



**PLANNING COMMISSION  
STAFF REPORT**

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May 17, 2018

**AGENDA ITEM:** Planning File No. 270-18-MAJ: A sketch plan review of a proposed new medical office building and site improvements

**LOCATION:** 18, 38, & 98 School Road / Tracts A, B, & C, Frisco Heights Subdivision

**ZONING:** Light Industrial (LI) District

**OWNER:** Sisters of Charity Health Services, Colorado  
c/o Centura Health Accounts Payable  
PO Box 372660  
Denver, CO 80237-6660

**APPLICANT:** Alan Main, Development Solutions Group  
1623 Blake Street, Ste 300  
Denver, CO 80202

**ARCHITECT:** Boulder Associates, Inc.  
1426 Pearl Street, Suite 300  
Boulder, CO 80302

**TOWN STAFF:** Susan Lee, Planner (970) 668-2566  
susanl@townoffrisco.com

**PROJECT DESCRIPTION**

The applicant, Centura Health (Sisters of Charity Health Services Colorado), represented by Alan Main, Development Solutions Group and Boulder Associates Architects, is requesting a sketch plan review for a new medical office building located on Tracts A, B, & C, Frisco Heights Subdivision. According to the application materials, this project entails:

- Construction of a 30,480 sq. ft., two-story structure medical office building
- Creation of a new access drive off of School Road
- Installation of 71 new parking spaces including 8 accessible spaces
- Landscaping, sidewalks, and associated grading

The project will require a full Major Site Plan review by the Planning Commission.

In the Light Industrial (LI) Zone District medical office is listed as a conditional use, therefore at the time of Final Site Plan review the applicant will be required to demonstrate compliance with the standards set forth in Town Code (§180-2.5.1): Conditional Uses.

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

## BACKGROUND

Tracts A, B, and C, of Frisco Heights Subdivision were purchased by St. Anthony Hospital Systems and platted in 1978. According to Town records an existing one story medical clinic and emergency room was located on Tract B at that time. Numerous additions were made to that structure over the next 30 years. The clinic building, in its final form, stretched across Tract B onto Tract C. It served as Summit County's hospital until 2007 when the new facility on Peak One Drive was opened. The clinic building was demolished in the fall of 2010. The Summit Vista Professional Building, located on Tracts A and B, received planning approval and a conditional use permit to allow for medical office use in 1991. This blue roofed building now contains medical offices, and two fitness centers.

To the south of Tracts A, B, and C is a Town-owned portion of the recreational pathway system located on property owned by Denver Water. To the west is CDOT right-of-way containing Summit Boulevard/ State Highway 9. To the east is the Town's Public Works facility, and to the north is the Town owned right-of-way containing School Road and beyond that is a parcel owned by Public Service Company of Colorado (PSCC). The PSCC lot contains vacant land and an electrical sub-station.

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



Vicinity Map



View looking east at Summit Vista Professional Building from Summit Blvd



View looking south west at Summit Vista Professional Building from School Rd



View looking south towards vacant Tracts B and C from School Road



View looking south across existing parking lot on Tract C

## SKETCH PLAN REVIEW

Sketch plan review is an opportunity for Planning Commission to comment on the various aspects of a development proposal including proposed uses, parking and traffic circulation, architecture, landscape design, and compatibility with the neighborhood. It is also an opportunity for the applicant to listen to Commissioners' comments and make changes to the proposal prior to a major site plan submittal.

Pursuant to Section §180-2.5-D-3, Frisco Town Code (in part):

- a. *All applications for major site plans shall present an informal sketch plan of the development before a regularly scheduled meeting of the Planning Commission. The applicant shall notify the Community Development staff in writing at least 21 calendar days prior to the Planning Commission meeting at which the sketch plan is requested to be presented. Materials to be presented in support of the development must be of sufficient nature to allow the Planning Commission and Community Development staff to provide informed feedback on the project. At a minimum the applicant must submit the following information:*
  - i. *Written project description, including a synopsis of the proposed development program, and how the project will meet the principles of the Master Plan and the standards of the zoning code;*
  - ii. *Site plan showing the location of the building(s) and other improvements (retaining walls, berms, dumpster locations, open space, etc.) with dimensions to setbacks, property lines, easements, north arrow, scale (no smaller than 1"=20'), legend, vicinity map;*
  - iii. *Existing and proposed utility (main and service) lines;*
  - iv. *Existing and proposed topography at 2 foot intervals, including 50 feet beyond the property boundary, existing easements, lot dimensions, lot size in square feet/acreage;*
  - v. *Existing site characteristics map with vegetation, wetlands, unique natural features;*
  - vi. *Parking space location and counts and traffic circulation design, with driveway locations, points of access from right-of-way, preliminary grades, bike and pedestrian improvements;*
  - vii. *Proposed landscaping, post-development grades, snow storage, preliminary stormwater plan showing approach to stormwater handling;*
  - viii. *Scaled drawings of all building locations and schematic elevations; and*
  - ix. *Samples of all colors and materials proposed.*
- b. *The Planning Commission may require an applicant to return for additional sketch plan presentations if sufficient information is not received or if substantial changes to a proposal are recommended. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer the applicant any vested rights.*

- c. *The sketch plan presentation shall become null and void if a complete major site plan application is not submitted to the Community Development Department within 90 days after the date of the Planning Commission's review of the sketch plan.*

A Final Site Plan application and the Conditional Use application for this proposal will require Planning Commission review at a future public hearing. The proposal will be reviewed in detail for compliance with the Frisco Uniform Development Code (UDC) at that time.

## ANALYSIS - FRISCO COMMUNITY PLAN

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

### Plan Overview (excerpt)

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

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

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

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

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

### Chapter 2. Community Direction (excerpts)

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

#### **Art & Culture**

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

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

**Built Environment**

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

- *BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community’s character.*
- *BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town*

**Economy**

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

- *EC 1. Develop economic strategies to encourage a diversity of commercial businesses in town.*
- *EC 5. Support the creation and outlet for local markets and support local workforce policies.*

**Health & Well-being**

*Frisco is a community that promotes healthy lifestyles, which support good physical health and mental well-being.*

- *HW 3. Implement walkability (includes pedestrians, bikes, etc.) concepts into Town government land use regulations.*
- *HW 5. Provide community gathering spaces for people, groups and organizations, to enhance Frisco’s character.*

**Transportation and Mobility**

*Frisco is a community that provides a safe and efficient multi-modal transportation system, and promotes walkability, bicycling and alternative modes of travel.*

- *TM 2. Maintain the town’s paved pathway system, and enhance connections to the community’s neighborhoods, parks, commercial areas and to the county-wide recpath system.*

**PUBLIC COMMENT**

The Community Development Department has not received any formal public comments concerning this project as of May 9, 2018.

**ANALYSIS – LIGHT INDUSTRIAL (LI) ZONE DISTRICT [§180-3.10]**

The requirements of the Light Industrial Zone District are applicable to the review of the proposed project.

**Purpose:** The purpose of the LI district is as follows:

*“To promote the development of professional trade, industrial, general services, storage, and contractor services in Frisco, and to allow for other associated uses complementary to contractor trades and light manufacturing.”*

**Minimum Lot Area:** 10,500 sf

**Minimum Lot Frontage:** 50 feet

**Setbacks:** The minimum required setbacks and proposed setbacks for this property are as follows:

	<b>Minimum Setback</b>	<b>Proposed Setback</b>
Front Yard (School Road)	15 feet	133 feet
Side Yard	none	N/A
Rear Yard	10 feet	20 feet

**Lot Coverage:** There is no lot coverage requirement within the LI District.

**Maximum Building Height:** In the LI District, the maximum building height is forty five (45) feet for a pitched roof and thirty five (35) feet for a flat roof. The submitted plans illustrate a flat roof at a height of approximately thirty-five (35) feet. A chart illustrating the proposed building height calculations will be required at Final Site Plan review. The building height must comply with the Frisco UDC definition of building height. (§180-9.3)

**ANALYSIS – USE STANDARDS [§180-5]**

**Permitted and Conditional Uses:** As illustrated in §180-5.1, “Medical Office” is a conditional use in the LI Zoning District.

In conjunction with the Final Site Plan submittal, the applicant will be required to demonstrate compliance with the standards set forth in Town Code (§180-2.5.1): Conditional Uses.

**ANALYSIS - DEVELOPMENT STANDARDS [180-6]**

The project will be reviewed for compliance with the specific development standards of the Frisco Uniform Development Code (UDC) at the time of final site plan review.

This development site contains more than one lot. For the purposes of review and compliance with Town Code staff will review the application pursuant to Town Code (§180-6.3.2.).

*(§180-6.3.2.): Buildings Occupying More Than One Lot*

*Where a residential or non-residential project has been resubdivided into more than one lot, it shall be considered to be occupying one lot for purposes of complying with district regulations such as density, floor area ratio (FAR) lot coverage, open space, lot size, lot frontage, and setbacks. For purposes of this section, the boundaries of the one lot shall be the outermost lot lines of all lots occupied by the project.*

**Drainage Plan** (§180-6.6): A drainage plan shall be submitted with the Major Site Plan application. The plan shall be prepared by a licensed engineer licensed in the State of Colorado. Submittal requirements, design standards and erosion and sediment control shall be addressed as outlined in §180-6.6, Frisco UDC.

**Access** (§180-6.11): All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director. The plans show a new access point off of School Road as well as an existing School Road access drive. No access from Summit Boulevard is proposed. The proposed access does not appear to meet Town Code requirements. The access will be reviewed in more detail at Final Site Plan review. Frisco Public Works and the Town Engineer will review and provide comments at that time.

An existing paved recreational pathway exists on the property to the south of the proposed development. The proposal shows a connection to that pathway. The Town of Frisco is expecting that the applicant will coordinate approval with the property owner, Denver Municipal Water Works, and be responsible for construction of this paved pathway. More detail will be required at Final Site Plan.

**Traffic Studies** (§180-6.12): A traffic study, prepared by a professional engineer licensed in the State of Colorado, shall be provided for this project in conjunction with the Final Site Plan review.

**Parking** (§180-6.13): Section 180-6.13 of the Frisco Town Code addresses parking requirements. The use of medical office requires one (1) space per 350 square feet of gross floor area. The chart provided by the architect (Sheet A-100) shows a floor area of 30,480 sf for the proposed building. For medical office use this would require 87 spaces, including 4 accessible spaces. The applicant is proposing 71 new spaces and 73 existing spaces to remain. Snow storage appears to occupy 13 of the proposed new spaces. These spaces cannot be counted towards the parking space requirements per Town Code (§180-6.13.7.F).

The applicant has provided a floor area of 16,899 sf for the existing building but there is no information on building use. The parking calculation chart on Sheet A-100 shows a ratio of one space per 350 sf for office use. Staff is aware that the existing building contains a fitness center. The parking ratio for fitness centers is 1 space per 200 sf.

In conjunction with the Final Site Plan submittal, the applicant will need to show that all proposed and existing uses on site and the associated square footage of floor area for each use to ensure compliance with Town Code parking requirements. More detail on the transition between the existing and proposed parking areas and access will be needed. This will be reviewed with the Final Site Plan submittal.

The existing parking area on the eastern portion of the property contains landscaping, sheds, equipment, and other materials. If these spaces are to be used to fulfill parking requirements, the materials must be removed to allow for use of the spaces for parking.

**Bicycle Parking** (§180-6.13.4): All commercial and mixed-use development shall provide bicycle racks, in an appropriate location, with bicycle stalls in the amount of not less than 20 percent of the total number of parking spaces required for the project. The landscape plan has a note regarding provision of bicycle parking although none is shown on the plan. The applicant shall show design and location of required bicycle stalls at time of final site plan application.

**Snow Storage Areas** (§180-6.13.7): Snow storage shall be provided on premises in the amount of 100 square feet for every 350 square feet of paved surface area and any unpaved parking and driveway areas. Pursuant to Town Code (§180-6.13.9.) required parking spaces shall not be used as snow storage areas.

Snow storage calculations will be required at time of Final Site Plan review. Size, location and minimum width of the proposed snow storage areas will be reviewed at that time.

**Landscaping and Revegetation** (§180-6.14): The landscaping plan submitted with the Sketch Site Plan review materials appears to meet the Town's landscape requirements.

The proposed parking landscape is not in compliance with §180-6.14.F. Parking Area Landscaping. The internal landscaping must be equal to 50% of the required parking lot landscaping.

The plans submitted do not show existing or proposed landscaping for the areas of the property associated with the existing building and parking lot. The proposed development will need to comply with Town Code landscaping requirements including §180-6.21.3.1.3. *Landscaping of Parking Lots*.

**Outdoor Lighting** (§180-6.16): A lighting plan shall be submitted at time of Final Site Plan demonstrating compliance with the regulations of §180-6.16 of the Frisco Town Code.

**Refuse Management** (§180-6.17): All commercial projects shall provide adequate space for the collection and storage of refuse and recyclable materials. The applicant is required to show compliance with the general standards, screening and location at time of Final Site Plan review.

**Signs** (§180-6.19): The UDC requires the applicant to prepare a Master Sign Plan for this property to establish a common theme to create visual harmony between the signs. Master Sign Plans are an administrative review performed by Staff.

**Non-Residential Development Standards** (§180-6.21): *The purpose of the non-residential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character.*

The sketch plan submittal materials contain enough information to provide a Sketch Site Plan level of review for compliance with the Non-Residential Development Standards. Staff has provided an initial evaluation in order to facilitate discussion and feedback from the Planning Commission. The project will be reviewed for compliance with the non-residential development standards at time of Major Site Plan review.

The sketch plan application appears to comply with the following sections of the non-residential development standards:

- §180-6.21.3.A.1. *Compatibility with Neighborhood Character. Intent*
  - a. *To ensure that the façade design of development is compatible with Frisco's "small mountain town character" and existing buildings.*
  
- §180-6.21.3.B.2. *Building Elements*
  - All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6 00.*
    - a. *Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth.*

- b. *Each façade or each 75 foot portion of a façade visible from public streets or parking lots shall be articulated through the use of at least four of the following building elements that provide shelter from natural elements and provide visual relief.*
  - i. *Balconies, porches, or patios;*
  - ii. *Building elements that provide shelter from natural elements;*
  - iii. *Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;*
  - iv. *A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;*
  - v. *Variation in roof planes or roof forms, including dormers or gables;*
  - vi. *Variation in window sizes and shapes; or*
  - vii. *Prominent building entrance features.*
- *§180-6.21.3.D.3. Roof Design*
  - a. *Flat roof construction shall be augmented with pitched roof elements, including but not limited to, peaked or sloped facade elements or parapets facing all street sides.*
- *§180-6.21.3.E. Building Material Standards*
  - 1. *Intent*  
*To ensure that building materials are compatible and complementary to existing historic or contributing buildings in the area, using a combination of mainly natural materials.*

Staff finds that the variation in building form, the prominent architectural elements over the northern entrance, and variations in roof form meet the general intent of this section. The use of natural materials such as stone veneer, and wood in a natural color palette also meet the general intent of this section. Material samples, and more detail on the specific type and finish of these materials will be reviewed at the Final Site Plan.

The sketch plan application does not appear to comply with the following sections of the non-residential development standards:

- *§180-6.21.3.B.3. Building Articulation*
  - a. *Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.*
  - b. *Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.*
  - c. *Building walls that exceed 54 feet in total building façade length shall change geometric planes by at least four feet in depth for a minimum length of six feet.*

- d. *Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.*
- §180-6.21.3.B.4. *Entrances*
  - e. *For development with over 25,000 square feet of gross floor area, at least two separate and distinct public entrances into the building shall be provided.*
- §180-6.21.3.I.3. *Landscaping of Parking Lots*
  - a. *Except in the Central Core District, parking lots abutting a property line shall incorporate a landscaped buffer between the property line and the paved surface of the parking lot. Non-raised planters in parking lots are encouraged so that, where possible, stormwater may be accommodated through such landscaped areas and maintenance is reduced.*

The applicant will need to demonstrate compliance with the building articulation, entrance design, landscape requirements of the non-residential development standards at Final Site Plan submittal.

Bicycle parking is required in an amount equal to 20 percent of the required parking spaces. Provision of bicycle parking is noted on the applicant's landscape plan but not shown graphically on the site plan.

Community spaces are an amenity required for development with over 10,000 square feet of gross floor area. A minimum of one (1) community space shall be provided for any development with between 10,000 and 25,000 square feet of gross floor area. The applicant is showing a community space with landscaping and benches to the east of the main entrance.

At the time of full site plan review, the applicant will be required to show compliance with the Parking and Loading and Amenities sections of the Non-Residential Development Standards.

**Bulk Standards** (§180-6.23): Bulk plane standards do not apply to this property.

## STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the proposed medical office building and associated improvements in the context of the recommendations and requirements of the Frisco Town Code.

Staff observations:

- Due to the proposed use of medical office, the applicant is required to apply for a Conditional Use Permit and must demonstrate compliance with the standards set forth in Town Code (§180-2.5.1): Conditional Uses.
- The current property lines for Tracts A, B, and C pass through both the existing and proposed buildings. Staff recommends the applicant submit materials for a Minor Subdivision to remove the existing lot lines to formalize the property as one development site.

- Staff appreciates the applicant's attempt at meeting the design criteria outlined in the Non-Residential Development Standards. A full review for compliance with §180-6.21 will be conducted in conjunction with the Final Site Plan review.
- Staff cannot evaluate the project's compliance with the Town's parking standards without information on existing uses and floor area of the Summit Vista Professional Building. It appears that there are an insufficient number of parking spaces based on initial assumptions. More information is needed for the Final Site Plan review.
- A slope analysis is required at time of Final Site Plan to review the proposed development for compliance with Town Code Section 180-6.5.1.
- At the time of Major Site Plan review, the applicant must demonstrate compliance with all elements of the Frisco Town Code, including: drainage, access, snow storage, and landscaping.

## ATTACHMENTS

Attachments:

- Light Industrial (LI) District
- Non-Residential Development Standards
- Sketch plan application materials

## 3.10 Light Industrial (LI) District

### 3.10.1. PURPOSE

To promote the development of professional trade, industrial, general services, storage, and contractor services in Frisco, and to allow for other associated uses complementary to contractor trades and light manufacturing.

### 3.10.2. DISTRICT STANDARDS

#### A. Dimensions

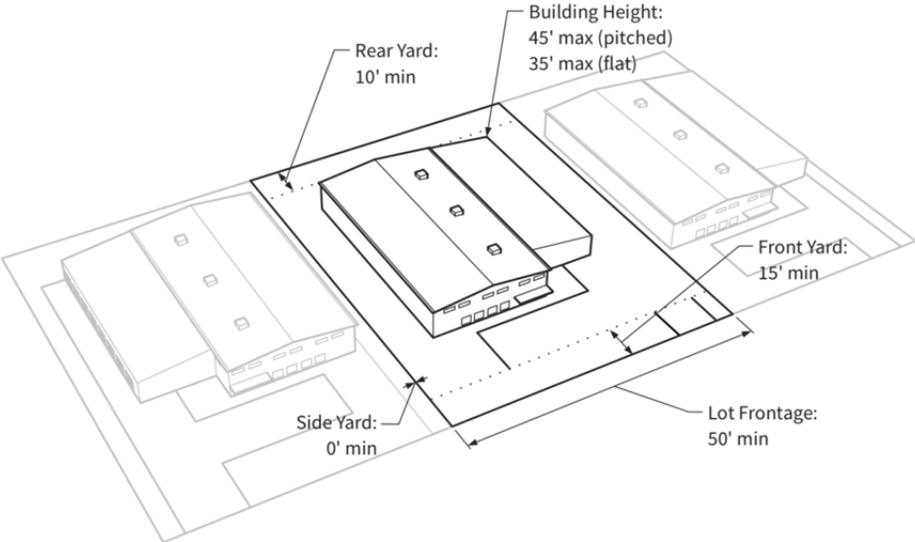
See Figure 3-H and Section 3.16.

#### B. Development Standards

All non-residential development is subject to the Non-Residential Development Standards in Section 6.21.

TABLE 3-8: LI DISTRICT DIMENSIONAL STANDARDS	
LOT STANDARDS	
Minimum lot area	10,500 sf
Minimum lot frontage	50 ft.
SETBACKS	
Minimum front yard setback	15 ft.
Minimum side yard setback	None
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	45 ft. (pitched); 35 ft. (flat)

Figure 3-H: Illustration of LI District Dimensional Standards



## 6.20 Nuisances (Performance Standards)

6.20.1. No building or premises shall be erected, altered, or used in any district for any purpose injurious, noxious, or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration, noise or other cause.

6.20.2. Evidence shall be provided that any use of flammable or explosive materials will be in conformance with standards set by the Frisco Fire Protection District and Chapter 94 of the Town of Frisco Code; discharges into the air will be in conformance with applicable regulations of the State Air Pollution Control Act; any electromagnetic radiation will be in conformance with the regulations of the Federal Communications Commission. Discharges into the water will not violate standards or regulations established under the State Water Quality Control Act, Article 8, Title 25, of the Colorado Revised Statutes.

6.20.3. No person shall cause construction activity-related noise outside of an enclosed structure other than between the hours of 6:00 a.m. and 6:00 p.m. or one-half hour after sunset, whichever is later, except when construction work is required to make emergency repairs or as provided in Subsection C of this section.

- A. Construction activity shall include, but not be limited to, any activity requiring a building permit, an excavation permit, a grading permit or other outdoor activity which requires the operation of hand or power tools or other machinery used for building.
- B. Any violation of the construction activity time limitation shall be subject to stop orders and other remedies provided in the Town Code in effect at the time.
- C. Exception: The Community Development Director may, upon written application, alter the hours of construction activity described in Subsection 6.20.3 of this section by the issuance of a “Special Construction Activity Permit” for good cause shown which may include but not be limited to:
  - 1. Timing considerations based on the nature of the work being performed; or
  - 2. Health or safety considerations.
- D. Special Construction Activity Permits will be issued on a case by case basis and only when appropriate alternatives do not exist. The Community Development Director shall have at least 48 hours to approve or deny such a permit. Such a permit shall not be granted for a period which exceeds five days. If the circumstances warranting the Special Construction Activity Permit continue, the permit may be renewed by application to the Community Development Department.

## 6.21 Non-Residential Development Standards

### 6.21.1. PURPOSE

The purpose of the non-residential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character.

### 6.21.2. APPLICABILITY

- A. This section shall apply to the development of any non-residential use that requires site plan review. Findings shall be made that a non-residential development is in compliance with the standards of this section prior to approval of a site plan review. Failure to meet the mandatory standards shall constitute grounds for the decision-making body to request amendments to the proposed design or to deny a final plan or site plan.
- B. Mixed-use development shall comply with these non-residential development standards.

### **6.21.3. STANDARDS**

The following mandatory standards shall be met by all non-residential development subject to site plan review:

#### **A. Compatibility with Neighborhood Character**

##### **1. Intent**

To ensure that structures are compatible with, but not identical to, existing nearby structures and their neighborhood surroundings, as well as Frisco's "small mountain town" character.

##### **2. Compatibility**

- a. Compatibility shall be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards in this section.
  - i. Compatibility of development on Main Street shall be determined based on proper consideration of the above features of nearby properties on Main Street rather than properties on other streets, as well as compliance with the standards in this section.
- b. The existing landforms and historic structures, as noted in the town's Historic Resource Inventory, on a site shall be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it.

#### **B. Façade Standards**

##### **1. Intent**

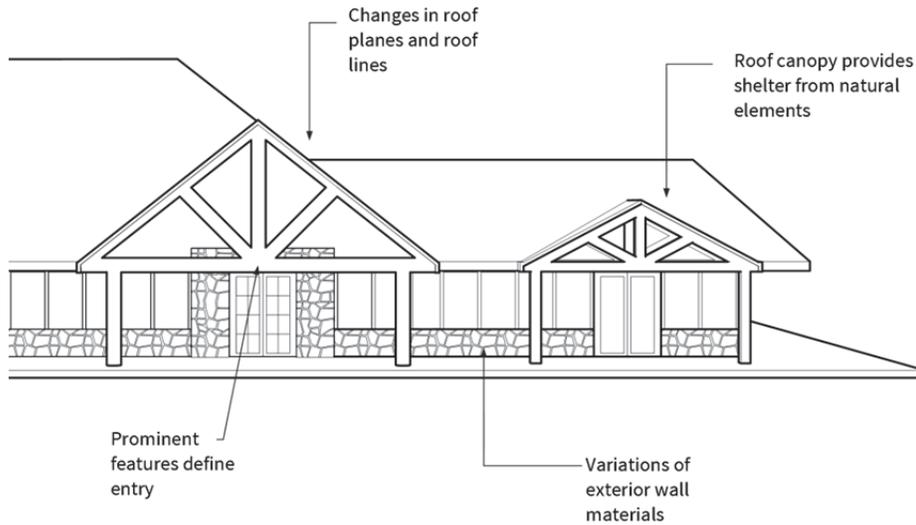
To ensure that the façade design of development is compatible with Frisco's "small mountain town character" and existing buildings.

##### **2. Building Elements**

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-00.

- a. Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth.
- b. Each façade or each 75 foot portion of a façade visible from public streets or parking lots shall be articulated through the use of at least four of the following building elements that provide shelter from natural elements and provide visual relief.
  - i. Balconies, porches, or patios;
  - ii. Building elements that provide shelter from natural elements;
  - iii. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;
  - iv. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;
  - v. Variation in roof planes or roof forms, including dormers or gables;
  - vi. Variation in window sizes and shapes; or
  - vii. Prominent building entrance features.

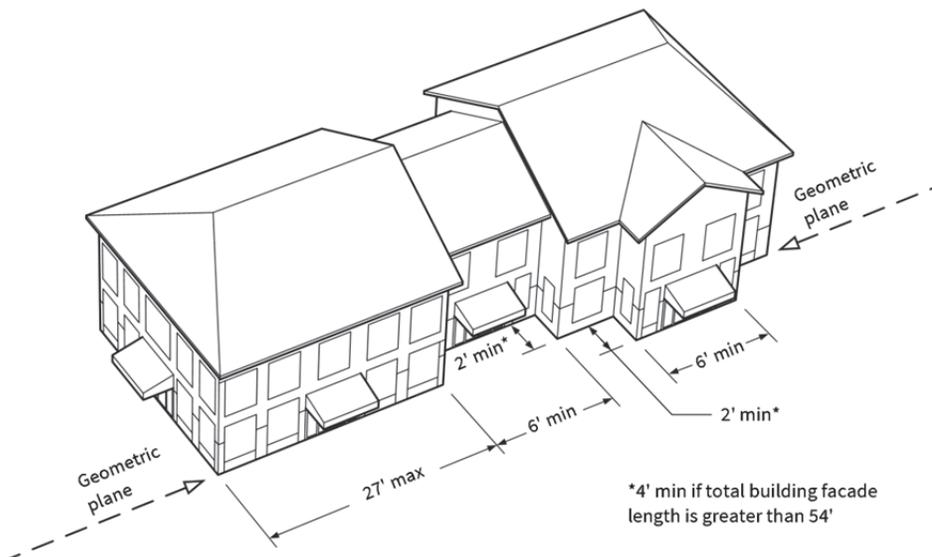
Figure 6-00: Building Element Variation Examples



### 3. Building Articulation

- a. Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.
- b. Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.
- c. Building walls that exceed 54 feet in total building façade length shall change geometric planes by at least four feet in depth for a minimum length of six feet.
- d. Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.

Figure 6-PP: Building Articulation Requirements



#### 4. Entrances

- a. For development with over 25,000 square feet of gross floor area, at least two separate and distinct public entrances into the building shall be provided.

### C. Bulk Plane Standards

1. Buildings shall be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.
2. See Section 6.23 for bulk plane requirements.

### D. Roof Standards

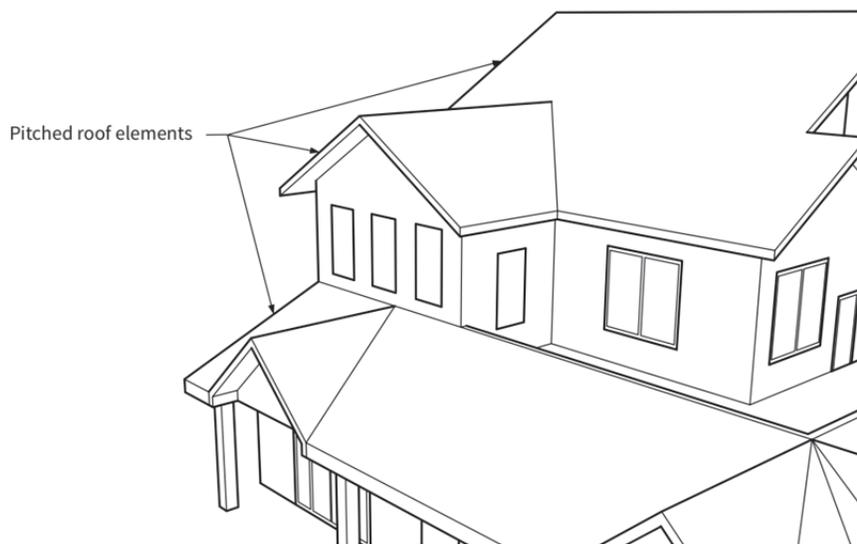
#### 1. Intent

To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements.

#### 2. Roof Pitch

- a. Steep pitched roofs are encouraged.
- b. Flat roof construction shall be augmented with pitched roof elements, including but not limited to, peaked or sloped facade elements or parapets facing all street sides.
- c. Pitched roof elements shall vary by a minimum of two feet in elevation.
- d. Mansard roofs are not appropriate and are not allowed.

Figure 6-QQ: Pitched Roof Elements

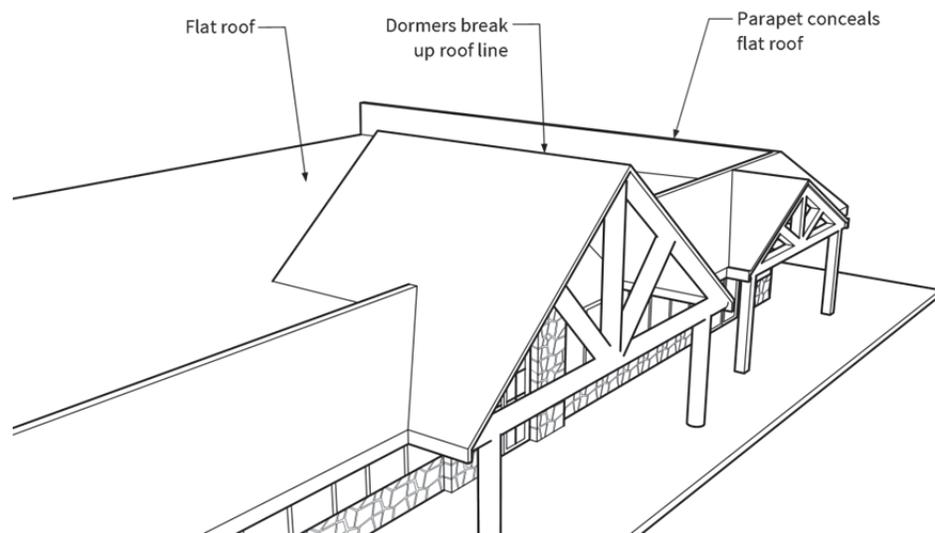


#### 3. Roof Design

- a. Where pitched roofs are utilized:
  - i. A minimum pitch of 4/12 is required.

- ii. Dormers shall be incorporated to break up the roof, to enhance the usability of attic spaces, and to add architectural interest.
- iii. Ridgelines shall change elevation by no less than two feet for each 27 feet of building length. Architectural elements which intersect with the ridgeline may qualify as ridgeline changes upon a finding that the design furthers the purpose of this section.
- b. Shed roofs with a minimum pitch of 3/12 may be utilized only if the shed roof element is below the primary roof level and terminates into the roof or wall of the structure.
- c. No more than 66 percent of a ridgeline or roof line shall be on the same elevation.
- d. Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies, or entryways.

**Figure 6-RR: Roof Line Variation**



#### **4. Roof Materials**

- a. If metal roofs are used they shall be surfaced with a low-gloss finish or be capable of weathering to a dull finish in order to not be reflective.
- b. Metal roofs shall have a standing seam or shall be of a design that provides relief to the roof surface.
- c. Asphalt and fiberglass shingles are permitted provided that they are a heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.
- d. Spanish or Mission style roofs and other similar roof materials are prohibited.
- e. Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.
- f. Bright colored roofs that exceed a chroma of four on the Munsell Color chart shall not be allowed.
- g. All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible with and substantially similar to the colors and materials of the building or the roof.

## E. Building Material Standards

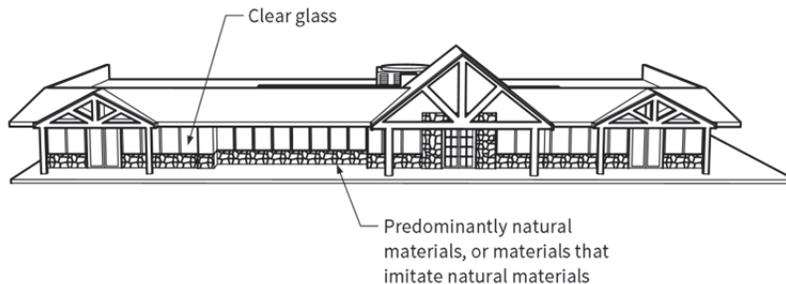
### 1. Intent

To ensure that building materials are compatible and complementary to existing historic or contributing buildings in the area, using a combination of mainly natural materials.

### 2. Primary Materials

- a. Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.
- b. Other materials that imitate natural materials are also acceptable, provided their texture, shape, and size are similar to the natural materials they are imitating, and are not obviously artificial materials.
- c. Stucco, steel, or concrete block shall not be primary exterior materials for the majority of a building.

Figure 6-SS: Use of Building Materials



### 3. Specific Material Standards

#### a. Concrete Block

Concrete block used as an accent material shall be a split, textured, or scored block.

#### b. Concrete Panel

Concrete or concrete panels shall be textured or scored and used in combination with other materials, or shall be faced with another material such as stone, stucco, or other similar materials.

#### c. Glass

Clear glass shall be used for windows. Tinted, colored, or opaque glass may be approved when demonstrated by the applicant to be compatible with the purpose of this section.

#### d. Metal

Metal shall have a matte finish or a finish proven to fade and not be reflective.

#### e. Steel

Steel may only be used as an accent material or used in combination with other materials.

#### f. Stucco

Stucco may only be used as an accent material or used in combination with other materials.

#### **4. Prohibited Materials**

The following materials are prohibited:

- a. Aluminum, steel, or plastic exterior siding that does not imitate natural materials;
- b. Mirrored or reflective glass; and
- c. Untreated or unpainted galvanized sheet metal.

#### **5. Accessory Structures**

The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design can be provided that will complement the project and meet the purpose of this section.

### **F. Building Colors**

#### **1. Intent**

To promote building colors compatible with the site and surrounding buildings.

#### **2. Maximum Color Chroma**

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

#### **3. Exception for Building Accents**

Colors that exceed a chroma of four, but do not exceed a chroma of eight on the Munsell Color chart may be used only sparingly as accents, such as on trim or railings. Luminescent, fluorescent, or reflective colors shall not be utilized on any exterior portion of the building.

#### **4. Accessory Structures**

The same or similar colors shall be used on main structures and on any accessory structures on the site, unless an alternative scheme can be provided that will complement the project and meet the purpose of this section.

### **G. Design Variety**

#### **1. Intent**

To promote design variety that is also compatible with the character of Frisco.

#### **2. Duplicate Building Design Prohibited**

- a. Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300 foot radius of the property are not allowed, with the exception of accessory structures, which may be designed similarly to the primary structure.
- b. Where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units by providing a variety in windows, decks, balconies, or exterior facade compositions.

### **H. Additions**

Additions that are substantially smaller than the square footage of the existing building may be designed to complement the existing structure, even if the existing building does not currently meet the façade, roof, material, or color standards of this section.

## **I. Parking and Loading**

### **1. Intent**

To mitigate the visual impact of parking and loading facilities.

### **2. Parking**

- a. No more than 60 percent of required parking spaces may be located in front of a building along the principal street façade. If another building or other structure blocks the view of parking from the street, the blocked parking spaces may be excluded from this percentage.

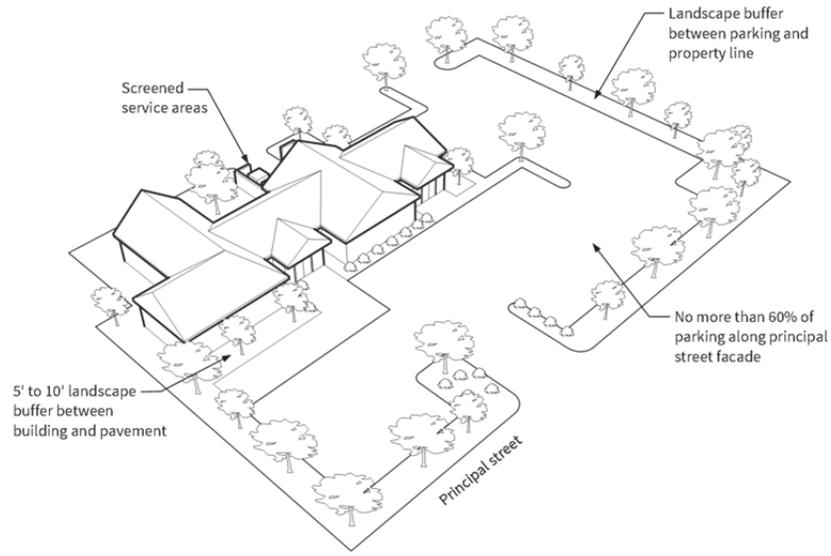
### **3. Landscaping of Parking Lots**

- a. Except in the Central Core District, parking lots abutting a property line shall incorporate a landscaped buffer between the property line and the paved surface of the parking lot. Non-raised planters in parking lots are encouraged so that, where possible, stormwater may be accommodated through such landscaped areas and maintenance is reduced.
  - i. Required landscaped buffers shall meet the following standards:
    - a) Buffers shall be a minimum of ten feet wide and contain twice the required number of trees required by Section 6.14.
    - b) The location and type of all plantings shall meet sight distance requirements.
  - ii. The following incentive is available:
    - a) If a landscaped buffer incorporates double the plant quantities and area required above, or double the requirement in Section 6.14.3.F, Parking Area Landscaping, whichever is greater, then the applicant may locate up to 75 percent of the required parking in the front of the building along the principal street façade, with approval by the Planning Commission.
- b. Except in the Central Core District, where a building abuts parking or paved areas, a landscaped area shall be provided that varies from five to ten feet in width.
  - i. Required landscaped areas shall meet the following standards:
    - a) At least half of the landscaped areas shall be 10 feet in width.
    - b) This landscaped area shall be at least 50 percent of the length of the building.
    - c) Landscaping shall also comply with Section 6.14.
  - ii. The following incentive is available:
    - a) If less than 50 percent of the required parking spaces are located in front of the building along the principal street façade, the landscaped buffer may be reduced to a minimum of 35 percent of the length of the building, with approval by the Planning Commission.

### **4. Loading**

- a. Service, loading, and trash areas shall be screened from all public rights-of-way and parking areas.

Figure 6-TT: Parking and Loading



## J. Amenities

### 1. Intent

To enhance development with amenities that promote alternative modes of transportation and provide community gathering spaces.

### 2. Bicycle Parking

Bicycle parking spaces shall be provided in an amount equal to at least 20 percent of the required vehicular parking spaces for the development. A lesser number may be approved by the Town if reasonably justified by the applicant.

### 3. Community Spaces

- a. Development with over 10,000 square feet of gross floor area shall provide community spaces, including but not limited to, public benches, water features, public kiosk/gazebo, public patio/seating areas, public plazas, or public art.
  - i. A minimum of one community space shall be provided for any development with between 10,000 and 25,000 square feet of gross floor area.
  - ii. A minimum of three community spaces shall be provided for any development with over 25,000 square feet of gross floor area.