

September 6, 2017

Joyce Allgaier, Community Development Director
Bill Gibson, Assistant Community Development Director
Town of Frisco
1 Main Street / PO Box 4100
Frisco, CO 80443

Re: Foote's Rest Block 11 Historic Overlay Rezone + Major Development Application Submittal

Dear Joyce and Bill,

On behalf of the Foote Family and my development partners I am pleased to submit this application for a Historic Overlay Rezone and Major Development Application for the Foote's Rest Block 11 property. Our team has worked hard with the Town staff, the Council and the consultant team to develop a plan and approach for the development of this property that is consistent with the goals of the Frisco Master Plan and provides economic development in the heart of Frisco on Main Street.

At the Planning Commission meeting in July we heard several ideas to improve the project and have made some revisions to our application per that discussion. The primary changes we have made include the addition of parking spaces in the underground garage, addition of parking spaces on 5th Avenue, improved architectural façade on the Granite Street Alley, removal of the underground "venue" and reorganization of the historic preservation area, allowing for an additional landscape courtyard in this space. The site plan and architectural design elements are described in detail in the attached project narrative.

This proposal requests the entire site (.96 acres) be rezoned to the Historic Overlay District. The rezoning is necessary to accomplish goals that are consistent with the policies of the Frisco Master Plan, preserving historic, small town character and promoting economic development in the heart of Main Street. We have two main goals with this submission. The first is to activate an important block downtown, Block 11, located between 5th and 6th Avenues on Main Street, with a mixed use concept that includes hotel, restaurant, retail, entertainment, affordable housing units and underground parking. The second is to preserve historic buildings located on the site in perpetuity, allowing for the consolidation of the development area which accomplishes two main goals of the Master Plan – historic preservation and economic development. Community heritage is very important to Town residents and to the Foote family, and we take great pride in providing a development opportunity that maintains the historic feel that has been in place on this block.

The Historic Overlay Zone District outlines a process for seeking incentives in exchange for development that is complementary in architectural design, massing and scale to the historic buildings being preserved. We have outlined several incentives that we are seeking outlined within the submittal. In addition to these incentives being requested, we would like to pursue the creation of a preservation easement over the historic portions of the property in cooperation with the Town in exchange for

Foote's Rest Block 11
Major Development Application + Historic Overlay Rezone

incentives. We understand that these items are elements that we will work on with staff through the process, and look forward to discussions as this important project moves forward.

Thank you for your time and consideration of this proposal. We are committed to our existing small business and encouraging historic preservation and economic development in the heart of Frisco on Main Street.

Sincerely,

Kelly Foote
512 Main Street, LLC

FOOTE'S REST

— *Hotel & Plaza* —

DEVELOPMENT APPLICATION SUBMITTAL

September 6, 2017
Updated November 2, 2017



INTRODUCTION

The team is excited to submit this application for the Foote's Rest Block II Major Development Application and Historic District Overlay Rezone. The overall vision of this project is a unique mixed-use destination that combines the role of preservation with new construction, promoting the cultural heritage of Frisco and continuing the legacy of Foote's Rest as a gathering place on Main Street.

Goals:

- Deliver a destination Hotel and Plaza including lodging, restaurants, workforce housing units, bowling alley, retail spaces and public open space that will bring vibrancy into the east end of Main Street and complement the character of downtown Frisco.
- Preserve existing buildings on site with historical significance allowing for the revitalization of a property with cultural heritage in Frisco.
- To rezone the property to the Historic District Overlay District.

The purpose of the request to rezone to the Historic Overlay District:

This proposal requests the entire site (.96 acres) be rezoned to the Historic Overlay District. The rezoning is necessary to accomplish two main goals that are consistent with the policies of the Frisco Master Plan, preserving historic, small town character and promoting economic development in the heart of Main Street.

The two main goals for the rezone to the Historic Overlay District are:

- To provide land and to preserve historic buildings on Frisco's Main Street.
- To consolidate the mixed-use development into a portion of the block that allows for both preservation and development to occur.

This proposal takes into account the sentimental and historical nature of the existing site, and expands this asset into a new, inclusive community experience while protecting the community's legacy.

OVERALL SITE CONDITIONS

The project site is the entire Block II, located adjacent to Main Street in downtown Frisco. Foote's Rest Block II is within the Central Core zoning district and the Main Street Overlay District. Foote's Rest Block II is bordered by 5th Avenue to the west, 6th Avenue to the east and the Granite Street Alley to the south. There are currently nine buildings on site, of which several have historical significance and are targeted for preservation. The total project site area is .96 acres. Existing uses for the site include:

- Seasonal outdoor bar and restaurant (open only in summer/fall seasons)
- Sweet Shop
- Residential (Foote Home)
- Cabins (rented as office space, one lodging unit, one bathroom, one restaurant/bar use)
- Retail Shop
- Vacant historic buildings
- Vacant land
- Garage and tool shed
- Vehicle Storage
- Greenhouse and gardens



On the National Registry, Historic Foote's Rest will remain on the property and will remain open to the public continuing to function as a Sweet Shop.

TABLE I: EXISTING LAND USES

Existing Property Description	Site Square Footage	Site Acreage	Existing Land Use
Foote Property	27,866	.64	
Historic Foote Residence	2,871		Residential and Commercial
Cabin 1	244		Office
Cabin 2	268		Lodging
Cabin 3	290		Restaurant/Bar
Cabin 4	187		Bathroom
Blacksmith Shop	427		Not habitable
Tool Shed	187		Storage
Undeveloped Land	23,522		Parking, storage, alley access, restaurant seating, outdoor storage
107 S. 6th Avenue	7,007	.16	
Thrift Retail Shop	909		Retail/commercial
Undeveloped Land	6,098		Parking, vacant, alley access
Town of Frisco Property	6,898	.16	
Staley House	773		Office / Commercial
Greenhouse	462		Greenhouse
Undeveloped Land	5,663		Gardens / Parking
Total	41,771	.96	

Foote Property Existing Use

The Foote Property site currently operates as an indoor sweet shop with an outdoor pavilion for live music and gathering, an outdoor vendor that sells alcohol and food, various lawn games and seating areas for patrons and retail sales of locally created art. The property also functions as a private residence and gravel yard with vehicle and equipment storage, a cabin for lodging, a cabin for office space, a cabin as a restroom and additional private storage sheds. The current property has vehicular access points



Another image of the Historic Foote's Rest.

from Main Street, 5th Street, and the alley along with bike parking and access off of Main Street. A portion of the sidewalk in the public right of way adjacent to the Foote Property is currently heated for snow melt during the winter. Existing utilities are provided from the Granite Street alley, as well as restaurant and retail shop deliveries and trash service.

Town of Frisco Property Existing Use

The Town of Frisco Property is currently not in use and is under contract to be sold to the owners of the Foote Property. Previously, it was the base for the non-profit organization High County Conservation Center (HC3). Remaining from this organization is the greenhouse that was used for local education programs and outdoor community gardens. There is currently a gravel area for parking and access off the alley. The Summit Stage currently has a bus stop location off of Main Street directly in front of this property.

107 S. 6th Avenue Property Existing Use

The property at the corner of Main Street and 6th Avenue is currently under contract to be sold to the owners of the Foote Property. It currently operates as a retail shop with the majority of the site being vacant open space. The property includes access points from 6th Avenue and the Granite Street alley.

NEIGHBORHOOD CONDITIONS

Foote’s Rest Block II, the project site, is located on the eastern end of Main Street adjacent to a variety of uses. These uses include 3 story residential/condominiums with ground level retail to the south



The existing corner of 6th Avenue and Granite Street Alley.

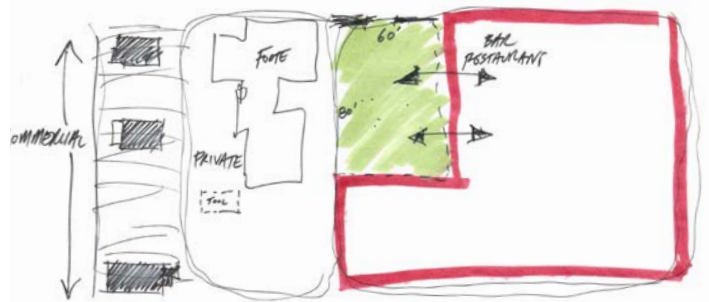


Town Centre Condos, located adjacent to the proposed mixed use site.

(Town Centre Condos / Bears Den Condos), 2-3 story House of Worship to the east (Rocky Mountain Bible Church), 1-2 story retail / services to the west (Colisco, Main Street Liquors), and 2-3 story restaurant, retail, lodging, wellness and upper level residential to the north (Fifth and Main Condos, Commerce Exchange Building, Snowshoe Inn). **Reference Adjacent Building Height Exhibit A and Historic Lot Exhibit B for additional information.**

SITE HISTORY

The history of the Foote’s Rest building and the Staley House have both been well documented by the Town of Frisco. The Foote’s Rest Block II **History Exhibits C1 and C2** chart key dates and milestones that occurred on the Block II site. Sources referenced in the creation of this graphic timeline include on-site historical plaques, the Colorado Historical Society, Tiny Doors Frisco and the Town of Frisco.



Initial site planning concept for the mixed use development.

VISION

The Foote’s Rest Block II site will become a mixed-use destination that combines the role of preservation with new construction, promoting the cultural heritage of Frisco and continuing the legacy of Foote’s Rest as a gathering place.

The Fabric of Frisco:

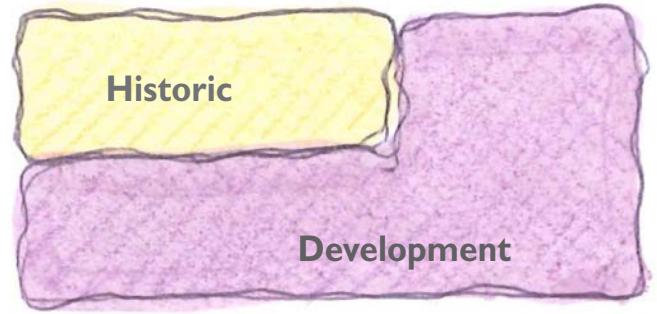
Blending new architecture into the existing fabric of Frisco is critical as people are attracted to Frisco because it is an authentic community. This will be harmonious alongside the newly planned architecture, all designed to stimulate vitality in the Central Core District. This will be done by bolstering the existing heritage and re-imagining it into something meaningful and engaging for both community members and visitors.

The Melody of Structure:

Responsible development will enable preservation of Frisco heritage by anchoring historic buildings along Main Street while also creating a landmark hotel, commercial amenities and gathering spaces. The Foote’s Rest Block II proposal is an example of responsible development empowering the town of Frisco to build upon its past and carry the integrity and heart of community forward for future generations.

The layering of new and old draws inspiration from Frisco’s tradition and creates a contemporary engaging space to be experienced by people today and into the future.

This development looks to the future with a sustainable commitment to the environment, a legacy project with heart, and a community gathering space.



Partii diagram that evolved during the charrette process with Town staff.

Design and construction will strive to employ the latest recommended green building approaches and be backed up through the installation of EnergyStar and HERS certified appliances and parts. Where applicable, solar power collectors and distribution will be used to drive the development to be as natural resource responsible as possible.

The primary façades of the hotel hold the corners of Main Street and 6th Avenue, 5th Avenue and the Granite Street Alley, and are intended to be a static composition to exude firmness and permanence. To hold and define these edges the architecture needs the strength and masculinity of brick masonry at these second story volumes. Contextually, the brick masonry implies that it is a quasi-civic building, an extension of the town’s public domain and the significance of being the hotels main entry. As the third story volume steps back from the primary brick façade, the material changes to wood and begins to foreshadow what is to come.

Moving west along the Main Street facing façade toward the historic structures, the brick masonry stops and peels back to reveal another layer within



Character images depicting inspiration for the architecture.



Proposed Block II elevation looking towards the south, showing the mixed use building, plaza and historic buildings.

the hotel. This new internal layer of the hotel is a combination of wood types; siding, timbers and slats. The use of these materials is intended to respond to Frisco’s period of historic significance; pioneer log, vernacular wood frame and rustic style. As this internal layer turns back into itself, it ultimately defines two sides of the public plaza, with the historic Foote Residence defining the other edge.

The public plaza is the heart of the site and is achieved as the proposed building and historic buildings complement each other.

The internal wood façade is punctuated with shade and shadow through a variety of decks and balconies. The composition takes on a greater depth as the wood slat screen walls playfully jump in front of one another to create unique quilt-like patterns. This dynamic composition encourages the eye to explore, requiring a more complex and sophisticated understanding of the whole. The storytelling between the new and old structures engages both in a fluid, active and exciting conversation.

The quilt as a metaphor is represented in each section of the façade, where a unique story reveals pays tribute to historic structures. The historic structures are continuing to pass down family heirlooms, values and traditions. As for the new structure, the quilt as a metaphor is viewed as a rite of passage, while also embracing the symbol of warmth and comfort for hotel guests. Together, this act of storytelling completes the whole.

Summary

Through the master planning process, the Foote’s Rest Block II site is being re-imagined as a whole to draw inspiration from Frisco to create a vibrant,

tourist friendly and economy invigorating destination. A place worth caring about!

The charrette process led to a yin-yang site plan organization. The partii [par-TEE] diagram (See **Partii – Exhibit D**) establishes and describes massing, entrance, spatial hierarchy, site relationships, circulation, public/private zones, and solidity/transparency. Embedded in the architecture and planning are small town guiding principles which speak to height, mass, scale and cadence. The summation of these components creates the *genius loci*; places that are deeply memorable for the architectural and experiential qualities.

“A proper building grows naturally, logically, and poetically out of all its conditions” -Louis Sullivan



Proposed corner of 5th Avenue and Granite Street Alley with preserved and enhanced Blacksmith Shop.

PROPOSED LAND USE

Prior to the Major Development Application, the property owner worked with the Town for several months to develop an agreement for the purchase, sale and development of the Staley House Property, dated March 14, 2017. In addition to this property, the owner is under an agreement to purchase the property adjacent to the Staley House at 107 S. 6th Avenue. The development agreement established by the Town for the property includes the following permitted uses as outlined in Table 2A.

TABLE 2A: DEVELOPMENT REQUIREMENTS AND COMPLIANCE			
Development Program	Permitted Uses	Proposed Uses	Compliance
Hotel	No more than 65 rooms	65 rooms	Yes
Elevated Plaza	No less than 1,000 sf and no more than 2 floors above the outdoor at grade plaza	1,000 sf elevated plaza above first floor with public outdoor stair	Yes
Restaurant and Bar	Included, no spatial requirements	2,030 sf Restaurant and Bar facing Main Street	Yes
Bowling venue with Restaurant and Bar	Minimum 8 Lanes, no other spatial requirements	12,092 sf 10-lane Bowling Alley, Restaurant and Bar	Yes
Outdoor At-grade plaza adjacent to Main street	2,500 sf	4,000 sf public plaza	Yes
Employee Housing Units	No less than 6	6 units, 400 sf each	Yes

For additional square footages / floor area for each element within the proposed development, please see Exhibit E attached to this narrative.



Proposed corner of 6th Avenue and Main Street, activating the corner with restaurant, bar and hotel entry.

The purchase, sale and development agreement approved by the Town and developer also outlined specific requirements and locations for the historic buildings located on the property. Table 2B summarizes the requirements for the historic buildings as outlined in the agreement and proposed with this application.

TABLE 2B: HISTORIC PRESERVATION REQUIREMENTS AND COMPLIANCE			
Historic Preservation Requirements:	Permitted Location	Proposed Locations	Proposed Uses
Staley House	Located within the boundaries of the development, adjacent to Main Street and with a 5' front yard. At time of closing a historic preservation covenant for perpetuity and for the purpose of limiting the uses to which may be located into the Staley House.	Adjacent to Main Street on the west side of Foote's Rest yard.	Retail, commercial, or restaurant or bar.
Cabins 1,2,3	Located primarily on the western boundary of the property. Cabins 1, 2 in their approximate locations.	Cabins 1, 2, 3 preserved along Main Street, 5th Avenue, Granite Street alley along the western boundary of the property.	Retail, commercial, office space, residential or lodging.
Blacksmith Shop	As a result of its degradation, may be replicated rather than preserved in the developer's reasonable discretion.	Proposed reconstruction located along 5th Avenue.	Retail, commercial, office space, residential or lodging.
Foote Home / Foote's Rest	Maintain on site in its existing location, no change in use.	The Foote's Home / Foote's Rest is maintained with the proposal.	Retail, commercial, restaurant, residential or lodging.



Historic cabins to be preserved on site.

PROPOSED SITE PLAN

The proposed site plan for Foote's Rest Block II incorporates all of the elements listed in the development program while ensuring the scale fits into Frisco's Main Street character. The overall concept for the plan is to anchor the historic buildings at the corner of 5th Avenue and Main Street on the western boundary of the site and transition to new development moving east. The outdoor public plaza spaces will function as the transition between new and old and be designed to build a connection and integrate the buildings.

The public plaza adjacent Main Street will be located in approximately the same space as the Foote's Rest outdoor gathering space is currently. Creating a relationship to the streetscape is an important design consideration to ensure the new plaza will become an inviting, vibrant environment for the community. The mid-block access off Main Street will provide an enticing pedestrian experience. There is an accessible access ramp and an almost 50' wide staircase off the sidewalk that will double as seating. Within the stairs there will be planters to soften the space, create shade and add seasonal color. Another set of stairs will border the plaza to the east creating additional seating and connecting the outdoor space to the restaurant to enhance communication between indoor and outdoor spaces. Also to remain is the existing patio area off of the Foote's Rest building which serves as a small seating area for the Sweet Shoppe. Adjacent to this patio will be bike racks available to the public. Within the plaza space, a wood burning fire pit will remain and continue to function



View into community plaza space from the restaurant patio, with preserved historic Foote's Rest and garage.

as a community gathering area. The space is designed to be flexible for use as a gathering space, event plaza or live music venue, similar to its existing use.

See Exhibits H and I which depict the overall open space areas within the town core and how the proposed open space creates a much needed public amenity on the east end of Main Street.

The 2nd story elevated plaza will have an outdoor connection to the at-grade plaza via an inviting staircase. The elevated plaza will be open to the public and will provide users with a unique view out over Main Street.

There will be a small interior courtyard on the historic portion of the development that will feature a smaller gathering area centered around a fire pit.



View into community plaza space from the restaurant patio, with preserved historic Foote's Rest and garage.

Pedestrian connections from 5th Avenue and Main Street will allow for circulation around the site and between the two gathering areas. Two mature, prominent specimen trees near the Foote’s Rest historic building will be preserved as part of the proposed site plan.

HISTORIC OVERLAY INCENTIVE REQUESTS

The Historic Overlay Zone District outlines a process for seeking incentives in exchange for development that is complementary in architectural design, massing and scale to the historic buildings being preserved. While there are many incentives that may be requested for a project overall, this application only seeks relief on five items. Table 3 lists all available incentives that may be requested and those that are sought with this application. Additionally, the applicant would like to pursue the creation of a preservation easement over the historic portions of the property in cooperation with the Town in exchange for preserving the historic buildings in perpetuity at a prominent location on Main Street. The applicant understands that these

Available Incentives	Requested Incentives
<ul style="list-style-type: none"> Lot coverage Setbacks Lot area Lot frontage Driveway width Density bonus Ceiling height Facade length Geometric plane Materials Roof standards Avoiding duplication of design Parking and loading Snow storage Landscape and revegetation Access Bicycle parking Refuse management Outdoor lighting Non-residential development standards Bulk plane 	<ul style="list-style-type: none"> Setbacks Facade length Parking and loading Roof standards Bulk plane



Corner of 5th Avenue and Main Street is proposed to maintain its historic feel and better relate to the street and pedestrian experience.

items are elements that will be worked through with staff during the development process, and we look forward to upcoming discussions as this key downtown project moves forward.

Parking and Loading

The Foote's Rest Block II proposal provides on-site surface parking and underground garage parking. In the Central Core District, the parking requirements are as follows:

- No parking required for retail, restaurants, bars or taverns.
- 1 space per lodging unit.
- 1 space per residential studio unit.
- On-street parking credit, allowing one parking space reduction for every 25 linear feet of frontage abutting a public right-of-way for non-overnight uses.
- A 20% parking reduction for mixed use developments.

Currently, there are multiple vehicular access points into the site from adjacent public right-of-ways. See image below. There is vehicular loading and access to the property from Main Street, blocking a portion of the potential on-street parking. The proposed site plan removes the vehicular access from Main Street and adds on-street parking spaces within the right-of-way. Similarly, on 5th Avenue the existing access to the site is removed and replaced with on-street parking spaces. The additional parking means that this proposal maintains a net zero loss of parking in the public right-of-way. These spaces will benefit all of the businesses surrounding the area, including the

Foote's Rest Block II site. Reference the **Existing and Proposed Parking and Access Exhibit F & G** for complete parking diagrams.

The hotel will utilize valet parking for overnight guests in the underground garage. Guests utilizing valet parking will check into the hotel entry and lobby off of 6th Avenue. There are 4 designated angled spaces for the hotel on 6th Avenue to accommodate this use and also provide overflow overnight parking if needed. With additional parking created on Main Street, these 4 spaces do not reduce the existing available parking within the right-of-way of block II.

The residential studio units are proposed to be for employees of Foote's Rest Block II mixed use site first, with second priority given to employees of Frisco businesses. This will allow the occupants of the residential units to walk to work, allowing residents to live in Town without a car. Parking spaces for employee housing units are provided on site.

Table 4 describes the proposed parking and the incentive request for a reduction of 9 spaces. While determining the quantity of parking that can be provided on site, the team made efforts to respond to the needs of the historic preservation area, community plaza spaces, and requests to limit parking and access from the Granite Street alley. These goals limit the area available for parking, therefore alternative methods for providing parking and encouraging alternative transportation will be studied as part of the traffic and transportation demand management report.



The existing access points from Main Street and 5th Avenue are removed with the plan, and on-street parking spaces added with the development. See Exhibit F.

TABLE 4: PARKING SUMMARY	
Required Parking	
Lodging Units:	65 spaces
Employee Housing:	6 spaces
REQUIRED:	71 spaces before code allowed reductions
20% reduction for mixed use	14 spaces
1 space per 25' LF of street frontage reduction	0 spaces
REQUIRED:	57 spaces
PROVIDED:	48 spaces 44 spaces provided on-site (40 garage and 4 surface spaces) 4 spaces provided on-street (See Exhibits F and G)

Alternatives and Services to be Studied:

- On-site bicycle fleet and bicycle parking
- Share car
- Walking radius to services
- On-site employment / Frisco employment
- On-site shuttle to regional transportation hubs
- Proximity to free public transit
- Valet parking
- % of customers using DIA shuttle or group transportation
- Potential overnight off-site parking location(s)

Another important consideration for the parking space reduction request is hotel occupancy. Hotels typically operate at less than 100% occupancy.

Generally occupancies between 60% to 80% are more commonly expected as reflected in the overflow parking contingency plan memo (attached). The overnight parking is the only potential overflow need for the site, per code, however we anticipate overflow parking will only be needed during a few specific weekends per year. Please see the attached memo that validates this parking reduction request. The acceptance of the request is an important part of historic overlay project development.

Setbacks

The ground level setbacks have all been met with the proposal. The proposed incentive request is relief from the 10' - 3rd floor setbacks in a few specific locations, as outlined below. The majority of the facade meets with 10' - 3rd floor setback as required by code.

Proposed:

- 5' - 3rd floor setback at 6th & Main intersection
- 0' - 3rd floor setback at Alley and 6th
- 0' - 3rd floor setback at Alley

The relief requested provides architectural variation in desirable locations to reinforce the corners of the property on the opposite sided of the 'porous' historical buildings. Alley relief matches existing conditions of neighboring properties along the alley, and allows for efficient hotel density.

Facade length

The overlay district calls for facade lengths to be limited to a maximum of 38'. The purpose of this type of request is typically to ensure facade variety for a proposed building. This is very important along the first floor of a building which is part of the pedestrian experience. For example, the proposed facade length relief request does not apply to the first floor of the proposed building along Main Street.

Proposed:

- Multiple extensions beyond 38' – all limited to a single story

The architectural design achieves the spirit of the code by breaking up the mass of the building. Where required by hotel room modules, the extensions beyond 38' do not extend vertically more than a single story, as there is façade articulation either above or below the horizontal extension.

Roof Standards

The Main Street Overlay District includes goals and standards for design of new development in the Central Core. Standards 4.1-4.8 discuss roof materials, colors, angles and screening. The architectural proposal includes roof angles at pitches of 2:12 to 3:12 as features and contrasting elements to the facade. The request to include this deviated roof angle provides architectural variation and interest, which is the goal of the standards in the overlay district. **See architectural elevations.**

Bulk Plane

Bulk plane is measured from 24 feet above average site grade and extended upwards at a 45 degree angle toward the rear and or opposite sides of the property until it intersects with a horizontal plane 40 feet above existing grade at the property line. Minimal encroachments occur at Main Street and 6th Avenue, 6th Avenue and Granite Street Alley corner, and 5th Avenue and Granite Street Alley corner. The project proposes bulk plane encroachment in these locations, the prominent corners of the building, to provide architectural interest per the intent of the building articulation standards.

See Exhibit J.

CODE COMPLIANCE

Building Height

The proposed building complies with requirements for the Central Core district, not exceeding a height of 40'. Per code section 180-5 "Building Height" there is an allowance for architectural features to extend above the 40' height limit. The proposed building includes an architectural feature that provides access to the rooftop. The architecture feature is similar to many other features approved along Main Street in the past, such as the bell tower at Boulevard Bend. The architectural feature is non-habitable and its central location on the roof limits its visibility from Main Street.

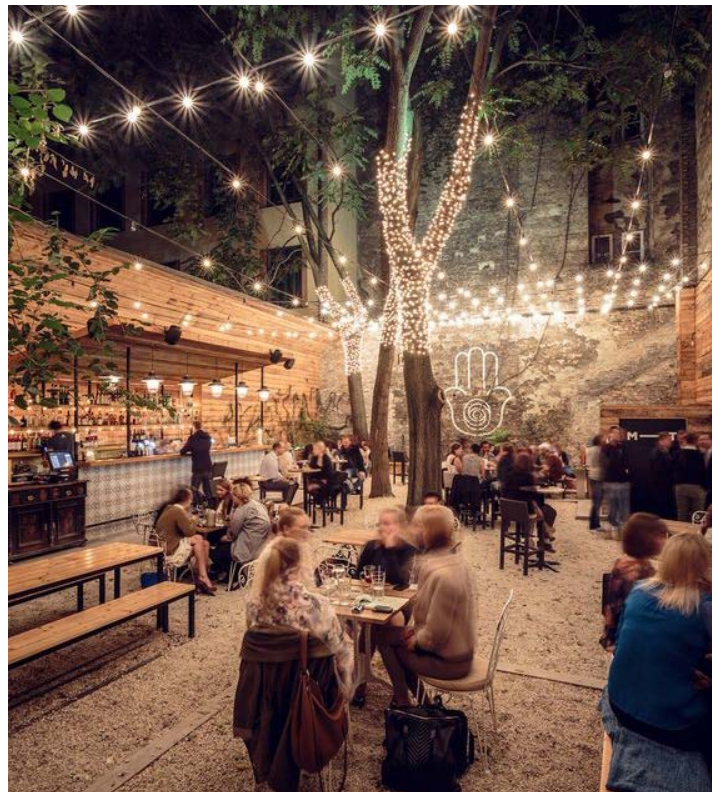
Incentives

As discussed above and outlined in Table 3, the Historic Overlay Zone District outlines a process for seeking incentives in exchange for development that is complementary in architectural design, massing and scale to the historic buildings being preserved. New development that is found to be sensitive and compatible in its design, massing and scale with the

architectural character of the historic structures(s) on the property, and meets a minimum of two of the following criteria is permitted to seek incentive. The Foote's Rest Block II proposal meets this criteria, as described below.

Protects and preserves the town's historic and cultural heritage by retaining and/or remodeling aspects of a historic building(s) such as, but not limited to, the facades being compatible with the character of the historic era;

This plan proposes to preserve and/or remodel six of the historic buildings on the Foote's Rest Block II site. The Staley House will be restored to meet historic compliance with the removal of the porch and fireplace element. The Foote Residence and Sweet Shop will be preserved in its original location with paint color true to its historic period. Cabins 1,2, and 3 will be preserved and relocated, per the development agreement, on Main Street and 5th Avenue while keeping their historic relationship to each other. The Blacksmith structure is dilapidated and the building shall be reconstructed with the spirit of the original building in concert with the preserved Cabins.



Outdoor dining and gathering space.

Increases economic and financial benefits by enhancing the property and making it more accessible and/or attractive for heritage tourism;

Foote's Rest Block II will become more attractive to heritage tourism through the redesign of the site into a cohesive destination with a large portion dedicated to the historic legacy. The existing historic buildings will be sited together to heighten the historic quality and create a more pronounced cultural experience. Access into the Foote's Rest Sweet Shoppe will provide economic and historic opportunities through retail sales and preservation of key artifacts such as the historic mailbox slots. A hotel sited adjacent and complimentary to the Historic Foote Residence, Staley House, cabins and Frisco Main Street will create a unique experience that supports the authenticity of Frisco. In fact, the cabins themselves were originally built as lodging units in the late 1930's early 1940's. The proposed lodging will attract tourists to stay on the property, creating an opportunity for economic growth. Since the 1900s, the Foote property has been a community gathering place for citizens and visitors alike. The proposed plan will be to maintain and amplify this historic use to attract tourists to visit the property for exploration of the past, shopping, dining and recreating.

Provides educational opportunities to increase the public's awareness and appreciation of Frisco's unique heritage;

Existing informational plaques will be maintained as well as historic elements to educate the public on historic buildings. The historic portion of the site will also have interactive components such as sales of locally made fudge and ice cream to engage visitors while learning about the unique architecture of the Staley House, Foote Residence and other historic structures. Additionally, new signage and visual media will be installed to convey the heritage of the families that have lived and continue to live at Foote's Rest Block II. The Staley House and Foote's Rest will be able to remain on the Historic Walking Tour of Frisco.

Maintains the structural integrity of the historic structure and/or rectifies safety concerns for the structure or brings the structure into greater compliance with life, health and safety codes;

The structural integrity of the existing Staley House

and cabins 1, 2, and 3 will be maintained through relocation and remodeling to rectify issues with structural and/or historical integrity. The Foote's Rest building will remain in its existing location and will continue to operate as Foote's Rest Sweet Shoppe meeting all life, health and safety codes.

The Blacksmith Shop is currently in noncompliance with life, health and safety codes. Care will be taken to re-purpose the unique, visually appealing materials and artifacts of the Blacksmith Shop. The contextual relationship of the materials to their original location along the alley and to the other historic structures will be considered when re-purposing and rebuilding this structure.

Retains some or all of the historic structure(s) on the original site;

Foote's Rest, the Staley House, historic cabins 1, 2, and 3 and the reconstructed Blacksmith shop will be maintained within the Block II site.

Structure or use changes further goals or objectives of the Frisco Master Plan;

The relocation of the buildings will create a destination for heritage tourism, create an authentic development, promote the local economy with the addition of new business and provide much needed local workforce housing.

Brings new development/redevelopment on the site that allows for the preservation of historic resources on the site that would not likely occur without the development.



Public plaza experience.

Through the combination of the three lots on Block II, the existing buildings and uses are reconfigured to combine both historic preservation and vibrant new growth in an inclusive, unified development. The opportunity to design a master plan for the block allows for reinvigoration of the historic character simultaneously with the expansion of new, complementary architecture meeting the character of Main Street.

MASTER PLAN COMPLIANCE

Frisco's Master Plan is a guiding document that was developed with the voice of the community. The following goals from the Master Plan and how this proposal meets the spirit of those goals is outlined in this section.

Arts and Culture

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

The Foote's Rest Block II proposal preserves about a half block of Main Street frontage with the Foote's Rest Sweet Shop and Home, Staley House, historic cabins and blacksmith shop. The Foote's Rest Sweet Shop and Home is on the National Register of Historic Places and will remain as is. The Staley Rouse House will be moved to a prominent location that respects its historic relationship to Main St, and its non-historic additions (the covered entry and fireplace) will be removed to showcase the original historic building. Preserving historic buildings and orienting them to be visible from Main Street evokes a sense of place along the streetscape and helps to articulate the small-town mountain character of Frisco. The cabins will remain oriented along 5th Avenue and the Blacksmith building will be relocated and rebuild to maintain its relationship with 5th Avenue.

A&C 2: Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.

Foote's Rest has been a gathering place for the community throughout Frisco's history. More recently, Foote's Rest has operated as a Sweet Shoppe and seasonal bar/restaurant, continuing its legacy as a community gathering place since opening in 2012. The proposal sustains this gathering tradition by creating an inviting public plaza along Main Street that will continue to be a place that brings the community



Landscape stairs offer seating and paving patterns create an active space.

together. In addition to the public plaza space, there will be an elevated balcony open to the public that will be highly visible and enhance the vitality of Main Street. The Sweet Shoppe will remain in operation and a new restaurant will open within the hotel building with a presence along Main Street and open to the plaza.

The addition of a bowling alley and supportive bar/restaurant space below grade will provide the community with an additional recreational and sporting venue.

The Foote's Rest business has a reputation of supporting the community through events that benefit the local preschool, youth sports teams, Town of Frisco events, and full-time residents by providing a 15% local's discount on purchases. The proposal also includes 6 workforce housing units in the heart of town to support local residents and ensure that Frisco remains vibrant and does not rely on an in-commuting workforce.

A&C 5: Celebrate and highlight Frisco's heritage.

Frisco's heritage is highlighted with the preservation of 6 historic buildings on Main Street. The history is celebrated through the preservation of the historic buildings, providing an impactful cultural display.

Additionally, the on-site plaques will remain to inform the public on the legacy of past generations.

“We have something special here and we need to have pride in it.” – Becky Foote

Built Environment

BE 1: Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community’s character.

Preservation is a key theme in sustainable design, adaptively reusing historic structures and improving them while maintaining historic character. Landscape design will utilize native mountain plants as well as drought tolerant plants to enhance the character of the community and create a lively, engaging plaza space.

The addition of the new building will provide a strong anchor at the corner of 6th and Main Street and enhance the community character by using masonry brick and glazing at the lower floors of the proposed buildings. The upper floors of the building transition into more natural materials including a variety of wood textures.

BE 2: Ensure the design of Frisco’s public spaces, streets and pathways reflect Frisco’s mountain town character.

The proposed public plaza at Foote’s Rest Block II will provide active uses on Main Street, promoting Main Street as a destination and maintaining a special community gathering place. A second public space will be elevated above Main Street, providing a different view of the Town. Both public spaces will be ADA accessible to ensure inclusivity. On-site bike parking will be provided to encourage alternative means of transportation. Regarding streets, this proposal will remove an existing mid-block access point to the property from Main Street and provide additional public parking spaces. The proximity of these public spaces to one of the most utilized bus stops along Frisco Main Street will be an advantage for those using public transportation.

BE 3: Preserve and enhance Main Street as the heart of the community.

Promoting new business and infill development is a key to preserving Main Street as the heart of the community. The property owner’s vision is to

maintain Frisco’s heritage through preservation of historic structures while developing a new hotel, restaurant, and entertainment venue on Main Street. The proposed plan will build upon the existing Foote’s Rest outdoor space by expanding into it into a public courtyard. The enhancements created through this redevelopment will preserve the history of the site and create activation along the streetscape. Providing a new, different lodging experience in the heart of town has the potential to attract a new spectrum of tourists into the heart of Frisco. The addition of a centrally located bowling alley, retail and workforce housing will support Main Street both economically and socially as the heart of the community. (Reference or insert our slide from the presentation showing buildings and public open space along main street here.)

Energy

EN 4: Encourage the use of recycled materials, renewable energy sources and the use of green and energy efficient building practices.

This development looks to the future with a sustainable commitment to the environment, a legacy project with heart, and a community gathering space. Design and construction will employ the latest recommended green building approaches and be backed up through the installation of EnergyStar and HERS certified appliances and parts. Where applicable, solar power collectors and distribution will be used to drive the development to being as natural resource responsible as possible. In addition,



Creation of meaningful community gathering spaces.

creative and integrated storm-water management techniques will be used in the design of the plaza and the planters to address storm water on site.

EN 5: Promote conservation and use of resources to maintain a sustainable community for generations to come.

The proposed hotel will utilize durable, natural materials and be designed for a mountain environment. The landscape will be designed with xeric and drought tolerant plants. Irrigation for the site will be designed to be efficient and conserve water. A portion of hardscape materials used in the plaza space will be permeable. Historic buildings will be preserved, improved and re-purposed for new commercial purposes. The integration of the multi-modal Transportation Demand Management plan will look at reducing our dependency on vehicular transportation and the reduction of carbon emission.

Economy

EC 2: Continue to promote the town as a year-round destination.

The addition of a hotel, restaurant and bowling alley will encourage additional visitors to Frisco and offer non-seasonal activities. The vision for Foote's Rest Block II is to create a family friendly, authentic place that will keep people returning any time of year.

EC 3: Encourage and direct economic growth.

The Town will have significant economic benefits from this proposal. Commercial land provides the highest tax revenues for the Town, and this proposal seeks to transform a block of Main Street that was primarily vacant land. The hotel rooms will provide sales and lodging tax revenue. The restaurant and retail spaces will provide sales tax revenue. Importantly, this is all occurring on Main Street in the heart of the community.

EC 5: Support the creation and outlet for local markets and support local workforce policies.

The proposal provides 6 workforce housing units available to the employees of the redevelopment. The Sweet Shoppe will continue to provide an outlet that supports local markets, goods, and crafts.

Housing

HS 3: Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of Frisco residents.

The proposal provides 6 employee housing units. Once completed, units will be offered first to Foote's Rest Block II employees, then to employees that work in Frisco and the Ten Mile Basin.

HS 4: Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.

This proposal is a direct result of Council's efforts to create public/private partnerships to produce workforce housing units as well as promote economic development on Main Street.

Health and Well Being

HW 5: Provide community gathering spaces for people, groups and organizations to enhance Frisco's character.

The public plazas proposed at Foote's Rest Block II will continue to provide a community gathering place for Frisco. Foote's Rest has regularly hosted and will continue to be a venue that supports local non-profits, schools and organizations bringing people together. By creating a true public space, Foote's Rest will become an inclusive gathering space available to everyone in Frisco.

TRANSMITTAL

Date: 11.03.17

To: Town of Frisco

Attention: Frisco Development Application Response to Comments

From: Norris Design

Re:

We are sending you the following items via paper copies.

<u>Copies</u>	<u>Date</u>	<u>Description</u>
2 (8.5x11)	11.03.17	Response to Comments Letter
	11.03.17	Narrative Updates
2 (8.5x11)		Narrative
2 (8.5x11)		Appendix A – Construction Management Plan
2 (8.5x11)		Appendix B – Overflow Parking Contingency Plan
2 (11x17)	11.03.17	Exhibit E & F – Existing and Proposed Parking
2 (24x36)	11.03.17	R+B Architecture Sheet Set Updates
2 (24x36)	11.03.17	Norris Design Landscape Site Plan Updates

We are sending you the following items via digital copies.

<u>Copies</u>	<u>Date</u>	<u>Description</u>
1 PDF	11.03.17	Response to Comments Letter
1 PDF	11.03.17	Narrative Updates
		Narrative
		Appendix A – Construction Management Plan
		Appendix B – Overflow Parking Contingency Plan
1 PDF	11.03.17	Exhibit E & F – Existing and Proposed Parking
1 PDF	11.03.17	R+B Architecture Sheet Set Updates
1 PDF	11.03.17	Norris Design Landscape Site Plan Updates

Remarks:



Bill Linfield
Town Engineer
Town of Frisco
linfieldphoto@gmail.com

RE: Foote's Rest Inn and Suites

Dear Bill:

Pursuant to our discussions in person and your subsequent request, I am outlining below our project approach to address questions and/or concerns that might be raised by the Town of Frisco relative to the construction process on the subject property.

As a part of the building permit process and prior to issuance of a permit by the Town of Frisco, Foote's Rest and its construction team will provide a thorough and complete construction management plan for the project. Below is an outline of the contents of that plan:

Table of Contents

Section 2.0	Project Location
	2.1 Disturbance Area
	2.2 Location
	2.3 Description of Work
Section 3.0	Project Documentation
	3.1 Permits/Other Documents
	3.2 Public Notification Plan
	3.3 Project Signage
	3.4 Contact Designation for Project and Emergencies as well as Agencies involved.
Section 4.0	Project Implementation
	4.1 Dates of Construction
	4.2 Hours of Construction
	4.3 Schedule (Sequence) of Construction
	4.4 Adjoining Properties and Impacts
	4.5 Project Fencing
	4.6 Public Health, Welfare and Safety
	4.7 Protection of Natural Environment and Existing Structures

- Section 5.0 Site and Right of Way Management**
 - 5.1 Right of Way Management Plan
 - 5.2 Emergency Vehicle Access and Procedures
 - 5.3 Construction Parking Details
 - 5.4 Staging Areas
 - 5.5 Right of Way Impacts and Limitations
 - 5.6 Construction Trailers, Material Storage and Waste Management
- Section 6.0 Traffic Control**
 - 6.1 General
 - 6.2 Haul Routes
 - 6.3 Onsite Vehicle Limitations
 - 6.4 Delivery Requirements
 - 6.5 Traffic Control Plan
 - 6.6 Provision for Transit Stops and Routes
- Section 7.0 Pedestrian Protection**
 - 7.1 General
 - 7.2 Temporary Crossings
 - 7.3 Temporary Sidewalks and Protection
- Section 8.0 Sediment and Erosion Control**
 - 8.1 Requirements
- Section 9.0 Fugitive Dust Control**
 - 9.1 Fugitive Dust Control Plan
 - 9.2 Requirements
- Section 10.0 Emissions**
 - 10.1 General
 - 10.2 Emissions from Diesel Powered Engines

Exhibits:

- Exhibit A Project Vicinity Map
- Exhibit B Sequencing Plan
- Exhibit C Construction Schedule
- Exhibit D Site Logistics Plan
- Exhibit E Right of Way Traffic Control Plan
- Exhibit F Storm Water Management Plan

In addition to the information contained above, we discussed the fact that there would be impacts to improvements in the rights of way adjoining the property such as curb, asphalt, sidewalk, etc....As a part of the overall construction documentation there will be a provision for repair and/or replacement of impacted improvements. We also discussed the fact that in order to implement the improvements considered in this project, there will be a need for Right of Way encroachment permits. The majority of these will be temporary encroachments, but as we discussed in our

meeting there will be some permanent subsurface encroachments that may include, but not be limited to footings, soil retention systems and perimeter drain systems.

Please feel free to contact me with any further questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "R.E. Daniel, Jr.", written in a cursive style.

Robert E. Daniel, Jr.
Principal

cc: Bill Gibson – Town of Frisco
Rick Weinman – Town of Frisco
Megan Testin – Norris Design
Elena Scott – Norris Design
Craig Lawrence – R+B Architects
Scott McHale – R+B Architects
Kevin Vecchiarelli – JVA
Kelly Foote

November 3, 2017

Town of Frisco
Bill Gibson
PO Box 4100
Frisco, Colorado 80443

Memorandum: Overflow Parking Contingency Plan Outline

Dear Bill:

Thank you for your review and comments regarding proposed parking reductions. Our team has been working to prepare a plan for overflow parking and we are currently pursuing a number of avenues to address overflow parking. The proposed solution will end up being a combination of ROW and offsite parking as well as encouragement of alternative methods of transportation. We are currently exploring these solutions and we are confident we will be able to address the needs of our clients as well as questions from the public prior to completion of construction. Please consider the following memorandum an outline for our approach and explanation of overflow parking.

In review of Parking there are two different categories we are proposing changes to:

- Public Parking Configuration in the ROW
- Overnight Parking for Foote's Rest Guests

Public Parking Configuration in the ROW

(Reference Parking Exhibits F and G that show existing and proposed layouts)

The Foote's Rest Block 11 development will have impact to the parking configuration along 5th Avenue, 6th Avenue, and Main Street. The change in configuration adds public ROW spaces along 5th avenue and Main Street and reduces spaces along 6th Avenue. There is no net change to the number of public parking space provided in the ROW.

Overnight Parking for Foote's Rest Guest

(Reference Parking Exhibits F and G that show existing and proposed layouts)

Proposed Summary of Spaces On-Site and Adjacent to Site:

- 44 spaces will be provided on-site underground.
- 4 surface spaces will be provided on-site as surface parking.
- Per reconfiguration of parking spaces and the closure of two existing access points along 5th Avenue and Main Street, there is a creation of (4) additional parking spaces within the ROW. Foote's Rest proposes to use these created spaces to park overnight. They will work with the Town, similar to other existing hotels on Main Street, to ensure these spaces are plowed and maintained to Town standards.

Proposed Outline of Overflow Parking, Off-site:

The Foote's Rest Owner has been in negotiation with three separate off-site locations to valet park guest vehicles when necessary. This a primary concern to

TABLE 4: PARKING SUMMARY	
Required Parking	
Lodging Units:	65 spaces
Employee Housing:	6 spaces
REQUIRED:	71 spaces before code allowed reductions
20% reduction for mixed use	14 spaces
1 space per 25' LF of street frontage reduction	0 spaces
REQUIRED:	57 spaces
PROVIDED:	48 spaces
	44 spaces provided on-site (40 garage and 4 surface spaces) 4 spaces provided on-street (See Exhibits F and G)

the operation of the hotel and a priority for the owner. The owner has reached out to a State-owned property, a county owned property, and a privately-owned property within .5 miles of the development site. All three property owners have been open to negotiation. The owner and fellow property owners have expressed interest and begun conversations regarding contracts for overnight parking however, prior to approval of the development application, it is premature to enter into a contract between parties. A contract with a single owner would fully supplement the parking reduction aspect requested per the Historic Overlay District.

As justification for support of a parking reduction, the development team has resourced numerous studies regarding hotel occupancy both nationally and regionally. The national average of hotel occupancy as sourced from *Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017*, shows an average occupancy rate of 82% as sourced from 25 studies. Additionally, at a State level, with focus on resort destinations the occupancy rate is roughly 65% annually. For our particular property the 3-year occupancy is forecasted at roughly 71% based on this particular product and location. This is important to note from an operations perspective, as 100% occupancy (that the code is based upon) is likely to happen only a handful of times during the holidays as well as a number of busier non-holiday weekends scattered throughout the peak winter and summer seasons. Per the studied and projected occupancy rates, the parking provided on-site and adjacent to the site will be adequate a majority of the time.

As a supplement to onsite parking during peak seasons, the owner will enter into contract with an offsite location to provide valet parking to guests beyond the premise. In support of a multi-modal transportation system the owner and operator are in full support of alternative modes of transportation including the following:

- On-site bicycle fleet and bicycle parking
- Share car
- Walking radius to services
- On-site employment/Frisco employment
- Complimentary on-site shuttle to regional transportation hubs
- Close proximity to free public transit including (2) world class ski destinations

The owner is proud to live in a community that recognizes and incentivizes the preservation of Historic Structures. The overall community benefit of preserving buildings that are an icon of their time period in their contextual location is a process that requires support. The importance and effort that the owner, public, and town have put into Historic Preservation demands creative solutions to address parking.

Sincerely,
Norris Design

Megan Testin
Senior Associate

November 3, 2017

Town of Frisco
Bill Gibson
PO Box 4100
Frisco, Colorado 80443

RE: Block 11 at Foote's Rest / Lots 1-12, Block 11/ Frisco Town Subdivision
Response to Comments for Development Application

Dear Bill,

Thank you for the review of our Development Application for Block 11 at Foote's Rest. We appreciate your time and help in organizing a meeting with us to review and discuss the comments below with our team. Please see our below responses to comments.

On behalf of the applicant and the development team, thank you.

Megan Testin
Norris Design

Consulting Traffic Engineer

I have not received the traffic report from the applicant.

Steve Pouliot, Colorado Civil Team Leader, WSP

RE: The final Traffic Report and Parking Study as prepared by our consultant, FHU, has been submitted to the Town of Frisco and WSP for review on October 30, 2017.

Consulting Civil Engineer

Drainage

- 1) *Drainage will be an important aspect of this project review. The plans suggest that all drainage from the site will be directed to the existing Town storm drain located in the mid-block alley. As part of this project review an analysis of the existing storm drainage system needs to be completed to determine if it has adequate capacity to handle these increased flows. I am unaware of the exact sizing, routing, and discharge from this system, so I am unable to comment on those aspects, but they should be considered.*

RE: The civil engineer, JVA, will perform a tributary basin analysis to determine existing storm network capacity to demonstrate that this project will not have adverse effects to downstream parcels.

- 2) *Stormwater from this project should meet Town Code as to volumes and detention amounts.*

RE: JVA has submitted a site drainage analysis intended to meet all Town Code requirements as reviewed by the Town consultant.

- 3) *In addition to normal runoff, the plans also specify that all snow from this project will be melted, and then discharged into the Town system as noted. In addition to the comments noted above regarding capacity, consideration needs to be made for what happens when snowmelted water reaches the Town system. Can the system handle this warmer water in the winter months. Also, all site runoff, even from snowmelt and roof areas, will need to have water quality addressed.*

RE: JVA will implement best management practices for all snowmelted areas which will likely include addition of heat trace to the ultimate site discharge point and perform the analysis as described above in comment 1.

- 4) *On a related note, the site will also need a large amount of construction dewatering, as well as permanent dewatering, and both should be analyzed as to discharge locations and capacity. Well locations and piping and power etc should be considered.*

RE: JVA will coordinate with the design team (geotechnical engineer, hydrogeologic consultant, MEP engineer, etc.) to determine volume and rate of estimated dewatering operation during and after construction. All groundwater discharge will be in accordance with applicable CDPHE requirements/permitting concerning water quality.

- 5) *In all cases provisions must be made for overflow conditions in cases where either capacity is exceeded or if power fails and backup systems also fail.*

RE: JVA-Noted.

- 6) *In cases where sidewalks are proposed to be snowmelted, careful consideration should be made as to what happens to water flowing from heated areas to unheated areas, otherwise unsafe icing conditions may occur.*

RE:JVA will coordinate with the design team and implement best management practices to control runoff from snowmelted areas as described above in comment 3.

Excavation

- 1) *This site will be excavated as much as 20 feet below adjacent sidewalk and street grades during construction (soils report). The lower level parking and bowling alley final grades will be as much as 10 feet below adjacent grades. This presents a number of issues as noted below*

RE: Our construction management consultant, Gateway Management Company, has prepared a memo that outlines our construction approach, Appendix A. As a part of the building permit process and prior to the issuance of a building permit, the Foote's Rest team will prepare a construction

management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 2) *Where and how will the large volume of excess dirt be removed and to where?*

RE: Shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 3) *How will 20 foot cuts, immediately adjacent to the existing sidewalks, be constructed, keeping public access open and safe?*

RE: Shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 4) *How will adjacent sidewalks, streets, and utilities be protected both during and after construction?*

RE: Shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 5) *It is unlikely that 10 to 20 foot cuts, to install footings and foundation walls, can be performed immediately adjacent to property lines, without at least short term impacts to the adjacent property, in this case Town ROW. How will this be addressed?*

RE: Shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 6) *How will limits of construction be identified and enforced?*

RE: Shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

Water

- 1) *Plans call for a 6 inch water service line connected to an existing 6 inch water main in the alley. Fire will need to know if this will provide adequate fire flows. Connecting a 6 inch service to a 6 inch main will require a 6 by 6 tee be installed on the main, and additional valves should be considered.*

RE: JVA-Noted.

- 2) *The plans are not clear on how many existing service lines there are now, and how many new service lines will be needed. These should both be clearly identified. New service lines should meet current Town standards.*

RE: JVA-Noted.

Other

The soils report states that continuous footings have a width of 24 inches. The plans seem to show new foundation and basement walls being built right on property lines. It would seem that some portion of the footings below these walls will be constructed in Town ROW. Is this acceptable to the Town, and if so will License Agreements be needed for this?

RE: Design intent is to construct foundations per allowed zero lot line subsurface setbacks indicated in the Town of Frisco Zoning Code. To utilize these allowed setbacks, both temporary surface and permanent subgrade encroachment licenses will be required, as is typical in such situations. The Town has encroachment license agreements with the existing Foote's Rest building as well as other properties in Town for these situations. The design team and General Contractor will work with the Town to design shoring systems, foundations, footings, and drainage systems that are acceptable for permanent and abandoned encroachment licenses. Please see the attached memo for the Construction Management Plan and general construction approach.

- 1) *Where will staging take place for this project, both for construction trailers and such but also for material storage etc?*

RE: All efforts shall be made during construction to limit disturbance along Main Street. Material storage location shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 2) *Where will contractor parking be during construction?*

RE: All efforts shall be made during construction to limit disturbance to neighboring businesses. Contractor parking shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 3) *Will this project require use of a crane, and if so where will it be staged?*

RE: All efforts shall be made during construction to limit disturbance along Main Street. Final crane use and staging shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 4) *What impacts will this project have on Pedestrian and Traffic flows during construction?*

RE: All efforts shall be made during construction to limit disturbance along Main Street. Pedestrian and Traffic flows shall be addressed in the final construction management plan. Please see the attached memo for the outline of that plan and general construction approach.

- 5) *As proposed this project will take out existing parking on 6th Avenue. Is this acceptable to the Town*

RE: Please reference provided Exhibits F and G regarding parking within Town rights-of-way. The property currently has three access points, one from Main Street, one from 5th Avenue and one from 6th Avenue. At each of these existing accesses there is no on-street parking. The proposed redevelopment removes the mid-block access point from Main Street and the access point from 5th Avenue and adds on-street parking back onto the Town's right-of-way. The addition of these spaces brings the Town's parking count to a net zero loss.

The parking spaces proposed to be included with the project along 6th Avenue (4 spaces total) do not currently exist and are proposed to be part of the mixed use development parking. The Owner will work with the Town, similar to other existing hotels on Main Street, to ensure these spaces are

plowed to Town standards. In addition, the Owner has met requests from the Public Works department to limit parking and reduce existing access points along Granite Street alley.

- 6) *Given the overall impacts of this project on adjacent Town ROWs, should consideration also be given to changing the current entrance to the Foote's Rest building to eliminate the step that encroaches into the sidewalk on Main?*

RE: The existing Foote's Rest building is on the National and State Registration of Historic Buildings. Any improvements or changes shall be in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Changes to the main entrance are anticipated to be out of compliance with these standards. The existing Foote's Rest building has a license agreement with the Town for the existing step that encroaches into the sidewalk on Main Street. The current license agreement accounts for this above ground encroachment as well as the snowmelt system under the sidewalk that the Foote Family installed in this area. The historic portion of the Foote's Rest building is not proposed to be changed or altered with this application.

Bill Linfield, P.E., Civil Consultant

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.*

RE: Comment Noted.

2. *Based on the size and type of occupancy, this project will require an approved fire sprinkler system for the building. Please advise the developer to size the waterline into the building to meet fire sprinkler and*

RE: Comment Noted.

3. *An approved fire alarm system is required for the building.*

RE: Comment Noted.

4. *An approved standpipe system is required for the building.*

RE: Comment Noted.

5. *Advise the developer/contractor to contact the fire department for details on additional fire department permits required for all fire protection systems.*

RE: Comment Noted.

6. *Based on the overall size of the building a Fire Command Room is required. See Chapter 5, Section 508 of the 2012 edition of the International Fire Code for details.*

RE: Fire command room is located in the southeast corner of the building on Level One, with access from the alley. Dimensions have been updated to provide for the 10'-0" minimum dimension specified in the above reference IFC code section.

7. *What is proposed for addressing of all the new and relocated buildings?*

RE: The applicant will work with the County GIS department to determine addresses for the proposed buildings on the property.

8. *Based on the size of the building, type of construction and radio signal strength in the building, an emergency responder radio amplification system may be required. See fire department for details.*

RE: Foote's Rest will be installing an IDAS (internally distributed antennae system) which will allow for emergency responders to communicate with their radio system throughout the building.

9. *Provide more information on the proposed kitchens. Based on types of appliances installed, additional fire protection systems may be required.*

RE: The Level One kitchen is intended as a full-service kitchen. Other kitchens are TBD. Project team will conform to all applicable codes to provide required fire-protection systems such as kitchen hood fire suppression systems.

10. *A fire lane, with approved signs, will be established along the entire South side of the building. Field inspection required to set signs.*

RE: JVA noted.

If you or the owner/developer have any questions or would like to meet, I would be happy to discuss any questions or proposed changes. My office number is 970-262-5202.

Steve Skulski, Assistant Chief/Fire Marshal

Summit County GIS

Addressing Proposal:

Cabin 1, 2, and 3 – Re-Address off of S 5th Ave

Blacksmith Building – Address off of S 5th Ave

Foots Rest Residence/Commercial – We can keep the same – 510 and 512 E Main ST (Note if for some reason the addresses for the cabins and

Blacksmith Building are to be addressed off of E Main St I will need to re-address these units)

Hotel – This could be addressed off of E Main St or S 6th Ave. I would almost recommend S 6th Ave since its Main entrance is there. All commercial in the building can have the same address as the hotel and with Comm Unit 1, 2 etc.

So either 101 S 6th Ave or something like 580 E Main Street.

RE: Thank you for your comments. We agree with the summary of buildings that will require addresses. We would request a Main Street address for the hotel/mixed use building and the Staley House. We agree that the existing Foote's Rest property can maintain its existing address and that the cabins and Blacksmith building can be addressed from 5th Avenue.

Staley Building – 506 E Main St

Suzanne Kenney, GIS Analyst II

Town of Frisco Planning Department

1. *Submit the final traffic report and transportation management plan for review. We anticipate any proposed parking reduction to be an area of concern from the public. If a reduction continues to be proposed, we recommend preparing an overflow parking contingency plan.*

RE: The Final traffic report and parking study has been submitted. We are proposing a reduction in parking of nine spaces per the Historic Overlay District. We are required to have 57 spaces and we are proposing a total of 48 overnight parking spaces with this application. Please see the attached parking memo, Appendix B, that outlines our approach to an overflow parking contingency plan. Our team proposes that prior to the completion of construction, the Foote's Rest team will finalize the overflow parking contingency plan that is outlined in Appendix B. Please see the attached memo, Appendix B, for the outline of that plan and general approach to transportation management.

2. *The floor plans should be fully dimensioned to more clearly identify the floor area sizes of the various uses, parking/drive aisle dimensions, façade articulation, roof overhang dimensions, etc.*

RE: Sheets A2.0 through A2.4 dimensioned. Sheets A1.1, A4.1, and A4.2 updated to match plan updates.

3. *Revise the proposed incentives list to include waiver of the 10' third floor setback along the Granite Street Alley (the alley is a public street) and a waiver of façade articulation dimensions.*

RE: Drawings updated to show 3rd floor setback. Incentive list updated.

4. *Submit a roof plan overlaid onto the existing topography with elevations labeled for of all roof elements along with an accompanying a roof height analysis table.*

RE: See new sheet A1.2 Building Height Calculation.

5. *Revise the landscape plan to base the vegetation requirements calculations on the entire 42,000 sq.ft. development site. Add a tree size analysis table and a tree species diversity analysis table.*

RE: Required vegetation and calculations have been added to the plans. Plans have been revised and resubmitted.