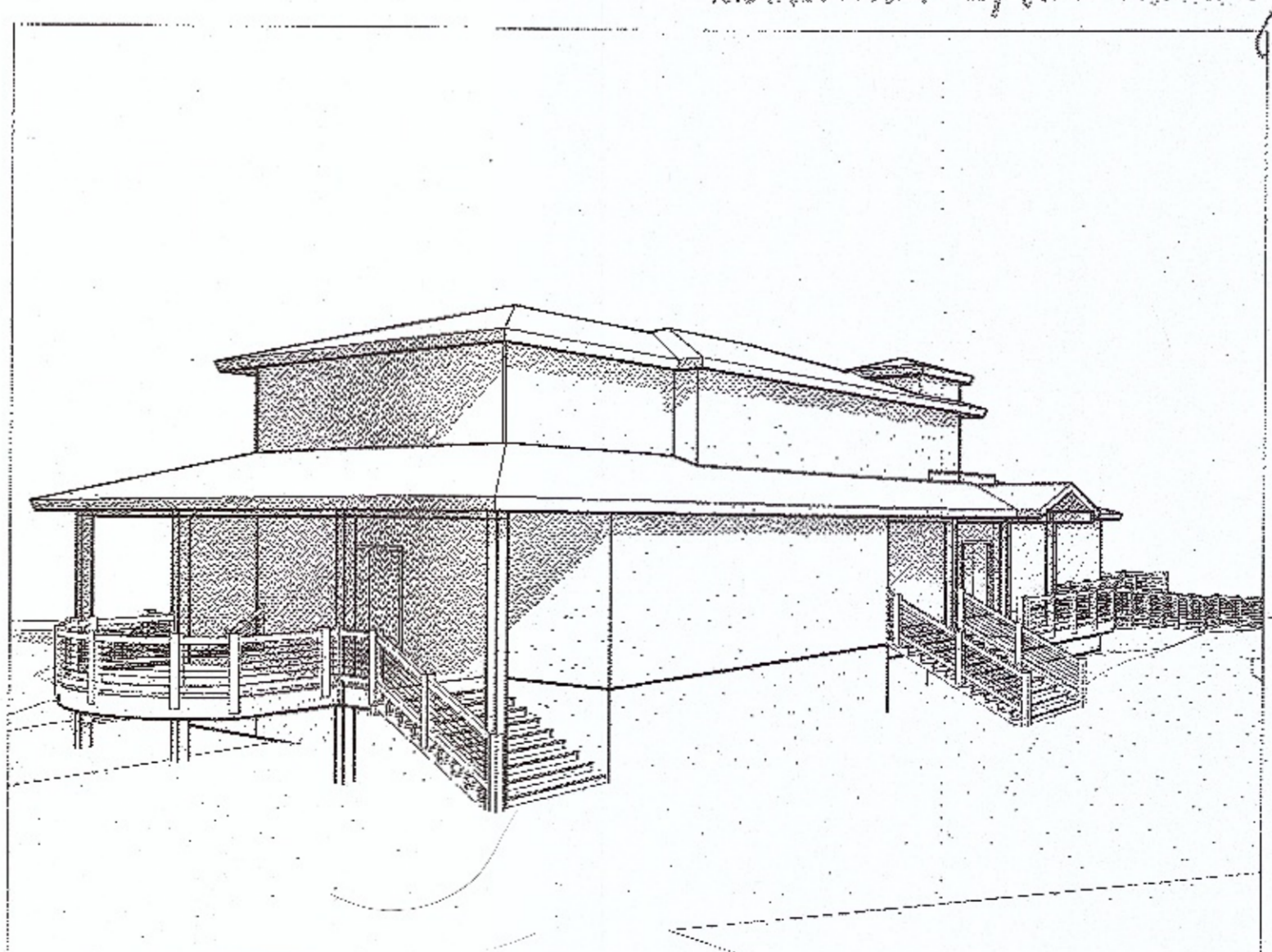
west elevation



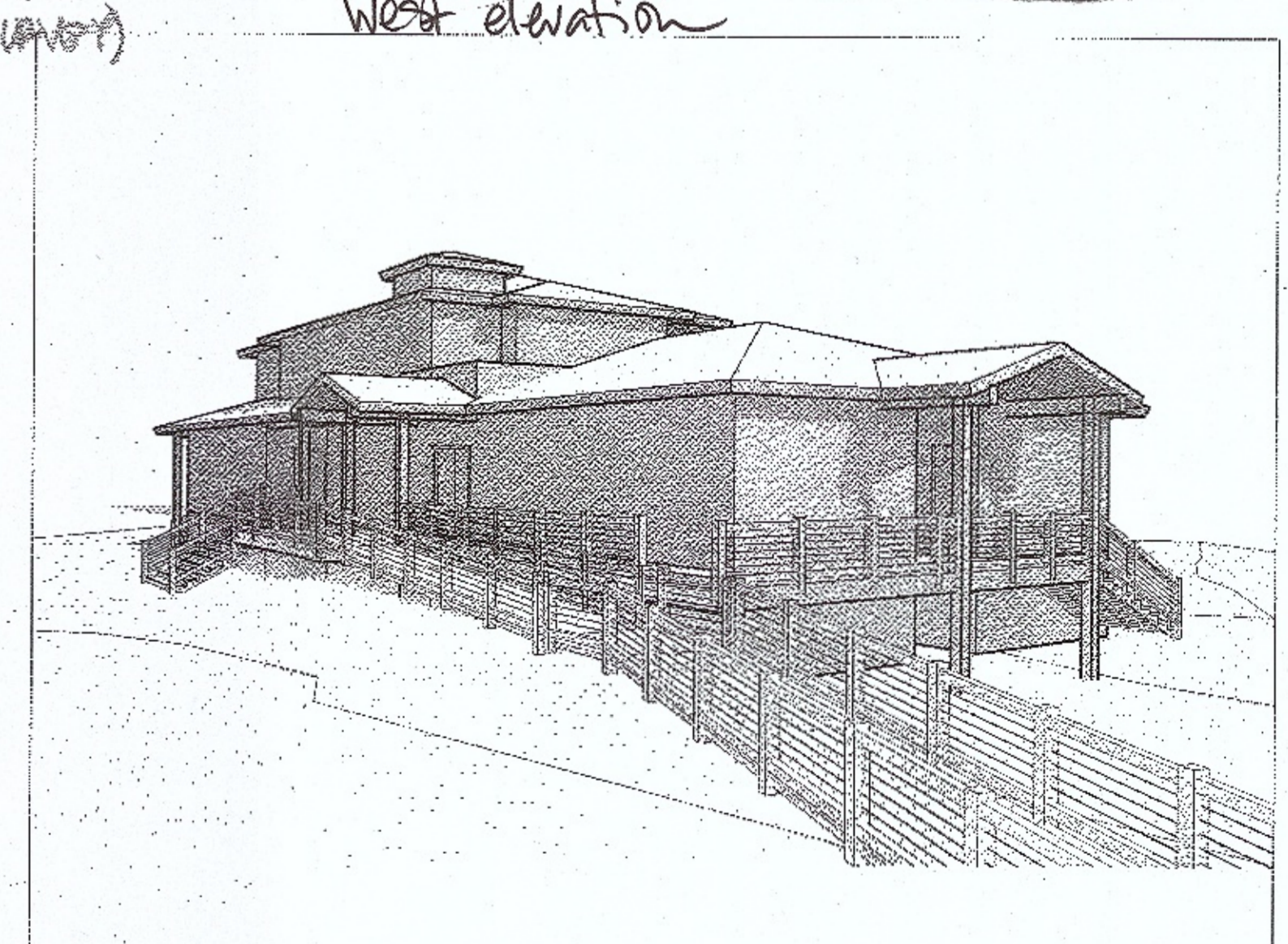
view from south



view from east



view from north

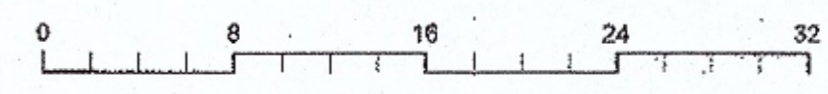


view from west

schematic exteriors

boater services building - marina office building  
frisco bay marina . frisco . colorado

draft  
MS exterior redlines 20 APR 2018 20 april 2018  
scale: 1/8" = 1'-0"



**matthew stais architects**  
www.staisarchitects.com

4/26/2018 8:26:05 AM H:\1737 FBM akaMSA files\REV\1737 3D MODEL.rvt









Entry



Side Lawns / Gathering Space



Waterfront Approach







Wetland / Drainage Edge



Activities