THE JANUARY 23, 2018 COUNCIL PACKET MAY BE VIEWED BY GOING TO THE TOWN OF FRISCO WEBSITE.

RECORD OF PROCEEDINGS
WORK SESSION MEETING AGENDA OF THE
TOWN COUNCIL OF THE TOWN OF FRISCO
JANUARY 23, 2018
4:30PM

Agenda Item #1: Winter Marketing Update 4:30pm

Agenda Item #2: Alley Paving Survey Results Discussion 4:45pm

Agenda Item #3: Water Efficiency Plan Update 5:00pm

Agenda Item #4: Marina Master Plan Update 5:30pm

RECORD OF PROCEEDINGS
REGULAR MEETING AGENDA OF THE
TOWN COUNCIL OF THE TOWN OF FRISCO
JANUARY 23, 2018
7:00PM

STARTING TIMES INDICATED FOR AGENDA ITEMS ARE ESTIMATES ONLY AND MAY CHANGE

Call to Order: Gary Wilkinson, Mayor

Roll Call: Gary Wilkinson, Jessica Burley, Kim Cancelosi, Rick Ihnken, Dan Kibbie, Hunter Mortensen, and Deborah Shaner

Public Comments: Citizens making comments during Public Comments or Public Hearings should state their names and addresses for the record, be topic-specific, and limit comments to no longer than three minutes.

NO COUNCIL ACTION IS TAKEN ON PUBLIC COMMENTS. COUNCIL WILL TAKE ALL COMMENTS UNDER ADVISEMENT AND IF A COUNCIL RESPONSE IS APPROPRIATE THE INDIVIDUAL MAKING THE COMMENT WILL RECEIVE A FORMAL RESPONSE FROM THE TOWN AT A LATER DATE.

Mayor and Council Comments:

Staff Updates:

Presentation:

2018 Non-Profit Grants Presentation

Consent Agenda:

Minutes January 9, 2018 Meeting
Winter Maintenance of Rec Path License Agreement
Purchasing Cards
Warrant List

Old Business:

Agenda Item #1: Second Reading, Ordinance 18-01, an Ordinance Authorizing an Amendment to the Agreement Concerning the Sale of Certain Real Property Owned by the Town and Legally Described as Lots 3 and 4, Block 11, Frisco Townsite, Also Known as 518 Main Street and as the "Staley House" Property STAFF: BILL GIBSON 1) MAYOR OPENS PUBLIC HEARING 2) STAFF REPORT 3) PUBLIC COMMENTS 4) MAYOR CLOSES PUBLIC HEARING 5) COUNCIL DISCUSSION 6) MOTION MADE 7) MOTION SECONDED 8) DISCUSSION ON MOTION 9) QUESTION CALLED

Agenda Item #2: Second Reading, Ordinance 18-02, an Ordinance Rezoning to the Historic Overlay (HO) District, While Maintaining the Underlying Central Core (CC) District Zoning, Certain Real Property Located at 510, 512. And 518 East Main Street and 107 South 6th Avenue and Legally Described as Lots 1-12, Block 11, Frisco Townsite STAFF: BILL GIBSON 1) MAYOR OPENS PUBLIC HEARING 2) STAFF REPORT 3) PUBLIC COMMENTS 4) MAYOR CLOSES PUBLIC HEARING 5) COUNCIL DISCUSSION 6) MOTION MADE 7) MOTION SECONDED 8) DISCUSSION ON MOTION 9) QUESTION CALLED

Executive Session:

Agenda Item #3: Executive Session Pursuant to C.R.S. 24-6-402(4)(f), Personnel Matters Concerning the Manager Evaluation

Adjourn:

TOWN OF FRISCO
COLORADO

MEMORANDUM

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: **MAYOR AND TOWN COUNCIL**

FROM: **JEFF GOBLE – PUBLIC WORKS DIRECTOR**

RE: **ALLEY PAVING SURVEY**

DATE: **JANUARY 9, 2018**

As you may recall, I was directed by Council to reach out to all property owners that have property adjacent to the various alleys that have been identified in the 4 year alley improvement plan. This process began in October with the mailing of a letter to affected property owners telling them of the Towns' intent to improve these alleys and informing them that their opinions could be voiced through a survey on the Survey Monkey website. A total of 60 letters were sent out on October 30th. A copy of this letter is attached to this memo. Over the following two months, survey responses trickled in and as of the date of this memo we have received 42 responses. Of the 42 respondents, 30 are in favor of paving the alley adjacent to their property, 10 are not in favor of paving and two responded that they are indifferent or have no opinion.

28 of the 60 owners contacted have a Frisco mailing address which for analysis purposes I made the assumption that they are full time residents of Frisco. Of the 28 full time residents, 23 have responded as of the date of this memo. Of the 23 respondents, 14 are in favor of paving the alley adjacent to their property, eight are not in favor of paving and one responded that they are indifferent or have no opinion.

On January 15th we sent a second letter out to the 18 owners that have not yet responded to the survey request. A copy of this letter is attached to this memo as well. The survey is still open for owners to respond and we hope to get these last few owners to respond. I continue to monitor the survey page and if there are any responses received before the work session, I will have those results with me at the work session.

In addition to the survey results, I have received several letters and e-mails from citizens on this subject and those have been tabulated in the survey results spreadsheet we have created. I will have a fully updated results spreadsheet for you at the work session. While I realize this is a brief synopsis of the information gathered, I will have all documentation we have received available for your review during the work session. I would like to take a moment to thank Amy Nakos for her valuable assistance in identifying the affected property owners and obtaining their mailing addresses through the County Assessor. Her assistance with this is greatly appreciated.

Should you have any questions or comments please don't hesitate to contact me. I am looking forward to discussing this further on January 23rd.

TOWN of FRISCO
PUBLIC WORKS DEPARTMENT
P.O. BOX 4100
FRISCO, COLORADO 80443

October 30, 2017

Dear Frisco Property Owner,

You are receiving this letter because you own property in Frisco, Colorado that is adjacent to and/or accessed from an unpaved alley.

The Frisco Town Council has approved a four year phased plan to pave the unpaved alleys with no additional tax increases or cost to residents. This project would begin in 2018 and be completed in 2021. As the Public Works Director, I have been instructed by Town Council to find out from property owners whether they are for or against paving the unpaved alleys.

We are collecting responses through Survey Monkey. Please use this link to give us your opinion on this project: https://www.surveymonkey.com/r/2LHNXRF
It is only one question so it won't take much time.

If you have any questions or concerns please contact me by email at: jeffg@townoffrisco.com.

Thank you for your time and consideration on this matter.

Sincerely,

Jeff Goble
Public Works Director
Town of Frisco

TOWN of FRISCO
PUBLIC WORKS DEPARTMENT
P.O. BOX 4100
FRISCO, COLORADO 80443

January 15, 2018

Dear Frisco Property Owner,

You are receiving this letter again because you own property in Frisco, Colorado that is adjacent to and/or accessed from an unpaved alley and have not yet responded to the letter sent in October. We would like to give you one last opportunity to have your voice heard.

The Frisco Town Council has approved a four year phased plan to pave the unpaved alleys with no additional tax increases or cost to residents. This project would begin in 2018 and be completed in 2021. As the Public Works Director, I have been instructed by Town Council to find out from property owners whether they are for or against paving the unpaved alleys.

We are collecting responses through Survey Monkey. Please use this link to give us your opinion on this project: https://www.surveymonkey.com/r/2LHNXRF
It is only one question so it won't take much time.

If you have any questions, concerns or would rather respond with your opinion in a different manner please contact me by email at: jeffg@townoffrisco.com.

Thank you for your time and consideration on this matter.

Sincerely,

Jeff Goble
Public Works Director
Town of Frisco

Wohlmuth, Deborah

Subject: CWCB Water Efficiency Plan

From: Goble, Jeff
Sent: Thursday, January 18, 2018 8:06 AM
To: Ready, Randy; McBride, Diane; Wohlmuth, Deborah
Cc: Jessica Burley
Subject: CWCB Water Efficiency Plan

Good Morning,

The WEP executive committee met yesterday to review the 100% draft of the WEP that was created through the CWCB grant we received. There is a required 60 day public comment period that we would like to get started with on February 1st. The public comment process will be to simply post it on our social media outlets so it should be pretty simple. I plan to get with Joe to see if he can create an e-mail address to act as a clearing house for any public comments received. I know this is short notice but I would like to see if I can have some time to present this to council during the work session on the 23rd. I feel it is very important for the council to get first look at this before it is presented for public comment. We will still present it in more detail on the 13th but waiting to start public comment until after that will put our backs against the wall with the schedule the CWCB has outlined. I have attached the plan to this message so it can get into packets if you are OK with this. Don't hesitate to contact me if you have any questions. Thank you and have a great day.

Best regards,

Jeff Goble, CWP
Public Works Director / Water Superintendent
Town of Frisco, Colorado
0102 School Rd / PO Box 4100
Frisco, CO 80443
970-668-0836 ext. 1315 (office)
719-839-1236 (cell)
970-668-1327 (fax)
jeffg@townoffrisco.com

"NO TASK OR PROJECT IS SO URGENT OR IMPORTANT THAT WE CANNOT TAKE THE TIME TO DO IT SAFELY AND RIGHT THE FIRST TIME"

TOWN OF FRISCO
COLORADO

WATER EFFICIENCY PLAN

January 2018





















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Developed in partnership with:

HIGH COUNTRY CONSERVATION CENTER

brendle GROUP

1 EXECUTIVE SUMMARY[AV2]

In 2017, High Country Conservation Center and five water providers in Summit County (Copper Mountain Consolidated Metropolitan District, Town of Breckenridge, Town of Dillon, Town of Frisco, and Town of Silverthorne) partnered together for the development of water efficiency plans. A diverse stakeholder group developed a vision statement to guide efforts in the Blue River Watershed towards regional water efficiency:

Our vision is for water providers to continue supplying reliable, high quality water to the residents and visitors of Summit County while also:

- *Protecting the natural environment upon which our economy and prosperity are based.*
- *Ensuring the sustainability of our mountain lifestyle for current and future generations.*
- *Fostering a culture of environmental and social responsibility through education and actions.*
- *Inspiring collaboration and responsible stewardship of water resources across the State of Colorado.*

This water efficiency plan (the first that has been developed for the Town) serves to document the Town's existing and planned actions to ensure system reliability and the efficient use of available water supplies.

1.1 Where We Are Now

The Town of Frisco is supplied by both groundwater and surface water sources. Over the past five years, about two-thirds of the Town's water supply has come from groundwater supplies, while one-third has been supplied by surface water diversions. The Town is committed to maintaining environmentally beneficial minimum flows in the rivers, and adjusts operations accordingly during dry conditions.

Since 1996, the Town has experienced an average decline of 1% year-over-year in annual water production volumes, with 691 ac-ft in total production in 2015. Normalizing for service population, the year-over-year decrease is also around 1% on average. In 2015, system-wide water use was 105 gallons per capita per day.

The Town sells water for residential uses (53% of annual production), commercial uses (28%), and snowmaking (4%). The remaining 15% of water production goes to non-revenue water uses, which include municipal use (i.e., park irrigation, government buildings, snowmaking), firefighting, hydrant flushing, and system leaks.

Outdoor water use represents 19% of annual demands on average, doubling system demands during the months of June-August. Small increases in water demands occur in November-March and are driven by the influx of transient residents and day visitors during ski season.

The Town has achieved past reductions in water use through the implementation of various demand management activities, including:

- An advanced metering infrastructure system installed in 2017
- A system-wide leak detection program, started in 2005, that includes a system audit and repairs every three years
- An inclining block rate structure, adopted in 2003, that provides some incentive for conservation

- Tap fees tied to building size to encourage water efficiency
- A voluntary outdoor water conservation ordinance since 2003
- Improved indoor water efficiency through local plumbing codes, State fixture requirements, and a voluntary ordinance for water use in restaurants
- Public outreach and education efforts

1.2 Where We Want to Go

This water efficiency plan was developed using a 2025 planning horizon, providing enough time to gain traction on new efficiency activities, and with an emphasis on successful implementation. Over the period 2018-2025, the Town aims to implement additional water efficiency activities to supplement existing activities to achieve the following goals:

- Overcome growth in service population and stabilize demands, with essentially no change in production volumes through 2025.
- Achieve 475 ac-ft in water savings over the period 2018-2025, compared to the business-as-usual forecast.
- Reduce peak demands during the summer associated with outdoor water use.

1.3 How We Will Get There

New water efficiency activities were selected using multiple factors that included utility priorities, stakeholder input, opportunities for water savings, technical feasibility, and implementation capacity. When feasible, the efficiency activities were quantified in terms of their potential for water savings, customer sectors and end-uses impacted by the measure, and implementation costs.

Water Efficiency Activities	Sectors Impacted	Implementation Period	Projected Water Savings in 2025
Foundational Activities			
Billing Upgrades	All Customers	2021-Ongoing	Not Quantified
Advanced Metering Infrastructure and Enhanced Water Loss Control	All Customers	2018-Ongoing	41 ac-ft/yr
Conservation-Oriented Rates	All Customers	2018-Ongoing	44 ac-ft/yr
Institutional Collaboration	Utility	2017-Ongoing	Not Quantified
Targeted Technical Assistance and Incentives			
Indoor Water Efficiency	Residential	2018-Ongoing	Not Quantified
Outdoor Water Efficiency	Residential & HOA	2019-Ongoing	1 ac-ft/yr
Ordinances and Regulations			
Land Use Planning	All Customers	2017-Ongoing	Not Quantified
Education Activities			
Education and Outreach	All Customers	2018-Ongoing	Not Quantified
Total Savings in 2025 (ac-ft/yr)			**86 ac-ft/yr**

1.4 How We Will Stay on Track

This water efficiency plan includes implementation action plans for the planned water efficiency activities to help the Town achieve its goals. The action plans specify goals, strategies, action items, timelines, and resources for each activity


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2 ACKNOWLEDGEMENTS

The Town of Frisco would like to thank the following staff members and stakeholders who contributed to this water efficiency plan:

Town of Frisco
Joyce Allgaier
Jeff Goble
Katie Kent
Dave Koop

High Country Conservation
Jessica Burley
Jen Schenk
Troy Wineland

Middle Park Conservation District
Katlin Miller

Town of Breckenridge
Peter Grosshuesch
Laura Lynch

Copper Mountain Metro District
Allison Fulton
Rob Martin
Ed Pankevicius

Town of Dillon
Robert Buras
Scott O'Brien

Town of Silverthorne
Susan Lee
Zach Margolis
Chris Shelden
Julie Stennes

Brendle Group
Becky Fedak
Derek Hannon
Becca Stock
Amy Volckens

Other Stakeholder Groups
Alan Bacher – Summit Chamber of Commerce
Woody Bates – Summit County School District
Graeme Bilenduke - Copper Mountain Resort
Alan Blado – Liquid Descent Rafting
Abbey Browne – WoodWinds Property Management
Kevin Byrne – Vail Resorts
Mark Cassalia – Denver Water
Shellie Duplan – Buffalo Mountain Metro District
Brett Gracely – Colorado Springs Utility
Greg Hardy – Trout Unlimited
Dan Hendershott – Summit County
Stephen Hill – Snake River Water District
Bill Jackson – US Forest Service, Dillon District
Jeff Leigh – Mesa Cortina
John Longhill – Friends of Lower Blue River
Mike Nathan – Arapahoe Basin Ski Resort
Tom Oberheide – Waterworks West
Don Reimer – Summit County Planning
Dave Schroeder – Colorado State University Extension
Elena Scott – Norris Design
Gary Shimanowitz – Vail Resorts
Karn Stiegelmeier – Summit County Board of County Commissioners
Ryan Taylor – Native Roots Dispensary
Ray Weller – Vail Resorts
Matt Wilits – Water Solutions Inc.
Scott Winter – Colorado Springs Utilities
Lane Wyatt – Northwest Colorado Council of Governments



3 INTRODUCTION

In 2011, the Town of Frisco (Town) updated its community master plan, which identifies common community values and establishes shared quality of life policy statements to "connect, sustain, and create the future of the Town" (TOF 2011). In support of the Community Services and Natural Environment policies, the Town seeks to:

- Provide high quality, reliable community services
- Protect the natural environment
- Promote cost-effective sustainable practices
- Conserve resources
- Protect water quality and water quantity



3.1 WHY A WATER EFFICIENCY PLAN?

The Water Conservation Act of 2004 (HB04-1365) requires all covered entities, defined as retail water providers that sell more than 2,000 ac-ft/yr, to have a State-approved water efficiency plan. Although the Town is well below this threshold, the Town, along with neighboring water providers, looks to set an example for other mountain communities in preserving the natural environment and promoting conservation values. This water efficiency plan serves to describe the Town's history of water saving activities and future plans. The Town also seeks to leverage regional partnerships to effect change and encourage all residents and visitors to reduce water use.

3.2 The Planning Process

In 2017, High Country Conservation Center and five water providers in Summit County (Copper Mountain Consolidated Metropolitan District, Town of Breckenridge, Town of Dillon, Town of Frisco, and Town of Silverthorne) partnered together for the development of a regional water efficiency plan. Water efficiency plans were also developed for four of the individual water providers (excluding Town of Silverthorne) to represent the unique needs and opportunities for each service area. The regional water efficiency plan developed for the Blue River Watershed within Summit County elevates common themes and water saving opportunities outside of the participating services areas. Plan development was supported through a combination of grant funding from the Colorado Water Conservation Board (CWCB) under the Water Conservation Planning grant program, and cash and in-kind contributions from the participating providers.

The water efficiency plans were developed in accordance with the State of Colorado's *Municipal Water Efficiency Plan Guidance Document* (CWCB 2012). The plans were drafted using information and guidance provided by utility and planning staff in each community. Additionally, a diverse stakeholder group was formed to provide input on water savings goals, water efficiency activities, and implementation actions. In 2017, more than 30 stakeholders participated in a series of four planning workshops (baseline review, draft goals and efficiency activities, revised goals and efficiency activities, and implementation). Upon completion, the plans underwent a series of reviews by utility staff, the stakeholder group, the public, and CWCB staff. Finally, plans were submitted to the appropriate governing entity (town council, water board, or Board of County Commissioners as appropriate) for adoption.



3.3 Our Water Vision

The stakeholder group developed a vision statement to guide efforts in the Blue River Watershed towards regional water efficiency.

VISION STATEMENT

Our vision is for water providers to continue supplying reliable, high quality water to the residents and visitors of Summit County while also:

- Protecting the natural environment upon which our economy and prosperity are based.
- Ensuring the sustainability of our mountain lifestyle for current and future generations.
- Fostering a culture of environmental and social responsibility through education and actions.
- Inspiring collaboration and responsible stewardship of water resources across the State of Colorado.

4 Service Area Characteristics

4.1 Boundaries

The Town of Frisco is located in Summit County, a county whose economy is dominated by winter sports and water activities. The Town encompasses 3 sq mi on the southwest shores of Dillon Reservoir (**Figure 1**). The Town was founded in 1873 and quickly grew during the mining boom, which lasted until 1918. Today, the Town is a popular destination for skiers and summer recreationalists.

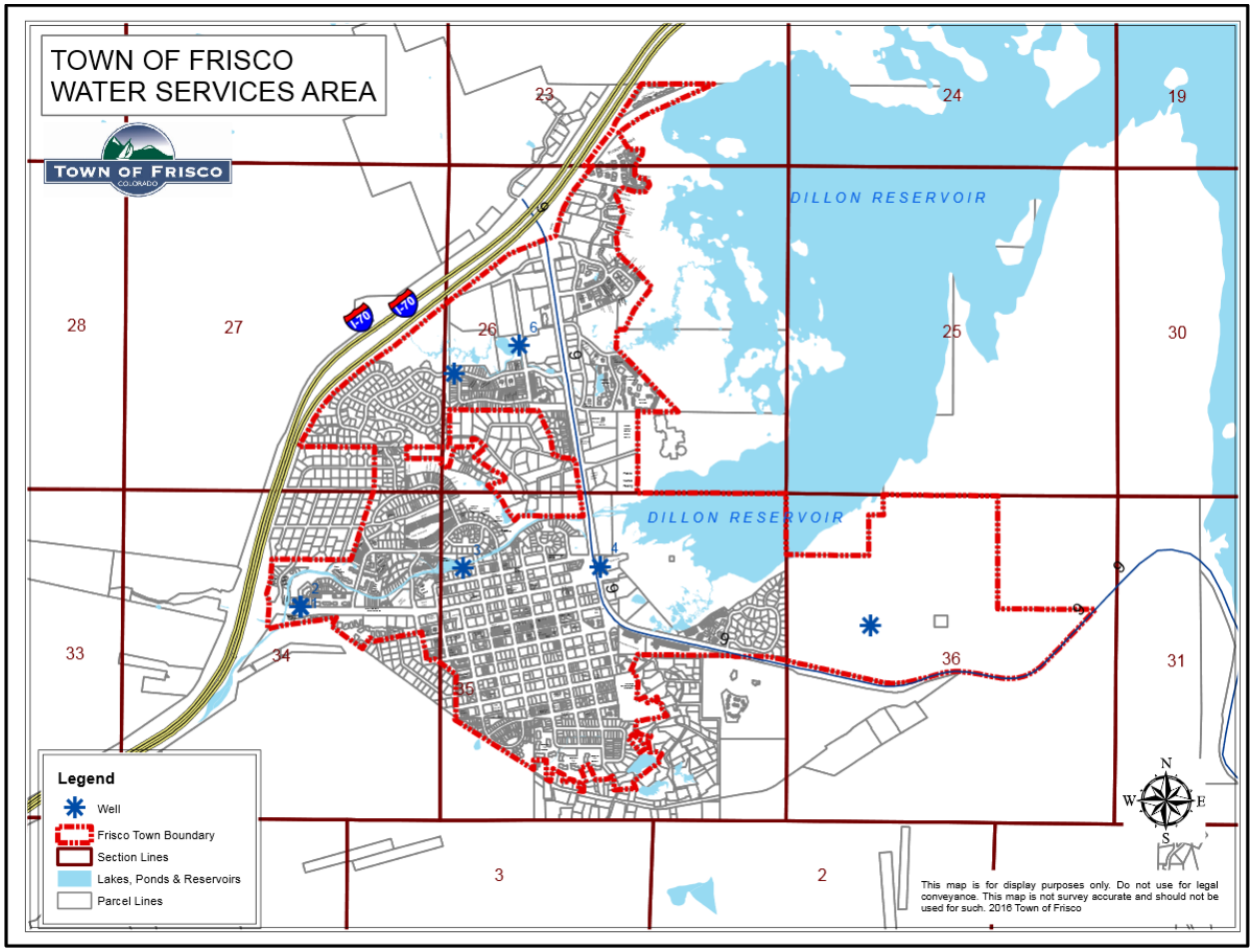


Figure 1: Town of Frisco Water Service Area

The Town provides water services for all the properties located within the incorporated boundaries. The Town also serves neighboring unincorporated areas, as shown in **Figure 1**.

Due to the proximity of federal lands and Dillon Reservoir, there is limited potential for the Town to expand its borders. Projected growth is expected from infill and redevelopment rather than expansion.

4.2 POPULATION

The Town of Frisco is close to world-class ski resorts, including Breckenridge, Copper Mountain, Keystone, and Arapahoe Basin. As such, tourism in the area introduces a high degree of seasonality and variability into the service population. Since 2011, the permanent population served by the Town's water system has grown from 2,800 to almost 3,000 people, an average growth rate of 1.4% year-over-year (**Table 1**). The Town estimates that the average annual visiting population served is 1,800 people, although the daily peak population served can be much higher. Looking forward, the Town assumes that the permanent service population will increase on average by 1.4% per year, while the average visiting population served will grow on average by 1.6% per year.

Table 1. Population History

Year	Permanent Population Served[1]	Average Non-Resident Population Served[2]	Average Annual Service Population
2011	2,794	1,800	4,594
2012	2,832	1,800	4,632
2013	2,871	1,800	4,671
2014	2,914	1,800	4,714
2015	2,954	1,800	4,754

[1]Population estimates include Town population served plus population served in unincorporated areas.

[2]Colorado Department of Public Health and Environment Public Water System Information Sheet

4.3 RESIDENTIAL SECTOR

Housing in the Town reflects the characteristics of a recreational destination. Approximately 65% of the available housing units are designated as multifamily housing (ACS 2015). The remaining housing units are single-family detached (14%), single-family attached (20%), and a small number of mobile homes (<1%). The average building age dates to the late 1980s and early 1990s. Approximately 60% of the housing units in the Town are not occupied year-round. The median household income is almost $71,000, well above the State median income of $61,000 (USCB 2017).

Older buildings in the Town represent an opportunity for indoor water savings through the replacement of indoor fixtures and appliances. The high proportion of multifamily units and the transient population represent challenges for water education and outreach efforts. The Town aims to engage and influence the visiting population to effect long-lasting water savings.

The Town has been considering annexation of the Lake Hill housing project, which currently sits on Summit County land. If the Lake Hill development is incorporated, it would add 430 housing units and approximately 1,000 people to the residential sector that would be added to the Town's water system. Additionally, the Town has the potential to annex unincorporated areas that surround the Town, but as these areas are self-supplied by wells or are already



served by the Town's system, this is expected to have little impact on the water system.

4.4 Commercial and Industrial Sector

The Town of Frisco supports 1,943 jobs, 88% of which are in the private sector (ACS 2015). The remaining jobs represent government employment (10%) and self-employment (2%). The largest employment sectors are recreation, accommodation, and food services associated with the tourism industry, followed by retail, education, and health care. The Town is home to several schools and Summit County's main medical and government facilities.



5 Existing Water and Wastewater System

5.1 Raw Water Supplies

The Town of Frisco is supplied by both groundwater and surface water sources, with the right to divert up to 1,413 ac-ft/yr. The Town has the right to divert up to 2.5 cfs from North Tenmile Creek, Additionally, the Town has seven groundwater supply wells along Tenmile Creek and Meadow Creek (**Figure 1**), from which the Town has the rights to pump up to a combined 748 gpm (1,207 ac-ft/yr). Currently, Wells 5 and 6 are the main groundwater supply wells. Wells 1 and 2 have been discontinued due to water contamination; Wells 6 and 7 were drilled as replacements. Well 3 was last used in the summer of 2013 to supplement the Town's water supply, and emergency Well 4 has not been used in recent memory. Well 7 will be brought on-line by Spring 2018.

Over the past five years, about two-thirds of the Town's water supply has come from groundwater supplies and one-third has been supplied from surface water diversions (**Figure 2**). The Town prefers to use surface water supplies because they require less energy to pump. However, during dry conditions, the water level in North Tenmile Creek drops too low to allow the Town to draw water. Further constraining operations, the Town has agreed to a minimum bypass at the North Tenmile Creek diversion point and uses the Meadow Creek wells (Wells 5 and 6) first whenever flow in Tenmile Creek (at the present gage) drops below 7 cfs (NWCCOG 2004). The Town is committed to maintaining environmentally beneficial minimum flows in these river reaches.

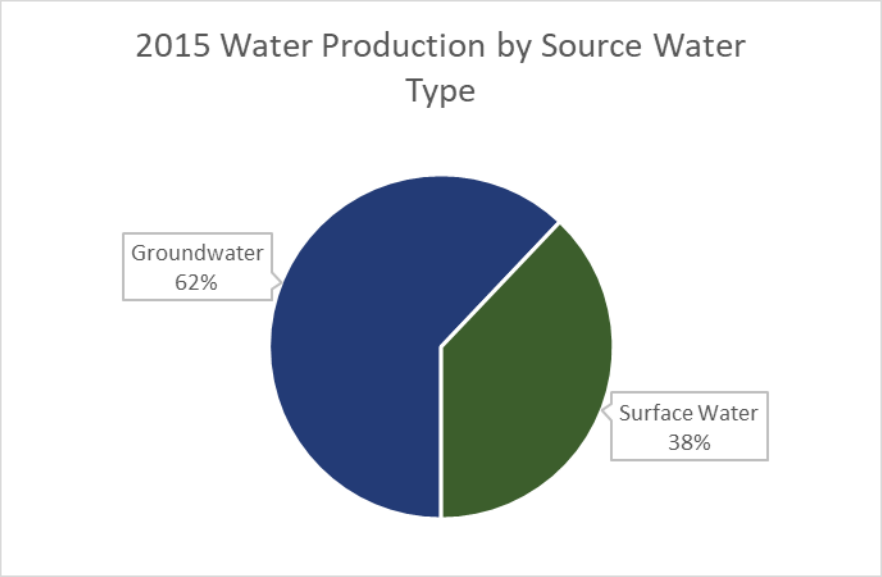


Figure 2. 2015 Treated Water Production by Source Water Type

Under current development projections, the Town estimates that water demands at buildout would be 1,975 ac-ft/yr, of which 1,811 ac-ft/yr would be used for indoor use and 164 ac-ft/yr would be used for outdoor use (NWCCOG 2004). Outdoor use is expected to decrease from changes to the Town's development standards, which are expected to support more efficient water use. The Town would need to procure additional water rights to adequately supply any future large development initiatives.

5.2 Treatment and Distribution

The Town owns and operates one surface water treatment plant (WTP) that was built in 1982 and has a capacity of 1 MGD. In 2009, the water treatment process was upgraded from conventional filtration to microfiltration and to increase the chlorine contact time used for disinfection. The Town operates the WTP during most of the year, except during spring and early summer when surface water quality is poor due to snowmelt runoff.

The Town uses groundwater supplies year-round to supplement the WTP production. When the WTP is not operating, wells are the primary water supply source. Groundwater supplies are high quality and require only disinfection to meet drinking water standards. All water produced by the Town is treated to drinking water standards – the Town does not currently distribute raw, non-potable, or reclaimed water supplies.

Treated water is distributed through 24 miles of ductile iron piping. The system is gravity fed, with no pump stations. Since the Town is relatively flat, there is only one pressure zone. The water pressure varies between 45-80 psi. **Figure 3** presents a map of the water distribution system.

The Town has a total treated water storage capacity of 2.53 MG in three storage tanks: an inground tank with a capacity of 1.2 MG; an aboveground tank with a capacity of 0.83 MG; and a 0.5-MG tank located at the WTP.





Figure 3: Town of Frisco Water Distribution System

5.3 Water Sales and Non-Revenue Water Uses

The Town of Frisco sells water for residential, commercial, and snowmaking uses. Non-revenue water uses include municipal use (i.e., park irrigation, government buildings, snowmaking), firefighting, hydrant flushing, and system leaks. Historically, the Town's irrigation use has not been metered. While water meters are installed in municipal buildings, the meters have not been read or tracked. The Town is in the process of installing irrigation meters and tracking the Town's water use to better account for these uses and to look for conservation opportunities.



5.4 Water Rates and Billing

In 2010, the Town adopted an inclining block rate structure to discourage excessive water use (**Table 2**). Rate studies are done every five years (the next one is scheduled for 2018) and rates are increased every year to match inflation. The pricing structure is based on equivalent residential units (EQR) and does not differentiate between commercial and residential customers. The Town calculates EQR values for buildings based on total area and usage patterns after reviewing the building plans. Customers are billed quarterly for their water use.

Table 2. 2017 Water Rates

Pricing Tier	Pricing Rate (per EQR per quarter)
Baseline Price	$40.33
18,001 – 35,000 gallons	$3.38/ 1,000 gallons
> 35,000 gallons	$4.74/ 1,000 gallons

5.5 Wastewater Collection and Treatment

The Town's sewage flows are treated by the Frisco Sanitation District, a special district that is independent of the Town of Frisco.

5.6 System Reliability, Limitations, and Future Needs

5.6.1 Reliability

The Town's water system is highly reliable. The Town has never suffered from a loss of water supply or a failure to meet system demands, even during the significant droughts that occurred in 2002 and 2012. The mix of surface water and groundwater supplies is the Town's most powerful tool for ensuring system reliability.

For planning purposes, the Town has evaluated the firm yield of the current water supply system to be 1,100 gpm (1,775 ac-ft/yr), which represents more than double the current system demands. **Table 3** presents a summary of the firm yield estimates by water supply source.

Table 3. Firm Yield Estimates

Water Supply Source	Firm Yield (gpm)
Surface water diversions	700
Well 3	400
Well 4	200
Well 5	550
Well 6	550
Well 7	500[e]
TOTAL	1,100

[e]*=estimated*

In addition to current alternate water sources, the Town's augmentation plan allows for additional wells to be drilled, direct pumping of water from Dillon Reservoir, or pumping of treated effluent from the Frisco Sanitation District wastewater treatment plant for non-potable use to be developed in the future (NWCCOG 2004).

5.6.2 Vulnerabilities

5.6.2.1 Service Disruptions

The Town periodically experiences power outages, so the Water Department has installed backup generators to maintain reliable water supply services throughout the power outages.

5.6.2.2 Wildfire

The Town's surface water supplies are vulnerable to the effects of wildfires. When they do occur,



wildfires create a triple threat to surface water quality:

- They increase the amount of rainfall during subsequent storm events that is available for runoff. Wildfires burn vegetation whose canopy would normally intercept rainfall and whose roots would uptake water.
- They increase pollutant loads during subsequent storm events. Wildfires leave large amounts of debris and surface disturbances in their wake. In addition to the debris and sediment loads clogging intake infrastructure, source waters often experience spikes in turbidity, coliforms, total organic carbon, iron, manganese, and ammonia.
- They increase the surface runoff that occurs from subsequent storm events. Wildfires affect topsoil properties, making ground surfaces hydrophobic, so that water runs off rather than being infiltrated.

Wildfires can also affect the available quantity of water, if debris constricts water flow or alters the river channel.

In the event of surface water contamination, the Town has the ability to switch to groundwater supplies and continue to provide adequate and safe drinking water.

5.6.2.3 Drought

Summit County has experienced significant periods of drought six times in the past 35 years, with the most recent occurring in 2002 and 2012 (AMEC 2013). While the Town has been able in the past to provide sufficient water supplies to meet demands, the droughts have highlighted the need for utility planning to avoid shortages in the future, particularly if a severe, multi-year drought were to occur.

During the drought of 2002, the Town of Frisco had to shut down the WTP for approximately seven months due to low water levels in North Tenmile Creek. The Town found that the groundwater supply wells were relatively unaffected by the drought and could serve the system demands. This experience was a motivating factor for adding redundancy in the Town's groundwater supplies through the addition of Well 7.



In 2003, the Town passed a water conservation ordinance that includes permanent voluntary water use restrictions and a three-phased drought response plan. This ordinance is described in more detail in Section 6.2.4.

5.6.3 Future Needs

Well 7 was drilled in 2006, developed and improved in 2017, and is expected to be on-line in 2018, with a production rate of at least 500 gpm.

6 Historical Water Demands and Demand Management

6.1 Historical Water Demands

The Town tracks several measures of system production, system efficiency, and water use patterns. The following sections present information that describes historical systemwide demands. All readily available information is presented; it should be noted that the period of available data varies among metrics. **Appendix A** contains a summary of all data presented in this plan.

6.1.1 Annual Treated Water

Annual treated water production volumes for the period 1996-2015 are shown in **Figure 4**. These data have not been normalized for weather or other factors that affect water demands from year to year. The Town has experienced an average decline of -1% year-over-year in annual treated water production volumes over this period.

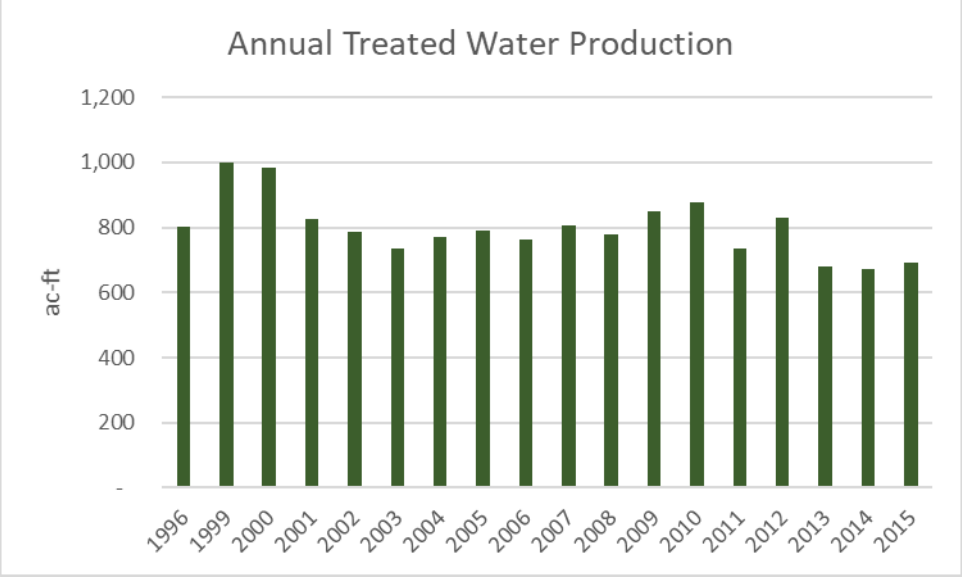


Figure 4. Annual Treated Water Production (1996-2015) – data for 1997-98 are not available

The Town tracks water sales in three sectors: residential, commercial, and snowmaking. **Figure 5** presents a breakdown of treated water production by sector for 2015. Residential sales represent more than half of the total water use in Frisco. There are no industrial water users in the Town's service area. The largest water users in the commercial sector include the hospital, commercial laundry facilities, restaurants, and breweries. Water used for snowmaking is limited to 30 ac-ft/yr, must be sourced from groundwater wells, and must be used between November and February of each year, per the Town's water rights. It's important to note that the ski resorts have their own water rights used for snowmaking, irrigation, and other uses that are independent of the Town's supplies.

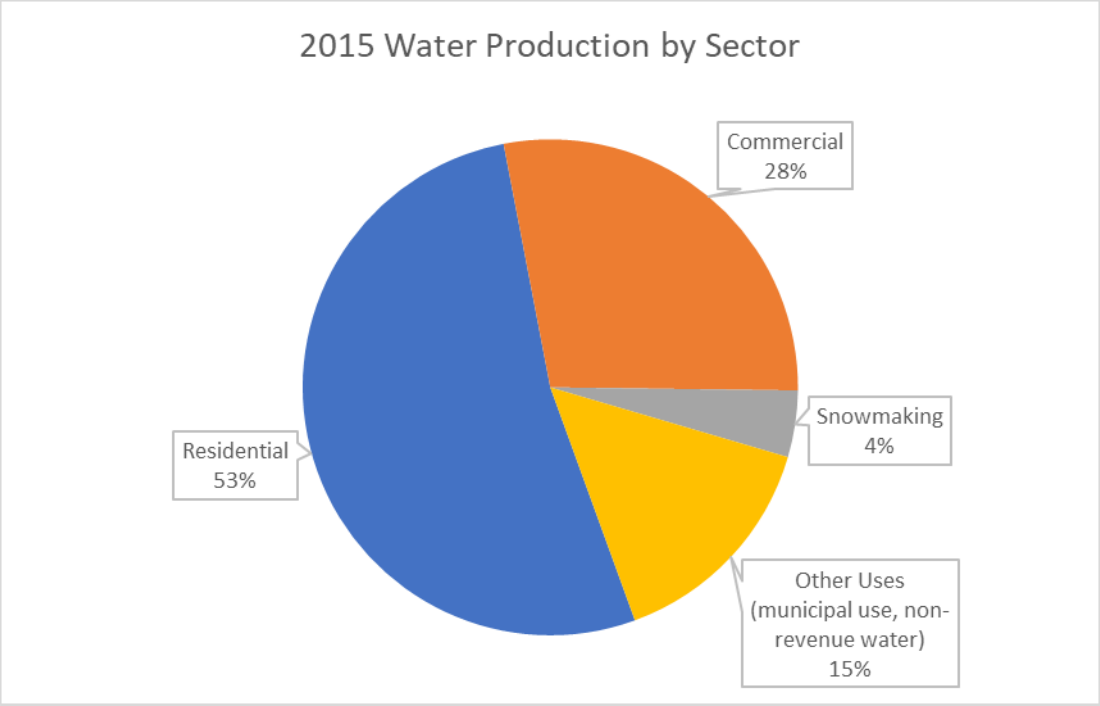


Figure 5: 2015 Treated Water Production by Sector

6.1.2 Monthly Treated Water

Over the period 1996-2015, outdoor water use has represented an average of 19% of annual demands, based on an analysis of monthly water production data (**Figure 6**). Outdoor use nearly doubles system demands during the months of June-August. Small increases in water use that occur November-March are driven by the influx of transient residents and day visitors during ski season.

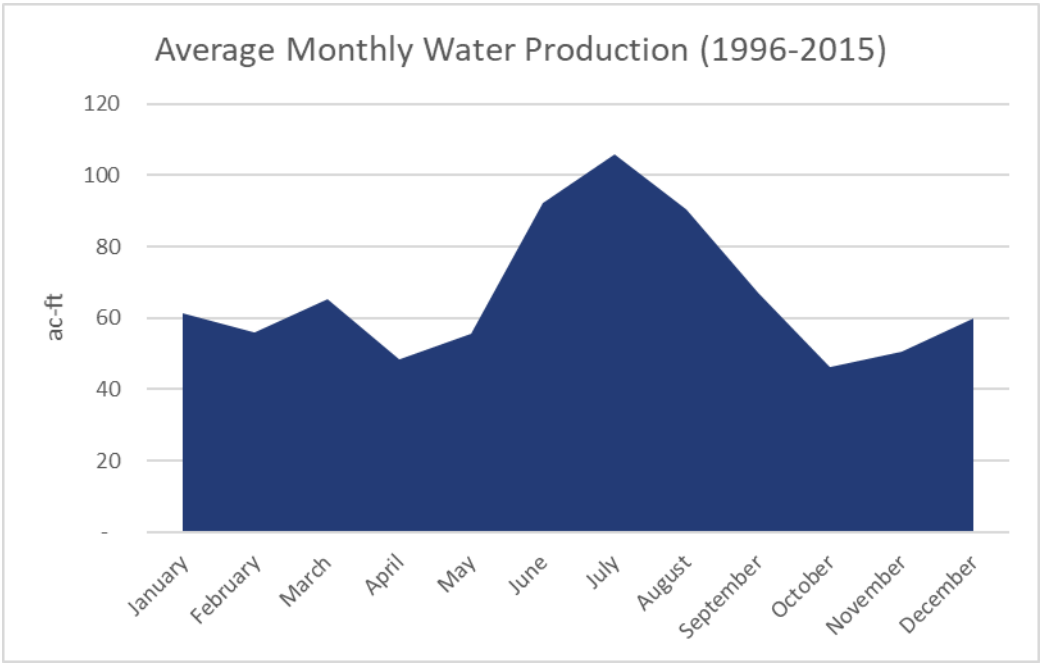


Figure 6: Average Monthly Water Production (1996-2015)

6.1.3 System-Wide Water Use Metrics

The Town uses system-wide per capita demands as one measure of system efficiency. The Town calculates system-wide per capita water use values using residential and commercial water sales and the average annual population served, which includes both the permanent and visiting population. As the metric is currently calculated, it excludes non-revenue water, so is useful for assessing water use patterns and water conservation outcomes for the service population.

Over the past five years, the Town has experienced average system-wide per capita demands of 105 gpcd (**Figure 7**). Over this period, the average population served increased by 1% on average year-over-year while per capita water use declined by 1% on average year-over-year, showing a net gain in efficiency.

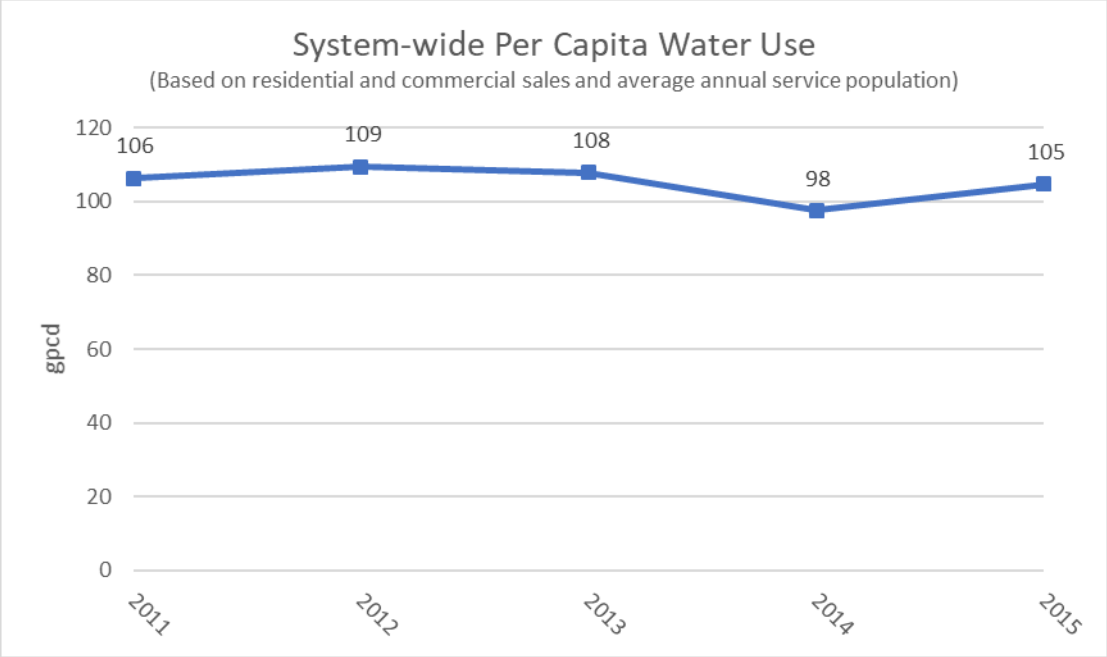


Figure 7. System-wide Per Capita Water Use (2011-2015)

Per capita metrics are most useful for assessing trends internal to a system rather than comparing across water providers. As noted in the Municipal Water Efficiency Plan Guidance document (CWCB 2012):

[Per capita water use metrics] should not be used as a means to compare water usage between other providers. This is partially attributed to […] the fact that there are many other factors that can skew the data, negating an "apples-to-apples" comparison. Such factors include large commercial and industrial sectors that can significantly influence system-wide per capita water demands. Additionally, resort communities can experience difficulties in developing representative annual per capita water demands. The numbers of visitors often vary seasonally (e.g. ski season) and are also impacted by economic conditions and weather.

6.1.4 Residential Water Use Metrics

The Town's primary metric for assessing residential water use is per capita water use. The Town calculates per capita water use values using residential sales and the permanent service population. The metric values as calculated do not account for the number of visitors served.

Figure 8 presents the residential per capita water use values for the period 2011-2015. Over this period, the Town has experienced a decline of 3% on average year-over-year in these values.

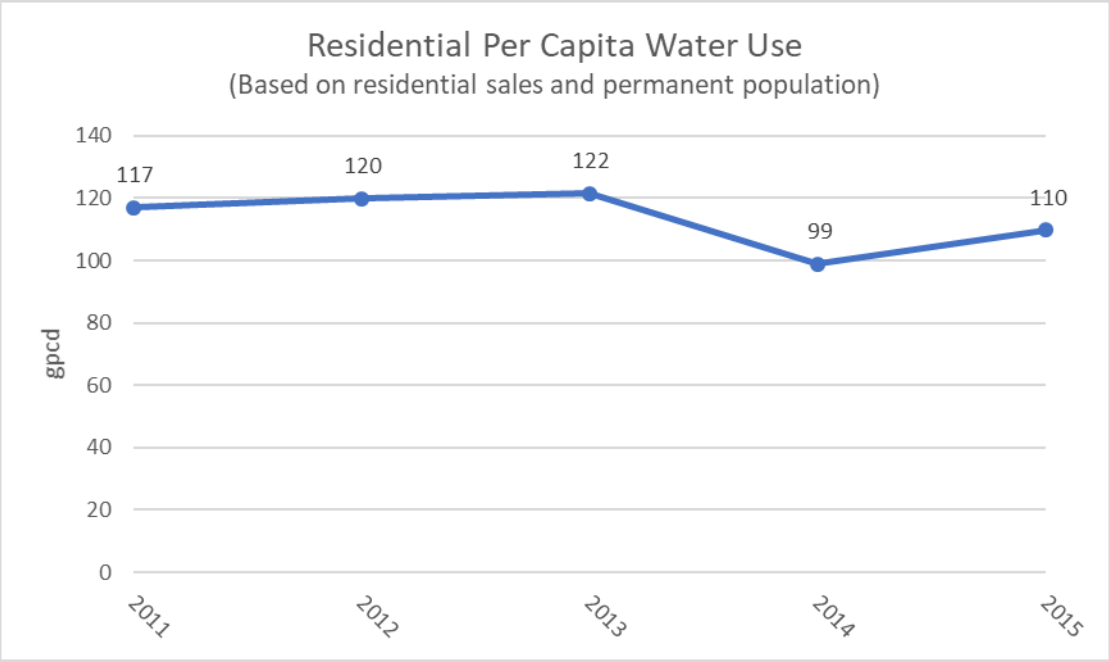


Figure 8. Residential Per Capita Water Use (2011-2015)

6.2 Past and Current Demand Management Activities

6.2.1 Metering and Data Collection

Historically, water meters in the Town have been read quarterly to correspond with the billing cycle. In 2017, the Town installed an advanced metering infrastructure (AMI) system that allows the Town to collect daily (or even twice daily) water use readings.

The Town has three additional initiatives that are ongoing to improve water metering and data collection:

- Since 2009, new buildings have been equipped with separate indoor and outdoor water meters.
- Beginning in 2017, municipal irrigation meters were installed. At the same time, water use in municipal buildings started being tracked.

6.2.2 System Water Loss Management and Control

Since 2005, the Town has implemented a system-wide leak detection program that includes a system audit and repairs every three years. A three-year cycle has been implemented because repairs can take 1-2 years to complete after issues have been detected. While significant leaks were found early in the program, only one minor leak was detected and repaired in the last survey conducted in 2015.

Prior to 2017, the Town evaluated customer leaks quarterly based on bills that were abnormally high. The new AMI system sends automated alerts to staff if abnormal usage is detected. Because the Town has many short-term rental units and homes that are not occupied year-round, the new system allows residential water leaks to be detected more quickly than in the past, helping to reduce water waste and property damage. Customer billing remains quarterly.

6.2.3 Efficiency-Oriented Rates and Tap Fees

As discussed previously in Section 5.4, the Town has adopted an inclining block rate structure to encourage water efficiency. The Town's water tap fees are also structured to encourage efficiency by using building size to determine the total tap fee. In 2017, the water tap fee is set at $4,430 per EQR.

6.2.4 Water Use Regulations

6.2.4.1 Outdoor Water Use

In 2003, the Town of Frisco adopted a water conservation ordinance that implements permanent voluntary water use restrictions (TOF 2003). The ordinance also defines three levels of mandatory water use restrictions during times of drought. The drought response levels are triggered based on streamflows in North Tenmile Creek and yields from the Town's groundwater supply wells:

- Phase One: Voluntary Water Use Restrictions
  - Phase One restrictions are always in effect, but voluntary.
  - Lawn irrigation is limited to three days/week between 6-9 am or 6-9 pm.
  - Watering of decorative plants, bushes, and trees is not limited if they are watered by drip irrigation or by hand using a watering can or hose with a shut-off valve.
  - When washing structures, cars, or boats, residents are required to use a hose with an automatic shut-off valve.
  - Washing of paved areas is not allowed.
- Phase Two: Mandatory Water Use Restrictions
  - Phase Two restrictions go into effect when the streamflow in North Tenmile Creek is less than 0.75 cfs above the mandated bypass flow.
  - Phase One water use restrictions become mandatory.
- Phase Three: Mandatory Water Use Restrictions
  - Phase Three restrictions go into effect when the conditions for Phase Two are met and the average yield of the Town's wells is between 20-40% less than the average yield of the wells in 2002.
  - Phase One restrictions are mandatory, and the number of days when irrigation is permitted is reduced from three days/week to two days/week.
- Phase Four: Mandatory Water Use Restrictions
  - Phase Four restrictions go into effect when the streamflow in North Tenmile Creek is less than the mandated bypass flow and the average yield of the Town's wells is at least 40% less than the average yield in 2002.
  - Phase Three restrictions are mandatory and all irrigation use is banned.

Fines for violating the mandatory water restrictions are set at $100 for the first offense of the season, $250 for the second, and $500 for each subsequent violation (TOF 2003).

6.2.4.2 Indoor Water Use

The Town encourages indoor water use efficiency through local and State regulations:

- The Town's water conservation ordinance addresses water use in restaurants as follows (TOF 2003):
  - Phase One: Voluntary Water Use Restrictions - Restaurants are requested to serve water to customers by request only.
  - Phases Two-Four: Mandatory Water Use Restrictions - Restaurants are required to serve water to customers by request only.
- The Town adopted the 2012 Edition of the International Plumbing Code. The International Plumbing Code specifies maximum flow rate requirements for water fixtures installed during new construction or major redevelopment. The Town has adopted the plumbing codes to apply to any alternation, repair, or replacement of existing systems.
- Additionally, in 2016, the State of Colorado passed SB14-103, also known as Colorado's Indoor WaterSense Fixture Requirement, requiring that only certified WaterSense fixtures be sold in the State of Colorado.

6.2.5 Public Outreach and Education

Every fall, the Town encloses information about leak detection in the third quarter water bills. Additionally, staff have developed brochures and offered tours upon request to help educate the public about water conservation.

6.2.6 Historical Water Savings

Since the 1990s, the Town has experienced a decrease in average annual water production from 900-1,000 ac-ft/yr to 600-700 ac-ft/yr that is attributable to the water conservation efforts described above.



7 WATER EFFICIENCY GOALS AND DEMAND FORECASTS

The Town of Frisco is currently looking at water efficiency plans through the year 2025. As part of the preparation of this water efficiency plan, three demand forecasts were developed:

- ***High growth.*** This forecast was developed using the following assumptions (**Figure 9**):
  - A baseline system-wide per capita water use value of 130 gpcd, based on 2015 total water production volumes and annual average population served.
  - A 1.5% increase in per capita water use each year.
  - A 1.4% increase in permanent population served each year.
  - A 1.6% increase in the average visiting population served each year.
- ***Business-as-usual:*** This forecast accounts for population growth as well as the trend of historically declining water demands.
- ***Active efficiency measures.*** With additional efficiency activities implemented in the future, the Town anticipates that growth could be overcome to stabilize demands at recent levels.

The demand forecasts diverge in 2018, when implementation of new efficiency activities is assumed to begin.

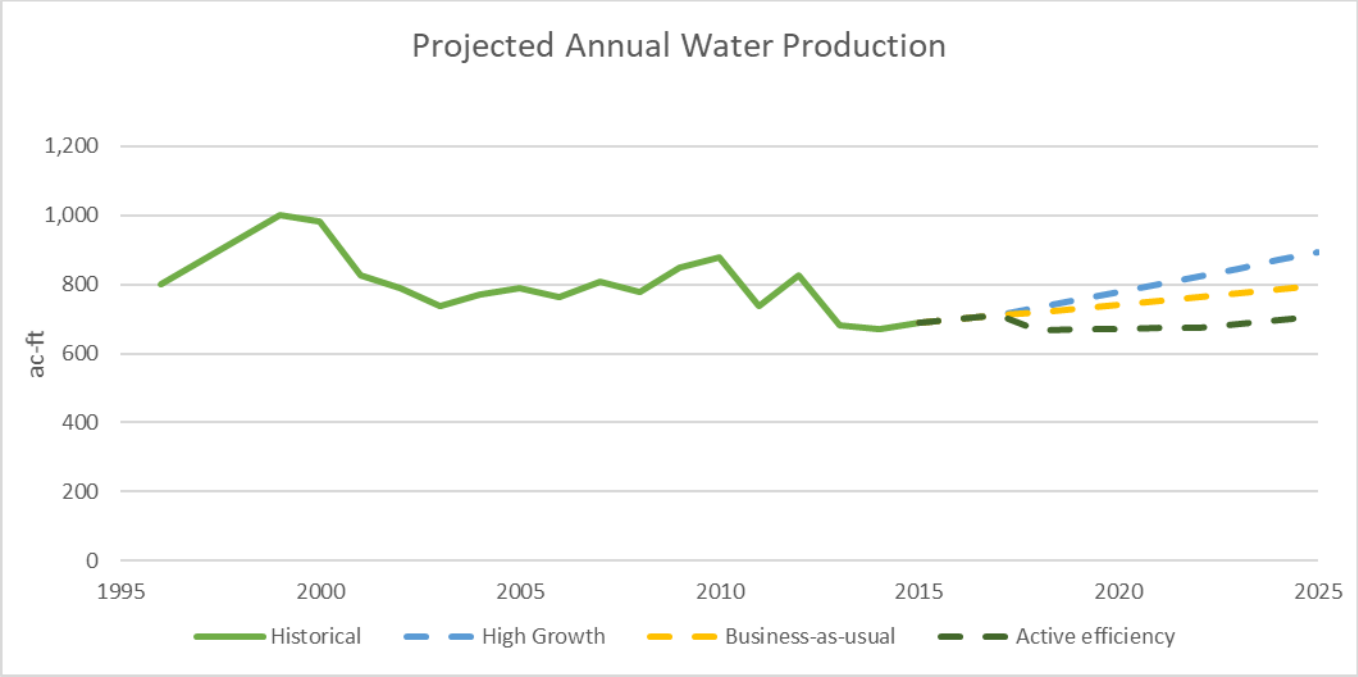


Figure 9: Projected Annual Water Production Volumes (through 2025)

TOWN OF FRISCO WATER EFFICIENCY GOALS

Over the period 2018-2025, the Town aims to implement additional efficiency activities that will:

- Overcome growth in the service population and stabilize demands, with essentially no change in production volumes through 2025.
- Achieve 520 ac-ft in water savings over the period 2018-2025, compared to the business-as-usual forecast.
- Reduce peak demands during the summer associated with outdoor water use.

8 SELECTION OF WATER EFFICIENCY ACTIVITIES

The Town plans to implement additional water conservation measures to supplement current activities and achieve the water efficiency goals presented in **Section 7**. Future activities were identified using multiple factors that included utility priorities, stakeholder input, opportunities for water savings, technical feasibility, and implementation capacity. When feasible, the efficiency activities were quantified in terms of their potential for water savings, customer sectors and end-uses impacted by the measure, and implementation costs. A summary of activities that the Town aims to implement over the next seven years is shown in **Table 4**.

Table 4. Summary of Planned Water Efficiency Activities [AV3]

Water Efficiency Activities	Sectors Impacted	Implementation Period	Projected Water Savings in 2025
Foundational Activities			
Billing Upgrades	All Customers	2021-Ongoing	Not Quantified
Advanced Metering Infrastructure and Enhanced Water Loss Control	All Customers	2018-Ongoing	41 ac-ft/yr
Conservation-Oriented Rates	All Customers	2018-Ongoing	44 ac-ft/yr
Institutional Collaboration	Utility	2017-Ongoing	Not Quantified
Targeted Technical Assistance and Incentives			
Indoor Water Efficiency	Residential	2018-Ongoing	Not Quantified
Outdoor Water Efficiency	Residential & HOA	2019-Ongoing	1 ac-ft/yr
Ordinances and Regulations			
Land Use Planning	All Customers	2017-Ongoing	Not Quantified
Education Activities			
Education and Outreach	All Customers	2018-Ongoing	Not Quantified
		Total Savings in 2025 (ac-ft/yr)	**86 ac-ft/yr**

8.1 FOUNDATIONAL ACTIVITIES

8.1.1 Billing Upgrades

The Town intends to partner with a contractor to provide customers with the WaterSmart Report Card. The report card will give customers more detailed information about their water usage, how their usage compares to similar customers, and suggestions for improving their efficiency. The program is expected to be implemented in 2021. Costs associated with this program are expected to be encapsulated in an estimated contracted amount of $4,500 per year. Water savings from this activity were not quantified and are not relied upon to meet the Town's water conservation goals. In addition to potential water savings, the public engagement associated with the report card will be extremely valuable.

8.1.2 Advanced Metering Infrastructure and Enhanced Water Loss Control

The Town currently has AMI meters capable of performing daily reads, but the meters are being read only on a quarterly basis. To realize the full benefit of the AMI system, the Town will upgrade the central radio tower to facilitate daily reads. Switching to daily meter reads is expected to save approximately 7% of total water use (41 ac-ft/yr) through improved leak detection and customer engagement. The program is expected to cost the Town $66,000 each year over the period 2018-2025. These costs include capital expenditures and the additional staff costs associated with data management and increased customer engagement

8.1.3 Conservation-Oriented Rates

As part of the next rate study in 2018, the Town intends to evaluate changes to the pricing structure to better incentivize water conservation. The rate adjustments are estimated to cost $20,000 as an upfront cost with no ongoing costs. Updates to the pricing structure are expected to help the Town conserve 44 ac-ft/yr of water. These water savings estimates assume that customers will reduce consumption by an average of 7.5% per year. The water savings estimate also takes into account that some savings are already being realized through the Town's current pricing structure.

8.1.4 Institutional Collaboration

The water efficiency planning process offered an opportunity for Town staff to align around water supply and water conservation planning. In the future, the Town seeks to continue interdepartmental communications and will continue to participate in a regional water conservation committee convened by High Country Conservation Center.

8.2 Targeted Technical Assistance and Incentives

8.2.1 Indoor Water Efficiency

The Town intends to participate in an indoor water efficiency program being developed by a working group and led by High Country Conservation Center. The program will focus on residential indoor water audits, and will include direct installation of some water saving fixtures. Because the program is only now being designed, the savings were not quantified and are not relied upon to meet the Town's water savings goals.

8.2.2 Outdoor Water Efficiency

The outdoor water efficiency program will include two related components:

- An outdoor water audit program to evaluate irrigation systems for efficiency improvements.
- An irrigation optimization program to implement efficiency improvements.

The program will not include rebates but customers who complete the optimization program will be eligible for recognition by the Town. These programs are targeted at single-family and multi-family residential customers as well as HOA customers.

To estimate water savings, the Town assumed that 1% of eligible customers will participate each year in the audit program, and that 12% of audit participants will complete the optimization program. Participants are expected to reduce their outdoor water use by 15% at each step of the program. Once fully implemented, the Town expects to conserve 1 ac-ft/yr of water.

The Town aims to have the audit program implemented in 2019, and the optimization program implemented a year later in 2020. The audit program will cost approximately $12,000 per year while the optimization program will cost approximately $7,700 per year to cover staff costs and post-optimization audits for participants. The participant cost is expected to be $250 for residential audits, $1000 for multi-family and HOA audits, and an average of $700 dollars per installation for the optimization program.

The Town will also work with other water providers in Summit County to evaluate whether the outdoor water efficiency programs can be developed as regional programs.

8.3 Ordinances and Regulations

In 2017, as part of the planning process, the Town began participating in a regional land use planning work group to review existing design guidelines and landscaping codes for barriers to water savings. As the working group is only now being convened, the opportunities for water savings have not yet been identified or quantified.

8.4 Educational Activities

Educational efforts are being led regionally by High Country Conservation Center. Water savings from the planned educational programs have not been analyzed and are not relied upon to meet the Town's water conservation goals.

9 Implementation and Monitoring Plans[AV4]

9.1 Implementation

The Town's approach to implementing the new water efficiency activities described in **Section 8** includes the following steps:

- Determine the organization responsible for leading the activity.
    - In general, the Town will be responsible for the implementation of the foundational activities (billing upgrades, AMI and enhanced water loss control, and conservation-oriented rates) and any changes to the Town's ordinances and regulations.
    - High Country Conservation Center will lead the development of a residential indoor water efficiency program.
    - The lead organization for the outdoor water efficiency program is yet to be determined.
- When needed, work with other organizations and partners to develop implementation action plans, define funding needs, and exchange information about best practices and lessons learned. The Town has already begun this collaboration in working with the High Country Conservation Center's executive committee during this water efficiency planning process and by participating on several implementation working groups that formed near the end of the planning process.
- Determine funding needs and sources for the activity.
    - For activities to be funded entirely or in part by the Town's operating budget, work within the annual budgeting cycle. This approach will require identifying budget priorities and estimates a year before the activity is to be implemented.
    - For activities to be funded by external sources, look for grant and other funding opportunities. **Appendix B** includes a summary of the implementation resources that were identified during the planning process.

At the end of the water efficiency planning process, four implementation working groups were formed:

- Education and outreach
- Indoor water efficiency
- Integrated water and land use planning
- Outdoor water efficiency

Appendix C includes implementation action plans that were developed for each working group to help transition from planning to implementation. The action plans were included as appendices so that they can evolve as the working groups meet and make progress.

9.2 Plan Review, Monitoring, and Updates

The Water Conservation Act of 2004 (HB04-1365) requires that the water efficiency plan be made publicly available for review and comment for a period of 60 days and that the plan be locally adopted by the Town Council. The Town will comply with these requirements by placing the draft plan on the Town Council's meeting agenda, providing public notice of the plan, allowing time for public review and

comment, and adopting the plan after it is reviewed by the Colorado Water Conservation Board. After the plan has been adopted by resolution by Town Council, **Appendix D** will contain a copy of the resolution.

The Town intends to monitor the success of the water efficiency programs using the metrics presented in **Section 6.1 (Historical Water Demands)**. The Town will use **Appendix A** to track the metrics annually. If the Town finds that any of the water efficiency programs are not effective in achieving water savings, or are not cost effective, the programs may be discontinued.

The Town will update this plan every seven years, as required by The Water Conservation Act of 2004. Plan updates will incorporate the new data accumulated from the annual monitoring process, and may include revisions to the Town's water efficiency goals and planned activities, as appropriate.

REFERENCES

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APPENDIX A: PLAN DATA

Provided in a separate document.

APPENDIX B: IMPLEMENTATION RESOURCES

Organization / Individual	Implementation Resource	Resource Type	Additional Information
Aaron Clay	Water Law in a Nutshell Workshop	Education and Training	Contact High Country Conservation Center or Middle Park Conservation District
American Water Works Association	Topics area: water conservation programs, water loss control	Technical guidance	Website
American Water Works Association Rocky Mountain Section	Topics: water conservation, tap fees	Training	Website
Colorado Water Conservation Board	Water Conservation Implementation Grants	Grant Funding Source	Website
Colorado Water Conservation Board	Water Resource Conservation Public Education and Outreach Grants	Grant Funding Source	Website
Colorado Water Conservation Board	Water Plan Grants	Grant Funding Source	Website
Colorado WaterWise	Live Like You Love It	Education and outreach materials	Website
Irrigation Association	Topics: landscape water management	Training	Contact Northern Water (2018 training host)
Rural Communities Assistance Program	Topic areas: Water loss control, managerial, financial	Training and technical assistance	Website Contact Jeff Oxenford (720-353-4242)
Sonoran Institute	Land Use and Water Planning Workshop	Education and Training	Website
WaterNow	Project Accelerator Program	Technical and program assistance	Website

APPENDIX C: IMPLEMENTATION ACTION PLANS

EDUCATION AND OUTREACH

Last Updated: January 14, 2018

Next Meeting Scheduled: March 15, 2018

Working Group Role	Name and Organization
Group coordinator *(responsible for scheduling meetings and communications)*	**Jessie Burley, High Country Conservation Center**
Team members *(responsible for helping with action items)* *Key* *Black = confirmed* *Red = needs confirmation*	**Joyce Allgaier, Town of Frisco** **Abbey Browne, Woodwinds Property Management** **Robert Buras, Town of Dillon** **Shellie Duplan, Buffalo Mountain Metro District** **Jeff Goble, Town of Frisco** **Greg Hardy, Trout Unlimited** **Hallie Jaeger, High Country Conservation Center** **Laura Lynch, Town of Breckenridge** **Zach Margolis, Town of Silverthorne** **Katlin Miller, Middle Park Conservation District** **Mike Nathan, A-Basin** **Deborah Polich, ?** **Jen Schenk, High Country Conservation Center** **Dan Schroder, CSU Extension** **Karn Stiegelmeier, Board of County Commissioners** **Troy Wineland, Division of Water Resources**

SUMMARY OF 2018 GOALS

1) Develop a coordinated education and outreach program for water conservation

STRATEGIES TO ACHIEVE GOALS

Strategy 1: Develop targeted materials by sector

1. Identify top priorities for education and outreach
   - 1.1. Landscaper
   - 1.2. Indoor
   - 1.3. Outdoor
   - 1.4. Commercial
   - 1.5. Residential
2. Inventory existing materials and resources
   - 2.1. Water utility websites (Denver Water, Town of Breckenridge, etc)
   - 2.2. Colorado WaterWise (Live Like You Love It)
   - 2.3. EPA Water Sense
   - 2.4. Water audit and related service providers
3. Adapt existing materials and develop new materials
4. Identify outreach channels

4.1. Bill enclosures
4.2. Social media
4.3. Websites
4.4. Events
4.5. Summit Daily
4.6. Water Warriors program

5. Disseminate materials

Strategy 2: Engage the visiting population and second homeowners

1. Come up with a message and then keep delivering the message because it's a changing population
2. Compile list of HOAs and contact information

Strategy 3: Leverage High Country Conservation Center's Energy Programs

1. Anytime talk about water, talk about energy and vice versa

Strategy 4: Aggregate and push out related information and events from other organizations

1. Fix-a-leak week

SUMMARY OF ASSIGNED ACTION ITEMS

Action Item	Responsible Team Member	**Due Date**
Create marketing plan strategy		
Connect with organizations that can help with information dissemination		

INDOOR WATER USE EFFICIENCY

Last Updated: January 13, 2018

Working Group Role	Name and Organization
Group coordinator *(responsible for scheduling meetings and communications)*	Laura Lynch, Town of Breckenridge
Team members *(responsible for helping with action items)* *Key* *Black = confirmed* *Red = needs confirmation*	Robert Buras, Town of Dillon Jeff Goble, Town of Frisco Jess Hoover, HC3 Cody Jensen, HC3 Mike Nathan, A-Basin Deborah Polich, ?

SUMMARY OF 2018 GOALS

2) Pilot a residential program
3) Develop a commercial outreach channel

STRATEGIES TO ACHIEVE 2018 GOALS

Goal 1: Pilot a residential program that includes educational materials, audits, direct installs, and/or rebates/incentives.

6. Leverage HC3's Energy Smart Colorado program for indoor energy efficiency.
   6.1. At a minimum, assess energy program for best practices and lessons learned to inform water program design.
   6.2. Also consider leveraging energy program as an education and outreach channel (e.g., leave materials on water efficiency with residents when conducting an energy assessment).
7. Research existing information and programs
   7.1. Evaluate existing residential programs, with an emphasis on comparable mountain communities.
      7.1.1. For example, Resource Central has a "Slow the Flow" program that includes a residential indoor audit program.
   7.2. Identify rebate structures/incentives.
   7.3. Evaluate types of direct installs needed.
   7.4. Find biggest water savings potential for each rebate measure.
   7.5. Compile effective educational materials.
8. Design the pilot program
   8.1. Identify water providers interested in participating in the pilot program.
   8.2. Determine funding needs and sources for pilot program.
9. Execute the pilot program.
10. Assess performance of the pilot program to inform larger-scale implementation.

Goal 2: Develop a commercial outreach channel

1. Research existing information.
   1.1. Compile effective educational materials relevant for various commercial sectors.
2. Leverage HC3's Resource Wise green business program to connect with businesses and find water savings opportunities.
   2.1. Use the program as an education and outreach channel

2.1.1. Leave sector-specific materials on water efficiency with businesses as part of engagement.
2.1.2. Hold a Business Lunch n' Learn workshop on water in 2018.

2.2. Evaluate the potential to expand the program in offering and implementing recommendations for improving water efficiency based on the results from the sustainability and energy assessment.
2.2.1. Add information about the energy-water nexus on summary reports
2.2.2. Provide water efficiency recommendations to businesses with low water scores
2.2.3. Use available funding ($400/business) towards upgrades and projects
2.2.4. Direct installs of toilet bricks and pre-spray rinse valves

2.3. Determine whether water savings from these activities can be modeled

SUMMARY OF ASSIGNED ACTION ITEMS

Action Item	Responsible Team Member	**Due Date**
Identify fixtures/appliances to target for incentives based on water savings potential	Mike	March 2018
Research existing residential water efficiency programs	Laura	March 2018
Flesh out potential to leverage existing HC3 programs, resource needs, etc	Jen	March 2018
Evaluate opportunities for leveraging Resource Wise	Jess and Jessie	March 2018

INTEGRATED WATER AND LAND USE PLANNING

Last Updated: January 14, 2018

Working Group Role	Name and Organization
Group coordinator **(responsible for scheduling meetings and communications)**	**Joyce Allgaier, Town of Frisco**
Team members **(responsible for helping with action items)** **Key** **Black = confirmed** **Red = needs confirmation**	**Robert Buras, Town of Dillon** **Mark Cassalia, Denver Water** **Allison Fulton, Copper Mountain Metro District** **Jeff Goble, Town of Frisco** **Katie Kent, Town of Frisco** **Zach Margolis, Town of Silverthorne** **Mike Nathan, A-Basin** **Pete Oltman, North Line GIS** **Ed Pankevicius, Copper Mountain Metro District** **Don Reimer, Summit County** **Elena Scott, Norris Design** **Lane Wyatt, NWCCOG**

SUMMARY OF 2018 GOALS

4) Conserve water through collaboration and actions that support all agencies in our region

STRATEGIES TO ACHIEVE GOALS

Strategy 1: Code Amendments

3. Audit codes and additional regulations to identify existing barriers and incentives to water conservation (Joyce and regional planners)
4. Amend water standards, codes (require certain irrigation materials and systems) - Jeff
5. Look at tap fees and tying to/paying more for landscaping (Mark)
    - 5.1. See Castle Rock and Aurora programs
    - 5.2. Schedule an educational workshop
    - 5.3. Share literature
6. Look at stormwater management regulations that can be used better (bioswales, tree gardens)
7. Land use typology
    - 7.1. Apply budgets to different types of land uses (e.g. – ballfields vs. aesthetic landscape areas) – for example, Denver Water

Strategy 2: Collaboration and Engagement

11. Engage all special and metro districts to implement plan
12. Set common goals among towns, districts, others to coalesce efforts (even if done at different times)
13. Tap informational and regulation resources to raise the bar, give guidance, help share information and information about grants and capacity building (NWCCOG)
14. Engage large water users

Strategy 3: Advance water reuse programs, especially for golf courses and snowmaking parks (Lane Wyatt and Torie Jarvis from NWCCOG QQ)

SUMMARY OF ASSIGNED ACTION ITEMS

Action Item	Responsible Team Member	**Due Date**	Notes
Convene planners to initiate code audits	Joyce	Jan 2018	
Schedule an educational session on tap fees	Mark	Jan 2018	Scheduled for June 2018 through AWWA RMS

OUTDOOR WATER USE EFFICIENCY

Last Updated: January 14, 2018

Working Group Role	Name and Organization
Group coordinator *(responsible for scheduling meetings and communications)*	**Troy Wineland, Colorado Division of Water Resources**
Team members *(responsible for helping with action items)*	**Abbey Browne, Woodwinds Property Management** **Robert Buras, Town of Dillon** **Jeff Goble, Town of Frisco** **Torie Jarvis, NWCCOG** **Laura Lynch, Town of Breckenridge** **Zach Margolis, Town of Silverthorne** **Mike Nathan, A-Basin** **Ed Pankevicius, Copper Mountain Metro District** **Deborah Polich, ?** **Karn Stiegelmeier, Board of County Commissioners** **Scott Winter, Colorado Springs Utilities** **Lane Wyatt, NWCCOG**
Key ***Black = confirmed*** ***Red = needs confirmation***	

SUMMARY OF GOALS

5) **Overarching:** Reduce outdoor water use while maintaining aesthetics for visitor and resident appeal
6) **2018:** Focus on low-cost/no-cost water savings opportunities and customer education and outreach
7) **2019-2021:** Design and implement regional programs aimed at outdoor water efficiency, including outdoor water audits, irrigation system optimization, and landscaper certification

STRATEGIES TO ACHIEVE GOALS

Strategy 1: Customer outreach and education

8. Identify largest users (for example, HOAs)
    8.1. Work with customers to better schedule their water use
9. Work with landscape companies
    9.1. Create a list of water-efficiency minded landscapers
    9.2. Educate additional landscape companies
10. Identify educational events, for example one county-wide meeting
    10.1. Annual State of the River
    10.2. NWCCOG QQ meetings
11. Educate about joint energy-water savings opportunities
12. Develop water budgets using GIS and irrigated lands analysis for customer outreach about the amount of water customers should be using
13. Work with City Parks staff on water savings opportunities
14. Send out a mailer to contract holders about metering and plantings

Strategy 2: Develop an outdoor water efficiency audit program

15. Evaluate existing programs for best practices and lessons learned (for example, Denver Water)
16. Identify potential service providers (for example, Resource Central Slow the Flow program)

17. Design and implement a pilot program
18. Implement a regional program

Strategy 3: Develop an outdoor water efficiency system optimization program

1. Evaluate existing programs for best practices and lessons learned
2. Identify potential service providers (for example, irrigation companies)
3. Design and implement a pilot program
4. Implement a regional program

Strategy 4: Develop a landscaper certification program

1. Evaluate existing programs for best practices and lessons learned
2. Evaluate working with the Irrigation Association
3. Design and implement a pilot program
4. Implement a regional program

Strategy 5: Evaluate municipal code for updates regarding vegetation requirements

1. Coordinate efforts with the land use planning working group

SUMMARY OF ASSIGNED ACTION ITEMS

Action Item	Responsible Team Member	Due Date

APPENDIX D: RESOLUTION TO ADOPT PLAN

MEMORANDUM

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: **MAYOR AND TOWN COUNCIL**
FROM: **BILL GIBSON, ASSISTANT COMMUNITY DEVEOLOPMENT DIRECTOR**
RE: **COMMUNITY DEVELOPMENT DEPARTMENT REPORT**
DATE: **JANUARY 23, 2018**

Department Updates:

The Community Development Department has been conducting the annual monitoring of all 124 deed restricted affordable housing units in Frisco. The primary purpose of this monitoring is to verify that each propoerty is being used in conformance with the terms of its restrictive covenant. Owners of these deed restricted affordable housing units are required to annually complete and return a written "Affidavit of Compliance". Affidavits were sent to property owners in November and a second notice was sent in December to those property owners who did not reply to the first notice. Potential violations and nonrespondant property owners are being identified and investigated. Violations will be brought to resolution in coordination with the Town Attorney and the Summit Combined Housing Authority (SCHA) on an on-going basis.

Planning Commission Activities:

Planning Commission meeting on December 7, 2017:

1. Planning File No. 191-17-DA/RZ: A public hearing for a Development Application of the proposed "Foote's Rest Block 11" mixed-use project and a final public hearing for the rezoning of the subject property to Historic Overlay District, located at 502, 510, 512, and 518 East Main Street and 107 South 6th Avenue / Lots 1-12, Block 11, Frisco Townsite. Applicant: Nathaniel Kelly Foote, 512 Main Street, LLC

   The Planning Commission approved the development application and forwarded a recommendation of approval to the Town Council for the proposed rezoning by a vote of 4-1. The Planning Commission also forwarded a recommendation to the Town Council that the Purchase, Sale and Development Agreement between the Town and the Applicant be amended to allow the Staley House to be located at the corner of East Main Street and South 5th Avenue.

2. Three Mile Plan Work Session

   The Planning Commission rescheduled this work session item to January 4, 2018.

Planning Commission meeting on January 4, 2018:

1. Adoption of Planning Commission Resolution 18-01: A Resolution Naming the Public Place for Posting Notices of Planning Commission Meetings for the Town of Frisco, Colorado in Compliance with the Colorado Sunshine Act of 1972.

The Planning Commission approved the resolution by a vote of 4-0.

2. Planning File No. 307-17-MAJ: A review of the sketch plan step of the Major Site Plan Application for the proposed Rainbow Court East Building mixed-use project, located at 310 E. Main Street / Lots 3-5, Block 9, Frisco Townsite. Applicant: MM Properties LLC

   The Planning Commission takes no formal action on sketch plan applications, but the Commission generally supported the proposal with recommended modifications.

3. Planning File No. 300-17-RZ: A preliminary hearing for a rezoning application to remove the Historic Overlay District designation located at 113 Granite Street / Lots 18-20 & Pt 21, Block 3, King Solomon Subdivision #1. Applicant: Town of Frisco

   The Planning Commission held a public hearing, adopted preliminary findings and made a preliminarily recommendation of denial for the rezoning request by a vote of 4-0.

4. Three Mile Plan Work Session

   The Planning Commission discussed a variety of topics related to updating the Three Mile Plan.

Planning Division Activities:

Administrative planning applications approved last month: 7

Application Type	Applicant	Address
Administrative Site Plan	Jamie Reed	822 Hunter's Circle
Outdoor Commerical Establishment	Outer Range Brewing Company	182 Lusher Court, Unit 2
Banner Permit	Elevate CoSpace	90 South Madison Avenue
Banner Permit	Frisco Thrift & Treasure	416 East Main Street, Unit 8
Administrative Site Plan	Travis Construction	111, 121, 131 Forest Drive
Banner Permit	Rebel Sports	220 East Main Street
Banner Permit	Rebel Sports	1129 Dillon Dam Road

Building Division Activities:

- Permits issued last month included the following:
  - Building Permits: 19
  - Plumbing & Mechanical Permits: 12
  - Electrical Permits (issued by Summit County): 10
- Valuation of permits issued last month: $394,038
- Inspections performed last month: 105
- Rapid Review Wednesday customers assisted last month: 21
- Certificates of Completion / Certificates of Occupancy issued last month: 9
  - Including the following: Mountain Living Real Estate tenant finish and a new single family residence at 207 Lupine Lane

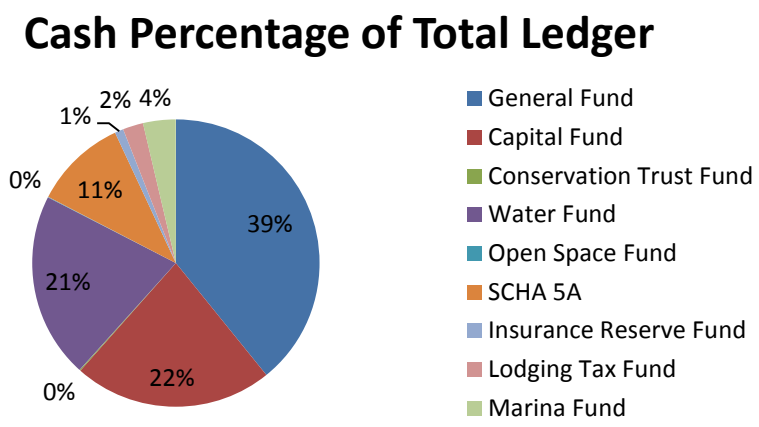
Front Desk Activities:

Phone calls and walk-in customers served last month: 292

FINANCE REPORT - CASH POSITION
DECEMBER 2017

LEDGER BALANCES:

General Fund	$8,154,588.61
Capital Fund	$4,655,097.31
Conservation Trust Fund	$24,153.82
Water Fund	$4,345,473.86
Open Space Fund	$11,845.57
SCHA 5A	$2,174,372.01
Insurance Reserve Fund	$201,811.33
Lodging Tax Fund	$477,732.20
Marina Fund	$765,882.84
TOTAL	$20,810,957.55



ALLOCATION OF FUNDS:

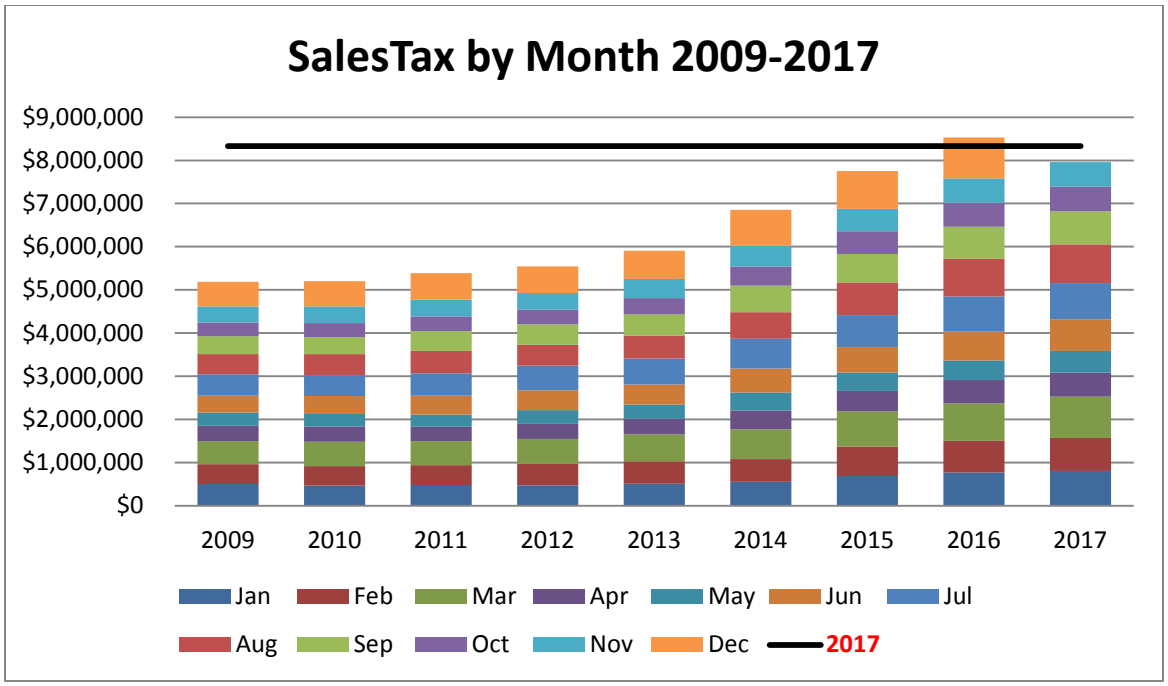
Wells Fargo Bank West NA - Operating Account Bank Balance	$2,090,363.82
Wells Fargo Bank West NA - Payroll Account Bank Balance	($12,254.82)
Wells Fargo Bank West NA - Accounts Payable Bank Balance	($41,122.97)
DIT Cash Clearing Account	$0.00
Wells Fargo Savings Acct.	$1,109,642.91
Colotrust Plus	$11,013,025.54
CSAFE	$1,082,747.40
CSIP	$507,653.02
Solera National Bank Savings	$1,382,826.07
Alpine Bank CD	$269,780.30
FirstBank CD	$265,213.14
Wells Fargo CD	$2,529.93
Flatirons Bank CD	$240,000.00
SIGMA Securities	$1,685,768.51
McCook National Bank CD	$250,000.00
Mountain View Bank of Commerce CD	$240,000.00
Mutual Securities	$239,494.15
ProEquities	$485,290.55
TOTAL	$20,810,957.55

TREASURER'S REPORT

FUND SUMMARIES - DECEMBER 2017

Department	2017 Budget	Year to Date	% of Budget
General Fund:			
Revenues	$12,836,528	$12,766,119	99.5%
Expenditures	$12,036,514	$10,268,901	85.3%
Capital Fund:			
Revenues	$2,207,306	$1,408,502	63.8%
Expenditures	$3,464,767	$1,894,450	54.7%
Conservation Trust Fund:			
Revenues	$26,250	$29,285	111.6%
Expenditures	$57,000	$52,823	92.7%
Water Fund:			
Revenues	$1,109,500	$1,302,822	117.4%
Expenditures	$2,167,645	$1,588,250	73.3%
Open Space Fund:			
Revenues	$100	$93	93.2%
Expenditures	$0	$0	0.0%
SCHA 5A Fund:			
Revenues	$223,200	$1,109,038	496.9%
Expenditures	$1,350,000	$170,654	12.6%
Insurance Reserve Fund:			
Revenues	$800	$1,587	198.4%
Expenditures	$65,000	$0	0.0%
Lodging Tax Fund:			
Revenues	$480,850	$460,940	95.9%
Expenditures	$456,325	$408,869	89.6%
Marina Fund			
Revenues	$1,301,050	$1,634,656	125.6%
Expenditures	$1,659,820	$972,575	58.6%

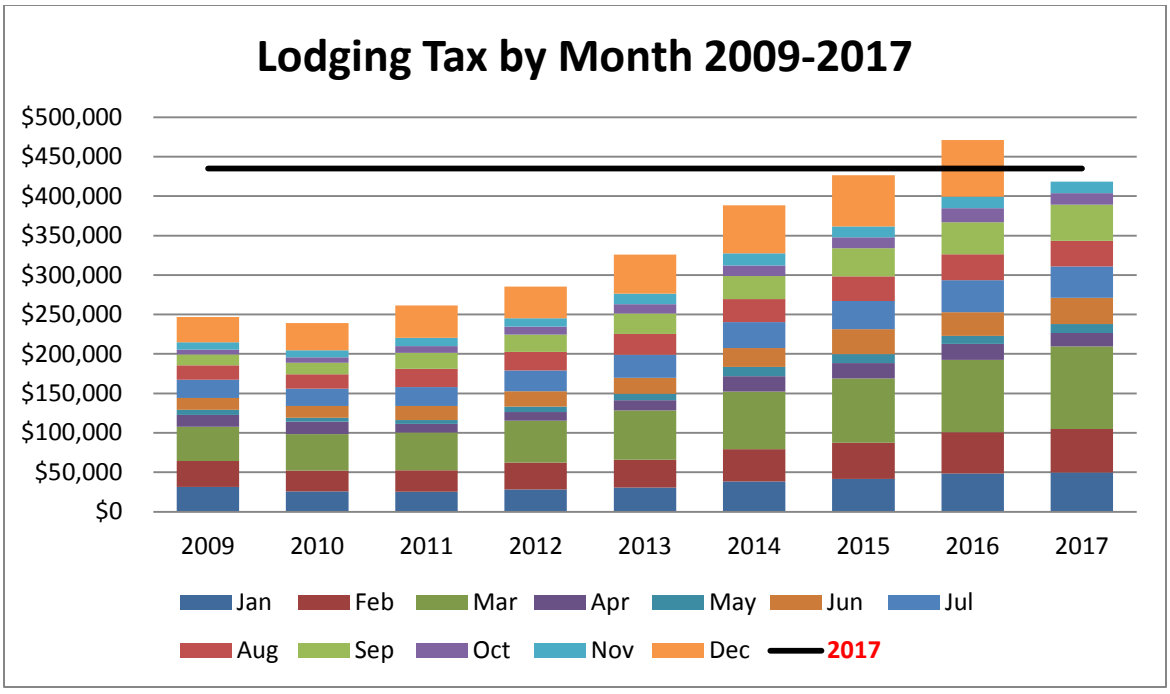
100% OF THE FISCAL YEAR HAS ELAPSED



November total sales tax receipts posted a 1.78% growth percentage over November of 2017, or $10,063 in actual dollars. Year-to-date, sales tax revenues are up 4.98%, or $377,525 in actual dollars. The most significant growth, in terms of actual dollars, was exhibited in the Vacation Rental, Retail-General, Marijuana and Restaurant categories. The continued shift in consumer lodging dollars moving toward Vacation Rentals, in particular for holidays like Thanksgiving, is responsible for most of the out-sized growth in November, in addition to the monthly filing frequency of AirBnB on the county sales tax level, as opposed to the quarterly or annual filing frequency of individual property owners on the city sales tax level. A large portion, though not all, of the growth in the Retail-General, Marijuana and Restaurant categories resulted from collections of county sales tax due from prior periods. Smaller amounts of growth were exhibited in the Clothing, Home Furnishings, Home Improvement, Liquor and Office categories.

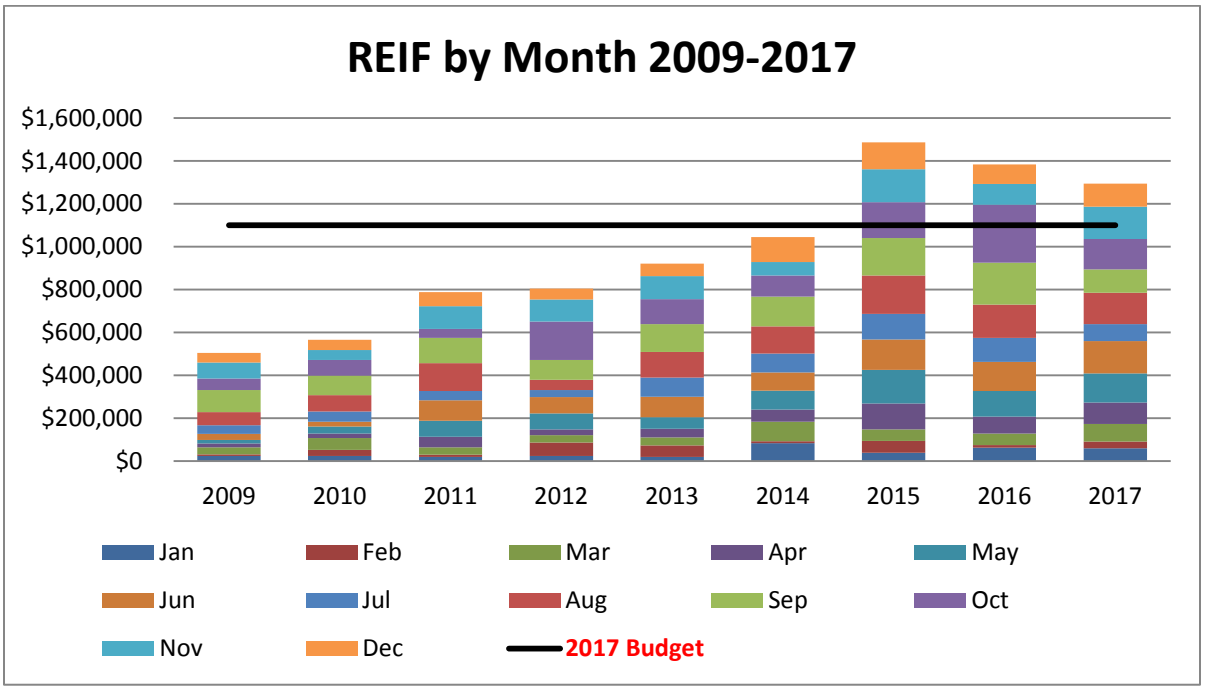
The most significant declines, in terms of actual dollars, were exhibited in the Grocery and Utility categories. The large decline in Grocery receipts was strictly due to a Post Office delay in receiving and processing the November return and payment from one of our most significant filers. Staff has since received the return and payment; should it have been processed in December, the Grocery category would have exhibited solid growth and the total growth percentage for November sales taxes would have risen from just under 2% to over 5%.

All in all, November extended the incredible streak of monthly year-over-year sales tax growth to six years, the longest such streak in Frisco history. Strong national, state and local economies, and the commensurate population, employment and ancillary spending growth, continue to be the main drivers of this unprecedented streak. The consistent economic strength, despite coming with its own unique set of challenges, is a testament to our business community and their employees, along with the sustained infrastructure and marketing improvement efforts undertaken by Town Council and staff.



Year-to-date through November is up 4.80% or $19,153 compared to Y-T-D 2016. For the month of November, revenues are up 1.79% or $263 compared to November 2016.

Lodging tax exhibited a very small amount of growth, at 1.79% over November of 2016. Vacation rentals continue to drive most of the growth in lodging tax, rather than traditional hotels, inns and B&Bs.



Year-to-date through December is down 6.52% or $90,160 compared to Y-T-D 2016. The actual year-to date dollar amount is $1,293,352 compared to $1,383,512 Y-T-D 2016. For the month of December, revenues are up 17.22% or $15,697 compared to December 2016.

Real estate investment fees also reflected growth in December, coming in at a solid 10.54% over December of 2016. This growth, however, was still not enough bring this revenue stream into the positive for 2017. Due to a severe lack of inventory and despite large gains in sales price, REIF revenues have been the one sore spot in an otherwise stellar year for our business community and for governmental revenue generation. Fortunately, the year-end total of $1,293,353 was only $6,647 short of the original budget for 2017. There is also a small chance that these revenues will increase slightly before the numbers are finalized if title companies have yet to bring in deeds and payments dated back to December of 2017.

REIF REPORT - DECEMBER 2017		
SELLER'S LAST NAME	BUYER'S LAST NAME AND ADDRESS	REIF AMOUNT
NIXON	BENTON, 81 CR 1040	10500.00
ALLEN	TAI, 130 FOREST DRIVE	5990.00
MCCARROLL	SCHELWAT, 268 NORTH SIXTH AVENUE COURT	8150.00
NEIDERT	TOFFERI, 318 SOUTH EIGHTH AVE, BLDG 2, F	0.00
SEBETH/KELLER	ALLEN, 45 MOUNT ROYAL DRIVE	0.00
FREY	HUBERT, 14 HIGHWOOD TERRACE	8250.00
DANIEL	KIEFER/ZIEDINS, 520 BILLS RANCH ROAD, UNIT B-223	3400.00
KAJ LLC	CREEKSIDE 106 LLC, 233 CREEKSIDE DRIVE	7990.00
DRAKE LANDING LLC	M&M SUMMIT PROPERTY LLC, 965 NORTH TEN MILE DRIVE, A3 & A5	6223.75
BERNIER	STL PROPERTIES LLC, 120 NORTH SEVENTH AVENUE	0.00
STL PROPERTIES LLC	HAMPTON OAKS APARTMENTS INC, 120 NORTH SEVENTH AVENUE	10693.75
SHADLEY	MODLER, 300 STREAMSIDE LANE, UNIT 300-4	4550.00
LYON	LYON/LOWNEY, 141 ALPINE DRIVE, UNIT E	0.00
HORNE	HORNE, 520 BILLS RANCH ROAD, UNIT 233, BLDG B	0.00
SUMMITVIEW	SUMMITVIEW PEAK1 LLC, 203B SIXTH AVENUE	0.00
KELLNER	WISE/VANDIVER/ALEXEE, 918 MEADOW CREEK DRIVE	5960.00
CAM ENTERPRISES LLC	ZABEL, 315 SOUTH SECOND AVENUE, #104	5920.00
PEART	PEART/ERWIN-RHOADS, 113 GALENA STREET, D	0.00
WILLETT	DELEON, 710 MEADOW DRIVE	6800.00
BELFRISCO LLC	LEVY, 713 BELFORD STREET	0.00

PRATT	ELLIS, 313 CREEKSIDE DRIVE	6700.00
COYOTE VILLAGE LTD	CASEY, 821 PITKIN STREET, #8	4500.00
MCCHESNEY	RUBIN/JOST, 82 STONEBRIDGE DRIVE	7300.00
THEIL	RED CLIFF COPO LLC, 101 FOREST DRIVE, UNIT E	0.00
EDMAN	EDMAN, 312 NORTH FIFTH AVENUE	0.00
PITKETHLEY	TUETKEN, 218 PITKIN STREET, 9	3900.00
WADE	WADE, 101 FOREST DRIVE, UNIT M	0.00
MOORE	AMS HOLDINGS LLC, 410D BAYVIEW DRIVE	0.00
		106,827.50

ACTIVITY REPORT - NOVEMBER, 2017

POLICE

		2017	2016
Property Stolen		$7,215	$24,780
Property Recovered		$0	$1
Animal Control			
Citations		0	1
Warnings		5	1
Bar Checks		44	24
Business Checks		547	103
Assists		45	34
Parking Citations		0	0
Traffic Citations		26	21
Traffic Warnings		103	140
Traffic Accidents		6	2
Public Streets		5	1
Private Property		1	1
Injuries		1	1
Open Buildings		2	1
Alarms		9	9
Calls for service		393	582
Felony Arrests		3	1
Warrant	1		
Possession of marijuana	1		
Burglary	1		
Misdemeanor Arrests		10	12
Warrants	2		
DV	3		
DUI	1		
Theft	1		
VOR	1		
Trespass	2		

MUNICIPAL COURT

	2017	2016
Total number of citations issued for this court date	18	8
Total number of violators due in court	5	2
Total number of violators in court	3	
Deferred to trial:	1	0
Received Deferred Sentences:	0	0
Dismissed:	1	0
Guilty Pleas:	1	1
Guilty to Amended Charges:	2	1
Guilty from Trial:	0	0
Continued to following month:	1	0
Dismissed Prior to Court	0	
Handled by Mail		
W/in 20 days for Point Reduction:	5	2
Outside of 20 days:	1	2
No Shows		
Warrants Issued:	0	0
Hold placed on Drivers License:	1	0
Filed Unpaid:	0	0

ACTIVITY REPORT - DECEMBER, 2017

POLICE

		2017	2016
Property Stolen		$4,204	$2,566
Property Recovered		$0	$0
Animal Control			
Citations		0	0
Warnings		8	7
Bar Checks		28	42
Business Checks		530	327
Assists		32	52
Parking Citations		0	9
Traffic Citations		18	26
Traffic Warnings		102	105
Traffic Accidents		12	20
Public Streets	12		16
Private Property	0		4
Injuries	0		0
Open Buildings		0	2
Alarms		8	8
Calls for service		506	710
Felony Arrests		**0**	1
Misdemeanor Arrests		**14**	11
DUR	2		
Warrant	1		
Domestic Violence	2		
DUIs	5		
Violation of	2		
Theft/shoplifting	2		

MUNICIPAL COURT

	2017	2016
Total number of citations issued for this court date	12	6
Total number of violators due in court	3	0
Total number of violators in court	1	
Deferred to trial:	0	0
Received Deferred Sentences:	0	0
Dismissed:	0	0
Guilty Pleas:	0	0
Guilty to Amended Charges:	1	0
Guilty from Trial:	0	0
Continued to following month:	0	6
Dismissed Prior to Court	0	
Handled by Mail		
W/in 20 days for Point Reduction:	6	4
Outside of 20 days:	2	2
No Shows		
Warrants Issued:	0	0
Hold placed on Drivers License:	0	0
Filed Unpaid:	0	0

1. Officer Blousch and Cuculis are attending the Red Rocks Police Academy. The Academy is a sixteen week

2. Officer Thomas Plaza is currently assigned to the Patrol Training Officer program. Sgt. Robinson is currently training Officer Plaza.

3. The "Dreams March" held at Triangle Park on Monday, January 15 went swimmingly.

ACTIVITY REPORT - DECEMBER, 2017

POLICE

		2017	2016
Property Stolen		$4,204	$2,566
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Warnings		8	7
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Assists		32	52
Parking Citations		0	9
Traffic Citations		18	26
Traffic Warnings		102	105
Traffic Accidents		12	20
Public Streets	12		16
Private Property	0		4
Injuries	0		0
Open Buildings		0	2
Alarms		8	8
Calls for service		506	710
Felony Arrests		**0**	1
Misdemeanor Arrests		**14**	11
DUR	2		
Warrant	1		
Domestic Violence	2		
DUIs	5		
Violation of	2		
Theft/shoplifting	2		

MUNICIPAL COURT

	2017	2016
Total number of citations issued for this court date	12	6
Total number of violators due in court	3	0
Total number of violators in court	1	
Deferred to trial:	0	0
Received Deferred Sentences:	0	0
Dismissed:	0	0
Guilty Pleas:	0	0
Guilty to Amended Charges:	1	0
Guilty from Trial:	0	0
Continued to following month:	0	6
Dismissed Prior to Court	0	
Handled by Mail		
W/in 20 days for Point Reduction:	6	4
Outside of 20 days:	2	2
No Shows		
Warrants Issued:	0	0
Hold placed on Drivers License:	0	0
Filed Unpaid:	0	0

1. Officer Blousch and Cuculis are attending the Red Rocks Police Academy. The Academy is a sixteen week held

2. Officer Thomas Plaza is currently assigned to the Patrol Training Officer program. Sgt. Robinson is currently training Officer Plaza.

3. The "Dreams March" held at Triangle Park on Monday, January 15 went swimmingly.

MEMORANDUM

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: TOWN COUNCIL

FROM: DIANE MCBRIDE, ASSISTANT TOWN MANAGER / RECREATION & CULTURE DIRECTOR

CC: RANDY READY, TOWN MANAGER

SIMONE BELZ, MUSEUM MANAGER

TOM HOGEMAN, MARINA GENERAL MANAGER

KATIE BARTON, GENERAL MANAGER – ADVENTURE PARK

JIM GALANES, NORDIC MANAGER

LINSEY JOYCE, PROGRAMS COORDINATOR

RE: RECREATION & CULTURE DEPARTMENT REPORT – DECEMBER 2017

DATE: JANUARY 23, 2018

Overview: This Department report highlights operations, programs and events for the month of December.

- December was an exceptionally popular month in Frisco. Visitation to the Historic Park and Museum was up nearly 42% compared to December 2016, while visitation to the tubing hill was up nearly 13% compared to December 2016.

- Snowfall continues to challenge each of our operations. Snowmaking continued for both the Nordic operation and the tubing hill operation. The last night of snowmaking for the year was on December 23rd.

- Staff worked very closely with Summit Nordic Ski Club to host the USSA Junior Olympic Qualifier on December 16 and 17 at the Frisco Nordic Center. The event was very successful and the feedback was extremely positive from clubs, coaches, athletes and parents from across the state. The town successfully worked together and pulled in resources from different departments and divisions to successfully build a 2.5 kilometer loop for skiing. Over 300 athletes competed in the event and an estimated 675 total visitors were at the event.

- Financially, it was a very successful year for the Recreation and Culture Department:

    - AP: Revenues finished at 122.6% of budget or $372,856 ahead of budget. Overall revenue totaled $2,201,356, with $1,804,748 of that coming directly from tubing hill revenue.

The Town of Frisco Recreation and Cultural Department delivers unique and exceptional experiences through sustainable, recreational, and educational opportunities, connecting the past, present, and future to the community.

- Nordic: Revenues finished the year behind budget by ~18%. However, additional revenue is expected in early 2018 from the sale of the joint season passes and our agreement with the Breckenridge Recreation Department.

- Marina: End of year revenues came in at 125.6% of budget or $333,606 ahead of budget. Total revenue hit $1,634,656 for the year.

- FHPM: Revenues came in at 130% of budget or $4,541 ahead of budget. Total revenue was $19,541.

- Programs and Events: Programs and event revenue came in at 120% of budgeted revenue or $52,418 ahead of budgeted revenues.

- Winter Fun Club ran over the holiday break. Numbers were very consistent with the 2016 Winter Fun Club numbers. We saw 198 kids over 9 days of camp. We only had 4 camp dates in December, and 5 in January with the way that the school break fell.

- Staff from different divisions and departments assisted the tubing hill and Nordic operations over the holiday period – THANK YOU!

- As mentioned in the November monthly report, staff continues to work on the Marina Master Plan and with Logan Simpson. Stakeholder and advisory committee meetings occurred in December. The Initial "Community Conversations" will take place on February 8, 2018. Work also continues at this time with Matthew Stais Architects and the redesign of the Lund House area. Matt Stais met with Craig Coronato (Logan Simpson) and staff on November 30th to discuss the two projects and timelines to connect the two projects.

- The Town entered in to a design/build contract with Evergreen Skateparks for the redesign and construction of the Frisco Skatepark. Community outreach for the design took place on December 10th and 11th with over 50 skateboarders in attendance.

This report below details each of the different divisions (Adventure Park, Marina, Historic Park and Museum, Recreation Programs and Events) within the Department. Attendance numbers and financials are presented for December.

Photo 1: Fresh Tracks at the FNC – 12/28/17

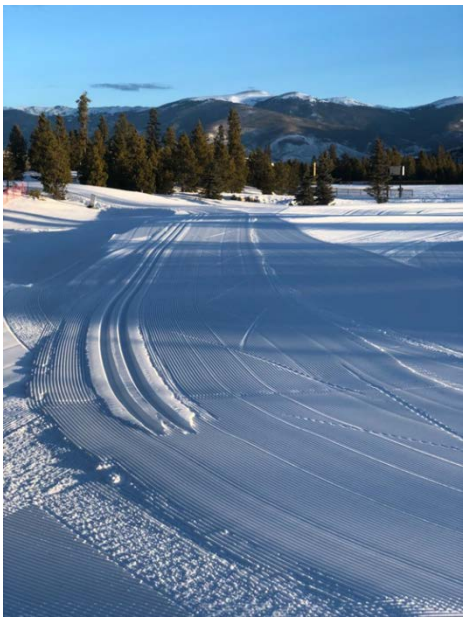


Photo 2: Frisco Adventure Park Tubing on December 27, 2017



The Town of Frisco Recreation and Cultural Department delivers unique and exceptional experiences through sustainable, recreational, and educational opportunities, connecting the past, present, and future to the community.

Adventure Park: For the purpose of this report, the Adventure Park consists of all aspects of the Peninsula Recreation Area (PRA) including the tubing hill, ski and ride hill, facility reservations, concessionaire operations and the Nordic Center. Finances are broken down into 1160 accounts (tubing hill, ski and ride hill, Day Lodge) and 1170 accounts (Nordic Center).

Tubing: December highlights for the **tubing hill/ski and ride hill** included the following:

- Participation averaged 768 people/day for the month of December, which is significantly higher than year's past. The tubing hill was closed Tuesday/Wednesday after the initial opening so that staff could transition back to snowmaking, so that recruitment could continue for tubing hill attendants and medical response attendants, and to preserve the limited resources on the tubing hill. This closure did not affect participation or revenue. The 7 day/week operation ran from 12/23/17 through 1/7/18 for the holiday period. Hours of operation were also extended during this period from 9am to 6pm, daily. Typical hours of operation are 10am to 6pm.

- Hiring for seasonal employees still continues at this time.

- The Day Lodge was rented for five (5) holiday parties in December and the following events:

    - 12/3 Soup Cup Classic
    - 12/4 Wassail Days Free Tubing
    - 12/8 Kids Night Out
    - 12/12 Skate Park Community Conversation
    - 12/14 Housing Committee

- Operational updates included the following:

    - Snowmaking continued for both the Nordic operation and the tubing hill operation. The last night of snowmaking for the year was on December 23rd. Staff completed the build of lanes 4, 5 and 6, with all lanes operational on December 21st.

    - Equipment updates: The Bison experienced a cracked grid heater (no turbo) and the blade cylinder mount cracked. PW welded a temporary solution and continues to research the warranty; Damage to PRA truck, appropriate paper work filled out; Toolcat went down on the Nordic trails and was fixed under warranty.

- Revenues finished exceptionally well for the year at 122.6% of budget or $372,856 ahead of budget. Overall revenue totaled $2,201,356, with $1,804,748 of that coming directly from tubing hill revenue. Expenses also finished well at 90% of budget, with some expenses still trickling in in 2018. Financially, it was a very successful year at the Frisco Adventure Park!

Table 1: Frisco Adventure Park Figures

	December 2017	December 2016	December 2015
# of Operational Days	**25**	28	29
Tubing Hill Participation	**19,201**	16,967	18,820
Average # of Tubing Hill Participants/Day	**768**	606	649
Ski & Ride Hill Participation	**n/a**	n/a	n/a

December budget/financial numbers

	December 2017	December 2016	December 2015
Revenue – 1160	**$583,422**	$562,948	$578,496
Expenses – 1160	**$137,009**	$151,231	$123,449

	YTD Actual 2017	**Budget 2017**	YTD Actual 2016	YTD Actual 2015
Revenue – 1160	**$2,201,356**	**$1,648,500**	$1,982,738	$1,866,096
Expenses – 1160	**$1,151,579**	**$1,284,650**	$972,313	$861,819

NOTE: November budget/financial numbers for reference only

	November 2017	November 2016	November 2015
Revenue – 1160	$117,733	$20,758	$97,590
Expenses – 1160	$104,140	$91,682	$70,162

	YTD Actual 2017	Budget 2017	YTD Actual 2016	YTD Actual 2015
Revenue – 1160	$1,437,935	$1,648,500	$1,419,790	$1,287,600
Expenses – 1160	$1,014,570	$1,284,650	$821,082	$738,370

Nordic: November highlights for the **Frisco Nordic Center** included the following:

- With opening on Thanksgiving Day, 2017, the Nordic Center continued operating under severely limited terrain, until December 9th when we were able to open a 1km loop. Then with the continued hard work from the Adventure Park snowmakers, Public Works snow hauling, and the Nordic Center grooming staff, we were able to open a 2.2km loop that provided a total of 2.5 kilometers of skiing.

- The major impetus to build out a full loop of 2.5 kilometers was driven by the Town of Frisco's commitment to host the USSA Junior Olympic Qualifier on December 16 and 17. By any and all accounts, the event was a great success with over 300 athletes competing each day and an estimated 675 total visitors on both of those days.

- For the balance of the month we had very little natural snow, which was rolled in on most of the smoother trails as it fell. But due to limited snow, mild conditions, and storm winds the approximately 1 foot of snow that fell on Christmas day was blown away in the wind, resulting in no improvement to our trail conditions. Also during the month of December, while we had limited teaching areas, we were able to implement a cross country ski lesson program and our community based ski programs. In general the community is very grateful and appreciative of the commitment by the Town of Frisco to produce such incredible skiing in far less than ideal circumstances.

- Overall season pass visits were down ~22% compared to December 2016 and day pass visits were down significantly due to the lack of snow and limited terrain.

- Revenues finished the year behind budget by ~18%. Given the lack of snow on broader terrain opening and the inability to offer snowshoe rentals, business was off about 51% compared to December 2016. Additional revenue is expected in early 2018 from the sale of the joint season passes through the Breckenridge Recreation Department. Expenses were kept low, coming in at 60% of budget or $136,176 in savings. Some expenses are still trickling in at this time and continue through the first part of January.

Table 2: Frisco Nordic Center Figures (1170)

	December 2017	December 2016
Season Pass Holders	**546**	704
Day Pass Visits	**800**	2,058
Special Groups	**0**	0
TOF	**0**	3
Vail	**0**	9
Medallion	**2**	2
PSIA	**1**	2
Team/Club	**299**	603
Lessons/Clinics	**146**	149
Event	**675**	n/a
Free Wassail Days*	**0**	52
Total	**2,469**	3,582

* *Due to the marginal snow conditions for Wassail Days, we had a low level of participation. For many customers who came to Wassail Day we offered a free voucher to come back any time prior to Christmas for a free day pass and rentals.*

	December 2017	December 2016
Revenue – 1150	**$48,516**	$96,660
Expenses – 1150	**$35,753**	$29,721

	YTD Actual 2017	**Budget 2017**	YTD Actual 2016
Revenue – 1150	**$264,830**	**$323,750**	$103,458^
Expenses – 1150	**$207,088**	**$343,264**	$69,110

^ *Did not include season pass settlements at this time. Once the journal entry is completed for October through December, an additional $31,954.36 will hit this YTD line item for a new total of $135,412.*

NOTE: November budget/financial numbers for reference only

	November 2017	November 2016
Revenue – 1150	**$11,198**	$6,798
Expenses – 1150	**$38,387**	$16,799

	YTD Actual 2017	**Budget 2017**	YTD Actual 2016
Revenue – 1150	**$216,315**	**$323,750**	$6,798
Expenses – 1150	**$171,335**	**$343,264**	$39,389

Marina: December highlights for the Marina included the following:

- Work continues on the marina master plan. Staff had our first Advisory Committee meeting and stakeholder meetings on the 19th and 20th. The first "Community Conversation" is scheduled for February 8, 2018.

- Staff worked diligently on storage and rental rate changes for 2018, and presented such findings and recommendations to Council on 1/9/18.

- Staff met with Frank Keesling about the Summit Shuttle and concessionaire contract. This is the new "water taxi" on the water for the 2018 summer season.

- Actual revenues exceeded budgeted revenues for 2017 as the Marina had an exceptional year. End of year revenues came in at 125.6% of budget or $333,606 ahead of budget. Total revenue hit $1,634,656 for the year, which is phenomenal. Expenses were kept low and below budget, only hitting 58.6% of budget. Debt services were paid off which was a big savings. As with the other accounts, additional expenses will continue to roll in in early 2018.

Table 3: Frisco Marina Figures

	December 2017	December 2016	December 2015
Revenue – 9000	**$3,199**	$7,343	$5,495
Expenses – 9000	**-$80,616***	$44,853	$27,854

** Due to debt services reimbursement*

	YTD Actual 2017	**Budget 2017**	YTD Actual 2016	YTD Actual 2015
Revenue – 9000	**$1,634,656**	**$1,301,050**	$1,491,951	$1,368,507
Expenses – 9000	**$972,575**	**$1,659,820**	$900,387	$1,002,886

NOTE: November budget/financial numbers for reference only

	November 2017	November 2016	November 2015
Revenue – 9000	$70,180	$43,799	$50,322
Expenses – 9000	$51,416	$45,661	$59,952

	YTD Actual 2017	Budget 2017	YTD Actual 2016	YTD Actual 2015
Revenue – 9000	$1,631,457	**$1,301,050**	$1,484,609	$1,371,739
Expenses – 9000	$1,053,191	**$1,659,820**	$855,534	$975,032

Historic Park and Museum: December highlights for the Historic Park and Museum included the following:

- December visitor attendance totaled 2,875 people (compared to 2,025 in 2016), with an average of 106 people/day. This number is ~42% higher compared to December 2016 visitation numbers. As always, please note that these attendance numbers are based on a click system and therefore do not always accurately reflect all visitors to the museum and park.

- Museum programs offered in November included the following:

  - 200 Guests Visited the Museum during Tree Lighting – Dec. 1st
  - 200 Guests Attended Wassail Night at the Museum – Dec. 8th
  - 420 Guests Visited the Museum during Santa Visits – Dec. 2nd & 9th
  - Hosted one Group Visit – 25 Children

- Ongoing Museum projects included the following:

  - Planning for 2018 Museum Programs & Events.
  - Planning 2018 Exhibit Projects.
  - Working on 2017 YE Report (Guest Surveys / Compiling Data).
  - Switched to New Museum Operating Hours.
  - Deactivated Museum Audio Cell Phone Tour.
  - Revising Museum Collection Management Plan for AAM Recertification in 2018.
  - Designing Spanish Language Version of Museum Brochure.

- Revenues did exceptionally well this year, coming in at 130% of budget or $4,541 ahead of budget. Building rental revenue was significantly ahead of budget. Expenses also tracked well at 83% of budget, with savings in dues/subscriptions, printing, and advertising.

Table 4: Frisco Historic Park and Museum Figures

	December 2017	December 2016	December 2015
Attendance	**2,875**	2,025	1,685

	December 2017	December 2016	December 2015
Revenue – 1125	**$1,668**	$1,063	$948
Expenses – 1125	**$16,997**	$14,622	$14,333

	YTD Actual 2017	**Budget 2017**	YTD Actual 2016	YTD Actual 2015
Revenue – 1125	**$19,541**	**$15,000**	$19,065	$15,784
Expenses – 1125	**$253,862**	**$304,279**	$216,313	$193,109

NOTE: November budget/financial numbers for reference only

	November 2017	November 2016	November 2015
Revenue – 1125	$345	$2,155	$923
Expenses – 1125	$19,772	$21,837	$17,441

	YTD Actual 2017	Budget 2017	YTD Actual 2016	YTD Actual 2015
Revenue – 1125	$17,873	$15,000	$18,002	$14,836
Expenses – 1125	$236,865	$304,279	$201,691	$178,776

Recreation Programs and Special Events: December highlights for Recreation Programs and Special Events included the following:

- Winter Fun Club numbers were consistent with the 2016 Winter Fun Club numbers. We saw 198 kids over 9 days of camp. We only had 4 camp dates in December, and 5 in January with the way that the school break fell. Overall we had an ~16% increase (170 in 2016-17 and 198 in 2017-18). Highlights of camp this December included swimming at the Silverthorne and Breckenridge Rec Centers, bowling, a visit to the Lake Dillon Fire Station, and Mountain Top Children's Museum, Nordic skiing at the Frisco Nordic Center, and of course, tubing at the Frisco Adventure Park!

  Including duplicates of attendance, the following is a breakdown of demographics of the Winter Fun Club program:

  - 36% of participants were Frisco Residents
  - 90% are from Summit County
  - 10% were from outside of Summit County

- We were excited to have some of our summer staff back over their college breaks to work Winter Fun Club! Staff that returned included; Katie Johnson, Charlotte Fowler, Cameron Bobb and Rachel Fitch.

- We hosted our first Kids Night Out program of the winter and had 20 kids in attendance.

- Programs and events favored very well this year, coming in at 120% of budgeted revenue or $52,418 ahead of budgeted revenues. Expenses were higher than budgeted amounts, exceeding budget by $23,396 or 107% of budget. The higher expenses are due to seasonal instructor salaries, unbudgeted bank service charges and contracted expenses. The contracted expenses are higher due to the popularity of such contracted programs like Lego Camp, Girls on the Run Camp and Chess Camp.

Table 5: Recreation Programs and Special Event Figures

	December 2017	December 2016	December 2015
Winter Fun Club	**80**	170	171
Kids Night Out	**20**	18	41
Canvas Painting Parties	**n/a**	6	n/a
BOKS Before School Program	**72**	35	n/a
Skimo	**n/a**	9	41
Total Participation	**172**	238	253

	December 2017	December 2016	December 2015
Revenue – 1150	**$2,418**	$1,792	$2,795
Expenses – 1150	**$10,176**	$10,207	$10,596

	YTD Actual 2017	**Budget 2017**	YTD Actual 2016	YTD Actual 2015
Revenue – 1150	**$304,918**	**$252,500**	$274,731	$261,864
Expenses – 1150	**$361,111**	**$337,715**	$299,448	$273,050

NOTE: November budget/financial numbers for reference only

	November 2017	November 2016	November 2015
Revenue – 1150	$20,948	$16,080	$13,167
Expenses – 1150	$10,415	$10,343	$6,981

	YTD Actual 2017	Budget 2017	YTD Actual 2016	YTD Actual 2015
Revenue – 1150	$302,500	**$252,500**	$272,939	$259,069
Expenses – 1150	$350,935	**$337,715**	$289,241	$262,454

Upcoming Programs, Events and Specials: Upcoming programs, events and specials within the Frisco Recreation and Culture Department include the following:

January

- January 11: Nordic Speaker Series, 6:30p with Gale Bernhardt
- January 20: Spontaneous Combustion (Marketing and Events)

February

- February 1: Full Moon Snowshoe
- February 3: Gold Rush
- February 3: Eat, Ski and Be Merry
- February 7-March 28: Winter Lecture Series (FHPM)
- February 8: Marina Master Plan – Community Conversation
- February 10: Frisco Freeze Fat Bike Race
- February 10: Mardi Gras 4Paws
- February 12-16: Summit School District Winter Break
- February 13: 50+ Winter Games
- February 19-March 26: Bubble Gum Race Series

March

- March 2: Pink Party (Marketing and Events)
- March 3: Snowshoe for the Cure (Marketing and Events)
- March 10: Brewski
- March 24: Women of Bill's Ranch Tour

April

- April 1: Easter
- April 4: Summer Program Registration
- April 16-20: Summit School District Spring Break

RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING
OF THE TOWN COUNCIL OF THE TOWN OF FRISCO
JANUARY 9, 2018

Mayor Wilkinson called the meeting to order at 7:00 p.m. Town Clerk Deborah Wohlmuth called the roll.

Present: Kim Cancelosi
Rick Ihnken
Dan Kibbie
Hunter Mortensen
Deborah Shaner
Gary Wilkinson

Absent: Jessica Burley

Public Comment:

Frisco resident and Planning Commissioner Steve Wahl asked Council to consider establishing a parking committee.

Frisco resident Connie Anderson thanked Council for their commitment to renewable energy.

Council Comment:

Council member Shaner thanked Public Works for their efforts snow plowing on Christmas Day.

Mayor Wilkinson thanked the tubing hill staff for their work getting the facility open under low snow conditions.

Council member Cancelosi offered a citizen suggestion to utilize staff for parking surveys.

Swearing In:

Judge Cassias swore in Police Department Sergeants Moore and Robinson.

Consent Agenda:

Minutes December 12, 2017 Meeting
Resolution 18-01, Public Place for Posting Notices
Resolution 18-02, Designation of Official Publications
Resolution 18-03, 2018 No Pet Events
Resolution 18-04, 2018 Street Closures
Resolution 18-05, Setting Municipal Election
Amendment to Intergovernmental Agreement for Water Services with Summit County
Intergovernmental Agreement for Funding I-70 Exit 203 Feasibility Study with CDOT
Home Rule Charter Review – Chapter 20, Elections
Warrant List
Purchasing Cards

MOTION: COUNCIL MEMBER MORTENSEN MOVED TO APPROVE THE CONSENT AGENDA WITH THE REMOVAL OF RESOLUTION 18-03. SECOND, COUNCIL MEMBER CANCELSOI. VOTE:

BURLEY	**ABSENT**	**IHNKEN**	**YEA**
CANCELOSI	**YEA**	**KIBBIE**	**YEA**
MORTENSEN	**YEA**	**SHANER**	**YEA**
WILKINSON	**YEA**	**MOTION CARRIED.**	

New Business:

Agenda Item #1: First Reading, Ordinance 18-01, an Ordinance Authorizing an Amendment to the Agreement Concerning the Sale of Certain Real Property Owned by the Town and Legally Described as Lots 3 and 4, Block 11, Frisco Townsite, Also Known as 518 Main Street and as the "Staley House" Property STAFF: BILL GIBSON 1) MAYOR OPENS PUBLIC HEARING 2) STAFF REPORT 3) PUBLIC COMMENTS 4) MAYOR CLOSES PUBLIC HEARING 5) COUNCIL DISCUSSION 6) MOTION MADE 7) MOTION SECONDED 8) DISCUSSION ON MOTION 9) QUESTION CALLED

Agenda Item #2: First Reading, Ordinance 18-02, an Ordinance Rezoning to the Historic Overlay (HO) District, While Maintaining the Underlying Central Core (CC) District Zoning, Certain Real Property Located at 510, 512. And 518 East Main Street and 107 South 6th Avenue and Legally Described as Lots 1-12, Block 11, Frisco Townsite STAFF: BILL GIBSON 1) MAYOR OPENS PUBLIC HEARING 2) STAFF REPORT 3) PUBLIC COMMENTS 4) MAYOR CLOSES PUBLIC HEARING 5) COUNCIL DISCUSSION 6) MOTION MADE 7) MOTION SECONDED 8) DISCUSSION ON MOTION 9) QUESTION CALLED

Mayor Wilkinson opened Agenda Items #1 and #2 at the same time so as to allow concurrent discussion. Community Development Director Joyce Allgaier stated that Ordinance 18-02 rezones the property located at 502, 510, 512, and 518 East Main Street/Lots 1-12, Block 11, Frisco Townsite to the Historic Overlay (HO) District. Ms. Allgaier provided background information concerning qualification and the process leading to Historic Overlay zoning. Community Development Deputy Director Bill Gibson stated that the applicant, Kelly Foote, is proposing the rezoning of the subject property in conjunction with the construction of a mixed-use development project named "Foote's Rest Block 11". Additionally Mr. Gibson stated that Ordinance 18-01 amends the agreement concerning the applicant's purchase of the Staley Rouse House located at 518 East Main Street from the Town of Frisco. The applicant is requesting: clarification that preservation of the Foote's Rest private residence and Sweet Shop building does not include preservation of the existing attached garage; that cabins 1 and 2 shall be preserved at a location that is either adjacent to the western boundary of the site or near their respective locations; changing the date by which the applicant must submit a building permit application for the proposed redevelopment of the site from 360 days after the date of the agreement to June 15, 2018; and clarification that hotels rooms include hotel suites. The applicant Kelly Foote and his team presented the project. Council discussed perception of ability to park for free (including bowling alley), concerns regarding the parking lift, noise, ability to find employees, and building height. Mayor Wilkinson opened the public hearing at 8:50 p.m. Three Frisco residents expressed concerns regarding the height of the building, parking lifts, and noise. Two Frisco residents spoke in support of the project including the current lift technology and relocation of the Staley House, and asked Council to consider noise and parking concerns as a whole on Main Street. There being no further public comment, Mayor Wilkinson closed the public hearing at 9:05 p.m.

MOTION: COUNCIL MEMBER MORTENSEN MOVED TO APPROVE ON FIRST READING ORDINANCE 18-01, AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE AGREEMENT

CONCERNING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN AND LEGALLY DESCRIBED AS LOTS 3 AND 4, BLOCK 11, FRISCO TOWNSITE, ALSO KNOWN AS 518 MAIN STREET AND AS THE "STALEY HOUSE" PROPERTY. SECOND, COUNCIL MEMBER SHANER. VOTE:

BURLEY	**ABSENT**	**IHNKEN**	**YEA**
CANCELOSI	**YEA**	**KIBBIE**	**YEA**
MORTENSEN	**YEA**	**SHANER**	**YEA**
WILKINSON	**YEA**	**MOTION CARRIED.**	

MOTION: COUNCIL MEMBER MORTENSEN MOVED TO APPROVE ON FIRST READING, ORDINANCE 18-02, AN ORDINANCE REZONING TO THE HISTORIC OVERLAY (HO) DISTRICT, WHILE MAINTAINING THE UNDERLYING CENTRAL CORE (CC) DISTRICT ZONING, CERTAIN REAL PROPERTY LOCATED AT 510, 512. AND 518 EAST MAIN STREET AND 107 SOUTH 6TH AVENUE AND LEGALLY DESCRIBED AS LOTS 1-12, BLOCK 11, FRISCO TOWNSITE WITH THE RECOMMENDED FINDINGS SET FORTH IN THE STAFF MEMORANDUM WITH THE PREFERRED PLANNING COMMISSION FINDINGS OF RELOCATING THE STALEY HOUSE. SECOND, COUNCIL MEMBER SHANER. VOTE:

BURLEY	**ABSENT**	**IHNKEN**	**YEA**
CANCELOSI	**NO**	**KIBBIE**	**NO**
MORTENSEN	**YEA**	**SHANER**	**YEA**
WILKINSON	**YEA**	**MOTION CARRIED.**	

There being no further business, the meeting adjourned at 10:20 p.m.

Respectfully Submitted,

_____
Deborah Wohlmuth, CMC
Town Clerk

WINTER MAINTENANCE OF RECPATH LICENSE AGREEMENT

THIS WINTER MAINTENANCE OF RECPATH LICENSE AGREEMENT ("**Agreement**") is dated _____, 2018 and is between SUMMIT COUNTY GOVERNMENT ("**Licensor**") and the TOWN OF BRECKENRIDGE, a Colorado municipal corporation, and, the TOWN OF FRISCO, a Colorado municipal corporation. The Town of Breckenridge and the Town of Frisco are sometimes referred to in this Agreement by name, and are together referred to as, "**Licensee**"). Licensor and Licensee are each a "**Party**", and are collectively the "**Parties**."

Background

Licensor owns and/or manages certain sections of the Recpath within Summit County, Colorado ("**Licensor's Property**") as depicted in **Exhibit A** attached hereto, and incorporated herein by reference. Licensee wants to perform winter maintenance on the Licensor's Property, more specifically grooming sections of the Recpath for a variety of fee free winter recreational activities such as Nordic skiing, snowshoeing, fat biking, etc. Licensor has agreed to grant Licensee a non-exclusive personal, fully revocable privilege to perform winter maintenance on the Licensor's Property, in accordance with, and subject to, the terms, conditions and limitations to this Agreement.

Agreement

The Parties agree as follows:

1. **Grant Of License**. Licensor grants to the Licensee the personal privilege and permission to enter Licensor's Property to perform winter maintenance on Licensor's Property, specifically any sections of the Recpath as shown on Exhibit "A," subject to the terms and conditions described in this Agreement.

2. **Term**. This Agreement and the license granted to Licensee commences as of the date of this Agreement and continues from time to time until terminated in accordance with the terms of this Agreement.

3. **Licensor's Right to Review and Approve Winter Maintenance.** Winter maintenance will occur upon Licensor's Property per the following conditions: equipment used for grooming may include a snowmobile, snowmobile pulling a grooming device, a snowcat with grooming blade, or other similar piece of equipment. Grooming shall be limited to periods when snowpack is sufficient to avoid impacts to the Recpath, between November 15th and May 20th. Grooming will not occur on a regular schedule, rather by need based on conditions and new snowfall. To address potential impacts to winter wildlife movement, grooming will be restricted to daylight hours, and no grooming will be allowed between sunset and sunrise. Licensor may approve, deny, or conditionally approve winter maintenance in its sole and absolute discretion.

4. **Compliance With the SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM OPERATIONS PLAN.** Licensor and Licensee will comply with the terms, conditions, and requirements of the SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM OPERATIONS PLAN ("**Operations Plan**"), dated November 16, 2017, a copy of which is attached as **Exhibit "B"**. The Operations Plan outlines the area of grooming, equipment, season, timing, and emergency response procedures, with which Licensor and Licensee will comply. To the extent there is any conflict between this Agreement and the SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM OPERATIONS PLAN, the SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM OPERATIONS PLAN will control. Any future updates to the SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM OPERATIONS PLAN will be incorporated herein as **Exhibit "B."**

5. **No Obligation to Continue Winter Maintenance.** Licensor does not hereby accept any ongoing obligation to maintain or preserve the grooming carried out on the Licensor's Property by Licensee.

6. **Cost of Winter Maintenance.** Licensee will pay all costs associated with the operations, equipment, and grooming of all sections of Recpath upon Licensor's Property pursuant to this Agreement.

7. **Operations of Winter Maintenance.** Licensor has the right to review and approve the means and methods to be used by Licensee to perform winter maintenance upon Licensor's Property pursuant to this Agreement.

8. **Grooming.** All grooming carried out upon Licensor's Property pursuant to this Agreement will be maintained by Licensee as well as possible given the vagaries of seasonal variations in snowfall and snow conditions. Licensee will pay for all required grooming placed upon Licensor's Property pursuant to this Agreement.

9. **Licensor's Right To Discontinue Winter Maintenance on Section(s) of the Recpath.** Without terminating this Agreement Licensor, in its sole and absolute discretion, may require Licensee to temporarily discontinue winter maintenance on any section(s) of the Recpath upon Licensor's Property pursuant to this Agreement. Licensee will discontinue winter maintenance on any section of Recpath within such reasonable period of time as Licensor may establish.

10. **Agreement Applicable to Newly Constructed Recpath Sections.** Without formally amending this Agreement the Parties may agree, from time to time, to extend this Agreement to additional Recpath sections managed by Licensor during the term of this Agreement.

11. **No Interest In Land**. This Agreement does not create an interest or estate in Licensee's favor in Licensor's Property. Licensor retains legal possession of the full boundaries of

its property, and this Agreement merely grants to Licensee the personal privilege to use Licensor's Property in strict compliance with the terms of this Agreement. This Agreement does not create an assignment coupled with an interest in favor of Licensee. Any time, money, or labor expended by Licensee will be at Licensee's own risk and peril.

12. **Limited Scope Of License**. The license granted to the Licensee by this Agreement is limited in scope to the winter maintenance of the Recpath that is approved by Licensor. Licensee may not alter or change Licensee's use of Licensor's Property pursuant to this Agreement. Licensee shall take no action that limits or restricts public use or administrative access on any portion of the Recpath identified in this agreement, except as provided for herein.

13. **Non-Transferability Of License**. The license granted to Licensee by this Agreement is a mere personal privilege and is neither transferable nor assignable by Licensee. Any attempt by Licensee to assign or transfer the license is a nullity and of no force and effect whatsoever.

14. **Termination**. This Agreement and the license granted to Licensee by this Agreement will terminate sixty (60) days after written notification of termination is provided by the Town of Breckenridge, the Town of Frisco, or the Licensor. The sixty (60) day notice provision established by this Section is acknowledged by the Parties to be reasonable. Such notice may be given at any time by a Party in its sole and absolute discretion. After termination Licensee will stop winter maintenance on Licensor's Property within such reasonable period of time as Licensor may establish.

15. **Insurance**. The Town of Breckenridge and the Town of Frisco will each obtain and maintain at all times during the term of this Agreement, at their respective cost, a policy or policies of comprehensive general liability insurance with limits of coverage of not less than the limits of liability provided by the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S. (the "**Act**"), which limits are as of the date of this Agreement $350,000 for injuries, damages or losses sustained by any one person in any single occurrence, and not less than $990,000 for injuries, damages, or losses incurred by two or more persons in any single occurrence. The Licensor will be named as an additional insured on all such policies and will be furnished with a copy of such policy or policies at any time throughout the term of this Agreement upon request. Notwithstanding anything contained herein to the contrary, the Licensor may immediately terminate this Agreement if either the Town of Breckenridge or the Town of Frisco fails to procure and maintain the insurance required by this Section.

16. **Indemnification**.

A. The Town of Breckenridge will indemnify and defend Licensor from any claim, loss, or damage to any person or property (including attorney's fees) that is caused by the Town of Breckenridge's use of the Licensor's Property pursuant to this Agreement; provided, however, the Town of Breckenridge is not required to indemnify Licensor to the extent a claim, loss, or damage is caused by the negligence or other fault of Licensor.

The indemnity obligation of this Section will survive the termination of this Agreement and be fully enforceable thereafter.

B. The Town of Frisco will indemnify and defend Licensor from any claim, loss, or damage to any person or property (including attorney's fees) that is caused by the Town of Frisco's use of the Licensor's Property pursuant to this Agreement; provided, however, the Town of Frisco is not required to indemnify Licensor to the extent a claim, loss, or damage is caused by the negligence or other fault of Licensor. The indemnity obligation of this Section will survive the termination of this Agreement and be fully enforceable thereafter.

17. **Notices**. All notices required or permitted under this Agreement must be given by registered or certified mail, return receipt requested, postage prepaid, or by hand or commercial carrier delivery, or by telecopies, directed as follows:

If intended for Licensor, to:

Board of County Commissioners
P.O. Box 68
Breckenridge, Colorado 80424
Attn: County Manager
Telephone number: (970) 453-3401
Telecopier number: (970) 453-3535

with a copy in each case (which will not constitute notice) to:

Jeff Huntley, Esq.
Summit County Attorney
P.O. Box 68
Breckenridge, Colorado 80424
Telephone number: (970) 453-3407
Telecopier number: (970) 454-3535

If intended for Licensee, to:

Town of Breckenridge
P.O. Box 168
150 Ski Hill Road
Breckenridge, Colorado 80424
Attn: Town Manager
Telecopier number: (970) 547-3104
Telephone number: (970) 453-2251

with a copy in each case (which will not constitute notice) to:

Timothy H. Berry, Esq.

Timothy H. Berry, P.C.
131 West 5th Street
P. O. Box 2
Leadville, Colorado 80461
Telecopier number: (719) 486-3039
Telephone number: (719) 486-1889

AND

Town of Frisco
P.O. Box 4100
1 East Main Street
Frisco, CO 80443
Telephone number: (970) 668-9126

with a copy in each case (which will not constitute notice) to:

Murray Dahl Kuechenmeister & Renaud, LLP
Attn: Thad W. Renaud
710 Kipling Street, Suite 300
Lakewood, CO 80215
Telephone number: (303) 493-6670

Any notice delivered by mail in accordance with this Section will be effective on the third business day after having been deposited in any post office or postal box regularly maintained by the United States Postal Service. Any notice delivered by telecopier in accordance with this Section will be effective upon receipt if concurrently with sending by telecopier receipt is confirmed orally by telephone and a copy of the notice is sent by certified mail, return receipt requested, on the same day to the intended recipient. Any notice delivered by hand or commercial carrier will be effective upon actual receipt. By notice given as provided above any Party may change the address to which future notices may be sent. E-mail is not a valid means of giving notice under this Agreement.

18. **Entire Agreement**. This Agreement constitutes the entire agreement and understanding between the Parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement.

19. **Modification**. This Agreement may be modified or amended only by a duly authorized written instrument executed by all of the Parties. Oral amendments to this Agreement are not permitted.

20. **Section Headings**. Section headings are inserted for convenience only and in no way limit or define the interpretation to be placed upon this Agreement.

21. **Governmental Immunity**. Licensor and Licensee is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other

rights, immunities, and protections provided by the Act, as from time to time amended, or any other limitation, right, immunity or protection otherwise available to Licensor, their officers, or their employees.

22. **Applicable Law**. This Agreement is to be interpreted in all respects in accordance with the laws of the State of Colorado.

23. **Waiver**. The failure of any Party to exercise any of its rights under this Agreement is not a waiver of those rights. A Party waives only those rights specified in writing and signed by the Party waiving such rights.

24. **Severability**. If any provision of this Agreement is determined to be invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions of this Agreement will not be affected or impaired.

25. **No Adverse Construction**. All Parties had the opportunity to participate in the drafting of this Agreement. This Agreement is not to be construed against any Party based upon authorship.

26. **Authority**. The individuals executing this Agreement on behalf of each of the Parties have all requisite powers and authority to cause the Party for whom they have signed to enter into this Agreement and to bind such Party to fully perform the obligations set forth in this Agreement.

27. **No Recording**. This Agreement **MAY NOT** be recorded in the real property records of the Clerk and Recorder of Summit County, Colorado.

28. **Annual Appropriation.** Notwithstanding anything herein contained to the contrary, each Party's obligations under this Agreement are expressly subject to an annual appropriation being made by governing body of such Party in an amount sufficient to allow such Party to perform its obligations hereunder. In the event sufficient funds shall not be so appropriated this Agreement may be terminated by any Party without penalty. The Parties' obligations under this Agreement do not constitute a general obligation indebtedness or multiple year direct or indirect debt or other financial obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado.

29. **No Third-Party Beneficiaries.** Licensor and Licensee agree that they shall be and remain the only parties that are intended to benefit by, and have a right to enforce and/or make a claim under, this Agreement and, further, that no other or third party is intended to a beneficiary of the terms and conditions of this Agreement.

BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO

By: _____
Scott Vargo, County Manager

STATE OF COLORADO)
)
County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Scott Vargo as County Manager of Summit County, Colorado.

My commission expires _____, _____. Witness my hand and official seal.

_____
Notary Public

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: _____
Rick G. Holman, Town Manager

STATE OF COLORADO)
)
County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Rick G. Holman, as Manager of the Town of Breckenridge, Colorado.

My commission expires _____, _____. Witness my hand and official seal.

_____
Notary Public

TOWN OF FRISCO, a Colorado municipal corporation

By:_____
Gary Wilkinson, Mayor

STATE OF COLORADO)
)
County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Gary Wilkinson, as Mayor of the Town of Frisco, Colorado.

My commission expires _____, _____. Witness my hand and official seal.

_____
Notary Public

Exhibit "A"

Map of Recpath Sections to be Groomed as Winter Maintenance

Exhibit "B"

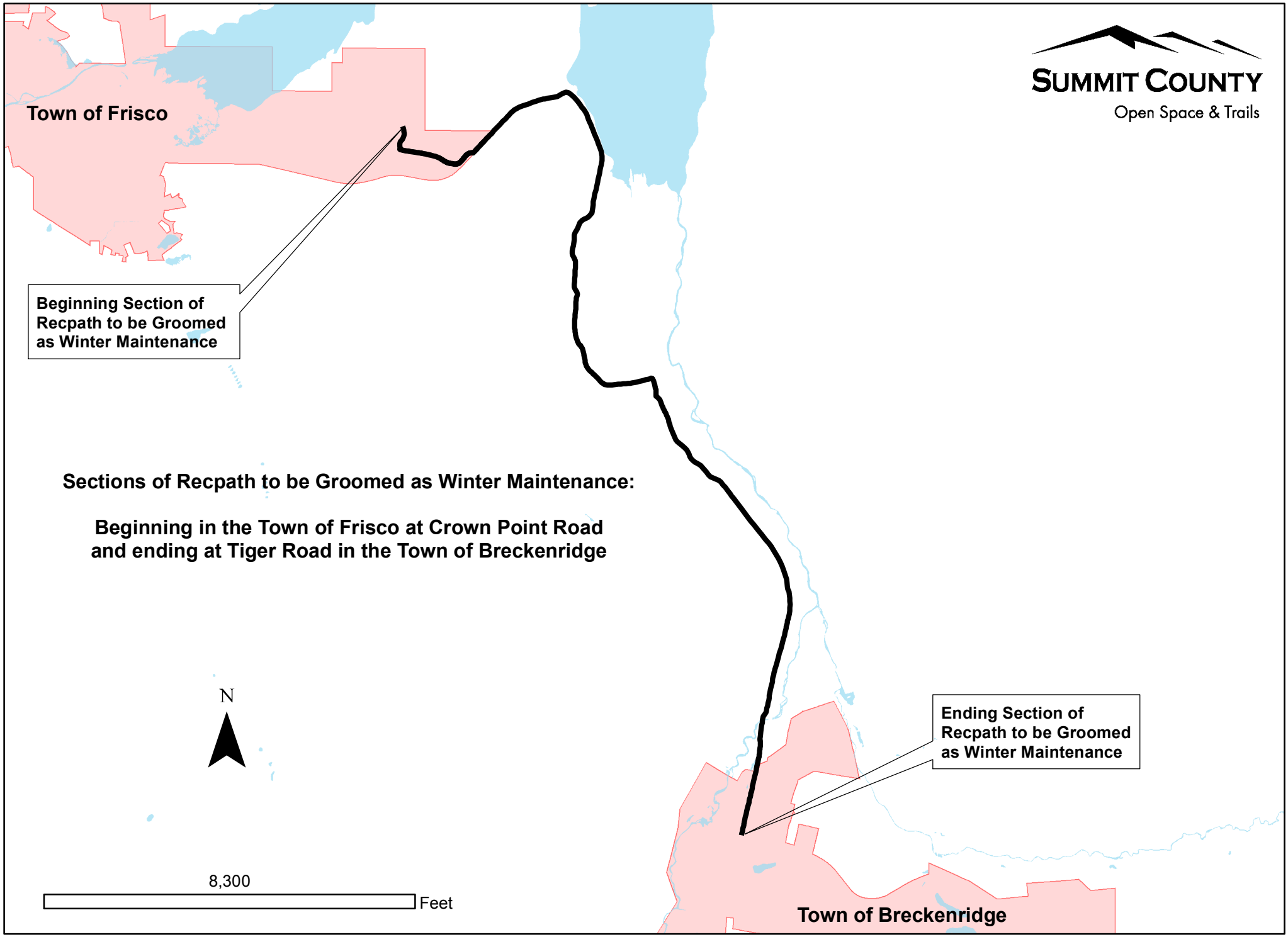
SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM

OPERATIONS PLAN

December 13, 2017

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Exhibit A. Map of Sections of Recpath to be Groomed as Winter Maintenance



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SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM

OPERATIONS PLAN

December 13, 2017

PREPARED FOR THE

WHITE RIVER NATIONAL FOREST

DILLON RANGER DISTRICT

By

SUMMIT COUNTY GOVERNMENT

OPEN SPACE AND TRAILS DEPARTMENT

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SUMMIT COUNTY RECREATIONAL PATHWAY AND TRAIL SYSTEM

OPERATIONS PLAN

PREPARED FOR THE

WHITE RIVER NATIONAL FOREST

DILLON RANGER DISTRICT

BY

SUMMIT COUNTY GOVERNMENT

OPEN SPACE AND TRAILS DEPARTMENT

Prepared by: _____ Date: 12/19/17
Michael Wurzel, Resource Specialist
Open Space and Trails Department

Reviewed by: _____ Date: 12/19/17
Brian Lorch, Director
Open Space and Trails Department

Reviewed by: _____ Date: 12/20/17
Ken Waugh, Recreation Staff Officer
Dillon Ranger District

Reviewed by: _____ Date: 12/20/17
William F. Jackson, District Ranger
Dillon Ranger District

Approved by: _____ Date: 12/21/17
Scott Fitzwilliams, Forest Supervisor
for White River National Forest

Summit County Recreational Pathway and Trail System
Operations Plan

I. Introduction

This plan, which is included as an addendum to the "U.S. Department of Agriculture Forest Service Special Use Permit DIL546" describes the operation and maintenance procedures for the Summit County Recreational Pathway and Trail System located on National Forest System Lands. Summit County's system includes over 55 miles of asphalt recreational pathways (Recpath) and natural surface trails, of which 16.06 miles are located on the White River National Forest.

Short sections of paved trail leave the main pathway to access scenic overlooks. These include three spurs along the Dillon Dam section between Frisco and the Town of Dillon. The pathway surface and associated kiosks and signage along these spurs shall be maintained in accordance with this Operations Plan.

II. Existing Conditions

The Recreational Pathway and Trail System experiences a significant number of user days each year with annual estimated visitation exceeding 500,000. Major summer uses include bicycling, inline skating, roller-skating, running, walking and wheelchair use. The peak use of the Recpath system occurs on weekends during the months of July and August.

Summit County does not maintain the Recpath for recreation use in the winter, however, recreation use is not discouraged. Major uses include cross-country skiing, snowshoeing, and fat tire biking. Grooming of the Frisco to Farmer's Korner section has occurred intermittently by the operators of the Frisco and Gold Run Nordic Centers under separate authorization.

The Recpath segments included in the permit have been constructed in stages, starting with the Tenmile Canyon National Recreation Trail in 1980 to the most recent construction of the Swan Mountain Recreational Pathway, completed in 2012, and the Ten Mile Canyon Extension, completed in 2014. The Barney Ford natural surface trail included in the permit was constructed in 2003.

Summit County has established an asset management program to ensure the timely maintenance and replacement of Recpath sections. Timing of construction and maintenance is based on the condition of the asphalt. Asset management assesses the condition of the Recpath and develops a yearly maintenance plan. Open Space and Trails staff approves priorities and funds the work.

The Recpath system on the National Forest is operated through the combined efforts of several County departments, including Ambulance, Animal Control, Open Space and Trails, Road and Bridge and Sheriff. In addition, local fire districts and state patrol respond to accidents along sections of the Recpath located on the National Forest.

III. Operations

This section describes the three areas on which Summit County focuses in the operation of the Recreational Pathway and Trail System. The operations include sanitation, safety and special events.

A. Sanitation

1. Litter

Litter and debris are controlled through a three-step process. First, all Recpath users are be encouraged to practice a "Pack it in, pack it out" approach. This information is disseminated via trailhead signage and publications. Second, the well-established Adopt-a-Recpath and Adopt-a-Trail programs encourage volunteers to remove litter and debris from their adopted sections. Third, County employees perform routine maintenance and remove litter as they encounter it along the Recpath and trails.

2. Restroom Facility

Summit County Government contracts servicing of the Officer's Gulch vault toilet from May 1 through November 15. The toilet is cleaned twice per week, the paper restocked, and vault pumped as necessary by contractors hired by the County. The restroom is locked at the middle of November and reopened the following season. Seasonal weather conditions and natural events may require a change to designated dates.

B. Safety

1. Rules and Regulations

Rules and Regulations have been adopted by the Summit County Board of County Commissioners (Resolution No. 2004-43) in order to protect and promote the public health, safety and welfare of the general public using the Recreational Pathway and Trail System including areas located on National Forest lands. The regulations pertain to allowed uses, control of motorized vehicles using the Recpath, speed of Recpath users, careless use, stopping, animals and compliance with posted signs and markings. A copy of the rules and regulations is included as Appendix 1 of this plan. On Federal lands, local rules and regulations do not supersede Federal laws and regulations, especially when those lands are under a special use permit granted by the Federal government.

2. Temporary Closing of Recpath(s)

Summit County, in consultation with the US Forest Service, will close all or part of the Recpath system to any and all users or to limit the number of users when it deems it necessary for the safety, protection and welfare of the public. Temporary signs will be placed at the entrance points indicating the closure of a Recpath. If a section of the Recpath is closed due to a safety hazard, the hazard area will be barricaded and a temporary detour will be designated and/or constructed if feasible.

Notification of a temporary closure of a section along the Recpath system will be posted along the Recpath for up to one week prior to the closure date, when feasible. Announcements of a temporary closure of a section along the Recpath system will be provided to local radio stations and newspapers.

In consideration of the avalanche danger in the Tenmile canyon, public access through the portion of the Recpath between Frisco and Copper Mountain, the Tenmile Canyon National Recreation Trail, is not recommended during winter. Signs are posted at three locations to inform users of the avalanche danger; one at the Frisco entrance, one at Officer's Gulch, and one at Wheeler Flats. The signs are posted after the first significant snowfall, usually late October and taken down after the risk of avalanche has abated and the slide paths are mostly clear of snow.

Open Space and Trails staff will work with the Colorado Avalanche Information Center (CAIC) to determine when the avalanche danger has subsided enough to safely allow plowing and passage. Based on the advice of the CAIC, the Open Space and Trails and Road and Bridge Departments, in consultation with the US Forest Service, will choose the timing of the plowing and the removal of posted avalanche warning signs. Plowing will occur if there is a reasonable expectation that the avalanche paths above the Recpath are not likely to slide. If a late season storm closes the pathway following the initial plowing, the pathway will only be opened when the avalanche danger has subsided, based on CAIC advice.

3. Addressing Public Concerns

Due to the multi-use nature of the Recpath system, user conflicts and perceived safety issues are occasionally reported by the public to Open Space and Trails staff. When a concern is brought to the attention of staff, staff collects as much information on the concern as possible in an effort to determine the reality and/or severity of the issue, and respond appropriately. The quality of the experience and safety of the public are primary concerns when addressing management issues on the Recpath system.

E-Bikes

The Board of County Commissioners (BOCC) of Summit County has recently received numerous comments both for and opposed to changing current regulations to allow Electric Assisted Bicycles (e-bikes) on the Recpath. E-bikes are currently prohibited on the Summit County Recpath System, except for use by persons with disabilities as defined by the Americans with Disabilities Act. The Summit County Recreational Pathway Regulations (Regulations) adopted pursuant to BOCC Resolution No. 2004-43 state that no person shall operate a motorized vehicle on the Recpath, and defines motorized vehicles as every vehicle that is self-propelled including electric bicycles. Present regulations are in compliance with the Forest Service's Travel Management Rules in regards to e-bikes. The BOCC has initiated discussions toward updating the County's Recpath Rules and Regulations to consider allowing the use of e-bikes on the Recpath. In the event that e-bike use is proposed in the future, the county recognizes that change would require a USFS review process, subject to separate US Forest Service environmental analysis and approval.

4. Signage

A signage plan has been adopted as part of the Summit County Recreational Pathways Master Plan and includes directional, traffic control, informational, regulatory and interpretive signs. The purpose of the signage plan is to provide a standardized design that harmonizes with the rural mountain environment.

Any new signs installed with a County logo should also include a Forest Service logo (on those sections of the Recpath on the National Forest). Summit County Open Space and Trails staff will coordinate with Dillon Ranger District staff to determine what signs need a FS logo prior to ordering new signs.

The following types of Recpath signs have been identified:

a. Safety/ traffic control signs: These signs, which indicate sharp curves, speed limits, crossroads, etc. conform to the MUTCD standards to the greatest extent possible. The signs are located wherever necessary for safety throughout the system.

b. Recpath/ identification/ no motor vehicle signs: These signs will provide the 'branding' concept for the Recpath and convey the motor vehicle prohibition (and handicap allowances). They will be located at any of the access points and motor vehicle crossings to discourage motor vehicles from the pathway system and inform users of the County's jurisdiction on portions of the pathway.

c. User education/ regulation signs: These signs will be located at all major trailheads and access portals and should be the primary media for conveying pathway regulations and user education efforts.

d. Adopt-a-trail signs: These signs recognize the volunteers who have adopted sections of the Recpath and help maintain those areas.

e. Directional signs: These signs indicate directions and distances to various towns, Recpath spurs and other historic or scenic features.

f. Miscellaneous signs: These signs include site-specific restrictions or requirements. Examples include "No fishing from bridge", "Residential traffic shares Recpath", "Watch for cross traffic", "Avalanche Danger" and others.

g. Entrances and portals: Kiosks may include any of the above information.

h. Mile marker posts: These signs identify linear distance along the Recpath as wayfinding for the public and emergency services.

i. Temporary signs will be installed to notify the public of upcoming recreation events.

5. Regulation Enforcement

The Summit County Sheriff's Department, which includes Animal Control, manages regulation enforcement on the Recpath system.

6. Emergency Response Procedures

a. Accidents

When an accident with possible injuries on the Recpath system is reported to 911 or other emergency response departments, the Sheriff's Department, State Patrol, Ambulance and/or nearest Fire Protection District are dispatched to respond to the accident. Rescue personnel lend first aid and, if necessary, prepare injured parties to be transported by ambulance to the appropriate medical receiving facility. Emergency personnel have administrative access to use motor vehicles on the Recpath, including snowmobiles during winter months. Accidents on the Recpath system are treated as traffic accidents and may be investigated and reported by the State Patrol, County Sheriff or USFS law enforcement.

The Summit County Ambulance Service completes a Trip Report whenever an ambulance is dispatched. Upon request, general non-medically protected information from these reports will be forwarded to the Open Space and Trails Department. Accidents resulting in serious life threatening injury or death or search and rescue operations will be reported to the Open Space and Trails Department as quickly as possible. The U.S. Forest Service will also be notified using the contact procedure described in Appendix 3 of this plan.

b. Other incidents

Other non-accident incidents on the Recpath system are responded to by the Summit County Sheriff's Department who are responsible to investigate the incident and take action following standard operating procedures.

c. Environmental Incidents

All personnel operating maintenance vehicles and equipment on the Recpath, including plows, snowmobiles, or snowcats operating during the winter, will undertake all appropriate mitigation measures in the case of environmental incident, such as a hydraulic spill. Incidents will be reported to the Open Space and Trails Department as quickly as possible. The U.S. Forest Service will also be notified using the contact procedure described in Appendix 3 of this plan.

C. Special Events

The Summit County Open Space and Trails manages special event permits on the Recreational Pathway and Trail System under the existing Summit County Special Event Permit Regulations (Summit County Resolution #2014-62). A copy of the resolution is included as Appendix 4 of this plan.

Non-winter Use Only

The "U.S. Department of Agriculture Forest Service Special Use Permit DIL546" allows the County to coordinate non-winter recreation events during daylight hours. In recognition of this stipulation, the County is not proposing use of the Recpath in the winter for special events, guiding and outfitting or other commercial purposes. In the event that these uses are proposed in the future, the county recognizes impacts to winter wildlife and habitat resulting from increased winter use of the Recpath would require another review process, subject to separate US Forest Service environmental analysis and approval.

Regulations

Summit County Open Space and Trails coordinates recreation special events in accordance with County Special Event permitting regulations. Special Events

specifically include, but are not limited to; bicycle races or group rides, running events or walks and philanthropic events. Events may have permits issued separately by the Forest Service as appropriate.

All permit applications are reviewed by the Special Event Permit Committee, which is comprised of representatives from various Summit County Departments, including: Ambulance, Animal Control, Buildings and Grounds, Clerk and Recorder, Communications, Engineering, Environmental Health, Planning, Road and Bridge, Sheriff and Open Space and Trails. Permits are issued based on the approval of committee members and specific conditions outlined in the permit document.

Summit County will coordinate with USFS staff regarding any new event proposals and provide the USFS with a list of County permitted special events by May 1 of each year. The list will be updated throughout the summer special event season and the USFS notified of additional special events as they are permitted.

For special event permits, the event organizers shall maintain for recreation events through endorsements as additionally insured a minimum of $250,000, or as determined based on type of event, worth of insurance coverage, naming the United States Government additionally insured on the policy(ies), to partially fund the indemnification obligations of the holder for any and all losses due to personal injury, loss of life, or property damage, including fire suppression and hazardous waste costs. The event organizer shall furnish proof of insurance (such as a surety bond, or certificate of insurance) prior to execution of the sublease special use permit. The County may allow the event organizer to replace, repair, restore, or otherwise undertake necessary curative actions, to the satisfaction of the USFS, in order to mitigate damages in addition to or as an alternative to monetary indemnification.

Fees

Special Event Permit fees are paid by all applicants and are based on the following criteria: number of participants, duration of event, geographic extent of event, impacts of event on County property interests, processing time and the direct benefit of the special event to Summit County's residents. Special event permit fees are intended to recoup a portion of the County's administrative and maintenance costs pertaining to special events on the Recreational Pathway and Trail System.

The event organizer shall pay the Forest Service a fee based on the following:

2721.81b – Fees for Paved Recreational Paths

A fee is established for use of the paved recreational paths which utilizes a graduated scale and is based on a set fee per participant depending upon the total number of participants. The higher fee/participant for larger events is due to the greater potential impacts to other users and the additional complexity of administrative requirements.

Number of Individual Participants	Fee/Day
1 – 110	$110
111 – 500	$1.00/person/day
501 – 1,000	$1.50/person/day
1,001 – up	$2.00/person/day

The County will provide information to the event organizer to assist them in the calculation of the fees owed the Forest Service and the Forest Service will bill the event sponsor.

IV. Routine Maintenance

This section describes the areas focused on by Summit County in the routine maintenance of the Recreational Pathway and Trail System. The routine maintenance areas include the Recpath surface, vegetation management, system infrastructure and natural surface trail. The Road and Bridge Department and other contracted workers maintain the Recpath system on National Forest lands. Open Space and Trails Adopt-a-Recpath volunteers also maintain sections of the Recpath. Open Space and Trails staff will field maintenance calls and public concerns and notify Road and Bridge to ensure appropriate communication. Summit County and the Town of Breckenridge will jointly maintain the Barney Ford natural surface trail.

A. Recpath Surface

1. Snow Plowing

Snow plowing of the Recpath system is dependent upon the extent of the snowpack from year to year. Although most of the Recpath system will typically be plowed in mid-April, in heavy snow years, the Recpath system may not be completely open until mid to late May. The Tenmile Canyon portion of the Recpath system can only be plowed after the avalanche hazard has abated on the steeper sections of the canyon. Summit County Open Space and Trails and the Road and Bridge department in consultation with US Forest Service will make the determination when to plow the Recpath after consultation with the Colorado Avalanche Information Center.

2. Sweeping

As soon as snow plowing is completed, all sections of Recpath are thoroughly swept to remove water, sand and other debris. Regular sweeping of the Recpath occurs between May 15th and September 15th, with particular attention paid to peak-use and special event weekends. During other periods,

sweeping is scheduled on an as-needed basis. The Adopt-a-Recpath volunteers also sweep portions of the Recpath weekly.

3. Winter Maintenance/Grooming

Subject to separate US Forest Service NEPA analysis and approval, Summit County Open Space and Trails will work with the Towns of Frisco and Breckenridge to establish a program to groom a section of the Recpath for winter use by skiers, snowshoers, walkers, fat tire bicycles, and other non-motorized users. The implementation and schedule for this grooming shall be at the discretion of the County. Grooming will be completed in a manner that encourages diversity of winter uses. Equipment used for grooming may include a snowmobile, snowmobile pulling a grooming device, a snowcat with grooming blade, or other similar piece of equipment.

Grooming shall be limited to periods when snowpack is sufficient to avoid impacts to the pathway, between November 1 and April 30th. Grooming will not occur on a regular schedule, rather by need based on conditions and new snowfall. To address potential impacts to winter wildlife movement, grooming will be restricted to daylight hours, and no grooming will be allowed between sunset and sunrise.

NFS Lands include 16 miles of the total 55 mile Recpath system throughout Summit County. Dillon, Silverthorne, Breckenridge, and Frisco plow and groom sections of the Recpath under town jurisdictions at discretion of their maintenance departments. The majority of the Recpath system remains unplowed and ungroomed during the winter.

Winter Maintenance by section of Recpath on NFS Lands:

a) **Frisco to Breckenridge:** Grooming this approximately 3,168 foot section of Recpath on the Forest may facilitate a non-motorized winter connection for multiple uses between the Frisco Nordic Center, Summit High School, Gold Run Nordic Center, Summit County and the Towns of Frisco and Breckenridge. Grooming will be completed in coordination between Summit County and the Towns of Frisco and Breckenridge (See Map 2: Iron Springs Amendment #1 to the SUP).
b) **Dillon Dam:** No grooming or winter maintenance is proposed along the section of the Recpath from the Frisco town boundary to the Dillon Dam (See Map 3). Although grooming of this section could improve connectivity between the towns of Frisco and Dillon, no mechanism to support or to fund this effort has been identified. Winter maintenance of this section may also be recommended as part of future planning of the development at Lake Hill. In the event winter maintenance is proposed in the future, it will be subject to further review.

c) **Swan Mountain:** Winter use shall remain prohibited on the Recpath between Summit Cove and Sapphire Point due to wildlife concerns (See Map 5).
d) **Ten Mile:** Winter use shall remain prohibited on the Recpath between Frisco and Copper Mountain due to avalanche and safety concerns (See Map 4).
e) **Copper Mountain to Vail Pass:** No grooming or winter maintenance is proposed along sections of Recpath between Guller Creek to Vail Pass due to wildlife concerns.
f) **Fremont to Climax (Future, Proposed Pathway):** Winter use shall be prohibited on the Recpath between Copper Mountain and Climax due to wildlife concerns.

B. Vegetation Management

1. In order to provide for safe and comfortable maneuvering of Recpath users, a minimum of 10 feet vertical clearance will be provided along the Recpath corridor. A minimum distance of 2 feet will be maintained between the Recpath and all lateral obstructions or barriers.

2. Vegetation growing within the Recpath corridor that poses a threat to the structure of the Recpath surface or the safety of the Recpath user will be removed manually or, in some cases, sprayed with Forest Service approved organic herbicide.

3. Summit County Open Space and Trails Department will continue to coordinate with the Summit County Noxious Weed Program in the management of existing noxious weed populations following guidelines established in the 2012 Summit County Weed Management Plan.

4. A tree hazard inspection program will be completed annually to identify trees that have a potential for failure due to a structural defect that may result in damage and/or blockage of the Recpath. The tree inspections will identify the following hazardous characteristics including dead trees, leaning trees, root injuries, trunk injuries, crown defects and insect activity. Hazardous trees that potentially could fall onto the Recpath will be identified and appropriate action taken, including felling, bucking if necessary, and placement on the downhill side of the Recpath.

   The Pine Beetle, Forest Health and Fuels Reduction Strategy for County Lands has identified two implementation measures to combat Pine Beetle infestation along the Recpath including the direct removal of individual trees identified as infested and the direct spraying of pesticides to protect individual trees.

C. System Infrastructure

1. Signage

The Recpath signs will be checked at the beginning of the season and as part of other maintenance activities during the summer season. Any vandalized or damaged signs will be replaced within a reasonable time after discovery of the damage. Maps and other information that becomes faded or water damaged will be replaced seasonally within a reasonable timeframe.

2. Rest Area Structures and Bicycle Racks

The Road and Bridge Department or the Open Space and Trails Department will inspect the wood and metal materials of the rest area structures and the bike racks every two years. Any repairs or damages and maintenance including staining the wood with preservative will be performed as soon as practicable.

3. Culverts

Culverts that do not need replacement will be cleaned and/or repaired in late April and early May. If replacement is necessary, the repair will be delayed until June when asphalt is available to repair the cut in the Recpath surface.

4. Bridges

The Road and Bridge Department will inspect any Recpath bridges including abutments, railings and planking every two years. Repairs will be made in a reasonable timeframe. The asphalt seam between the Recpath and the bridge will be inspected and repaired in a timely manner. Asphalt patching will be completed after asphalt material is available in June of each year.

D. Natural Surface Trail

Summit County and the Town of Breckenridge will annually assess the condition of the Barney Ford trail as soon as the snow melts. The trail corridor will be maintained by trimming vegetation, cutting and moving downed trees, removing loose rocks and examining tread surface. Repairs will be made in a reasonable timeframe.

V. Non-routine Maintenance

This section describes the areas focused on by Summit County in the non-routine maintenance of the Recreational Pathway and Trail System. The non-routine maintenance areas include the Recpath surface and structural base for the Recpath.

A. Recpath Surface

1. Asphalt Repair and Sealing

The asphalt batch plants in Summit County may not open until mid to late June, which results in the patching of the asphalt to be delayed until this time. All asphalt patches and seals must be completed within 14 days of the asphalt cut and must conform to the Summit County Land Use and Development Code guidelines, which require asphalt patches to be of the infrared variety to ensure patches are smooth and safe.

2. Overlaying Asphalt Surface

The Recpath system is included within a long-term maintenance schedule developed by the County. Asphalt project priorities will be established based on the quality and status of the asphalt (and subbase) and the resultant safety considerations for Recpath users.

3. Crosswalks

Where the Recpath crosses County Roads and State Highways, painted crosswalks may be necessary. The decision as to whether to paint crosswalks for the Recpath will be based on the sight distances, traffic volume, traffic speed and past history of interaction between vehicular recreational traffic. Crosswalks, as outlined in AASHTO standards, should be utilized to the greatest extent practicable.

4. Striping Centerline

Centerline striping will conform to MUTCD standards, which dictate a yellow, 4-inch wide centerline stripe in areas where sight distances are limited. White edge striping may also be used where the Recpath shares the same continuous pavement platform as vehicular traffic (e.g. Dillon Dam Road adjacent to the Glory Hole). Such striping will be repainted as needed to maintain visibility and appearance.

B. Structural Base for Recpath

1. Stabilizing Shoulders

Recpath shoulders will be assessed on an annual basis, with priorities for repair being defined as needed based on maintenance concerns. In areas where cut and fill slopes are failing to maintain a stable structural base resulting in cracking and separations in the asphalt surface, retaining structures may be constructed to alleviate the problem. The retaining structures will be designed to safely resist the lateral pressures of the retained soil and support the soil beneath the Recpath surface.

In areas where the subbase material has shifted resulting in damage to the Recpath surface, the subbase material may be repaired to have a minimum of 4-6 inches of class 6 (Colorado Department of Transportation standard) road base material placed on a compacted subgrade. The subgrade will be compacted to 95 percent (ASTM). The subbase will be paved with 1.5-2 inches of hot mix bituminous pavement.

VI. Special Projects 2017-2022

This section describes the projected special projects scheduled from 2017-2022:

A. Ten Mile Striping

The County plans to repaint the center line of the Ten Mile Canyon section of Recpath between Wheeler Flats and the Town of Frisco during the summer of 2017. New striping along this section will help delineate downhill users from users proceeding uphill at slower speeds.

B. Dillon Dam Glory Hole Improvements

The County plans to improve drainage and repave an approximately 650 foot section of the Recpath in the vicinity of the Dillon Reservoir glory hole in early summer of 2017 in coordination with Denver Water.

C. Iron Springs Pathway Realignment

Due to the Highway 9 realignment between the hospital traffic light in Frisco and Farmer's Corner, the Recpath will also be realigned significantly during the summer of 2017. The new alignment will overlay National Forest land in locations different from the previous alignment, requiring an update to the Special Use Permit DIL546. The new alignment is incorporated into this O&M plan as depicted in Appendix 5.

D. Vail Pass Improvements

Implement minor drainage improvements at Vail Pass Recpath tunnel in order to mitigate standing water and flooding issues at the downhill end of the tunnel. Implement minor drainage improvements at the I-70 above grade crossing near Copper Mountain Resort in order to mitigate erosion and sedimentation issues across the pathway.

E. Pathway Shoulders Evaluation, Restoration, and Creation

Evaluate the shoulders of the pathway system wide to restore or create a continuous AASHTO compliant two foot wide shoulder on both sides of the paved surface. Work may include minor hand grading and retaining structures or major redesign and contractor construction.

F. Fremont Pass Pathway Permitting, Design and Construction (Future, Proposed Pathway)

Design, permitting, and construction of an approximately 3.1 mile pathway alignment bypassing a dangerous, narrow section of SH 91 between Copper Mountain Resort and the southern property boundary of Climax Molybdenum. To the greatest extent possible, the project utilizes existing benches and historic infrastructure alignments (e.g., abandoned rail grades) to reduce new trail construction and associated impacts to adjacent areas. The pathway design includes a 12-foot wide asphalt surface, with 2-foot wide soft shoulders, with the exception of where the alignment intersects a fen wetland restoration area. In this location, the pathway will span the restoration area via an elevated boardwalk. The project also includes a number of small culverts/spans designed to convey the small headwater streams bisecting the proposed alignment. At the southern terminus of the project, an above grade crossing will span SH 91.

APPENDIX 1

SUMMIT COUNTY RECREATIONAL PATHWAYS

REGULATIONS

SUMMIT COUNTY RESOLUTION #2004-43

APPENDIX 2

U.S. FOREST SERVICE CONTACT PROCEDURE

APPENDIX 3

SUMMIT COUNTY SPECIAL EVENT PERMIT REGULATIONS

SUMMIT COUNTY RESOLUTION #2014-62

APPENDIX 4

AMENDMENT #1 TO SPECIAL USE PERMIT

WITH IRON SPRINGS RECPATH REALIGNMENT

AUTHORIZATION ID: DIL546

CONTACT ID: SUMMIT_COUNTY

APPENDIX 5

AMENDMENT #4 TO SPECIAL USE PERMIT

TO ALLOW GROOMING OF OLD HIGHWAY 9 RECPATH SECTION

AUTHORIZATION ID: DIL546

CONTACT ID: SUMMIT_COUNTY

Visa P-Card Statement 12-28-2017

Transaction Date	Supplier - Name	Tr Line Amount	GL Coding	Transaction - Description
11/28/2017	4imprint	$6,759.84	10-1140-4811	1500 Metal Mugs for Wassail Days
12/14/2017	5280 Publishing Inc	$750.00	10-1118-4265	2017- Wassail Days digital ad
11/30/2017	Adamson Police Products	$1,800.00	10-1121-4218	Ammunition
11/30/2017	Advanced Advertising Grap	$111.30	10-1160-4205	Whip Flags For Snowmobile, Toolcat
12/18/2017	Alpinaire Healthcare	$15.00	10-1160-4401	O2 Tank Maintenance and Rental for FAP First Aid Room
12/18/2017	Alsco Inc.	$201.88	10-1160-4401	Rug/Rag Cleaning and Replacement for FAP Day Lodge
12/20/2017	Alsco Inc.	$135.69	10-1125-4477	Mat Service
12/27/2017	Alsco Inc.	$172.94	10-1133-4270	Uniforms
12/22/2017	Alwaysmountaintime	$800.00	80-8000-4266	2017- Fall Fest Radio advertising
11/29/2017	Amazon Mktplace Pmts	$27.30	10-1125-4893	Cassette Converter - Collections
11/30/2017	Amazon Mktplace Pmts	$6.99	10-1121-4270	Name tag for CSO
12/05/2017	Amazon Mktplace Pmts	$32.47	10-1132-4207	Computer battery HVAC fuses
12/06/2017	Amazon Mktplace Pmts	$19.99	10-1132-4207	Mat
12/06/2017	Amazon Mktplace Pmts	$74.45	90-9000-4201	Replacement trash/recycling bin
12/06/2017	Amazon Mktplace Pmts	$15.99	90-9000-4704	Charge/headphone adapter for iPhone 7
12/15/2017	Amazon Mktplace Pmts	$7.99	10-1132-4207	Computer battery connector
12/17/2017	Amazon Mktplace Pmts	$50.60	10-1132-4207	Restroom drain p-trap
12/26/2017	Amazon Mktplace Pmts	$35.34	10-1132-4207	Garage clicker replacement
12/10/2017	Amazon Mktplace Pmts Www.	$74.95	10-1121-4218	Rifle slings - PD
12/20/2017	Amazon.Com	$113.46	10-1134-4227	Master Gardner textbook
12/02/2017	Amazon.Com Www.Amazon.Com	$99.76	10-1132-4207	Shop table saw blades
12/22/2017	Amazonprime Membership	$99.00	10-1132-4207	Amazon Prime Membership
11/29/2017	Ankmar/pace Door Servi	$1,530.00	10-1132-4207	Washbay door adjustment repair
11/29/2017	Ankmar/pace Door Servi	$395.00	10-1132-4207	Washbay door adjustment repair

12/04/2017	Apex Security	$145.00	90-9000-4201	Security camera fix
12/18/2017	Apl* Itunes.Com/bill	$6.11	80-8000-4233	iHeart Radio charge for VIC
12/05/2017	Applied Cntrl Eqpmt Lllp	$304.97	40-4000-4201	Keystone solenoid valves for stock
12/06/2017	Asfpm Madison Wi	$160.00	10-1119-4210	Membership renewal for Association of State Floodplain Manager
12/08/2017	At&t*bill Payment	$35.00	10-1110-4203	Personal cell phone stipend
12/21/2017	At&t*bill Payment	$35.00	10-1110-4203	Personal cell phone stipend
11/30/2017	Atlas Copco Compress	$551.43	40-4000-4201	Replacement air pressure control valve
11/30/2017	Base Camp Wine And Spirit	$64.92	10-1140-4811	Refreshments for tree lighting
12/01/2017	Baymont Inn & Suites Lake	-$8.47	10-1121-4276	Sales tax credit
12/06/2017	Baymont Inn & Suites Lake	$79.00	10-1121-4276	PD - Community Assistance
12/08/2017	Bobcat Commerce City	$347.19	10-1133-4205	Stock filters for #16-06 tool cat
12/15/2017	Bobcat Of Rockies Oaklan	$630.16	10-1160-4205	Bobcat Service Parts, Filters, Fluids, Tail light Replacements
12/14/2017	Border Grill Mandalay Bay	$34.15	10-1140-4227	Conference - Meal
11/30/2017	Bread Salt	$55.00	10-1140-4227	Sponsorship lunch with Kaiser Permanente
12/05/2017	Bread Salt	$27.85	10-1115-4227	Lunch w CDOT
12/07/2017	Bread Salt	$32.00	10-1118-4227	Lunch meeting
12/04/2017	Breckenridge Build	$105.78	30-3000-4262	Backflows heat tape delineator
12/08/2017	Business Radio Licensing	$95.00	40-4000-4201	Business Radio Licensing
12/01/2017	Butterhorn Bakery And Café	$170.00	10-1140-4811	Brownies for Soup Cup Classic
12/01/2017	Carquest 3948	$136.56	10-1133-4205	Hydraulic fittings for newer Peterbuilt
12/08/2017	Carquest 3948	$333.20	10-1133-4205	Battery; Fluid for stock
12/10/2017	Carquest 3948	$101.83	10-1133-4205	Battery for #13-04

12/13/2017	Carquest 3948	$207.14	10-1133-4205	Battery for #08-06; Shop tools; Filters for stock
12/01/2017	Cdw Govt #kzf9816	$322.39	10-1119-4703	Dictation Software
12/04/2017	Cdw Govt #kzm0152	$193.20	10-1119-4703	Dictation Software
12/19/2017	Cdw Govt #ldx9973	$1,684.00	10-1110-4704	Symantec Spam Software Support
11/29/2017	Centurylink	$323.40	90-9000-4203	Marina circuit
11/29/2017	Centurylink	$323.40	80-8000-4203	VIC circuit
11/29/2017	Centurylink	$1,694.16	10-1110-4203	All other circuits
12/19/2017	Centurylink	$323.40	90-9000-4203	Marina circuit
12/19/2017	Centurylink	$323.40	80-8000-4203	VIC circuit
12/19/2017	Centurylink	$1,694.16	10-1110-4203	All other circuits
12/10/2017	Centurylink/Speedpay	$1,603.84	10-1110-4203	TH phone lines
12/10/2017	Centurylink/Speedpay	$489.66	40-4000-4203	WTP phone lines
12/10/2017	Centurylink/Speedpay	$234.41	80-8000-4203	VIC phone lines
12/10/2017	Centurylink/Speedpay	$367.78	90-9000-4203	Marina phone lines
12/10/2017	Centurylink/Speedpay	$35.41	90-9000-4401	Marina utilities
12/10/2017	Centurylink/Speedpay	$149.89	10-1110-4226	Website
12/12/2017	Centurylink/Speedpay	$195.95	10-1110-4203	Long distance
12/19/2017	Chase Tactical Llc	$1,608.42	10-1121-4218	Ammunition - PD
12/19/2017	Chipotle 0503	$26.00	10-1131-4227	Denver trip - Staff meals
11/29/2017	City-Market #0420	$76.81	10-1110-4650	Holiday party supplies
12/09/2017	City-Market #0420	$98.79	10-1121-4233	PD Staff meeting
11/28/2017	Co Motor Parts 0026866	$33.24	10-1133-4205	Fittings for new 1000 gal tank
11/29/2017	Co Motor Parts 0026866	$8.16	10-1133-4205	Bolts for new 1000 gal tank
12/02/2017	Co Motor Parts 0026866	$16.00	10-1133-4205	Fuse holders
12/03/2017	Co Motor Parts 0026866	$12.98	10-1133-4205	Connectors
12/04/2017	Co Motor Parts 0026866	-$12.98	10-1133-4205	Credit - Connectors
12/05/2017	Co Motor Parts 0026866	$18.11	10-1133-4205	Shop supplies
12/05/2017	Co Motor Parts 0026866	$98.03	10-1133-4205	Belts and spark plugs for snowblowers
12/07/2017	Co Motor Parts 0026866	$17.94	10-1160-4205	Snow Cat Coolant
12/14/2017	Co Motor Parts 0026866	$9.99	10-1131-4403	Hand tools

12/15/2017	Co Motor Parts 0026866	$50.65	10-1133-4205	Stock oil
12/15/2017	Co Motor Parts 0026866	$17.94	10-1170-4205	Coolant for snow cat
12/17/2017	Co Motor Parts 0026866	$6.01	10-1160-4205	Snow Cat Hose Coupling
12/20/2017	Co Motor Parts 0026866	$3.31	10-1160-4205	Light Bulb for Toolcat
12/20/2017	Co Motor Parts 0026866	$33.54	10-1160-4205	Full Counter parts and Bulb
12/21/2017	Co Motor Parts 0026866	$7.46	10-1133-4205	Shop supplies
12/21/2017	Co Motor Parts 0026866	$10.64	90-9000-4201	Tool for shop
12/22/2017	Co Motor Parts 0026866	-$0.99	10-1130-4233	Truck glove replacement
12/22/2017	Co Motor Parts 0026866	$12.99	10-1132-4233	Truck gloves
11/28/2017	Coed Sportswear, Inc	$250.72	10-1150-4702	BOKS T-shirts for Participants
11/27/2017	Colorado Analytical	$103.00	40-4000-4250	Water Plant - DMR tests
12/04/2017	Colorado Analytical	$420.00	40-4000-4250	Water Plant - DBP tests
12/07/2017	Colorado Asphalt Service	$840.00	10-1131-4403	Cold patch
12/07/2017	Colorado Ltap	$100.00	10-1130-4227	LTAP class registration fee
12/08/2017	Colorado Ltap	$125.00	10-1131-4403	Flagger class registration fee
12/01/2017	Colorado Mountain Clea	$137.66	10-1121-4270	Uniform cleaning
12/05/2017	Colorado Mtn News Media	$14.63	10-1119-4265	PC Public Notice
12/11/2017	Colorado Mtn News Media	$220.00	10-1118-4265	November Backyard Gov page
12/11/2017	Colorado Mtn News Media	$6,021.58	80-8000-4266	Halloween Candy turn in, Turkey Trot, Adventure Park hiring, Exp
12/11/2017	Colorado Mtn News Media	$200.00	10-1160-4265	Adventure Park hiring
12/12/2017	Colorado Mtn News Media	$3,484.15	10-1110-4265	Summit daily ads
12/15/2017	Colorado Mtn News Media	$205.80	55-5500-4265	Ads for RFP 3rd Ave. and 113 Granite
12/15/2017	Colorado Mtn News Media	$205.80	55-5500-4264	Ads for RFP 3rd Ave. and 113 Granite
12/20/2017	Colorado Mtn News Media	$75.25	10-1115-4265	Legal notices
12/13/2017	Comcast Cable Comm	$755.28	90-9000-4203	Marina cable
12/13/2017	Comcast Cable Comm	$286.10	80-8000-4203	VIC cable
12/13/2017	Comcast Cable Comm	$1,342.41	10-1110-4203	All other cable
11/29/2017	Comcast Denver Cs 1x	$126.99	10-1132-4401	Cable/Internet - 112 Main Street

11/29/2017	Community First Found	$1,200.00	10-1140-4880	Donated All Proceeds from the Fall Locals Party Breakfast to Sun
11/29/2017	Copy Copy - North Summ	$1,533.50	10-1140-4811	Wassail Days Rack Cards
12/08/2017	Denver 1223 Sherman St	$13.00	10-1115-4227	CML Meeting Parking
11/30/2017	Denver Art Museum Admissi	$55.00	10-1125-4210	Museum Membership Renewal
12/06/2017	Denver Hotel Magazine	$1,900.00	10-1118-4265	1/2 page winter ad
12/06/2017	Denver Post Circulation	$208.00	10-1110-4210	Denver Post
12/14/2017	Desert Cab	$21.07	10-1140-4227	Conference - Airport transfer
11/28/2017	Discount Snow Stakes	$484.39	10-1170-4201	Snow shoe trail markers
12/07/2017	Discountmugs.Com	$631.00	10-1121-4233	Respect campaign
12/08/2017	Dmi* Dell Bus Online	$500.07	10-1110-4704	Computer monitor
12/08/2017	Dmi* Dell Bus Online	$174.92	10-1110-4704	Dual Monitor Stand
12/18/2017	Dultmeier Sales Llc	$695.00	10-1133-4205	Flow meter for mag tank
12/01/2017	Dynamic Media	$32.95	10-1160-4401	FAP-SIRIUS Radio
12/03/2017	Etsy.Com - Fivesisters	$8.95	10-1125-4207	Building maintenance - Tool
12/12/2017	Expedia 7315507412718	$289.70	90-9000-4227	Training - travel
11/30/2017	Facebk B8xzwdja52	$112.29	10-1118-4265	Digital ad Wassail Days and Turkey Day 5k
11/30/2017	Facebk C8xzwdja52	$93.00	10-1118-4265	Instagram- Turkey Day 5k ad
11/30/2017	Facebk C8xzwdja52	$100.45	10-1160-4265	Instagram- Adventure Park hiring ad
11/30/2017	Facebk Eqae6fwls2	$29.02	10-1160-4480	Facebook Promotion for FAP Jobs
12/18/2017	Fastenal Company01	$29.05	10-1131-4403	Bolts for parking lot lights

12/15/2017	Ferguson Ent #431	$1,355.35	10-1132-4207	Water heater replacement at Old Town Hall
12/18/2017	Ferguson Ent #431	$22.14	10-1132-4207	Boiler repair
11/30/2017	Food Hedz World Cafe	$450.00	10-1170-4480	Catering for Pass Holder Appreciation Party
12/03/2017	Food Hedz World Cafe	$455.00	10-1125-4890	Catering - Night at Museum
12/19/2017	Forest Service Billpay	$1,845.96	40-4000-4455	USDA water tank lease at Dam Rd.
12/16/2017	Franklincoveyproducts	$44.89	10-1121-4233	Office supplies - calendars
11/08/2017	Frisco Fireplace & Stone	$629.12	20-2000-5077	Rock sign at Nordic Center
11/28/2017	Frisco Inn On Galena Stre	$169.00	10-1119-4250	Lodging for HP consultant
12/11/2017	Frisco Inn On Galena Stre	-$40.00	10-1119-4250	Refund - overcharge
12/22/2017	Frisco Inn On Galena Stre	$219.00	10-1118-4590	Lodging for media on 1/18/18
12/12/2017	Frontier Ai	$84.98	90-9000-4227	Training - travel
12/22/2017	Fsgi Denver Lighting	$33.91	10-1131-4403	Light sockets
11/28/2017	Fsi*xcel Energy Pmts	$3,000.00	40-4000-4401	Gas/Electricity - Water Treatment Plant & Water Wells
11/28/2017	Fsi*xcel Energy Pmts	$743.56	90-9000-4401	Gas/Electricity - Frisco Bay Marina
11/28/2017	Fsi*xcel Energy Pmts	$483.89	40-4000-4444	Electric/Gas Services - New Well 7 Wellhouse
11/28/2017	Fsi*xcel Energy Pmts	$1,056.08	10-1131-4401	Electricity - Town Street Lights
11/28/2017	Fsi*xcel Energy Pmts	$2,213.31	10-1160-4401	Gas/Electricity - Frisco Adventure Park & Day Lodge
11/28/2017	Fsi*xcel Energy Pmts	$502.56	10-1125-4401	Gas/Electricity - Frisco Historic Park & Museum
11/28/2017	Fsi*xcel Energy Pmts	$3,000.00	10-1131-4401	Electricity - Town Street Lights
11/28/2017	Fsi*xcel Energy Pmts	$19.13	10-1121-4227	Police Academy Housing - Gas/Electricity
11/28/2017	Fsi*xcel Energy Pmts	$857.63	10-1132-4401	Gas/Electricity - Town Buildings
11/28/2017	Fsi*xcel Energy Pmts	$857.63	40-4000-4401	Gas/Electricity - Water Treatment Plant & Water Wells
11/28/2017	Fsi*xcel Energy Pmts	$364.05	10-1170-4401	Gas/Electricity - Frisco Nordic Center
11/28/2017	Fsi*xcel Energy Pmts	$202.56	80-8000-4401	Gas/Electricity - Old Town Hall/Visitor Information Center
11/28/2017	Fsi*xcel Energy Pmts	$2,433.39	10-1132-4401	Gas/Electricity - Town Buildings
11/28/2017	Fsi*xcel Energy Pmts	$3,000.00	10-1160-4401	Gas/Electricity - Frisco Adventure Park & Day Lodge
11/28/2017	Fsi*xcel Energy Pmts	$3,000.00	40-4000-4444	Electric/Gas Services - New Well 7 Wellhouse
11/28/2017	Fsi*xcel Energy Pmts	$3,000.00	40-4000-4444	Electric/Gas Services - New Well 7 Wellhouse

11/28/2017	Fsi*xcel Energy Pmts	$3,000.00	40-4000-4444	Electric/Gas Services - New Well 7 Wellhouse
12/22/2017	Fsi*xcel Energy Pmts	$3,000.00	40-4000-4401	Gas/Electricity - Water Treatment Plant and Water Wells
12/22/2017	Fsi*xcel Energy Pmts	$488.00	10-1170-4401	Gas/Electricity - Frisco Nordic Center
12/22/2017	Fsi*xcel Energy Pmts	$270.93	80-8000-4401	Gas/Electricity - Old Town Hall/Visitor Information Center
12/22/2017	Fsi*xcel Energy Pmts	$2,241.07	10-1132-4401	Gas/Electricity - Town Buildings
12/22/2017	Fsi*xcel Energy Pmts	$1,420.82	40-4000-4401	Gas/Electricity - Water Treatment Plant and Water Wells
12/22/2017	Fsi*xcel Energy Pmts	$3,000.00	10-1131-4401	Electricity - Town Street Lights
12/22/2017	Fsi*xcel Energy Pmts	$3,000.00	10-1160-4401	Gas/Electricity - Frisco Adventure Park & Day Lodge
12/22/2017	Fsi*xcel Energy Pmts	$3,000.00	10-1160-4401	Gas/Electricity - Frisco Adventure Park & Day Lodge
12/22/2017	Fsi*xcel Energy Pmts	$837.55	90-9000-4401	Gas/Electricity - Frisco Bay Marina
12/22/2017	Fsi*xcel Energy Pmts	$337.25	10-1132-4401	Gas/Electricity - Town Buildings
12/22/2017	Fsi*xcel Energy Pmts	$1,039.00	10-1131-4401	Electricity - Town Street Lights
12/22/2017	Fsi*xcel Energy Pmts	$1,556.42	10-1160-4401	Gas/Electricity - Frisco Adventure Park & Day Lodge
12/27/2017	Fsi*xcel Energy Pmts	$709.15	10-1125-4401	Gas/Electricity - Frisco Historic Park & Museum
11/29/2017	Galls	$589.92	10-1121-4270	PD - Uniforms
11/30/2017	Geowater Services	$40.00	40-4000-4250	Water Plant - LT2 test
12/07/2017	Giampietro Pizzeria	$28.00	90-9000-4444	Lund House Architect Lunch Meeting
12/14/2017	Gmco Corporation	$8,829.69	10-1131-4404	Deicer for Town streets
11/27/2017	Government Finance	$380.00	10-1115-4227	Annual conference registration fees
11/30/2017	Hacienda Real	$179.25	10-1111-4229	Council Dinner
12/05/2017	Hacienda Real	$73.45	10-1140-4811	Santa's Calling
12/18/2017	Har	$39.93	10-1115-4227	Reference Book
12/15/2017	Hayn Enterprises L	$643.31	90-9000-4201	Swagging dies for swagging sailboat rigging
11/28/2017	High Country Custom Impre	$150.00	10-1140-4811	Engraving of 6 wooden cutting boards for Soup Cup Classic Tropl
12/06/2017	High Country Custom Impre	$21.25	10-1118-4233	Marketing Nameplate
12/06/2017	High Country Custom Impre	$21.25	10-1140-4205	Special Events Nameplate
12/06/2017	High Country Custom Impre	$15.00	10-1110-4233	Mayor Signature Stamp

12/21/2017	High Country Custom Impre	$75.00	10-1140-4811	Wassail Award Podiums/Engraving
12/07/2017	Hydraulic Controls Incor	$261.75	40-4000-4201	Regulator for well house
12/06/2017	Ic Group Manufacturing	$866.46	10-1140-4811	9,700 Voting/12 Sips of Wassail Postcards
12/11/2017	Ihop 1840	$33.71	10-1133-4227	Vehicles to auction; Pick-up new vehicles - Staff meals
12/26/2017	In *boulder Weekly Inc.	$1,282.00	80-8000-4266	General winter and Adventure Park advertising
12/22/2017	In *copper Mountain Resor	$8,925.00	10-1118-4635	1/2 of the distribution costs for Town + Mountain Magazine
12/04/2017	In *joe Kusumoto Photogra	$807.50	80-8000-4266	Photography for Halloween, Girls on the Run and Turkey 5k
12/13/2017	In *sanitary Supply Corp.	$862.89	10-1170-4401	Supplies for Nordic Restrooms
12/13/2017	In *sanitary Supply Corp.	$206.88	80-8000-4477	Restroom Supply
12/14/2017	In *sanitary Supply Corp.	$201.95	10-1170-4401	Bathroom Supplies for Nordic Center
12/13/2017	In *squeeze Designz, Llc	$308.75	10-1118-4265	Updates to all designs for Wassail Days marketing collateral
12/26/2017	In *sun Imprints, Llc	$122.00	10-1125-4221	Wassail Night at the Museum banner
11/28/2017	Infinity Certified Weldin	$32.66	10-1133-4205	Steel for new 1000 gallon tank
11/30/2017	Intl Code Council Inc	$135.00	10-1119-4210	International Code Council annual membership dues
12/22/2017	J & S Contractors Supply	$450.00	10-1131-4403	Bases and posts for Main St. plowing
12/02/2017	K D Flags Llc	$224.05	10-1160-4265	Flags for Frisco Adventure Park roadway
12/27/2017	Keystone Sport Shaq/Ice R	$110.00	10-1150-4606	Fun Club Field Trip
12/18/2017	Kois Brothers Equipment	$202.00	10-1133-4404	Curb guards for Belos
12/15/2017	Krystal Broadcasting Inc	$1,026.00	10-1118-4265	Turkey 5k and Wassail Days radio advertising

12/04/2017	Kubat Equipment And Servi	$1,065.00	10-1133-4205	Troubleshoot Veeder root
12/05/2017	Kubat Equipment And Servi	$122.41	10-1133-4205	Breakaway for fuel pumps
11/30/2017	Lawson Products	$249.18	90-9000-4201	Screws, bolts/nuts, hose clamps, and other operating supplies.
12/09/2017	Li Trendz Inc	$218.99	10-1150-4606	Fraudulent Charge
12/09/2017	Li Trendz Inc	-$218.99	10-1150-4606	Refund Fraudulent Charge
12/01/2017	Loaf N Jug #0048	$2.59	10-1140-4811	Ice to cool beverages for tree lighting
12/13/2017	Loaf N Jug #0048	$6.45	10-1110-4229	Class prizes
12/20/2017	Loaf N Jug #0048	$8.08	10-1110-4650	Webinar Supplies
11/29/2017	Log Cabin Cafe	$66.08	10-1110-4229	Municipal Clerks Breakfast - Elections
11/28/2017	Lowes #03206	$184.15	30-3000-4262	Xmas light supplies
11/28/2017	Lowes #03206	$100.88	90-9000-4207	Parts for shop, including light bulbs, Shovel, 3 way power plug, a
11/28/2017	Lowes #03206	$64.98	10-1132-4207	Light fixture for employee housing
11/29/2017	Lowes #03206	$7.94	10-1118-4233	Velcro to hang large event calendar at Adventure Park
12/01/2017	Lowes #03206	$339.18	10-1132-4207	Xmas lights; Door closure hardware
12/02/2017	Lowes #03206	$2.48	10-1132-4207	Day Lodge door closer
12/03/2017	Lowes #03206	$71.22	10-1170-4207	Wax Room Maintenance
12/03/2017	Lowes #03206	$5.20	30-3000-4262	Hardware for trash cans
12/04/2017	Lowes #03206	$95.54	90-9000-4201	Wood for shrink wrap, Re-bar cap for tripping hazard on pier, and
12/04/2017	Lowes #03206	$77.46	90-9000-4207	Hot water heater parts for maintenance shop
12/04/2017	Lowes #03206	$15.98	40-4000-4206	Broom for snow vehicle
12/04/2017	Lowes #03206	$92.49	10-1125-4207	Hardware-Tools-Stain and Wood
12/06/2017	Lowes #03206	$43.82	10-1132-4207	P-traps at Town Hall
12/06/2017	Lowes #03206	$18.00	10-1133-4205	Light poles for solar
12/06/2017	Lowes #03206	$12.26	10-1131-4403	Electrical tools
12/06/2017	Lowes #03206	$115.86	10-1132-4207	Truck, Xmas and park supplies
12/10/2017	Lowes #03206	$40.39	10-1132-4207	Drain P-traps
12/10/2017	Lowes #03206	$61.87	10-1160-4409	Padlocks for Storage and Yurt, Mallets for Tubing Area Fencing
12/11/2017	Lowes #03206	$41.25	10-1125-4207	Hardware
12/12/2017	Lowes #03206	$2.98	10-1131-4403	Electric socket
12/13/2017	Lowes #03206	$44.94	90-9000-4207	Supplies for shop door replacement
12/14/2017	Lowes #03206	$37.58	10-1125-4207	Light Bulb Replacement for exhibit case

12/15/2017	Lowes #03206	$17.14	10-1131-4403	Bolts for Nordic Center lights
12/16/2017	Lowes #03206	$45.47	90-9000-4207	Parts for water heater in maintenance building
12/17/2017	Lowes #03206	$209.26	10-1132-4207	Office repairs for Town Hall
12/18/2017	Lowes #03206	$79.00	10-1133-4205	Shop vac
12/18/2017	Lowes #03206	$303.20	10-1125-4207	Lighting Hardware/Fixtures
12/18/2017	Lowes #03206	$59.98	10-1132-4207	Office repairs at Town Hall
12/18/2017	Lowes #03206	$129.44	10-1132-4207	Sink parts; Electric boxes
12/19/2017	Lowes #03206	$137.73	10-1132-4207	Office repairs for Town Hall
12/20/2017	Lowes #03206	$361.93	10-1132-4207	Excelsior House window boards
12/21/2017	Lowes #03206	$39.62	90-9000-4201	Metal and rubber stopper to fix ladder
12/22/2017	Lowes #03206	$127.81	10-1132-4207	Office repairs at Town Hall
12/22/2017	Lowes #03206	$48.75	10-1160-4205	Paint for Tubing Lanes
12/22/2017	Lowes #03206	-$3.77	10-1160-4205	Tax Refunded
12/23/2017	Lowes #03206	$39.89	10-1133-4271	Tools
12/27/2017	Lowes #03206	$134.29	10-1132-4207	Office repairs at Town Hall
12/27/2017	Lowes #03206	$13.92	10-1132-4207	Office repairs at Town Hall
12/14/2017	Mandalay - Front Desk	$415.71	10-1140-4227	Conference - lodging
12/10/2017	Mandalay - Noodle Shop	$25.03	10-1140-4227	Conference - meal
12/11/2017	Mb Citizens	$20.50	10-1140-4227	Conference - meal
12/12/2017	Mb Citizens	$25.57	10-1140-4227	Conference - meal
12/11/2017	Mb Kumi	$37.31	10-1140-4227	Conference - meal
12/11/2017	Mhc-Kw-Denver	$35.82	10-1133-4205	Cabin filters for #10-03 and #10-04
12/05/2017	Moore Medical Llc	$419.40	10-1160-4205	Medical Supplies For Tubing Hill Operations
12/20/2017	Motobreck	$14.85	10-1160-4205	Snowmobile parts
11/28/2017	Municipal Treatment Eqpt	$76.16	40-4000-4201	PVC unions and nuts
11/28/2017	Municipal Treatment Eqpt	$281.00	40-4000-4201	Generator
11/28/2017	Municipal Treatment Eqpt	$758.54	40-4000-4280	Parts for well chlorinater systems
11/29/2017	Municipal Treatment Eqpt	$349.18	40-4000-4280	Parts for well chlorinater systems
12/15/2017	Municipal Treatment Eqpt	$245.56	40-4000-4280	Parts and labor to rebuild regulator

11/28/2017	Murdochs	$65.92	10-1170-4201	Snow fencing materials
12/06/2017	Murdochs	$88.97	10-1131-4270	Winter work gloves
12/14/2017	Murdochs	$56.37	10-1134-4270	Winter gloves; Safety glasses
11/27/2017	National Band & Tag	$51.66	10-1121-4233	2018 animal licenses
11/27/2017	National Recreation &	$170.00	10-1160-4227	National Rec & Parks Assn Annual Membership
12/04/2017	National Recreation &	$99.00	10-1150-4227	National Rec & Parks Assn Annual Membership
12/19/2017	Newco Enterprises Inc	$502.97	10-1170-4205	Coffee Maker refurbished - Nordic Center
12/14/2017	O.C.P.O. /c.E.C.T.I.	$55.00	40-4000-4227	Water Operator certification course registration fee
12/14/2017	O.C.P.O. /c.E.C.T.I.	$50.00	40-4000-4227	Water Operator certification course registration fee
12/14/2017	O.C.P.O. /c.E.C.T.I.	$50.00	40-4000-4227	Water Operator certification course registration fee
12/14/2017	O.C.P.O. /c.E.C.T.I.	$55.00	40-4000-4227	Water Operator certification course registration fee
12/04/2017	Officemax/officedepot6604	$66.93	10-1121-4233	Office supplies
12/21/2017	Orkin Llc 002	$149.86	10-1132-4400	Town Hall pest control
11/28/2017	Outdoor Research Llc	$2,361.56	10-1160-4270	Uniform Jackets
11/28/2017	Outdoor Research Llc	$0.01	10-1160-4270	Uniform Jackets
12/02/2017	Pall Corporation	$27,172.21	40-4000-4201	Water Treatment Plant service visits
12/25/2017	Pandora	$5.13	10-1160-4401	FAP-Radio
12/16/2017	Paypal	$164.93	10-1160-4205	Tubing Hill Radios
12/21/2017	Peak Performance Imaging	$1,092.92	10-1110-4205	Copier meter reading
12/06/2017	Peppinos Pizza And Subs I	$104.50	55-5500-4262	Task Force Meeting
12/08/2017	Peppinos Pizza And Subs I	$112.50	10-1150-4702	Kid's Night Out Pizza
12/11/2017	Peppinos Pizza And Subs I	$199.14	10-1150-4607	Skate Park Stakeholder Meeting Refreshments
12/12/2017	Peppinos Pizza And Subs I	$177.57	10-1111-4229	Council Dinner
12/13/2017	Peppinos Pizza And Subs I	$108.44	90-9000-4444	Marina Master Plan Expenses

12/21/2017	Peppinos Pizza And Subs I	$18.90	10-1121-4233	Oral boards
12/25/2017	Pinnacol Assurance	$15,206.72	10-1110-4502	Worker's compensation
11/30/2017	Pioneer Printing	$1,504.26	80-8000-4233	Main Street Mile Maps
12/11/2017	Psf Ccom And Spinecare	$300.00	10-1130-4250	CDL License Physical
12/05/2017	Q4u	$139.00	10-1121-4233	Sergeant interviews - lunch for panel
12/09/2017	Quill Corporation	$14.99	10-1130-4233	2018 wall calendar
12/09/2017	Quill Corporation	$150.27	10-1130-4233	2018 calendars; Printer paper
12/09/2017	Quill Corporation	$24.98	10-1131-4233	2018 calendars; Printer paper
12/09/2017	Quill Corporation	$16.99	10-1132-4233	2018 calendars; Printer paper
12/09/2017	Quill Corporation	$24.49	10-1133-4233	2018 calendars; Printer paper
12/09/2017	Quill Corporation	$24.98	10-1134-4233	2018 calendars; Printer paper
12/09/2017	Quill Corporation	$113.56	40-4000-4200	2018 calendars; Printer paper
12/23/2017	Quill Corporation	$27.08	10-1130-4233	Kitchen drawer organizers
12/02/2017	Red Dog Radios Llc	$384.70	10-1110-4203	Radio parts
12/01/2017	Rightsignature Llc	$24.00	90-9000-4210	Online Contracts and Waivers
11/27/2017	Rky Mtn Cabana Specialist	$150.00	90-9000-4201	Pick up Porta Potties
11/27/2017	Rky Mtn Cabana Specialist	$990.00	30-3000-4262	Port-o-lets
12/13/2017	Roberts Italian Restauran	$39.98	10-1170-4225	Boxed Water for Nordic Center
12/13/2017	Roberts Italian Restauran	$199.92	10-1160-4225	Boxed Water for FAP Cafe
12/19/2017	Roberts Italian Restauran	$959.60	10-1160-4225	Boxed Water Order for FAP Cafe
12/06/2017	Rocky Mountain Coffee Roa	$44.12	10-1110-4229	CDOT Meeting
12/15/2017	Rocky Mountain Lau	$2.00	55-5500-4262	Task Force Meeting
12/10/2017	Rocky Mtn Spring Water	$59.90	10-1160-4221	FAP-Break room water

12/14/2017	Rossignol Ski Company	$468.10	10-1170-4205	Rossignol Poles
12/14/2017	Rossignol Ski Company	$2,539.52	10-1170-4703	Rental skis
12/22/2017	Rti*swhotels Sheraton Nor	$1,014.11	10-1115-4227	IIMC conference lodging
12/11/2017	Rush Trk Ctr Denver	$378.52	10-1133-4205	Window regulator for #14-07
11/29/2017	Safety Kleen Corp	$208.00	10-1133-4205	Solvent
11/29/2017	Safeway #0836	$211.90	10-1110-4265	Referral gift cards
11/30/2017	Safeway #0836	$100.00	10-1110-4650	My Fit Cards
11/30/2017	Safeway #0836	$80.69	10-1170-4225	Wassail and Season Pass Holder Supplies
11/30/2017	Safeway #0836	$53.71	10-1160-4480	Wassail Supplies
12/01/2017	Safeway #0836	$2.00	10-1140-4811	Supplies for Wassail Days
12/01/2017	Safeway #0836	$103.76	10-1125-4890	Food for Santa and Tree Lighting
12/04/2017	Safeway #0836	$169.19	10-1125-4890	Food and Supplies for Wassail Week
12/05/2017	Safeway #0836	$40.23	10-1121-4233	Sergeant interviews
12/06/2017	Safeway #0836	$22.98	10-1110-4229	CDOT Meeting Supplies
12/07/2017	Safeway #0836	$23.06	10-1119-4306	Planning Commission Expenses
12/10/2017	Safeway #0836	$205.95	10-1110-4650	Referral bonus for employee
12/11/2017	Safeway #0836	$26.22	10-1111-4229	Council Supplies
12/11/2017	Safeway #0836	$155.95	10-1110-4265	Referral bonus gift cards
12/12/2017	Safeway #0836	$116.65	20-2000-5077	Community Conversation - Skate Park Expansion - Food Purchas
12/12/2017	Safeway #0836	$11.97	10-1110-4229	Welcome to Frisco Class supplies
12/20/2017	Safeway #0836	$37.65	10-1110-4229	All staff breakfast supplies
12/20/2017	Safeway #0836	$125.52	10-1110-4229	All staff breakfast - December
12/21/2017	Safeway #0836	$11.48	10-1130-4233	Kitchen supplies
12/24/2017	Safeway #0836	$10.47	10-1160-4225	Nacho Chips for FAP Cafe
12/14/2017	Sammy Hagar Bar Las	$20.48	10-1140-4227	Conference - meal
11/28/2017	Sanders True Value Hardw	$11.58	10-1170-4201	Washers for Nordic signs
12/05/2017	Sanders True Value Hardw	$15.28	10-1132-4207	Public Works and 1st and Main St. supplies
12/03/2017	Sherwin Williams 707277	$272.44	10-1132-4207	Town Hall paint

12/21/2017	Silverthorne Auto Body	$4,579.33	10-1133-4205	Repair on #14-10
12/21/2017	Silverthorne Auto Body	-$4,579.33	10-1133-4205	Repair on #14-10
12/21/2017	Silverthorne Auto Body	$3,769.85	10-1133-4205	Repair on #14-10
12/04/2017	Smk	$26.00	10-1110-4250	Survey Monkey services subscription
12/04/2017	Smk	$26.00	10-1110-4250	Survey Monkey services subscription
12/04/2017	Smk	-$26.00	10-1110-4250	Credit Voucher Smk
12/05/2017	Solarwinds	$53.00	10-1110-4704	Spam Software Annual Renewal
11/27/2017	Southwest	$199.98	10-1115-4227	Conference flight
12/22/2017	Southwest	$451.96	10-1115-4227	IIMC conference flight
11/29/2017	Sp * Outdoorsolarstore	$761.46	10-1170-4205	Nordic - Outdoor lighting
12/15/2017	Spectrum Mobile Services	$75.00	10-1110-4203	Cellphone support
11/28/2017	Sprint *wireless	$1,019.68	10-1110-4203	TH cell
11/28/2017	Sprint *wireless	$81.69	40-4000-4203	WTP cell
11/28/2017	Sprint *wireless	$414.99	90-9000-4203	Marina cell
12/12/2017	Sprint *wireless	$70.00	10-1110-4203	Personal cell phone stipend
12/07/2017	Sq *gatherhouse, In	$180.00	10-1140-4811	Awards for Wassail Days
12/05/2017	Stapls7182013910002001	-$115.69	10-1170-4221	Returned printer cartridge
11/28/2017	Stapls7187147251000002	$37.74	10-1170-4477	Heavy duty broom
12/07/2017	Stapls7187193917000002	$44.39	10-1160-4221	Magnet Backs for FAP Name Tags
12/14/2017	Stapls7188648371000001	$40.64	10-1150-4607	Office supplies
12/15/2017	Stapls7188701020000001	$318.36	10-1110-4233	General Gov't Supplies
12/15/2017	Stapls7188701020000001	$151.94	10-1119-4233	CDD Supplies
12/23/2017	Stapls7188701020000002	$25.47	10-1110-4233	Gov't Office Supplies
12/23/2017	Stapls7189138438000001	$19.99	10-1119-4233	CDD office supplies
12/23/2017	Stapls7189138438000001	$215.90	10-1110-4233	Office supplies
12/05/2017	Steepandcheap.Com	-$0.21	90-0090-2060	Return of Marina employee's pooled tip purchase
12/06/2017	Steepandcheap.Com	-$98.52	90-0090-2060	Return of Marina employee's pooled tip purchase

12/08/2017	Steepandcheap.Com	$65.36	90-0090-2060	Marina employee pooled tip purchase
12/11/2017	Sterling Backcheck	$1,321.54	10-1110-4250	Background check
12/06/2017	Stuart C Irby	$468.00	10-1131-4401	Lights for Main St. and Summit Blvd.
12/27/2017	Sturm College Of Law	$631.00	10-1119-4227	Rocky Mountain Land Use Institute (RMLUI) Annual Conference
11/27/2017	Swa*earlybrd	$15.00	10-1115-4227	Conference flight
11/27/2017	Swa*earlybrd	$15.00	10-1115-4227	Conference - flight
12/21/2017	Swix Sports	$1,495.71	10-1170-4223	Swix Hard goods and Soft goods Retail
12/21/2017	Swix Sports	$4,009.19	10-1170-4223	Swix hats and gloves
11/28/2017	Sysco Denver	$190.12	10-1170-4225	F&B Order for Nordic Center
11/28/2017	Sysco Denver	$1,261.59	10-1160-4225	F&B Order for FAP Cafe
11/30/2017	Sysco Denver	$68.80	80-8000-4588	Cups for Turkey Day 5K
11/30/2017	Sysco Denver	$132.90	10-1170-4225	Hot Chocolate for Nordic Center
11/30/2017	Sysco Denver	$4,185.61	10-1160-4225	F&B Order for Frisco Adventure Park Cafe
11/30/2017	Sysco Denver	$673.00	10-1170-4225	F&B Order for Frisco Nordic Center
12/02/2017	Sysco Denver	$473.42	10-1170-4225	F&B Order for Frisco Nordic Center
12/02/2017	Sysco Denver	$507.67	10-1160-4225	F&B Order for FAP Cafe
12/07/2017	Sysco Denver	$1,109.24	10-1160-4225	F&B Order for FAP Cafe
12/14/2017	Sysco Denver	$868.47	10-1160-4225	F&B Order for FAP Cafe
12/21/2017	Sysco Denver	$566.29	10-1170-4225	F&B Order for Nordic Center
12/21/2017	Sysco Denver	$101.38	10-1110-4229	Bagels and Lox for TOF All Staff Meeting
12/21/2017	Sysco Denver	$1,566.04	10-1160-4225	F&B Order for FAP Cafe
12/27/2017	Sysco Denver	$1,621.77	10-1160-4225	F&B Order for FAP Cafe
12/10/2017	Taxi Svc Las Vegas	$24.72	10-1140-4227	Conference - ground transportation
11/28/2017	The Association Of Ma	$35.00	90-9000-4227	Webinar Training on Working in Confined Spaces
11/28/2017	The Home Depot #1514	$20.20	10-1133-4205	Holster for new 1000 gal tank
12/01/2017	The Key People Co	$525.00	10-1160-4477	November Cleaning for FAP Day Lodge

12/01/2017	The Key People Co	$175.00	10-1170-4477	Nordic Restrooms November Cleaning
12/04/2017	The Key People Co	$1,630.00	10-1132-4207	December cleaning services
12/04/2017	The Key People Co	$512.54	10-1160-4477	Cleaning Increase for FAP Day Lodge
12/11/2017	The Lighthouse	$199.95	10-1133-4205	Back-up camera for recreation truck
12/21/2017	The Lighthouse	$595.50	20-2000-4101	Strobes for new mag tank
11/30/2017	The Ups Store 1378	$106.94	80-8000-4202	Literature Mailing
12/04/2017	The Uptown On Main	$45.60	10-1119-4250	Historic preservation meeting
12/04/2017	The Uptown On Main	$43.65	10-1115-4227	Lunch w Council member
12/15/2017	The Uptown On Main	$63.50	10-1140-4227	2018 Holiday Inn sponsorship Lunch
12/21/2017	The Uptown On Main	$93.95	10-1119-4227	Lunch for Building Officials meeting to discuss code adoption
12/22/2017	Thyssenkrupp - Eagle	$43.55	10-1132-4207	Quarterly elevator maintenance shortage payment
12/02/2017	Timberline Disposal	$461.20	10-1132-4411	Recycling services
12/01/2017	Tlo Transunion	$25.00	10-1121-4210	PD database subscription – monthly
12/04/2017	Tuesday Morning # 1101	$18.96	10-1121-4227	CO Assoc. for Municipal Court Administrators Conference
12/27/2017	Uline	$810.01	10-1125-4890	Event-Program Supplies
12/12/2017	United	$254.20	90-9000-4227	Training - flight
12/07/2017	Ups	$9.85	10-1130-4202	Return postage
12/18/2017	Ups	$7.33	10-1110-4202	Postage
12/15/2017	Us Flag Store	$192.01	10-1170-4201	International flags for Nordic Center
12/04/2017	Usa Blue Book	$270.00	40-4000-4201	Hach CL-17 reagent sets
11/30/2017	Uscleanpro.Com	$370.00	10-1125-4477	Cleaning Service
12/04/2017	Usps Po 0733840210	$9.26	10-1121-4202	PD postage

12/05/2017	Usps Po 0733840210	$3.00	90-9000-4202	Postage on a returned part.
12/13/2017	Usps Po 0733840210	$9.26	10-1121-4202	PD postage
12/14/2017	Usps Po 0733840210	$16.50	10-1114-4202	GFOA Budget Postage
12/19/2017	Usps Po 0733840210	$6.72	10-1170-4205	Return jacket to guest
12/27/2017	Usps Po 0733840210	$5.51	10-1121-4202	PD postage
12/06/2017	Vermont Systems Inc	$187.50	90-9000-4704	Recreation software Hosting Services - Marina
12/06/2017	Vermont Systems Inc	$187.50	80-8000-4704	Recreation software Hosting Services - Info. Center
12/06/2017	Vermont Systems Inc	$375.00	10-1110-4704	Recreation software Hosting Services - General Govt (rec, AP, et
12/18/2017	Vinny`s Euro American Cui	$50.00	10-1118-4590	Media Gift Card
12/06/2017	Vistapr*vistaprint.Com	-$5.69	10-1110-4233	Business Card Tax Refund
12/18/2017	Vistapr*vistaprint.Com	$51.95	10-1121-4233	PD Business Cards
12/21/2017	Vistapr*vistaprint.Com	$13.72	10-1121-4233	PD business cards
12/15/2017	Vzwrlss*apocc Visb	$25.90	40-4000-4203	WTP cellphones
12/15/2017	Vzwrlss*apocc Visb	$355.74	10-1110-4203	All other cellphones
12/07/2017	Vzwrlss*my Vz Vn P	$65.00	10-1110-4203	Personal cell phone stipend
12/19/2017	Vzwrlss*my Vz Vn P	$70.00	10-1110-4203	Personal cell phone stipend
12/10/2017	Vzwrlss*my Vz Vw P	$70.00	10-1110-4203	Personal cell phone stipend
12/16/2017	Vzwrlss*my Vz Vw P	$65.50	10-1110-4203	Personal cell phone stipend
12/20/2017	Wagner Equip Co Parts	$325.97	10-1133-4205	Filter kit for #15-07
12/13/2017	Wagner Rents Silverthorn	$14.27	10-1133-4205	Oil filter
12/27/2017	Wagner Rents Silverthorn	$23.64	10-1133-4205	Stock bulbs
11/29/2017	Wal-Mart #0986	$103.30	80-8000-4233	Wassail Supplies
11/30/2017	Wal-Mart #0986	$79.86	10-1140-4811	3 new Crock pots for Wassail days
12/01/2017	Wal-Mart #0986	-$12.96	10-1140-4811	Refund for unused Wassail supplies
12/02/2017	Wal-Mart #0986	$8.91	10-1133-4205	Fuse holders
12/02/2017	Wal-Mart #0986	$58.62	80-8000-4233	Wassail Supplies
12/03/2017	Wal-Mart #0986	$21.68	10-1140-4811	Supplies for Wassail Days
12/06/2017	Wal-Mart #0986	$10.91	10-1132-4207	Cleaning traps
12/06/2017	Wal-Mart #0986	$2.58	10-1132-4207	Antifreeze for toilets

12/08/2017	Wal-Mart #0986	$39.50	10-1133-4205	Washer fluid
12/11/2017	Wal-Mart #0986	$33.47	10-1132-4207	Lemon oil for Town Hall
12/12/2017	Wal-Mart #0986	$8.94	30-3000-4262	Willow Preserve signs
12/15/2017	Wal-Mart #0986	$18.90	10-1130-4233	Kitchen supplies
12/16/2017	Wal-Mart #0986	$7.88	10-1132-4207	Hooks for Town Hall; Xmas lights
12/01/2017	Wal-Mart #986	$12.86	10-1140-4811	Supplies for Wassail Days
12/01/2017	Wal-Mart #986	$42.18	10-1110-4650	Holiday party supllies
12/02/2017	Wal-Mart #986	$90.90	10-1160-4205	Medical Supplies for Tubing Operations
12/04/2017	Wal-Mart #986	$39.28	10-1160-4221	Christmas Supplies
12/05/2017	Wal-Mart #986	$30.39	10-1132-4207	Xmas supplies at 1st and Main St.
12/05/2017	Wal-Mart #986	$16.54	10-1121-4233	Sergeant interviews
12/08/2017	Wal-Mart #986	$119.70	10-1133-4205	Defrost fluid
12/08/2017	Wal-Mart #986	$17.92	80-8000-4233	Wassail Supply
12/13/2017	Wal-Mart #986	$21.50	10-1110-4233	General Gov't Supplies
12/15/2017	Wal-Mart #986	$8.88	40-4000-4200	Kleenex
12/19/2017	Wal-Mart #986	$60.01	10-1160-4221	Office and Kitchen Supplies
12/21/2017	Wal-Mart #986	$4.74	10-1130-4233	Cutlery for kitchen
12/22/2017	Wal-Mart #986	$326.74	10-1133-4205	Snowcat oil
12/27/2017	Wal-Mart #986	$7.14	10-1170-4477	Hand sanitizer
11/30/2017	Waste Mgmt Wm Ezpay	$120.00	10-1160-4401	Recycling for FAP Day Lodge and Nordic
11/30/2017	Waste Mgmt Wm Ezpay	$366.51	10-1160-4401	Trash Removal for FAP Day Lodge
11/30/2017	Waste Mgmt Wm Ezpay	$241.52	10-1132-4207	Old Town Hall trash service
12/05/2017	Waste Mgmt Wm Ezpay	$241.52	10-1132-4207	1st & Main trash service
12/05/2017	Waste Mgmt Wm Ezpay	$141.18	10-1132-4207	Historic Park trash service
12/05/2017	Waste Mgmt Wm Ezpay	$337.83	10-1132-4207	Town Hall trash service
11/29/2017	Whattodollc	$2,560.00	10-1118-4265	Full Page Adventure Park winter ad
11/28/2017	Wholefds Fco #10470	$20.56	10-1111-4229	Council Dinner
11/30/2017	Wholefds Fco #10470	$51.05	10-1140-4811	Wassail Days Supplies
11/30/2017	Wholefds Fco #10470	$100.27	10-1140-4811	Wassail Days Supplies
11/30/2017	Wholefds Fco #10470	$13.98	10-1140-4811	Wassail Supplies
11/30/2017	Wholefds Fco #10470	$50.00	10-1110-4650	My Fit Cards
11/30/2017	Wholefds Fco #10470	$200.00	10-1110-4650	My Fit Cards
12/02/2017	Wholefds Fco #10470	$27.03	10-1140-4811	Wassail Days Supplies

12/04/2017	Wholefds Fco #10470	$53.97	10-1110-4650	Lunch-n-learn food
12/11/2017	Wholefds Fco #10470	$29.31	10-1111-4229	Council Supplies
12/11/2017	Wholefds Fco #10470	$100.00	10-1110-4650	MyFit gift cards
12/13/2017	Wholefds Fco #10470	$24.26	10-1121-4233	Staff meeting
12/14/2017	Wholefds Fco #10470	$301.99	55-5500-4262	Task Force Meeting
12/18/2017	Wholefds Fco #10470	$50.00	10-1110-4650	MyFit Gift Card
12/18/2017	Ww Grainger	$82.88	10-1131-4403	Lamp sockets
		$244,271.79		

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ACORN PETROLEUM INC.							
410	ACORN PETROLEUM INC.	000870781	Bill to Number 756501 - Shop	11/13/2017	1,134.76	1,134.76	12/08/2017
410	ACORN PETROLEUM INC.	000871978	Bill to Number 756501 - Shop	11/16/2017	1,553.49	1,553.49	12/08/2017
410	ACORN PETROLEUM INC.	000872695	Bill to Number 756501 - Shop	11/22/2017	646.29	646.29	12/08/2017
410	ACORN PETROLEUM INC.	000872930	Bill to Number 756501 - Shop	11/27/2017	1,922.98	1,922.98	12/08/2017
410	ACORN PETROLEUM INC.	000873329	Bill to Number 756501 - Shop	11/30/2017	359.00	359.00	12/21/2017
410	ACORN PETROLEUM INC.	000873329	Bill to Number 756501 - Shop	11/30/2017	359.00	359.00	12/21/2017
410	ACORN PETROLEUM INC.	000873329	Bill to Number 756501 - Shop	11/30/2017	359.00	359.00	12/21/2017
410	ACORN PETROLEUM INC.	000873329	Bill to Number 756501 - Shop	11/30/2017	359.00	359.00	12/21/2017
410	ACORN PETROLEUM INC.	000873329	Bill to Number 756501 - Shop	11/30/2017	359.40	359.40	12/21/2017
410	ACORN PETROLEUM INC.	000873329	Bill to Number 756501 - Shop	11/30/2017	359.00	359.00	12/21/2017
410	ACORN PETROLEUM INC.	000873329	Bill to Number 756501 - Shop	11/30/2017	359.00	359.00	12/21/2017
410	ACORN PETROLEUM INC.	000873874	Bill to Number 756501 - Shop	11/30/2017	2,047.42	2,047.42	12/08/2017
410	ACORN PETROLEUM INC.	000874838	Bill to Number 756501 - Shop	12/05/2017	1,217.01	1,217.01	12/21/2017
410	ACORN PETROLEUM INC.	000875017	Bill to Number 756501 - Shop	12/07/2017	359.00	359.00	12/21/2017
	Total ACORN PETROLEUM INC.:				11,394.35	11,394.35	
AFLAC							
550	AFLAC	399391	Account Number FH181	12/11/2017	124.54	124.54	12/21/2017
	Total AFLAC:				124.54	124.54	
ALL ELECTRIC COMPANY INC.							
778	ALL ELECTRIC COMPANY INC.	026268	Town of Frisco	11/16/2017	2,817.44	2,817.44	12/08/2017
	Total ALL ELECTRIC COMPANY INC.:				2,817.44	2,817.44	
B PUBLIC RELATIONS LLC							
2192	B PUBLIC RELATIONS LLC	2065	Public Relations Consultant	12/15/2017	2,500.00	2,500.00	12/21/2017
	Total B PUBLIC RELATIONS LLC:				2,500.00	2,500.00	
BONNIE D. MOINET							
3210	BONNIE D. MOINET	OCTOBER 201	Cell Phone Stipend	12/03/2017	70.00	70.00	12/08/2017
	Total BONNIE D. MOINET:				70.00	70.00	
BRETT LOMORO							
3675	BRETT LOMORO	2011	DJ/EMCEE for Girls on the Run 5	11/26/2017	250.00	250.00	12/08/2017
3675	BRETT LOMORO	2012	DJ/EMCEE for Turkey Day 5k	11/26/2017	250.00	250.00	12/08/2017
	Total BRETT LOMORO:				500.00	500.00	
BROWNS HILL ENGINEERING & CONTROLS							
3810	BROWNS HILL ENGINEERING &	14024	Project 17-824 Well No. 7 Improv	11/10/2017	15,150.00	15,150.00	12/21/2017
	Total BROWNS HILL ENGINEERING & CONTROLS:				15,150.00	15,150.00	
CHAD MOST							
4760	CHAD MOST	11/28/2017	Cash Awards - Soup Cup Classic	11/28/2017	600.00	600.00	12/01/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total CHAD MOST:				600.00	600.00	
CIRSA							
5440	CIRSA	171923	Claim Number PC6003862	11/16/2017	1,000.00	1,000.00	12/08/2017
	Total CIRSA:				1,000.00	1,000.00	
CLS							
5700	CLS	12-01-2017	Account No. PA28932	12/01/2017	83.40	83.40	12/21/2017
	Total CLS:				83.40	83.40	
CODEGEEK.NET							
6707	CODEGEEK.NET	2017-724	Website Maintenance and Hosting	12/04/2017	963.75	963.75	12/08/2017
	Total CODEGEEK.NET:				963.75	963.75	
COLORADO ASSOC. OF PERMIT TECHNICIANS							
6734	COLORADO ASSOC. OF PERMI	2018 MEMBER	Membership Dues - Sarah Hoffma	12/18/2017	25.00	25.00	12/21/2017
	Total COLORADO ASSOC. OF PERMIT TECHNICIANS:				25.00	25.00	
DIANE MCBRIDE							
9110	DIANE MCBRIDE	OCTOBER 201	Reimburse Personal Cell Phone	11/22/2017	70.00	70.00	12/08/2017
	Total DIANE MCBRIDE:				70.00	70.00	
DIRECTPATH							
9255	DIRECTPATH	AT38065	Town of Frisco	12/01/2017	255.50	255.50	12/08/2017
	Total DIRECTPATH:				255.50	255.50	
DPC INDUSTRIES, INC.							
9580	DPC INDUSTRIES, INC.	737005315-17	Customer No. 73171400	10/24/2017	176.53	176.53	12/21/2017
9580	DPC INDUSTRIES, INC.	DE73001003-1	Customer No. 73171400	09/30/2017	130.00	130.00	12/21/2017
9580	DPC INDUSTRIES, INC.	DE73001112-1	Customer No. 73171400	10/31/2017	130.00	130.00	12/21/2017
	Total DPC INDUSTRIES, INC.:				436.53	436.53	
FAMILY SUPPORT REGISTRY							
10630	FAMILY SUPPORT REGISTRY	04577912-12/1	Remittance Identifer 04577912	12/01/2017	262.80	262.80	12/08/2017
10630	FAMILY SUPPORT REGISTRY	04577912-12/1	Remittance Identifer 04577912	12/15/2017	262.80	262.80	12/21/2017
10630	FAMILY SUPPORT REGISTRY	07777691-12/1	Remittance Identifer 07777691	12/01/2017	208.15	208.15	12/08/2017
10630	FAMILY SUPPORT REGISTRY	07777691-12/1	Remittance Identifer 07777691	12/15/2017	208.15	208.15	12/21/2017
10630	FAMILY SUPPORT REGISTRY	12082608-12/1	Remittance Identifer 12082608	12/01/2017	138.46	138.46	12/08/2017
	Total FAMILY SUPPORT REGISTRY:				1,080.36	1,080.36	
FEI ENGINEERS INC.							
10722	FEI ENGINEERS INC.	6469	Well #7 PRA Improvements	11/30/2017	4,781.59	4,781.59	12/21/2017
	Total FEI ENGINEERS INC.:				4,781.59	4,781.59	
FRISCO ELEMENTARY PTSA							
11410	FRISCO ELEMENTARY PTSA	WREATH ORD	Holiday Wreaths & Garland 2017	11/30/2017	240.00	240.00	12/08/2017
11410	FRISCO ELEMENTARY PTSA	WREATH ORD	Holiday Wreaths & Garland 2017	11/30/2017	650.00	650.00	12/08/2017
11410	FRISCO ELEMENTARY PTSA	WREATH ORD	Holiday Wreaths & Garland 2017	11/30/2017	490.00	490.00	12/08/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
11410	FRISCO ELEMENTARY PTSA	WREATH ORD	Holiday Wreaths & Garland 2017	11/30/2017	790.00	790.00	12/08/2017
	Total FRISCO ELEMENTARY PTSA:				2,170.00	2,170.00	
FRISCO ELEMENTARY SCHOOL							
11405	FRISCO ELEMENTARY SCHOO	11/28/2017	Turkey Day 5K Donation to STEM	11/28/2017	4,000.00	4,000.00	12/08/2017
	Total FRISCO ELEMENTARY SCHOOL:				4,000.00	4,000.00	
FRISCO SANITATION DISTRICT							
11530	FRISCO SANITATION DISTRICT	307	Sewer Tap Fee - Nordic Center H	11/21/2017	1,020.00	1,020.00	12/08/2017
11530	FRISCO SANITATION DISTRICT	LOT B2 2017	Lot B-2 Trailer Storage 25%	11/29/2017	8,054.00	8,054.00	12/08/2017
	Total FRISCO SANITATION DISTRICT:				9,074.00	9,074.00	
HBL CONSULTING INC.							
12970	HBL CONSULTING INC.	840	IT Services	12/06/2017	7,440.00	7,440.00	12/08/2017
	Total HBL CONSULTING INC.:				7,440.00	7,440.00	
HTM FITTINGS INC.							
13745	HTM FITTINGS INC.	57159-1	Frisco Adventure Park	11/13/2017	222.03	222.03	12/21/2017
	Total HTM FITTINGS INC.:				222.03	222.03	
IMA INC. - BENEFITS DIVISION							
13985	IMA INC. - BENEFITS DIVISION	263	Account Number FRISCO0-01	12/05/2017	6,563.50	6,563.50	12/21/2017
	Total IMA INC. - BENEFITS DIVISION:				6,563.50	6,563.50	
JOHN R. CHAMBERS							
16017	JOHN R. CHAMBERS	151	Cub Scout Party Deposit Refund	12/14/2017	165.00	165.00	12/21/2017
	Total JOHN R. CHAMBERS:				165.00	165.00	
KRISTIN N. SCHELWAT							
17375	KRISTIN N. SCHELWAT	1.040606	Planning Permit Refund	12/18/2017	100.00	100.00	12/21/2017
17375	KRISTIN N. SCHELWAT	B-17-0336	Refund Permit Fees	12/20/2017	49.50	49.50	12/21/2017
	Total KRISTIN N. SCHELWAT:				149.50	149.50	
LASER GRAPHICS							
17745	LASER GRAPHICS	152903	Budget Books 2018	12/27/2017	2,725.50	2,725.50	12/27/2017
	Total LASER GRAPHICS:				2,725.50	2,725.50	
LAUGHING VALLEY RANCH LLC							
17760	LAUGHING VALLEY RANCH LLC	09684	Santa and Reindeer	12/09/2017	1,237.50	1,237.50	12/21/2017
	Total LAUGHING VALLEY RANCH LLC:				1,237.50	1,237.50	
LAURA V. CHAVEZ							
17845	LAURA V. CHAVEZ	1402	Frisco Municipal Court Interpreter	11/27/2017	75.00	75.00	12/08/2017
	Total LAURA V. CHAVEZ:				75.00	75.00	
MARGARET H. FAESSEN							
18860	MARGARET H. FAESSEN	OCTOBER 201	Personal Cell Phone Stipend	12/05/2017	35.00	35.00	12/08/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total MARGARET H. FAESSEN:				35.00	35.00	
MARLIN BUSINESS BANK							
19087	MARLIN BUSINESS BANK	15528890	Account Number 1489058	12/11/2017	313.79	313.79	12/21/2017
19087	MARLIN BUSINESS BANK	15528890	Account Number 1489058	12/11/2017	1,882.75	1,882.75	12/21/2017
	Total MARLIN BUSINESS BANK:				2,196.54	2,196.54	
MARTIN / MARTIN CONSULTING ENGINEERS							
19250	MARTIN / MARTIN CONSULTIN	22677.C.01-28	Project No. 22677.C.01	11/27/2017	435.00	435.00	12/08/2017
19250	MARTIN / MARTIN CONSULTIN	22677.C.01-28	Project No. 22677.C.01	11/27/2017	290.00	290.00	12/08/2017
19250	MARTIN / MARTIN CONSULTIN	M17-1279-000	Project M17-1279 Pathway Projec	11/27/2017	2,800.00	2,800.00	12/08/2017
	Total MARTIN / MARTIN CONSULTING ENGINEERS:				3,525.00	3,525.00	
MATTHEW STAIS ARCHITECTS							
19440	MATTHEW STAIS ARCHITECTS	3347	Frisco Bay Marina	12/10/2017	2,267.65	2,267.65	12/21/2017
	Total MATTHEW STAIS ARCHITECTS:				2,267.65	2,267.65	
MCMAHAN & ASSOC, LLC							
19580	MCMAHAN & ASSOC, LLC	14723	Client Number 6024	10/31/2017	12,050.00	12,050.00	12/08/2017
	Total MCMAHAN & ASSOC, LLC:				12,050.00	12,050.00	
MERCHANTS AUTOMOTIVE GROUP							
19745	MERCHANTS AUTOMOTIVE GR	12/12/2017	Town of Frisco Rec Dept	12/12/2017	2,000.00	2,000.00	12/21/2017
	Total MERCHANTS AUTOMOTIVE GROUP:				2,000.00	2,000.00	
MINDY ZABLOCKI							
20307	MINDY ZABLOCKI	NOVEMBER 2	Personal Cell Phone Stipend	12/07/2017	70.00	70.00	12/08/2017
	Total MINDY ZABLOCKI:				70.00	70.00	
MOSES, WITTEMYER,HARRISON							
20600	MOSES, WITTEMYER,HARRISO	12528	Professional Services	11/03/2017	7,319.00	7,319.00	12/08/2017
	Total MOSES, WITTEMYER,HARRISON:				7,319.00	7,319.00	
MURRAY DAHL KUECHENMEISTER & RENAUD LLP							
20890	MURRAY DAHL KUECHENMEIS	14146	Matter No. 59875.00000	11/30/2017	13,694.73	13,694.73	12/21/2017
20890	MURRAY DAHL KUECHENMEIS	14147	Matter No. 59875.00010	11/30/2017	1,240.00	1,240.00	12/21/2017
20890	MURRAY DAHL KUECHENMEIS	14148	Matter No. 59875.23080	11/30/2017	562.50	562.50	12/21/2017
20890	MURRAY DAHL KUECHENMEIS	14149	Matter No. 59875.71000	11/30/2017	1,262.73	1,262.73	12/21/2017
	Total MURRAY DAHL KUECHENMEISTER & RENAUD LLP:				16,759.96	16,759.96	
NICOLE DOTE							
21423	NICOLE DOTE	12/20/2017	Restitution Payment 1579	12/20/2017	440.00	440.00	12/21/2017
	Total NICOLE DOTE:				440.00	440.00	
NINA WATERS							
21452	NINA WATERS	0003	Wassail Days	12/04/2017	350.00	350.00	12/08/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total NINA WATERS:				350.00	350.00	
NOCO FLATS							
21462	NOCO FLATS	JANUARY 201	Unit #105 - Monthly Rent	12/18/2017	1,050.00	1,050.00	12/21/2017
	Total NOCO FLATS:				1,050.00	1,050.00	
NORA GILBERTSON							
21470	NORA GILBERTSON	NOVEMBER 2	Personal Cell Phone Stipend	11/30/2017	70.00	70.00	12/08/2017
	Total NORA GILBERTSON:				70.00	70.00	
NORRIS DESIGN INC.							
21520	NORRIS DESIGN INC.	01-22030	Project ID 0350-01-14-04	10/31/2017	500.00	500.00	12/08/2017
21520	NORRIS DESIGN INC.	01-22323	Project ID 0350-01-14-04	11/30/2017	934.25	934.25	12/21/2017
	Total NORRIS DESIGN INC.:				1,434.25	1,434.25	
NORTH LINE GIS							
21530	NORTH LINE GIS	1673	Contract GIS Services	10/06/2017	900.00	900.00	12/08/2017
21530	NORTH LINE GIS	1698	Contract GIS Services	11/02/2017	900.00	900.00	12/08/2017
	Total NORTH LINE GIS:				1,800.00	1,800.00	
NORTHWEST COLORADO COUNCIL OF GOVERNMENT							
21700	NORTHWEST COLORADO COU	CLIMAX MOLY	Climax Moly Study - 1/10 Share	11/29/2017	849.06	849.06	12/08/2017
	Total NORTHWEST COLORADO COUNCIL OF GOVERNMENT:				849.06	849.06	
NV5 INC.							
21710	NV5 INC.	78105	Project No: 333117-0000142.00	12/11/2017	5,862.69	5,862.69	12/21/2017
	Total NV5 INC.:				5,862.69	5,862.69	
OPENSNOW							
21957	OPENSNOW	2406	Digital Advertising	12/08/2017	2,836.20	2,836.20	12/21/2017
	Total OPENSNOW:				2,836.20	2,836.20	
PEAK MATERIALS							
22605	PEAK MATERIALS	414816	Customer No.: 26994	10/25/2017	726.24	726.24	12/21/2017
	Total PEAK MATERIALS:				726.24	726.24	
PEAK PERFORMANCES INC.							
19980	PEAK PERFORMANCES INC.	1342	Concerts in the Park	12/15/2017	16,200.00	16,200.00	12/21/2017
19980	PEAK PERFORMANCES INC.	1342	Night at the Museum Entertainme	12/15/2017	650.00	650.00	12/21/2017
19980	PEAK PERFORMANCES INC.	1342	Marina Events Music	12/15/2017	650.00	650.00	12/21/2017
19980	PEAK PERFORMANCES INC.	1342	4th of July Music	12/15/2017	12,000.00	12,000.00	12/21/2017
19980	PEAK PERFORMANCES INC.	1342	Fall Fest Bands	12/15/2017	6,350.00	6,350.00	12/21/2017
	Total PEAK PERFORMANCES INC.:				35,850.00	35,850.00	
POSTCORP.TV							
23245	POSTCORP.TV	PCT122017-1	Digital Video Content	12/15/2017	1,000.00	1,000.00	12/21/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total POSTCORP.TV:				1,000.00	1,000.00	
ROCKY MOUNTAIN RESERVE							
25115	ROCKY MOUNTAIN RESERVE	2156762	FSA/HSA Administration	12/10/2017	259.25	259.25	12/21/2017
	Total ROCKY MOUNTAIN RESERVE:				259.25	259.25	
ROYAL ALPINE LLC							
25525	ROYAL ALPINE LLC	12/15/2017	I.A. Permits B-16-0163 & B-16-01	12/15/2017	1,462.27	1,462.27	12/21/2017
	Total ROYAL ALPINE LLC:				1,462.27	1,462.27	
SAFEBUILT INC. COLORADO							
25765	SAFEBUILT INC. COLORADO	0036092-IN	Customer Number: 01-FRISCO	11/30/2017	3,434.96	3,434.96	12/21/2017
	Total SAFEBUILT INC. COLORADO:				3,434.96	3,434.96	
SCHMIDT LAND SURVEYING INC.							
26045	SCHMIDT LAND SURVEYING IN	3740	Project 1839	11/17/2017	2,380.00	2,380.00	12/08/2017
	Total SCHMIDT LAND SURVEYING INC.:				2,380.00	2,380.00	
SE GROUP							
26205	SE GROUP	31858	Project No: 16083001	12/07/2017	2,209.66	2,209.66	12/21/2017
	Total SE GROUP:				2,209.66	2,209.66	
SILVERHEELS BAR & GRILL							
26780	SILVERHEELS BAR & GRILL	2017 HOLIDAY	Employee Holiday Party 2017	12/01/2017	9,440.00	9,440.00	12/01/2017
	Total SILVERHEELS BAR & GRILL:				9,440.00	9,440.00	
SOUTHERN WINE & SPIRITS OF COLORADO							
27180	SOUTHERN WINE & SPIRITS O	1597320	Customer # 16384	11/29/2017	268.20	268.20	12/08/2017
27180	SOUTHERN WINE & SPIRITS O	1597320	Customer # 16384	11/29/2017	134.10	134.10	12/08/2017
27180	SOUTHERN WINE & SPIRITS O	1606855	Customer # 16384	12/13/2017	224.90	224.90	12/21/2017
27180	SOUTHERN WINE & SPIRITS O	1611935	Customer # 16384	12/20/2017	303.10	303.10	12/21/2017
	Total SOUTHERN WINE & SPIRITS OF COLORADO:				930.30	930.30	
STATE OF COLORADO							
27530	STATE OF COLORADO	11/15/2017	Frisco Adventure Park TRA.00000	11/15/2017	227.01	227.01	12/21/2017
	Total STATE OF COLORADO:				227.01	227.01	
STRATEGIC FENCE & WALL COMPANY							
27890	STRATEGIC FENCE & WALL CO	8450	Town of Frisco	11/15/2017	7,675.00	7,675.00	12/08/2017
	Total STRATEGIC FENCE & WALL COMPANY:				7,675.00	7,675.00	
SUMMIT COUNTY ENVIRONMENTAL HEALTH DEPT.							
28280	SUMMIT COUNTY ENVIRONME	12007	Record ID: 60-RFP99-0004855	12/12/2017	360.00	360.00	12/21/2017
28280	SUMMIT COUNTY ENVIRONME	12158	Record ID: 60-RFP16-0000380	12/11/2017	253.00	253.00	12/21/2017
	Total SUMMIT COUNTY ENVIRONMENTAL HEALTH DEPT.:				613.00	613.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SUMMIT COUNTY GOVERNMENT							
28310	SUMMIT COUNTY GOVERNMEN	PERMIT #17-1	Girls on the Run Participant Fee	11/28/2017	978.00	978.00	12/08/2017
28310	SUMMIT COUNTY GOVERNMEN	PERMIT 17-29	Turkey Day 5K Participant Fee	11/28/2017	500.00	500.00	12/08/2017
	Total SUMMIT COUNTY GOVERNMENT:				1,478.00	1,478.00	
SUMMIT COUNTY GOVERNMENT - CSU EXTENSION							
28356	SUMMIT COUNTY GOVERNMEN	10/17/2017	Master Gardner Program - V. Hew	10/17/2017	530.00	530.00	12/08/2017
	Total SUMMIT COUNTY GOVERNMENT - CSU EXTENSION:				530.00	530.00	
SUMMIT COUNTY SHERIFFS OFFICE							
28520	SUMMIT COUNTY SHERIFFS O	1024	2017 Citizen Text Messaging Serv	11/09/2017	900.00	900.00	12/08/2017
	Total SUMMIT COUNTY SHERIFFS OFFICE:				900.00	900.00	
SWIRE COCA-COLA USA							
29440	SWIRE COCA-COLA USA	36050723125	Outlet Number 3635032-0	11/20/2017	118.80	118.80	12/08/2017
	Total SWIRE COCA-COLA USA:				118.80	118.80	
TOWN OF DILLON							
30870	TOWN OF DILLON	9/22/2017	IGA/ELA - GIS Services from ESR	09/22/2017	5,100.00	5,100.00	12/08/2017
	Total TOWN OF DILLON:				5,100.00	5,100.00	
TOWN OF SILVERTHORNE							
30940	TOWN OF SILVERTHORNE	11/28/2017	2017 Common Grant Ad Summit	11/28/2017	357.00	357.00	12/08/2017
30940	TOWN OF SILVERTHORNE	12/10/2017	CPR Training	12/10/2017	650.00	650.00	12/21/2017
	Total TOWN OF SILVERTHORNE:				1,007.00	1,007.00	
UTILITY NOTIFICATION CENTER CO							
31930	UTILITY NOTIFICATION CENTE	217100393	Member ID: 30492	10/31/2017	175.45	175.45	12/21/2017
31930	UTILITY NOTIFICATION CENTE	217110387	Member ID: 30492	11/30/2017	27.55	27.55	12/21/2017
	Total UTILITY NOTIFICATION CENTER CO:				203.00	203.00	
VELOCITY CONSTRUCTORS							
32098	VELOCITY CONSTRUCTORS	PROJECT 170	Project No. 1708	11/22/2017	78,800.60	78,800.60	12/08/2017
	Total VELOCITY CONSTRUCTORS:				78,800.60	78,800.60	
VERMONT SYSTEMS							
32135	VERMONT SYSTEMS	56926	Customer No. CO-FRISCO	12/01/2017	6,806.00	6,806.00	12/21/2017
	Total VERMONT SYSTEMS:				6,806.00	6,806.00	
WILDFLOWER PRODUCTIONS							
33000	WILDFLOWER PRODUCTIONS	F1117	Focus on Frisco	11/20/2017	100.00	100.00	12/21/2017
	Total WILDFLOWER PRODUCTIONS:				100.00	100.00	
WILLIAM D. LINFIELD PE							
33095	WILLIAM D. LINFIELD PE	INVOICE NO. 2	Civil Engineering Consulting	12/01/2017	450.00	450.00	12/21/2017
33095	WILLIAM D. LINFIELD PE	INVOICE NO. 2	Civil Engineering Consulting	12/01/2017	90.00	90.00	12/21/2017
33095	WILLIAM D. LINFIELD PE	INVOICE NO. 2	Civil Engineering Consulting	12/01/2017	585.00	585.00	12/21/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total WILLIAM D. LINFIELD PE:				1,125.00	1,125.00	
WSP USA							
33335	WSP USA	736388	Project No.: 184158A	09/21/2017	6,075.51	6,075.51	12/21/2017
33335	WSP USA	737571	Project No.: 184158A	09/26/2017	3,025.25	3,025.25	12/21/2017
33335	WSP USA	750114	Project No.: 184158A	11/30/2017	910.00	910.00	12/21/2017
	Total WSP USA:				10,010.76	10,010.76	
XCEL ENERGY							
33380	XCEL ENERGY	571638502	Account 53-1235617-3	12/04/2017	99.21	99.21	12/21/2017
33380	XCEL ENERGY	571750102	Account 53-8074879-4	12/04/2017	229.78	229.78	12/21/2017
33380	XCEL ENERGY	571794840	Account 53-0010948072-7	12/04/2017	104.81	104.81	12/21/2017
33380	XCEL ENERGY	572233253	Account 53-0011852197-5	12/06/2017	16.00	16.00	12/21/2017
33380	XCEL ENERGY	572246401	Account 53-1000709-7	12/07/2017	160.32	160.32	12/21/2017
	Total XCEL ENERGY:				610.12	610.12	
	Grand Totals:				309,586.81	309,586.81	

Dated: _____

Finance Director: _____

Dated: _____

Accountant: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

TOWN COUNCIL STAFF REPORT

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: **MAYOR AND TOWN COUNCIL**

FROM: **BILL GIBSON, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR**

RE: **ORDINANCE 18-01, AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE AGREEMENT CONCERNING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN AND LEGALLY DESCRIBED AS LOTS 3 AND 4, BLOCK 11, FRISCO TOWNSITE, ALSO KNOWN AS 518 MAIN STREET AND AS THE "STALEY HOUSE" PROPERTY**

DATE: **JANUARY 23, 2018**

Applicant:

Nathaniel Kelly Foote, 512 Main Street LLC
PO Box 307
Frisco, CO 80443

Summary: This is the second reading of Ordinance 18-01, which amends the agreement concerning the Applicant's purchase of the Staley Rouse House located at 518 East Main Street from the Town of Frisco. The first reading of this ordinance was unanimously approved by the Town Council on January 9, 2018. The Applicant is requesting the following adjustments to the agreement:

1. Clarification that preservation of the Foote's Rest private residence and Sweet Shop building does not include preservation of the existing attached garage. The garage is in poor condition and is not considered a historically significant structure.

2. Rather than preserving Cabins 1 and 2 in place, the cabins shall be preserved at a location that is either adjacent to the western boundary of the site or near their respective locations. This adjustment allows the Applicant the ability to relocate the Staley Rouse House to the corner of East Main Street and South 5th Avenue, rather than placing it between the cabins and the Foote's Rest building, allowing for greater visibility and accessibility. The historic buildings are still clustered in the northwest portion of the property as initially contemplated.

3. Changing the date by which the Applicant must submit a building permit application for the proposed redevelopment of the site from 360 days after the date of the agreement to June 15, 2018.

4. Clarification that hotel rooms include hotel suites.

These adjustments to the agreement are intended to facilitate the Applicant's redevelopment of the subject property.

On that basis, it is Staff's

RECOMMENDATION

That the Town Council

APPROVE Ordinance 18-01 upon second reading.

Attachments:

- Ordinance No. 18-01

TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 18-01

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE AGREEMENT CONCERNING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN AND LEGALLY DESCRIBED AS LOTS 3 AND 4, BLOCK 11, FRISCO TOWNSITE, ALSO KNOWN AS 518 MAIN STREET AND AS THE "STALEY HOUSE" PROPERTY.

WHEREAS, the Town Council finds that it has no present governmental use for certain real property owned by the Town and legally described as Lots 3 and 4, Block 11, Frisco Townsite, (the "Property") and that the Town's prior use of the Property has been for purposes of lease to one or another non-profit, community-based organization; and

WHEREAS, the Town Council desires that the Property be redeveloped as a means to encourage and facilitate local economic activity and preserve certain historic structures in the vicinity of the Property; and

WHEREAS, Colorado Revised Statutes § 31-15-713(b) authorizes the Town to sell real property, by ordinance, upon such terms and conditions as the Town Council may determine at a regular or special meeting; and

WHEREAS, on March 14, 2017, by way of Ordinance No. 17-02, the Town approved the sale of the Property pursuant to that certain Purchase, Sale and Development Agreement (the "Agreement") between the Town of Frisco and Nathaniel Kelly Foote (the "Developer"), dated as of March 14, 2017; and

WHEREAS, pursuant to the Agreement, the Developer has agreed to design and construct the project on the Redevelopment Property (as defined in the Agreement) in accordance with the Agreement and with all applicable local, state and federal laws; and

WHEREAS, the Town and the Developer desire to amend the Agreement to make certain adjustments to the requirements of the Agreement related to (i) the location of Cabins 1 and 2 (as defined in the Agreement) that are to be preserved on the Redevelopment Property, and (ii) the date by which the Developer must submit a building permit application for the project on the Redevelopment Property.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO:

Section 1. That the Mayor and Town Clerk are hereby authorized to execute the attached First Amendment to Purchase and Sale Agreement dated as of January 23, 2018, and to execute each and every other document necessary or desirable to effectuate the sale of the Property in accordance with the terms and conditions thereof.

Section 2. Severability. If any section, subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect pursuant to the Home Rule Charter of the Town of Frisco, Colorado.

INTRODUCED, READ AND ORDERED PUBLISHED AND POSTED ON ITS FIRST READING THIS 9TH DAY OF JANUARY, 2018.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED THIS 23RD DAY OF JANUARY, 2018.

TOWN OF FRISCO, COLORADO

_____
Gary Wilkinson, Mayor

Attest:

_____
Deborah Wohlmuth, CMC, Town Clerk

TOWN OF FRISCO

AND

NATHANIEL KELLY FOOTE

FIRST AMENDMENT

TO

PURCHASE, SALE AND DEVELOPMENT AGREEMENT

Dated as of January 23, 2018

THIS FIRST AMENDMENT TO PURCHASE, SALE AND DEVELOPMENT AGREEMENT (this "First Amendment"), dated as of January 23, 2018, is made by and between the TOWN OF FRISCO, a Colorado home rule municipal corporation (the "Town"), and NATHANIEL KELLY FOOTE, an individual (together with any permitted successors and/or assigns, "Developer").

Recitals

This First Amendment is made with respect to the following facts:

A. The Town and the Developer entered into that certain Purchase, Sale and Development Agreement dated as of March 14, 2017 (the "Agreement"); and

B. Pursuant to the Agreement, the Developer has agreed to design and construct the project on the Redevelopment Property (as defined in the Agreement) in accordance with the Agreement and with all applicable local, state and federal laws; and

C. The Town and the Developer desire to amend the Agreement to make certain adjustments to the requirements of the Agreement related to (i) the location of various historic structures to be preserved on the Redevelopment Property, and (ii) the date by which the Developer must submit a building permit application for the project.

Agreement

NOW, THEREFORE, in consideration of the premises herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree that the Agreement is hereby amended as follows:

Section 1. Section 2.01 of the Agreement is amended to read as follows:

Section 2.01 Description of the Development. The Project is the redevelopment of the Redevelopment Property in accordance with this Agreement, including the Development Conditions. The exact nature of the Project shall be at the discretion of the Developer, so long as each and every aspect of the Project meets each and every requirement set forth in this Agreement, and has received any and all Town approvals required to construct the Project pursuant to the requirements of the Town Code.

Without limiting the generality of the foregoing, the Project shall include the construction of:

1. a hotel with not more than sixty-five (65) rooms/suites and containing an elevated plaza of not less than one-thousand (1,000) square feet in

area, which elevated plaza shall be adjacent to and not more than two (2) floors above the outdoor, at-grade plaza specified below;
2. a restaurant(s) and bar(s);
3. a not less than eight (8) lane bowling alley with a restaurant and bar;
4. an outdoor, at-grade plaza that is adjacent to Main Street and is not less than 2,500 square feet in area; and
5. not less than six (6) Employee Housing Units.

The Project shall also include the preservation, on the Redevelopment Property, of the following historic structures that are currently located within the boundaries of the Redevelopment Property:

1. the Staley House
2. the building containing the Foote's Rest private residence and Sweet Shop (but not the associated garage);
3. Cabins 1, 2, and 3; and
4. the Blacksmith Shop.

Collectively, the above-listed structures or parts of structures shall be referred to hereinafter as the "Historic Structures." For purposes of reference only, each such structure is depicted in Exhibit C hereto at its approximate location as of the Effective Date of this Agreement. Exhibit C is incorporated herein by reference. Developer agrees that the building containing the Foote's Rest private residence and Sweet Shop shall be preserved in place at its location as of the Effective Date of this Agreement. Developer agrees that Cabins 1 and 2 shall be preserved at a location that is either adjacent to the western boundary of the Redevelopment Property, or near their respective locations as of the Effective Date of this Agreement. Developer agrees that the Staley House shall be preserved at a location on the Redevelopment Property that is adjacent to Main Street and in such manner and configuration that causes the Staley House's front façade to face Main Street, with at least a five (5) foot setback measured from the back of the sidewalk to serve as a "front yard." Developer further agrees that the remaining Historic Structures shall be located predominantly along the western boundary of the Redevelopment Property.

Developer agrees that, as a part of the consideration to the Town for the sale of the Town Property to the Developer, the Developer shall execute and deliver to the Town, at the time of Closing, an historic preservation covenant over the Redevelopment Property for the purpose of preserving the Historic Structures and their historic appearance, in perpetuity, and for the purpose of limiting the uses to which the Staley House may be put. Said covenant shall run in favor of the Town, shall bind all future owners of the Redevelopment Property and shall be substantially in the form attached hereto as Exhibit D, which Exhibit is incorporated herein by reference. Any part of the foregoing notwithstanding, the Developer and the Town understand and agree that the Blacksmith Shop, as a result of its degradation, may be difficult and impractical to relocate and/or preserve and, accordingly, agree that the Blacksmith Shop may be replicated rather than preserved in the Developer's reasonable discretion. Any part of the foregoing notwithstanding, the Developer and the Town further understand and agree that

Developer shall endeavor but not be obligated to preserve the Tool Shed (which is depicted in Exhibit C) along with the other Historic Structures and that, if so preserved, the Tool Shed shall be added to the list of Historic Structures that will be subject to the historic preservation covenant, the form of which is attached hereto as Exhibit D.

Developer agrees to develop the Redevelopment Property with reasonable care and diligence and to carry out and complete the Project in accordance with this Agreement and the Development Conditions.

Section 2. Section 4.04 of the Agreement is amended to read as follows:

Section 4.04 Building Permit Application. On or before June 15, 2018, the Developer shall have made application to the Town, including the payment of building permit fees therefor, for a building permit authorizing the construction of a substantial portion of the improvements to be constructed on the Redevelopment Property pursuant to the approved development plan for the Property. For purposes of this section, a "substantial portion of the improvements" mean improvements of a value that is not less than one-half (50%) of the total value of all improvements that may be constructed on the Property pursuant to the approved development plan, with such values being determined by the Town's Building Official through the normal and customary valuation methodology generally applied by such official in connection with building permit applications. If the Developer fails to make such application within said time period, the Town may terminate this agreement by written notice to the Developer. In the event of such termination by the Town, the Town and the Developer shall proceed in accordance with the provisions of Section 5 below.

Section 3. All capitalized terms used in this First Amendment shall have the same meaning as provided in the Agreement.

Section 4. Except as expressly amended by this First Amendment, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Town has caused these presents to be executed in its corporate name and with its official seal hereunto affixed and attested by its duly authorized officials; and Developer has caused these presents to be executed by its duly authorized officer, as of the date first above written.

TOWN OF FRISCO

(SEAL)

Attest:

_____ _____

Deborah Wohlmuth, CMC, Town Clerk Gary Wilkinson, Mayor

NATHANIEL KELLY FOOTE

_____

STATE OF COLORADO)
) ss
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me as of the _____ day of _____, 2018, by Gary Wilkinson, as Mayor, and Deborah Wohlmuth, as Town Clerk, of the Town of Frisco, a Colorado home rule municipal corporation.

WITNESS my hand and official seal.

_____

Notary Public

My Commission Expires: _____

STATE OF COLORADO)
) ss
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me as of the _____ day of _____, 2018, by Nathaniel Kelly Foote

WITNESS my hand and official seal.

_____
Notary Public

My Commission Expires: _____

TOWN COUNCIL STAFF REPORT

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: **MAYOR AND TOWN COUNCIL**

FROM: **BILL GIBSON, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR**

RE: **ORDINANCE 18-02, AN ORDINANCE REZONING TO THE HISTORIC OVERLAY (HO) DISTRICT, WHILE MAINTAINING THE UNDERLYING CENTRAL CORE (CC) DISTRICT ZONING, CERTAIN REAL PROPERTY LOCATED AT 502, 510, 512, AND 518 EAST MAIN STREET AND 107 SOUTH 6TH AVENUE AND LEGALLY DESCRIBED AS LOTS 1-12, BLOCK 11, FRISCO TOWNSITE**

DATE: **JANUARY 23, 2018**

Applicant:

Nathaniel Kelly Foote, 512 Main Street LLC
PO Box 307
Frisco, CO 80443

Summary: This is the second reading of Ordinance 18-02, which rezones the property located at 502, 510, 512, and 518 East Main Street/Lots 1-12, Block 11, Frisco Townsite to the Historic Overlay (HO) District. The Applicant, Kelly Foote, is proposing the rezoning of the subject property in conjunction with the construction of a mixed-use development project named "Foote's Rest Block 11". The proposed mixed-use project includes preservation of six (6) historic structures and the construction of a new boutique hotel. For a more complete description of the proposed development, please refer to the attached application materials and the attached January 9, 2018 staff memorandum.

The development application for the proposed mixed-use development project, which included an alternative site plan in which the Staley House is located on the corner of Main Street, was approved with conditions by the Planning Commission on December 7, 2017. The development application involves the use of the following incentives though the proposed HO designation:

- Central Core District: Relief from the 10 foot setback for third floor street-facing wall facades. Portions of the third floor street facing wall façades are setback 0 to 5 feet.

- Main Street Overlay District: Relief from Standard #2.1 which addresses minimum building façade and roof eave articulation. The proposed building is articulated; however, portions of the façades and eaves articulate less than the minimum dimensions.

- Main Street Overlay District: Relief from Standard #4.2 which requires a minimum 6:12 slope for pitched roof elements. The proposed building has a variety of roof types and forms with some pitched roof elements having a slope of 2:12 and 3:12.

- Parking Dimensions and Design: Relief from the minimum 9' x 18.5' horizontal dimension and 8' vertical dimension for parking spaces to accommodate mechanical lift system parking. The zoning regulations are silent on mechanical parking lifts.

- Tandem Parking: Relief from the standard that tandem parking does not qualify as required parking for non-residential uses to allow the proposed valet service and lift system parking to qualify as required parking for the proposed hotel and other on-site commercial uses. The zoning regulations are silent on mechanical parking lifts.

The Planning Commission forwarded a recommendation of approval to the Town Council for the proposed HO designation. The Planning Commission also forwarded a recommendation to the Town Council that the Purchase, Sale and Development Agreement between the Town and the Applicant be amended to allow the Staley House to be located at the corner of East Main Street and South 5th Avenue. The proposed amendments to the agreement are addressed in Ordinance 18-01.

On January 9, 2018, the Town Council approved the first reading of Ordinance 18-02 by a vote of 4-2. The Town Council also expressed its approval of the alternative site plan which locates the Staley House on the corner of East Main Street and South 5th Avenue. At that meeting, the Town Council requested that the following items be addressed at second reading:

- Parking garage fees:

  The Town Code does not address fees for parking on private property, and in past the decision of whether or not a business or residential complex charges for on-site parking has been left to the discretion of the property owner and/or operator. Overnight parking is prohibited on the streets of Frisco, so hotel guests with a vehicle are likely to use the proposed parking garage.

- Snow shedding and shoveling of snow along the alley:

  The need for rooftop snow fences, snow clips, and other similar snow management techniques to address the potential for snow shedding from building roofs are examined by the Community Development Department Building Division during their review of a building permit application. The Town Code does not allow persons or businesses to push or deposit snow upon any public street, sidewalk, or alley; so it would be unlawful for the owners and/or operators of the proposed hotel to shovel snow from a deck, stair, or other element of the project onto the adjacent roadways.

- Construction management and staging:

  The Applicant, Town Staff, and the referral agencies have already been discussing the construction management plan for this project. Construction management plans are reviewed by Town Staff as part of building permit applications. In a November 3, 2017 email from Gateway Management Company, the Applicant presented Staff with an outline for the construction management plan that they intend to submit with their building permit

application. For reference, a copy of the proposed outline has been attached to the staff report. For any large scale construction project, the construction management plan is dynamic and evolves as the projects moves through its various stages of construction. If the Town Council desires, Staff can provide future updates on the status of the project and the construction staging activities associated with the various project milestones.

- Vehicular circulation overview:

  The Applicant will present an overview of the proposed vehicular circulation patterns associated with this project at the public hearing.

- Rooftop deck noise:

  The Town of Frisco does not have an adopted noise ordinance. Concerns about noise generated by this project and other existing and future businesses along Main Street could be addressed through the Town's adoption of a noise ordinance. If the Town Council has concerns about nighttime noise being generated specifically from this proposed rooftop deck, then the Council could choose to adopt a condition of approval that limits the hours of operation. In considering an appropriate limitation on hours of operation for the rooftop deck, Staff reviewed other provisions of the Town Code related to hours of operation for other activities. Unless otherwise posted, the Town Code establishes the times that the public parks, open space, and recreation areas are open to the public from 6:00 a.m. to 10:00 p.m. The Town Code also allows construction activity-related noise from outside a building from 6:00 a.m. or one-half hour before sunrise to 6:00 p.m. or one-half hour after sunset. Should the Town Council choose to limit the hours of operation for the proposed rooftop deck, Staff recommends the following conditions be adopted:

  > *The hotel's rooftop deck, bar, swimming pool, spa, and associated activities shall not be operated between the hours of 10:00 p.m. and 6:00 a.m.*

Public Comment: As of January 17, 2018, the Town Council has received one written public comment since its last meeting. Attached is an email from Sam Eden dated January 10, 2018.

Staff and Planning Commission Recommendation: Should the Town Council choose to APPROVE the proposed rezoning of the subject property to the Historic Overlay (HO) District and want to restrict the hours of operation associated with the proposed rooftop deck, the Community Development Department recommends the following condition:

1. *The hotel's rooftop deck, bar, swimming pool, spa, and associated activities shall not be operated between the hours of 10:00 p.m. and 6:00 a.m.*

Should the Town Council choose to APPROVE the proposed rezoning of the subject property to the Historic Overlay (HO) District, the Community Development Department and the Planning Commission recommend the following findings:

1. *The proposed rezoning application is in general conformance with the principals and policies of the Frisco Community Plan, specifically, the quality of life statements and associated criteria related to the arts & culture, built environment, energy, economy, housing, and health and wellbeing.*

2. *The proposed rezoning application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, since the subject property, including the six (6) existing historic structures, Foote's Rest (store and residence), Cabin #1-3, Blacksmith Shop and Staley Rouse House, has special historic value and should be designated as historical. The proposed designation of the subject property as a historical property meets the criteria outlined in Section 180-18.2-C.2, as follows:*

    a. *That the structure(s) are at least fifty (50) years old; because county records and research by the Frisco Historic Museum indicate that the existing Foote's Rest, cabins, blacksmith shop, and the Staley Rouse House are all more than 50 years old.*

    b. *That the structure(s) or Lot(s) have unique historical significance, because the subject property and structures are listed on the town's Historic Inventory and are of unique and representative architecture of the early days of Frisco. The Foote's Rest building is listed on both the Colorado State Register of Historic Properties and the National Register of Historic Places. The Staley Rouse House is currently listed on the Colorado State Register of Historic Properties. Additionally, the Foote, Staley, and Rouse families are all notable in terms of their historic involvement in the community. The application meets this standard. The Staley Rouse House is significant in terms of the unique architecture it possesses. Notably, the logs of the lower story are oriented in a vertical position with unusual joinery at the corners.*

    c. *That remodeling has not covered the original features of the structure(s), or that the structure(s) has been or is in the process of being rehabilitated to its original configuration and design, because inspection of the property and historic resource; because the existing Foote's Rest, cabins, blacksmith shop, and the Staley Rouse House will be preserved and non-historic building elements will be removed in accordance with the Secretary of the Interior's Standards for Historic Preservation.*

3. *The proposed rezoning application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, since the proposed addition, alteration or rehabilitation to a historic structure or feature complies with the following US Secretary of Interior's Standards for Rehabilitation outlined in Section 180-18.2-F.1.*

    a. *A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the structure and its site and environment; because the defining characteristics of all of the historic buildings will be improved or left the same with this development. While the Staley Rouse House will be moved from its original location, its new site will be in conformance with the purchase and sales agreement. Given the zoning of the property for commercial purposes and the allowances for additional development, the relocation is more complimentary versus detrimental to the integrity of the Staley Rouse House. The use of the building will not be residential, its original purpose, but will be put to a commercial use facing Main Street. The character of the Staley Rouse House will be improved as it will be brought back to its original character by removal of the porch and*

outside chimney.

b. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided; because the historic character of the historic buildings on the site will be retained and preserved. The historic integrity of the Staley Rouse House will be improved by the removal of additions made to the building in the 1980/90s.*

c. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken; because no alterations are proposed that will obscure the historic or physical structure that might lead to a false sense of historic character or time period. The ATM machine feature should be removed and the Foote's Rest building should be repainted and improved to ensure its longevity. Staff will work with the Applicant regarding this matter prior to the historic covenant being assigned and approved by council.*

d. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved; because while additions have been made to the historic structures over time, Staff is of the opinion that the porch and chimney of the Staley Rouse House should be removed to simplify the look and character of the building in keeping with the original design of the building. These additions are not of particular or valued representation of a time period.*

e. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved; because the historic building character will be improved by the project.*

f. *Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; because all historic buildings will be required to be stabilized, upgraded, and improved to increase the level of preservation over time. The application notes that all rehabilitation will be done in accordance with these standards. The Planning Commission imposed a condition that prior to application for a building permit; the Applicant must submit to the Community Development Department for staff review a written historic preservation prescription for each historic building that demonstrates compliance with these standards. With this condition, the application meets this standard.*

4. *The proposed relocation of historic structures is required for the renovation, restoration or rehabilitation of the structure and the application mitigates the impacts on the historical importance and architectural integrity of the structures.*

On that basis, it is Staff's and the Planning Commission's

RECOMMENDATION

That the Town Council

ADOPT the recommended findings set forth in the staff memorandums to Town Council dated January 23, 2018, and APPROVE Ordinance 18-02 upon second reading.

Attachments:

- Ordinance No. 18-02
- Public comment letter from Sam Eden 01/10/18
- Construction management plan outline 11/3/17
- Applicant's Power Point presentation 01/09/18
- Staff report to Town Council 01/09/18

TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 18-02

AN ORDINANCE REZONING TO THE HISTORIC OVERLAY (HO) DISTRICT, WHILE MAINTAINING THE UNDERLYING CENTRAL CORE (CC) DISTRICT ZONING, CERTAIN REAL PROPERTY LOCATED AT 502, 510, 512, AND 518 EAST MAIN STREET AND 107 SOUTH 6TH AVENUE AND LEGALLY DESCRIBED AS LOTS 1-12, BLOCK 11, FRISCO TOWNSITE

WHEREAS, the Town of Frisco, Colorado ("Town") is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, this ordinance is adopted pursuant to the Town's home rule authority, Section 1-4 of the Charter for the Town of Frisco, the Town's authority under Colorado Revised Statutes Section 31-23-301, and the authority of the Town Council under Section 18-18.2 of the Code of Ordinances of the Town ("Code"); and

WHEREAS, the owner of certain real property located at 502, 510, 512, and 518 East Main Street and 107 South 6th Avenue and legally described as Lots 1-12, Block 11, Frisco Townsite (hereinafter the "Property") has made application to the Town for the designation of the Property as being within the Historic Overlay (HO) District; and

WHEREAS, pursuant to the provisions of Section 180-18.2 of the Code, on July 13, 2017, November 2, 2017, and December 7, 2017, the Town Planning Commission conducted public hearings concerning the owner's application for the HO District designation; and

WHEREAS, also on November 2, 2017 and December 7, 2017, the Town Planning Commission conducted public hearings concerning the owner's development application for the Property; and

WHEREAS, after the public hearing, the Planning Commission recommended that the Town Council approve the designation of the Property as being within the HO District; and

WHEREAS, conditioned upon the Council's approval of the HO District designation for the Property, the Planning Commission also approved the development application for the Property; and

WHEREAS, the conditionally-approved development application contains certain modifications and waivers of underlying zoning standards as an incentive for the preservation of the historic "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" on the Property; and

WHEREAS, on January 9, 2018, the Town Council conducted a public hearing and received evidence on the question of whether the Property should be designated as being within the HO District.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

Section 1. Findings. Based on the testimony and documents received and considered at the public hearing on this matter, the Town Council FINDS THAT:

A. The application for designation of the Property as within the HO District is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, because the Property, including the existing historic "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" have special historical value. The collection of historic structures serves as a reflection of various time periods in Frisco's history including the early mining and settlement era. These structures also represent the story of the Staley, Rouse, and Foote families and their legacies in the community; and

B. As indicated by records in the Frisco Historic Museum, the "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" located on the Property are more than fifty (50) years old; and

C. The Property and the "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" have unique historical significance, because the Property and structures are listed on the town's Historic Inventory and are of unique and representative architecture of the early days of Frisco. The Foote's Rest building is listed on both the Colorado State Register of Historic Properties and the National Register of Historic Places. The Staley House is currently listed on the Colorado State Register of Historic Properties. Additionally, the Foote, Staley, and Rouse families are all notable in terms of their historic involvement in the community. The Staley House is significant in terms of the unique architecture it possesses. Notably, the logs of the lower story are oriented in a vertical position with unusual joinery at the corners; and

D. Remodeling has not covered the original features of the "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop", and the structures are in the process of being rehabilitated to their original configuration or design; and

E. The modifications and waivers of underlying zoning standards evidenced by the conditionally-approved development application for the Property are appropriate incentives for the preservation of the historic "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" on the Property.

Section 2. Designation. The real property located at 502, 510, 512, and 518 East Main Street and 107 South 6th Avenue and legally described as Lots 1-12, Block 11, Frisco Townsite, is hereby designated as being within the Historic Overlay (HO) District, with the underlying Central Core (CC) District zoning to remain in place.

Section 3. Zoning Map. The Director of the Community Development Department shall cause the Frisco Zoning Map to be amended to reflect the HO District designation approved by this Ordinance:

Section 4. Effective Date. This ordinance shall become effective in accordance with the home-rule Charter of the Town of Frisco, Colorado.

INTRODUCED, READ AND ORDERED PUBLISHED AND POSTED ON ITS FIRST READING THIS 9TH DAY OF JANUARY, 2018.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED THIS 23RD DAY OF JANUARY, 2018.

TOWN OF FRISCO, COLORADO:

_____
Gary Wilkinson, Mayor

ATTEST:

_____
Deborah Wohlmuth, CMC, Town Clerk

From: Sam Eden [mailto:se@novainsights.com]
Sent: Wednesday, January 10, 2018 11:35 AM
To: Boilard, Brodie
Subject: Re: Sam Eden has shared a file with you using Dropbox

Hi Brodie,

Thank you very much for assisting me last night. I greatly appreciated it since it was my first council meeting.

For what ever its worth…

I like the basic design of the project, but….

After hearing everything and participating last night, I am a pessimist, but a bit hopeful that before the project goes forward, breaking ground, all the unanswered questions related to the project are taken care of before any digging starts. With all my years of working and project planning and execution, I've never seen a project with so many loophole and outstanding questions. For example they have no idea of how they will run the hotel except to say they would partner with a hospitality company to run it? I can already visualize many issues that the town residence and visitors will have to endure and pay for... From my perspective, the decision was also a forgone conclusion and I feel like I wasted my time and energy through out the process.

Noise: I just want to reinforce the need for a Frisco town noise ordinance for outdoor / indoor with open windows/doors such as the rooftop bar or any bar that has sound/noise/music that goes beyond their physical structure in any direction. Let's say after 8pm when children might be in bed? But, I have no expectations it will happen.

Parking lifts: They will work and can work well; it is a effective and inexpensive way to increase parking availability, but not when the garage height, according to their plans is approximately 14' regardless of what the lift sales people say. It is physically impossible with cars we see here in the mountains; the height should be close to 20' tall in-order to accommodate SUVs and actually work ... so if they increase the garage height, it is an effect solution. I suggest going to the supplier in Denver they mentioned and put a Yukon or Kelly's big truck on the lift and add a Subaru or Ford Explore, underneath or on top, and measure from the floor to the top of the vehicle and add the proper overhead clearance. I fully expect if it is not done and plans change to accommodate the extra height, Frisco residence will have to deal with the hotels parking shortfall and each Frisco taxpayer will pay for the oversight. I have a motto that goes like this … trust, but verify … especially the claims made last night.

Height: Again, to go from 40' to over 53' in height is a gross departure from the intent of the code and is a really bad precedence to set. And I do have to say, I have a vested interest in this one. I will lose a substantial portion of my south/southeastern mountain view.

Again, thank you very much for your assistance last night.

Wishing you happiness and health in 2018 and beyond,
Sam

On Jan 9, 2018, at 6:36 PM, Sam Eden (Nova Insights) <se@novainsights.com> wrote:

Hi Brodie,

Thank you very much.
Here's a link to "Frisco Planning Commission Letter 20170723.docx" in my Dropbox:
https://www.dropbox.com/s/jsb661eik84pell/Frisco%20Planning%20Commission%20Letter%2020170723.docx?dl=0

Sam Eden
507 E Main Street, #206
Frisco, CO 80443
720.535.6923

Sam and Rebecca Eden
PO Box 1584, Frisco, Colorado 80443-1584

August 1, 2017

Bill Gibson, Assistant Community Development Director Planning Commission Town of Frisco PO Box 4100
Frisco, CO 80443

Subject: Town of Frisco Planning File No. 079-17-SK/RZ: Location: 510, 512, and 518 East Main Street and 107 South 6th Avenue/Lots 1-12, Block 11, Frisco Townsite

Dear Bill and Planning Commission Members,

We have several major concerns with this project That we would like to bring to your attention: 1. Parking; 2. Structure exceeding maximum allowable height; 3. Noise pollution due to the rooftop pool and multiple outdoor bars; and 4. Snow removal.

1. Parking: The Town of Frisco requires one parking space for every residential bedroom that is built. In this case the proposal has 65 guest rooms, but only proposing 33 parking spaces. There are several issues with this. First, there are no parking spaces for any of the staff working there to include the workers room. Second, Frisco is not a final destination resort like Vail or Breckenridge. Frisco is a quaint mountain town with many full time residents. In my judgment, each one of the hotel rooms will require at least one parking space per room and possibly two per room. As it is, Breckenridge is gross deficiency of parking spaces and so does Frisco. Third, The town of Frisco has minimal overnight parking spaces limited to just a few at the east side of town and maybe a couple of dozen at the far west side of town. Where are the workers and overflow parking going to park. As it is, even during the day and evening, parking is at capacity with very limited spaces along Main Street, especially during peek summer and winter seasons.

2. Rooftop Deck Structure: The proposed rooftop deck height of the structure exceeds the maximum allowable. It appears the plan attempts to maneuver around the restrictions. Zoning permits exceeding the 35' flat roof and 40' peaks limit by steeples, cupolas etc. and the proposal has such a structure on top of the roof large enough just so they're able to add elevators and bathrooms that would, on their own, exceed the town height restrictions. This is an attempt to add height to the structure and circumvent the rules. One major effect, it would restrict the sun from hitting the Main Street sidewalk. It would also restrict or block visibility of the surrounding mountain vistas. If the Town of Frisco allows for this exception for this

proposal, will it allow for all? Frisco has charm that the other local towns do not have and the Town, in the past, has worked to maintain its charm.

3. Noise pollution generated by the rooftop pool, multiple outdoor bars: Since these would be considered bars, outdoor bars, the acceptable noise level is considerably high. Additionally a rooftop bar noise would carry much farther than the current noise travels and would disturb even more surrounding residence and visitors alike. The Foote's have proven to be poor neighbors when it comes to noise level in the past and I would expect them to continue their attitude toward the local residence and visitors' residents alike. There were multiple complaints from local residents in the past.

4. Snow removal: This is more of a question. How will they deal with snow removal?

Thank you for entertaining our concerns. Wee hope you will take them into consideration when assessing the merits of this project in determining whether it benefits the Town of Frisco as a whole.

Sincerely and respectfully,

Sam and Rebecca Eden

GATEWAY
MANAGEMENT COMPANY

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

Section10.0 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,



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

FOOTE'S REST

HOTEL & PLAZA



JANUARY 9, 2018

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CONSULTING ENGINEERS

GATEWAY MANAGEMENT COMPANY

BendonAdams

rowland+broughtor

NORRIS DESIGN

Planning | Landscape Architecture | Branding

PROJECT TEAM

NORRIS DESIGN
Planning | Landscape Architecture | Branding
409 Main Street, Ste 207, Frisco
Colorado 80443

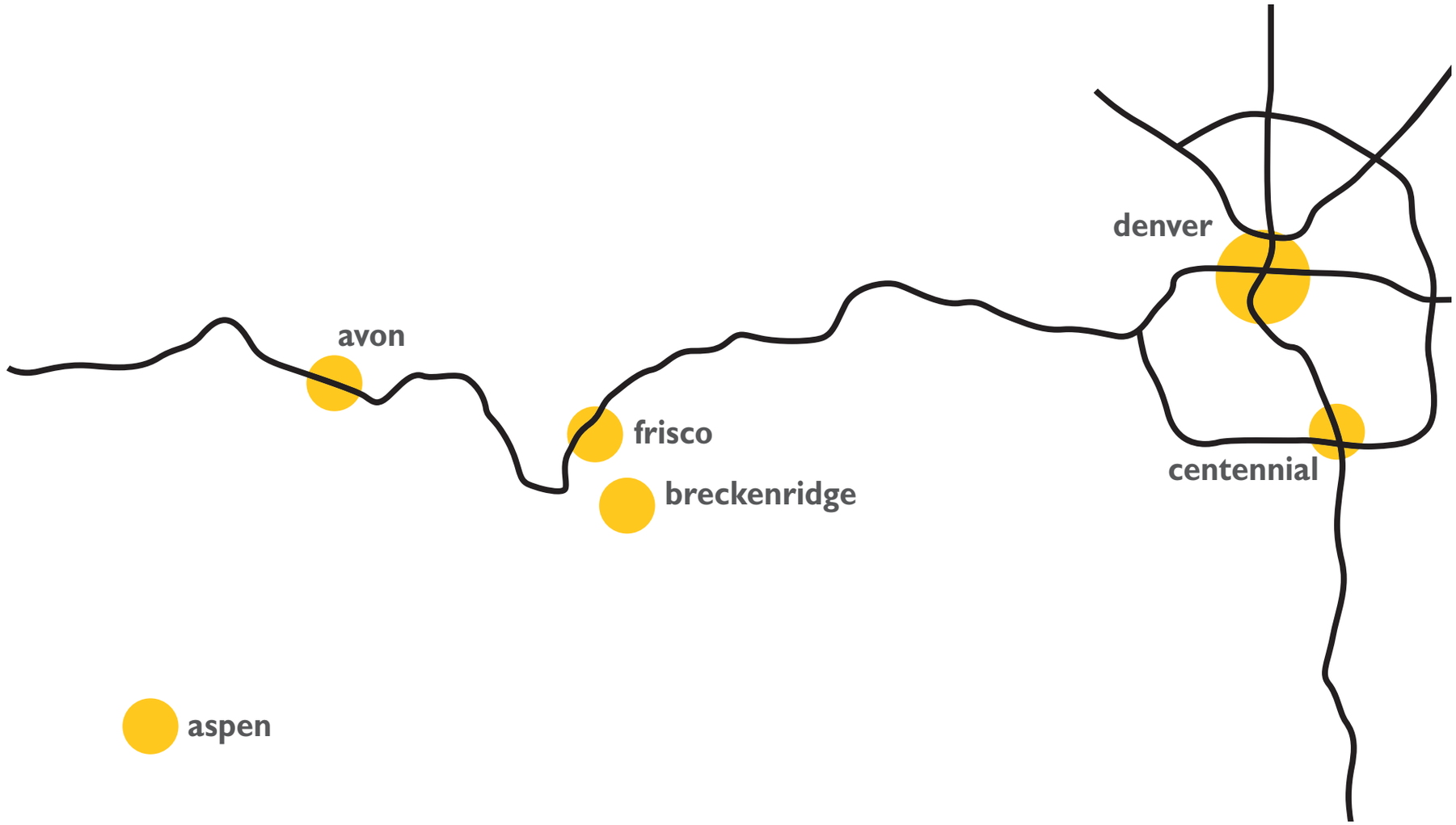
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Colorado 81611

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MANAGEMENT COMPANY
PO Box 1358
Aspen, CO 81612

CONSULTING ENGINEERS
1512 Larimer Street Suite 710
Denver CO, 80202

IMPRINT
HOSPITALITY
1512 Larimer Street Suite 710
Denver CO, 80202



OTHER TEAM MEMBERS

CTL | Thompson, Inc.
1790 Airport Road, Unit 2
Breckenridge, CO 80424

Schmidt Land Surveying Inc.
PO Box 5761
Frisco, Co 80443

AEC, Inc.
40801 US Hwy 6, Ste 214
Avon, CO 81620

Leonard Rice Engineers, Inc.
1221 Auraria Parkway
Denver, CO 80204

KL&A
1875 Lawrence Street, #700
Denver, Colorado 80202

Felsburg Holt & Ullevig, Inc.
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111

AGENDA

VISION

SITE PLAN

ARCHITECTURE

HISTORIC PRESERVATION

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VISION | PRESERVATION

LOUIS WILDHACK

- Clerk for the Dillon mining office
- Postmaster and general store manager

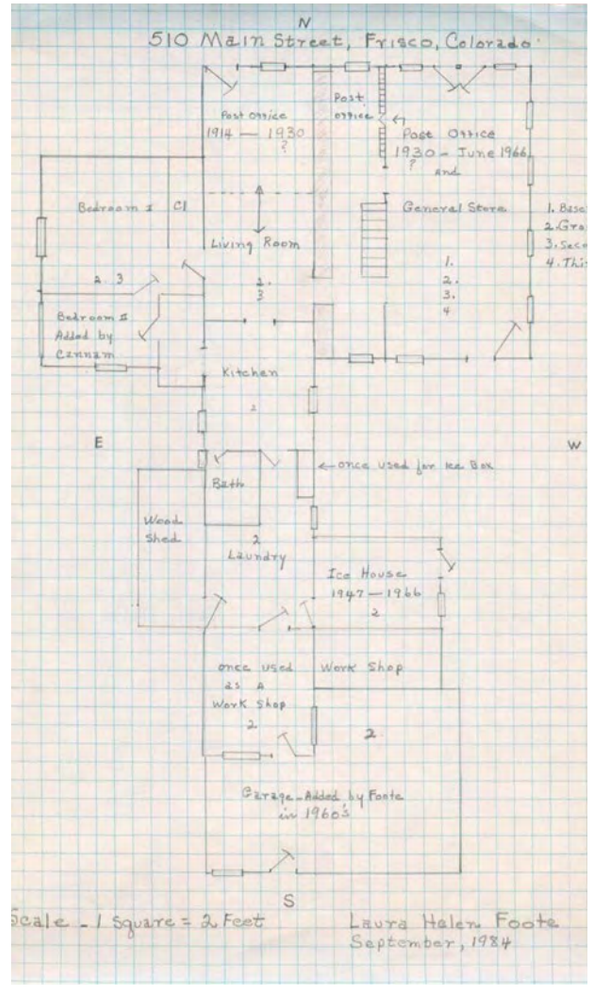
WILDHACK'S - FRISCO ASSAY

- Built in 1880's as the towns assay office
- Served as the Town Post Office, general store, private residence, gas station and cabin motel
- Was the general meeting place for citizens and town hub

FOOTE FAMILY

- Robert Stuart and Laura Helen Foote purchase building in April 1946
- Robert served as Post Master from 1947-1965
- Helen Foote lived in the house until she passed in 2006
- It still remains in the Foote Family today and currently operates as a restaurant, private residence, and sweet shop



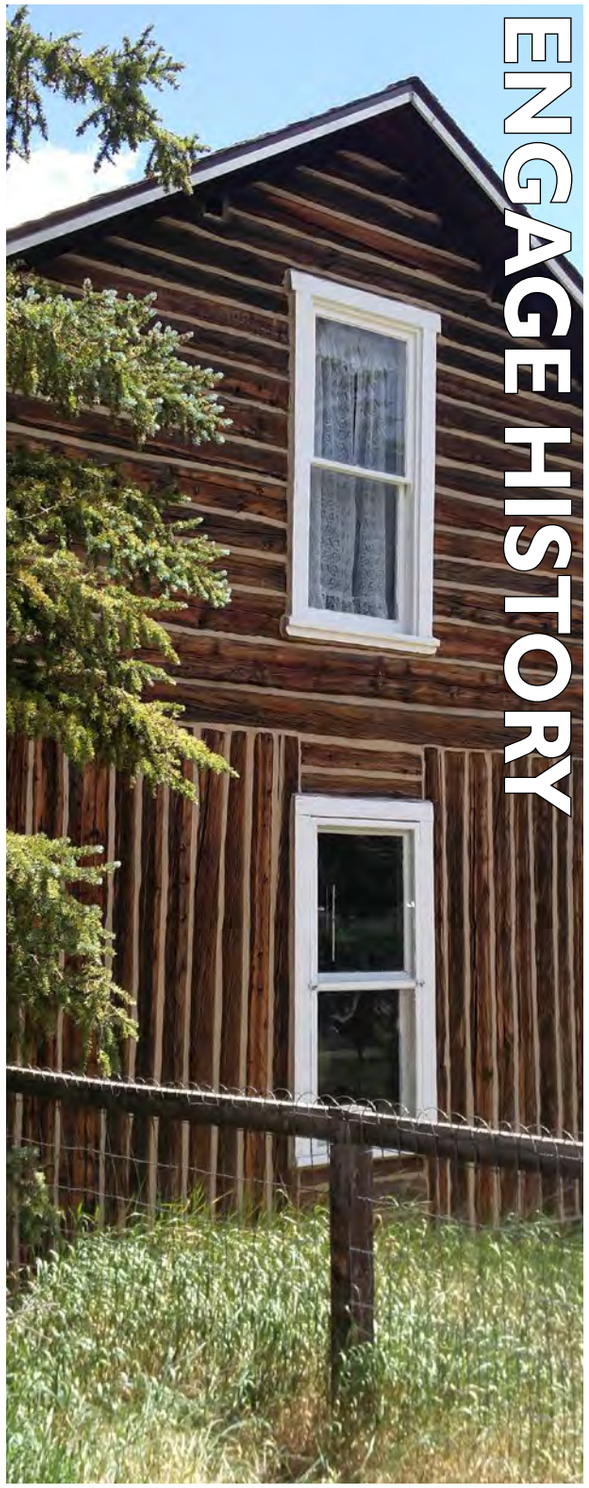








The Foote's Rest Hotel and Plaza is a unique **mixed-use destination** that combines the role of **preservation** with new construction, promoting the **cultural heritage** of Frisco and continuing the **legacy** of Foote's Rest as a **gathering place**.

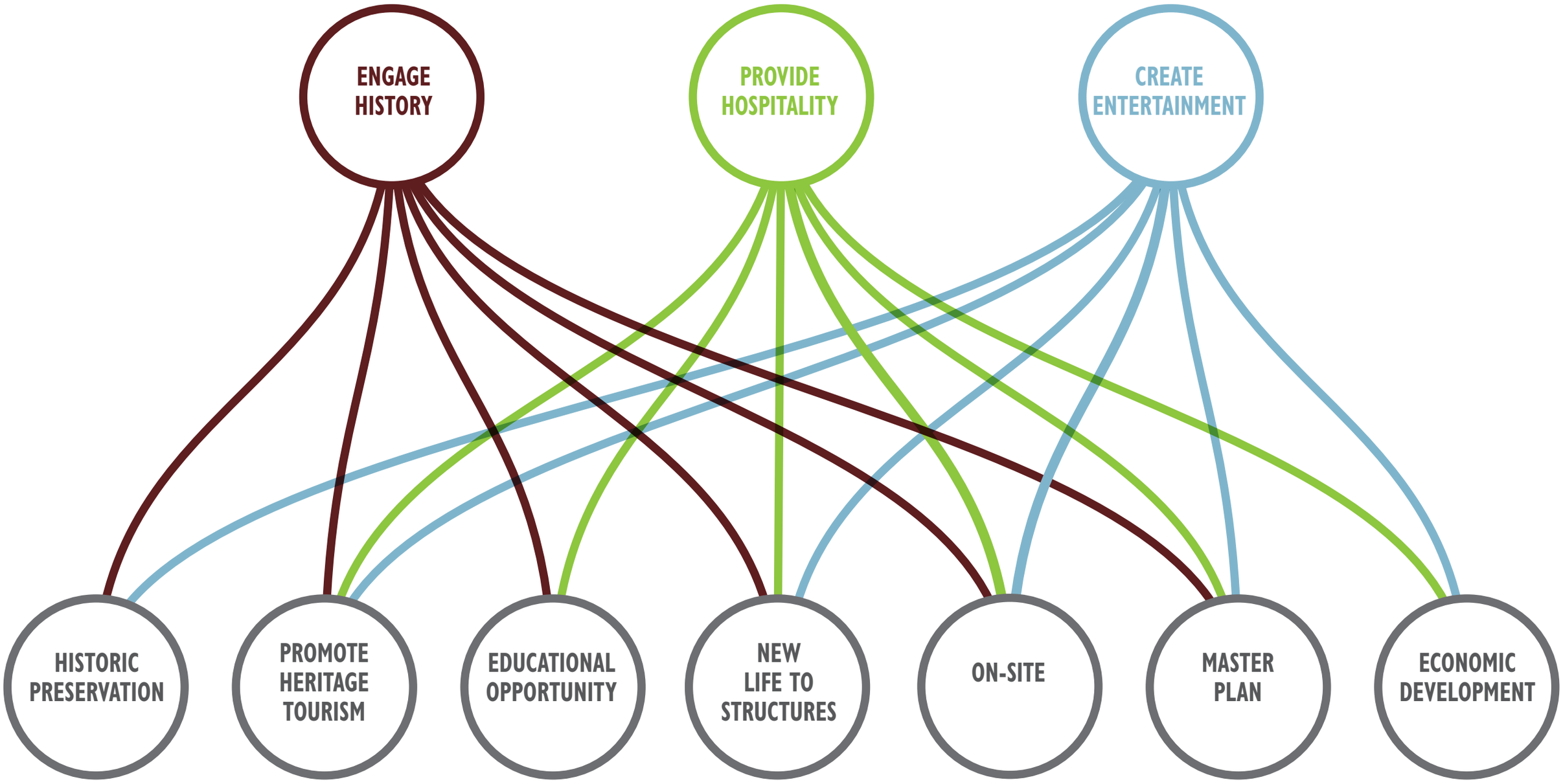






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PROJECT VISION OBJECTIVE



CRITERIA OF THE TOWN CODE AND MASTER PLAN

VISION | COMMUNITY FIT

FOOTE'S REST
HOTEL & PLAZA

VISION | FITTING THE NEIGHBORHOOD

CONTEXT

- The surrounding neighborhood blocks consist of a variety of building heights
- The diversity of architecture creates an engaging pedestrian experience

☐ 1 Story
1 Tall
2 Stories
2 Tall
3 Stories
3 Tall
☐ Future Development Site



Reference images

Condos Off Main (L)
Frisco Centre (C)
Mountain View (R)







FOOTE'S REST
HOTEL & PLAZA

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VISION | PROGRAM REQUIREMENTS

MEET AND EXCEED

Development Requirements:

- 65 rooms/suites hotel development
- 6 affordable workforce housing units
- Restaurant and bar
- 8+ lane bowling venue with restaurant and bar
- 2,500 sf public plaza adjacent to Main Street
- 1,000 sf elevated public plaza space

Preservation Requirements:

- Foote's Rest to remain
- Staley-Rouse House to remain on-site
- *Cabin 1 to remain in respective location*
- *Cabin 2 to remian in respective location*
- Cabin 3 to remain on-site
- Preserve and rebuild the Blacksmith Shop







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PROCESS BACKGROUND | STALEY HOUSE LOCATION

CONTRACT LOCATION



PLANNING COMMISSION RECOMMENDATION



PROCESS BACKGROUND | STALEY HOUSE LOCATION



CONTRACT LOCATION



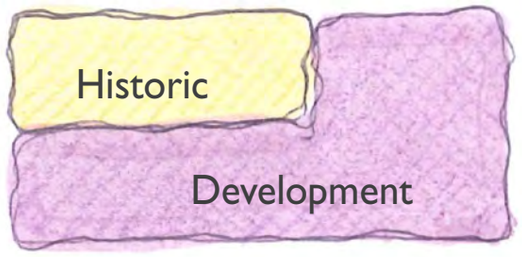
PLANNING COMMISSION RECOMMENDATION

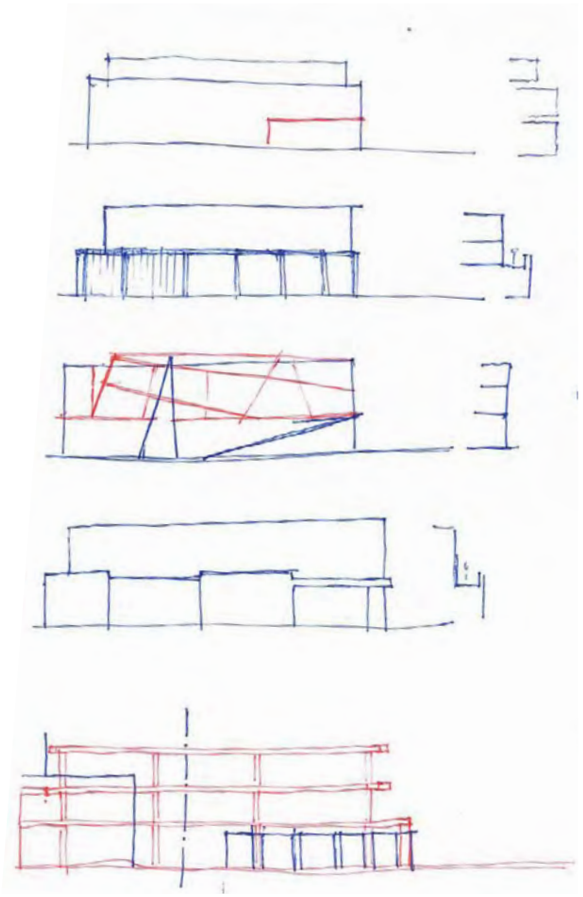
VISION | INCLUDING COMMUNITY

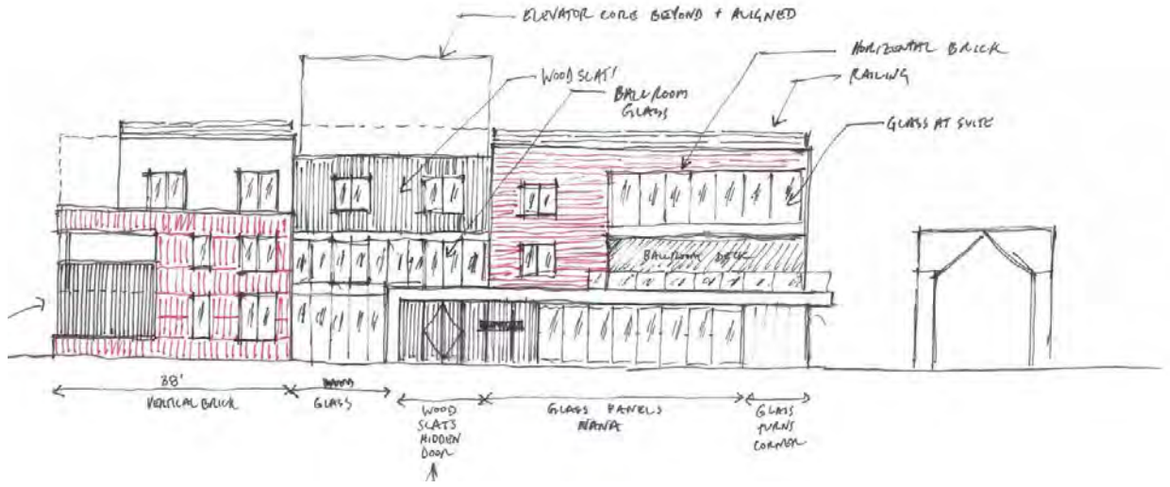
CHARRETTE INITIATIVE

HISTORIC PRESERVATION and context is strengthened by CLUSTERING the historic buildings and MOVING THE STALEY HOUSE.

The BALANCE between old and new, historic and proposed is met by WRAPPING the two areas into each other.



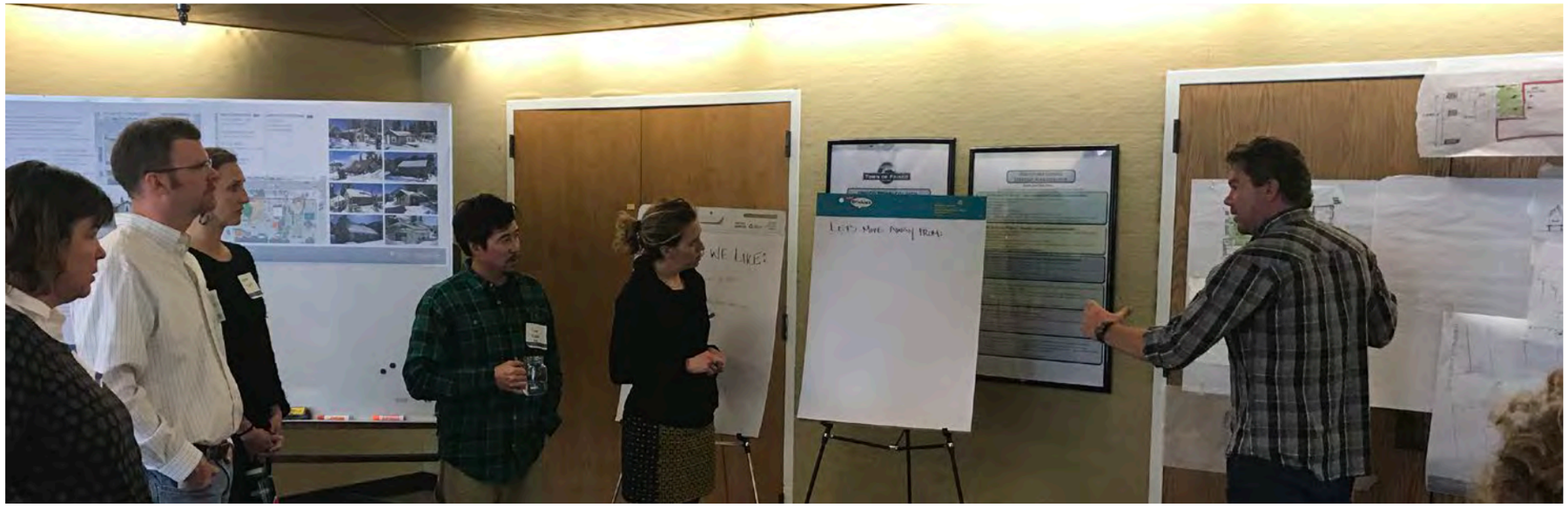






OUTREACH

- Multiple meetings with community stakeholders
- 2 planning commission hearings– **no public comments at the last hearing**



FOOTE'S REST HOTEL & PLAZA

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BENEFITS & INCENTIVES | HISTORIC OVERLAY DISTRICT INCENTIVES

AVAILABLE INCENTIVES

- 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

INCENTIVES REQUESTED

- 3rd Floor Setback
- Facade length
- Parking space design
- Roof standards

SITE PLAN | THE EXPERIENCE

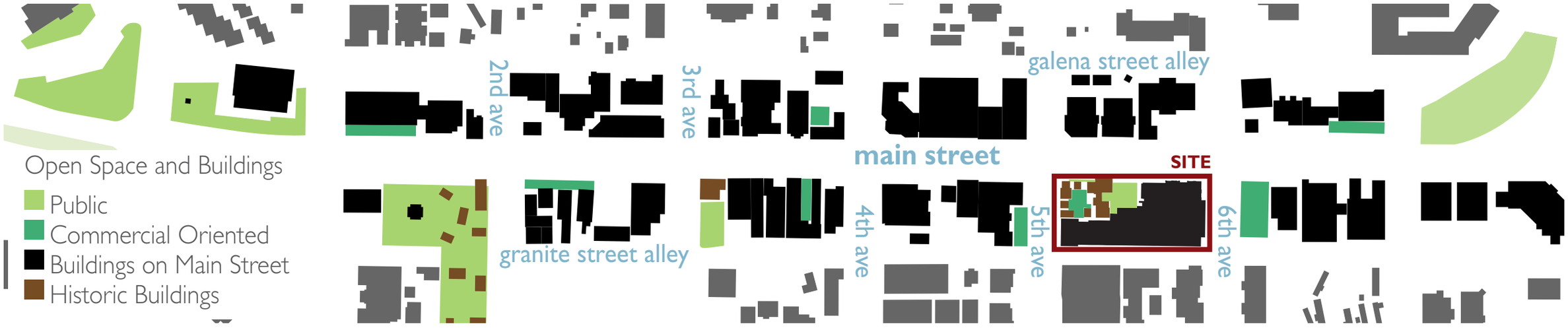


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SITE PLAN | PLAZA ENGAGING MAIN







FOOTE'S REST
HOTEL & PLAZA

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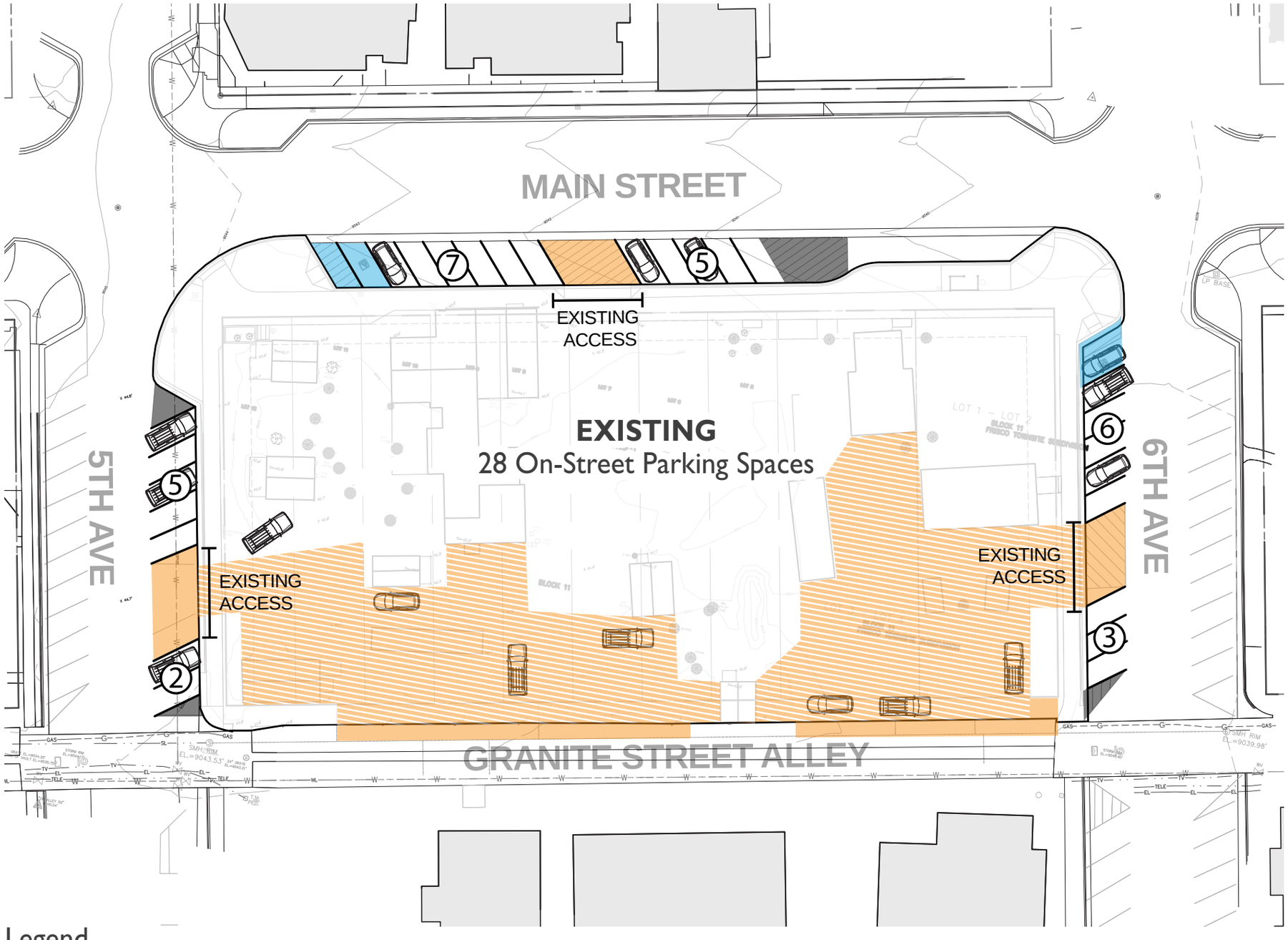
SITE PLAN | ON-STREET PARKING TODAY

28 On-street parking spaces

3 Access points from main roads

Limited organization and structure to parking on site

Alley access and organization does not meet current code



Legend

- Site Access through ROW
- On-Site Parking
- Underground Garage
- Reserve Hotel Parking
- ADA Parking
- (10) Number of Spaces

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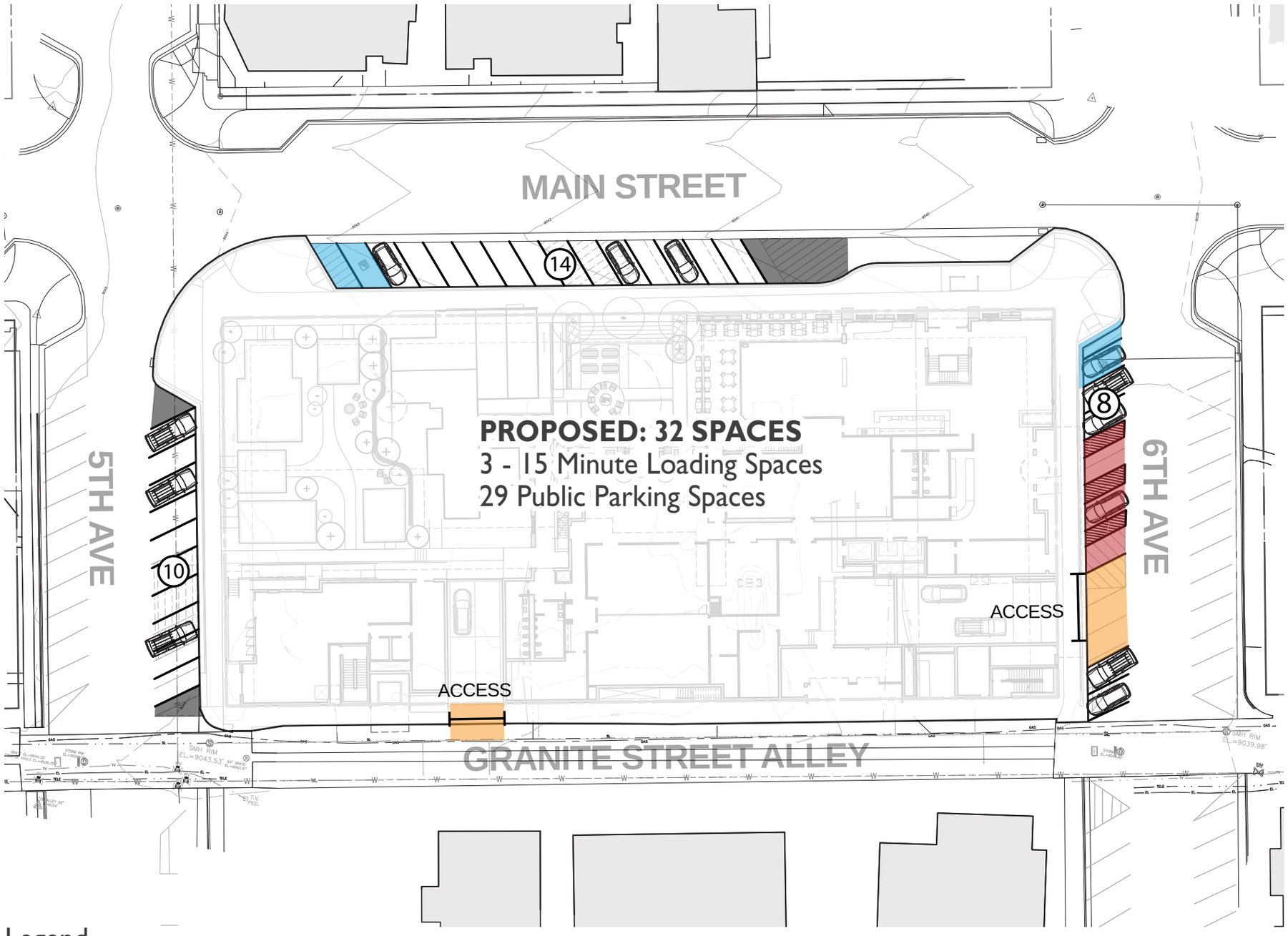
SITE PLAN | PROPOSED ON-STREET PARKING

Remove Access on Main Street adding 3 spaces

Reconfigure 6th avenue parking to include 8 spaces total, 3 of which would be designated 15 minute loading

Remove Access on 5th Ave adding 3 spaces

Reduction of access along public alley



FOOTE'S REST
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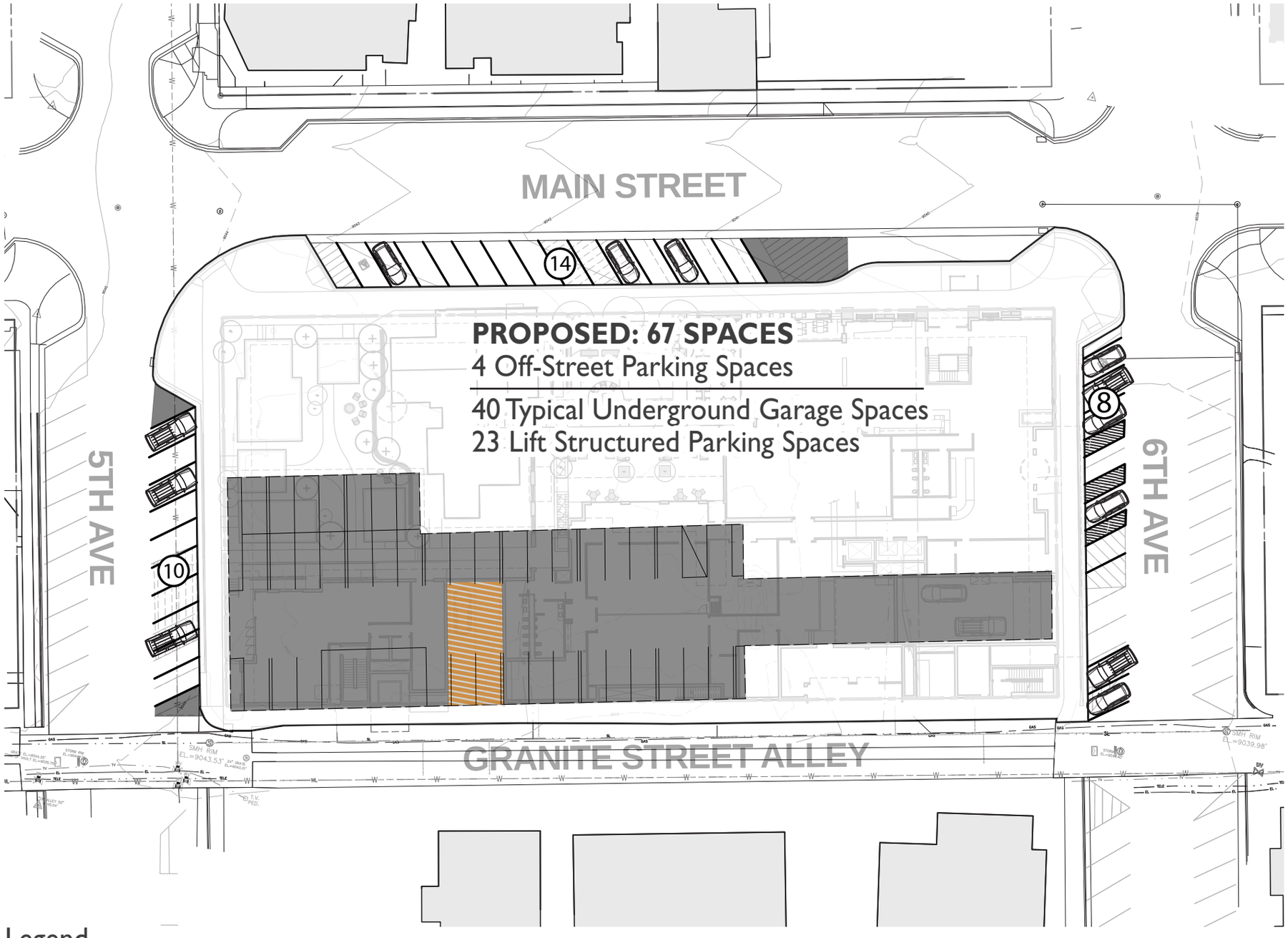
SITE PLAN | PROPOSED ON-SITE PARKING

Proposed parking exceeds requirements

- 62 Required
- 67 Proposed

Provided spaces for residential uses

Garage parking has 63 spaces integrating the use of a vehicular stacking system / lift, which will be valet

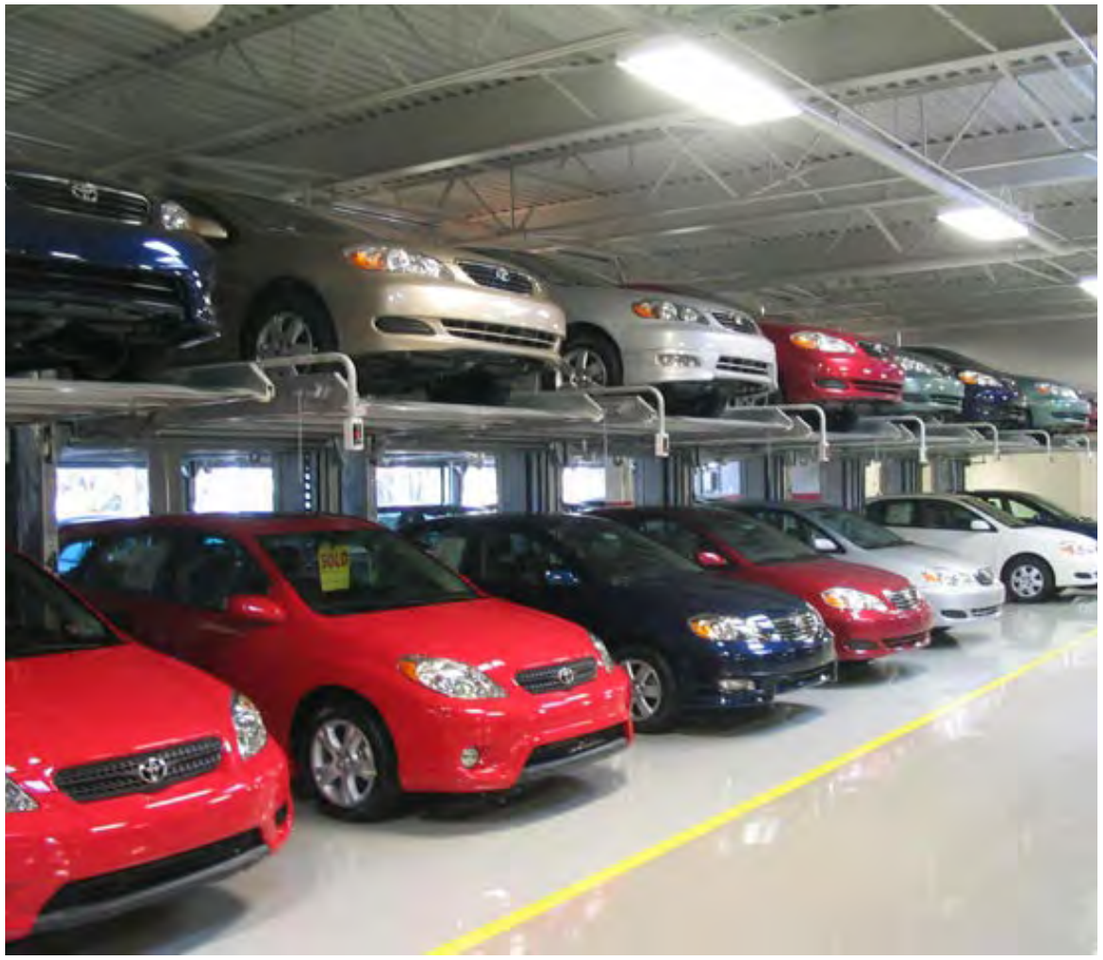


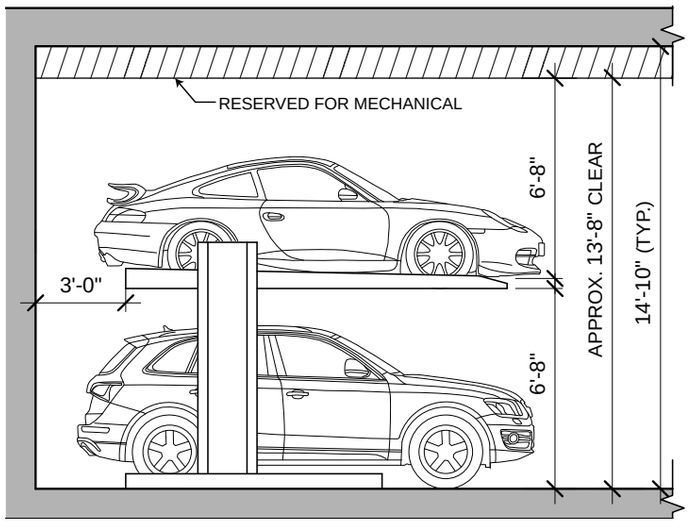
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MECHANICAL CAR/SUV LIFT

- 4-5 lift manufacturers to choose from
- Currently being used in downtown Denver hotels
- Accommodate an expansive array of vehicles including SUVs, crossovers, sedans, collector cars, and exotic vehicles
- SUV-lifts can be utilized in areas where ceiling clearances are as low as 10’6”
- Ceiling heights in garage are anticipated to be 14’-0”

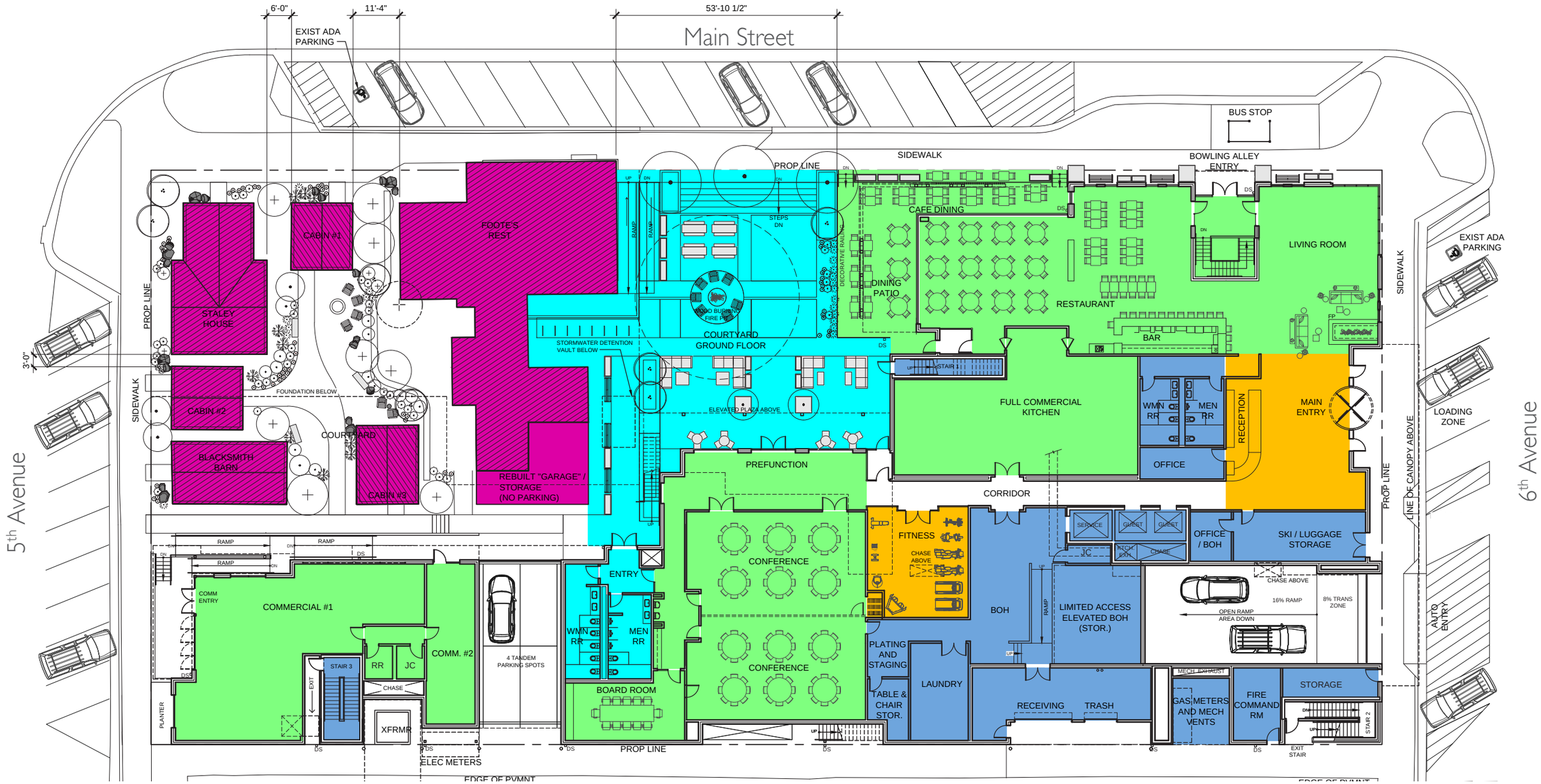








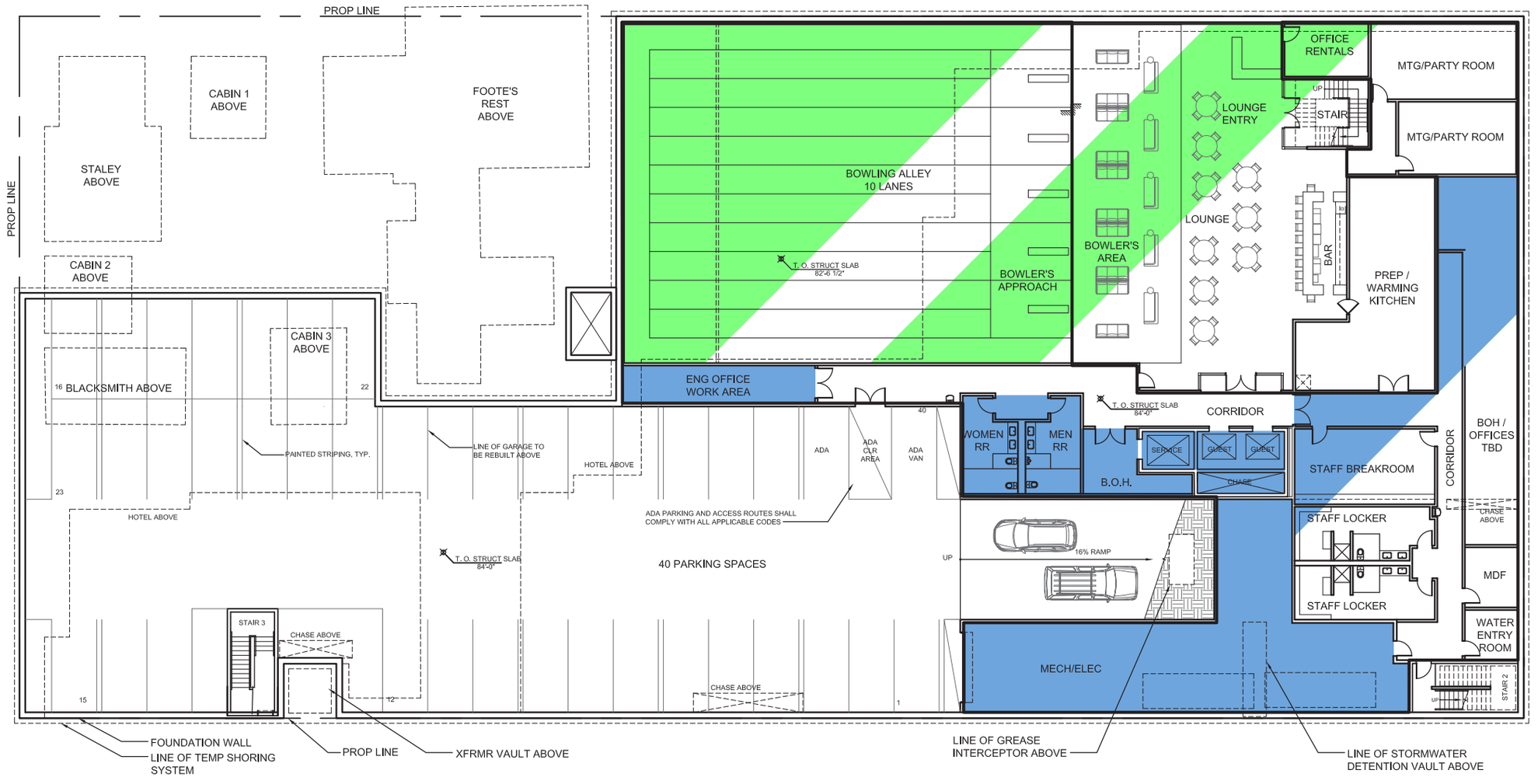
ARCHITECTURE | LEVEL ONE



- Historic Structures
- Community / Commercial
- Hotel Lobby
- Hotel Back of House
- Public Plaza

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ARCHITECTURE | BASEMENT LEVEL



Community / Commercial
Hotel Back of House

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ARCHITECTURE | LEVEL TWO



- Hotel Guest Rooms
- Employee Housing Units
- Hotel Back of House
- Public Plaza

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ARCHITECTURE | LEVEL THREE

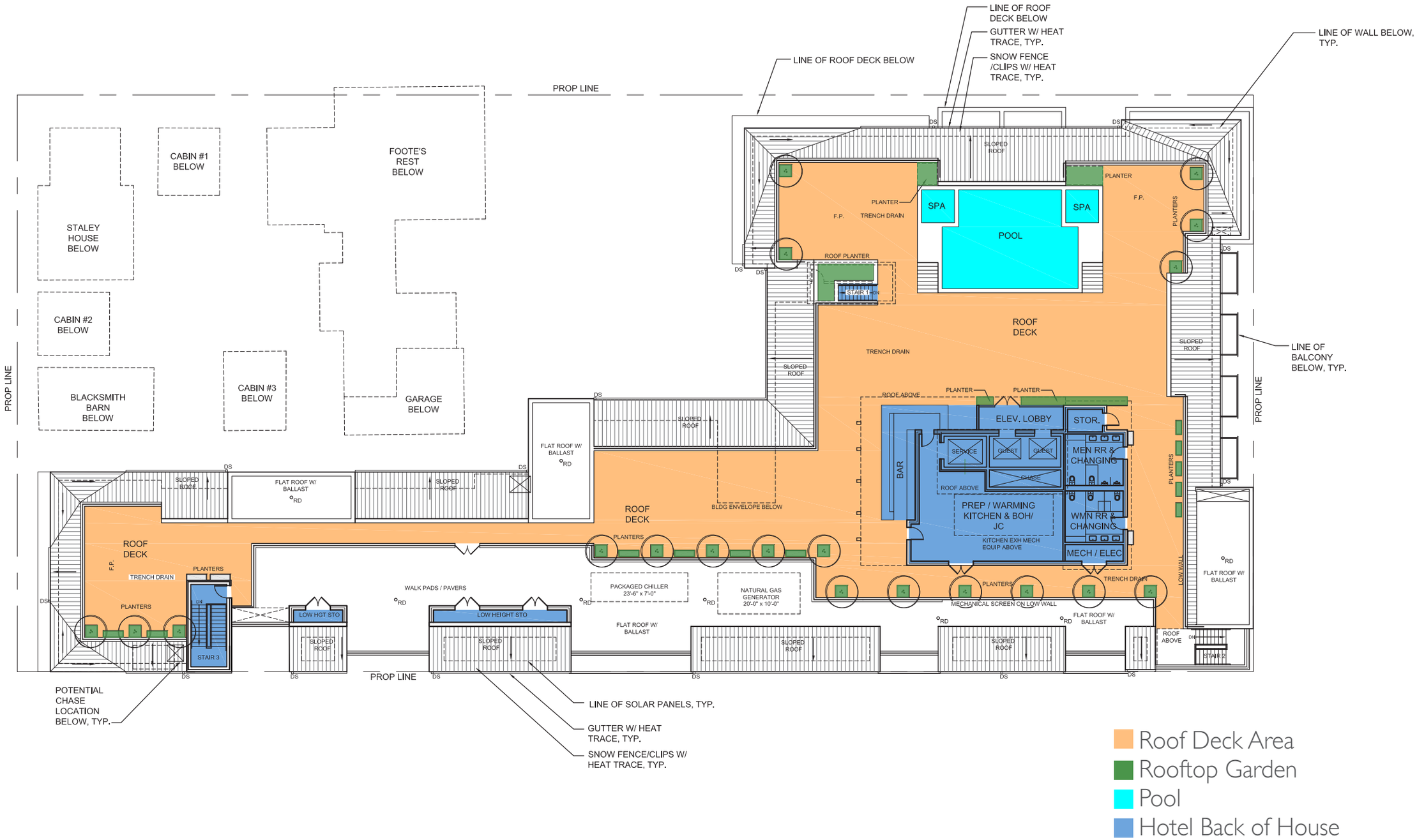


Hotel Guest Rooms
Hotel Back of House

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ARCHITECTURE | ROOFTOP DECK



- Roof Deck Area
- Rooftop Garden
- Pool
- Hotel Back of House

FOOTE'S REST
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ARCHITECTURE | STORY

TOWN OF FRISCO GOAL:

Variety of design, eclectic effect, neighborhood character & preserve history.

Foote's Rest project will **remain true to the heritage & history** of both property and character of downtown Frisco.




Main Street Frisco


Main Street - Brick & Rustic / Mining


Main Street - Rustic / Mining


Main Street - Modern


Main Street - Neighbor North


Main Street Frisco


Frisco - Rustic

ARCHITECTURE | STORY



Historic Frisco



Foote's Historic - Vernacular Wood Frame



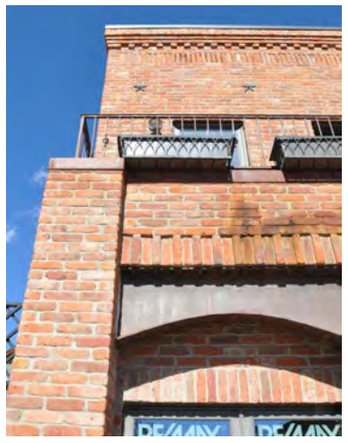
Staley-Rouse House - Historic



Cabin - Historic









Brick - Main Street Small Historic Towns



Neighbor - East



Neighbor - West



Neighbors - South



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ARCHITECTURE | STORY











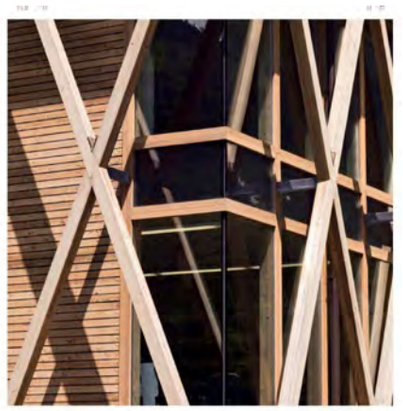


Rustic / Mining / Railroad











Ute - Patterns / Weaving - Quilting / Wood Screens









Wood Siding - Henry Recen and Scandinavian / Swedish



Historic Buildings Looking Southeast from 5th Avenue and Main Street

ARCHITECTURE | PERSPECTIVE VIEWS



Elevated View Looking Southwest from 6th Avenue and Main Street

ARCHITECTURE | PERSPECTIVE VIEWS



Street Context Looking West along Main Street Toward 6th Avenue

ARCHITECTURE | PERSPECTIVE VIEWS



Hotel Entry Looking South from 6th & Main Corner



Restaurant Dining Along Main Street Near 6th Avenue



Elevated View Looking Northwest from 6th Avenue and Alley

ARCHITECTURE | PERSPECTIVE VIEWS



Elevated View Looking Northeast from 5th Avenue and Alley



Courtyard behind Historic Buildings Looking Southwest



Cabin 1 and Foote's Rest Looking East along Main Street

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ARCHITECTURE | PERSPECTIVE VIEWS



Internal Pedestrian Path Looking East from 5th Avenue



Rooftop Folly as Seen from from Roof Deck



Rooftop Folly as Seen from from Roof Deck Height



Elevated Courtyard View Looking South from Main Street

ARCHITECTURE | PERSPECTIVE VIEWS



Public Plaza Looking West from Outdoor Restaurant Dining



Public Plaza Looking Northeast from Inside the Courtyard



Bowling Entry from 6th Avenue and Main Street

ARCHITECTURE | PERSPECTIVE VIEWS



Public Plaza from Main Street near Foote's Rest Building



Public Plaza from Main Street



Courtyard Behind Historic Buildings

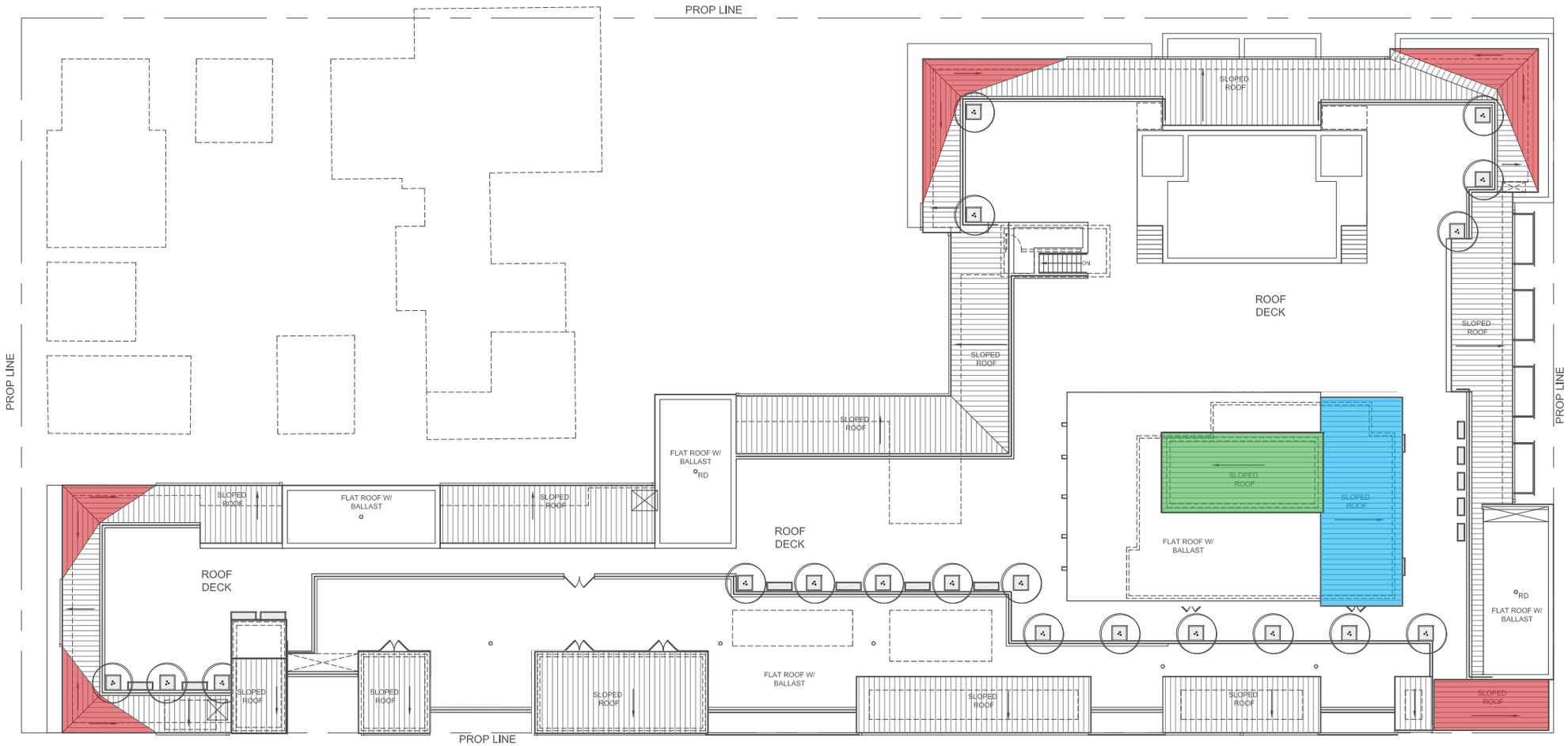
ARCHITECTURE | 3RD FLOOR / 3RD FLOOR SETBACK



Hotel Guest Rooms
Community / Commercial
Hotel Back of House

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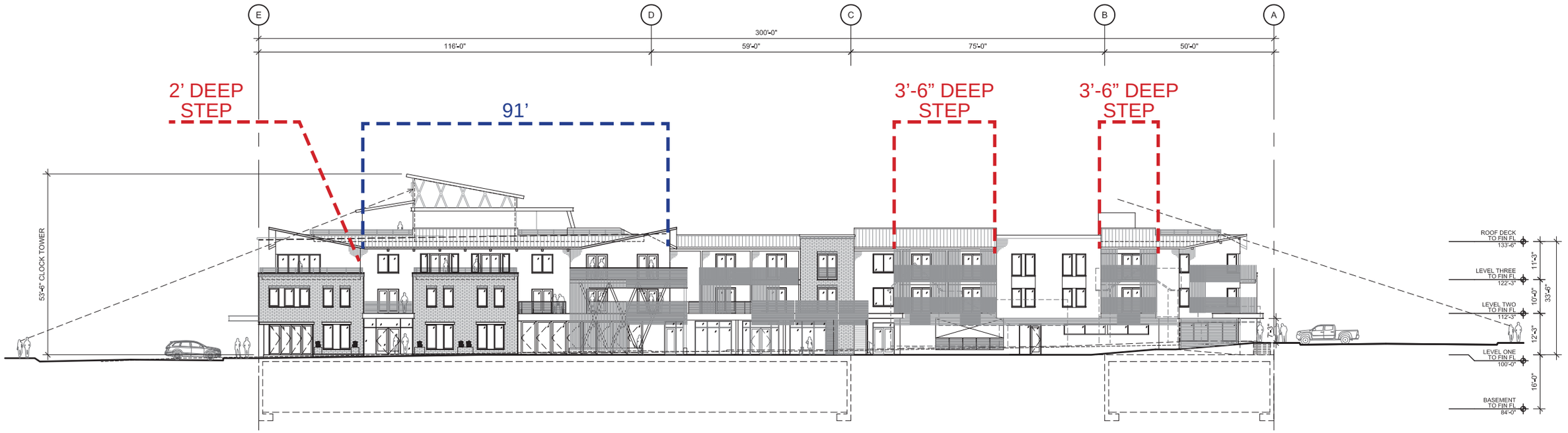
ARCHITECTURE | ROOF PLAN / ROOF PITCH



- 2.5:12 Roof Pitch
- 2.25:12 Roof Pitch
- 2:12 Roof Pitch

*All Other Sloped Roof Pitches = 6:12

ARCHITECTURE | FACADE LENGTH



MAIN STREET ELEVATION

- - - Facade Articulation < 6' long or < 2' / 4' deep

- - - Facade Length > 38' (with Vertical Articulation or Layering)

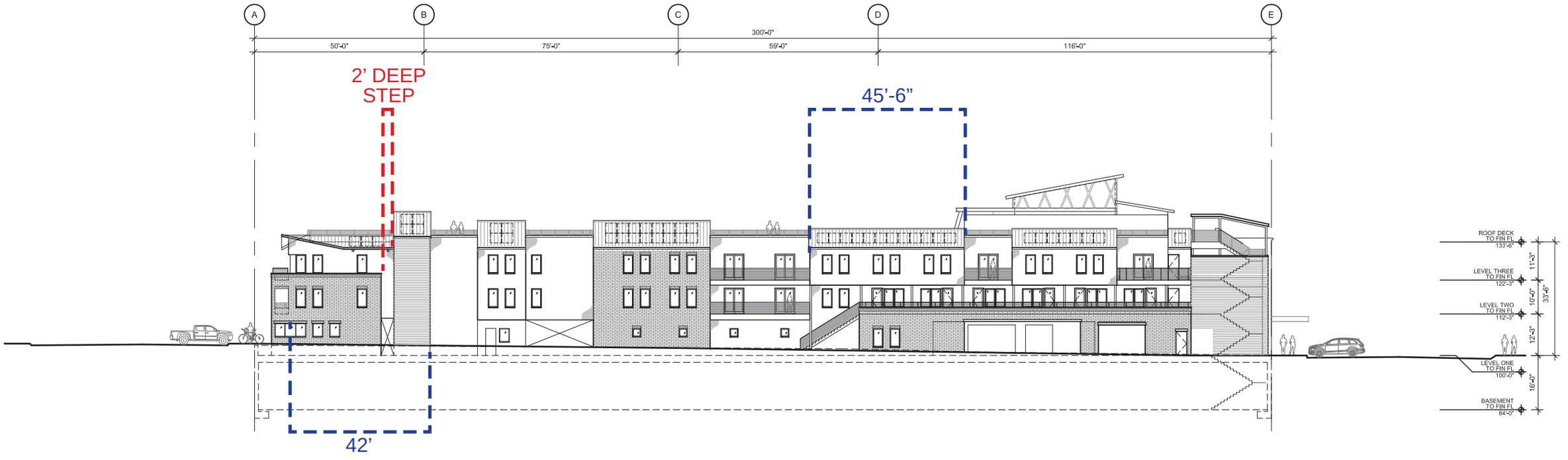


6TH AVENUE ELEVATION

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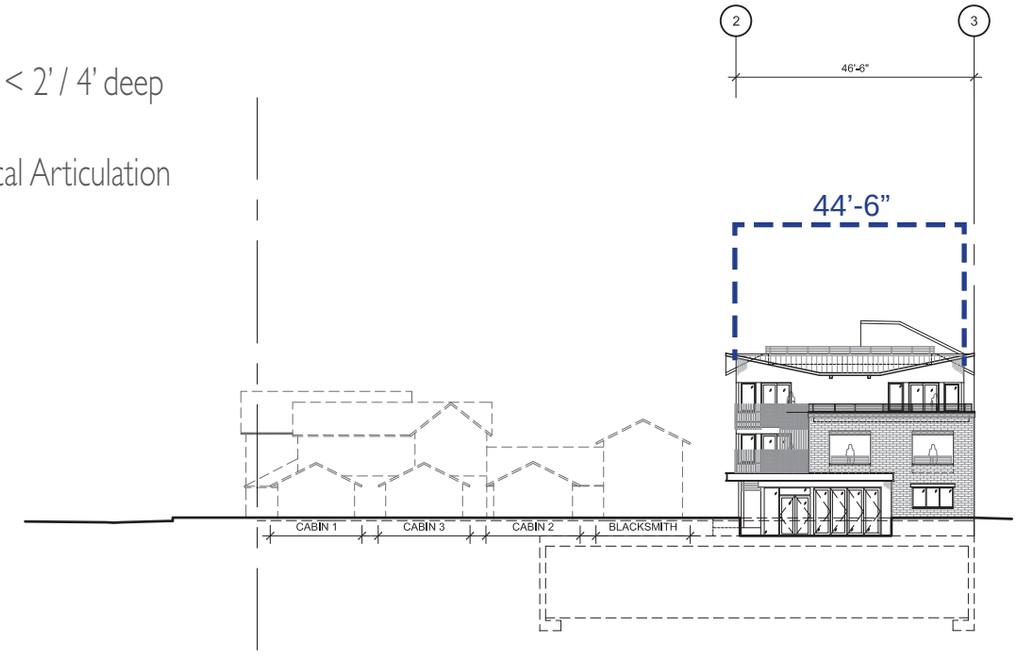
ARCHITECTURE | FACADE LENGTH

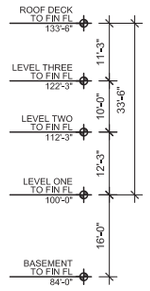


GRANITE STREET ALLEY ELEVATION

Facade Articulation < 6' long or < 2' / 4' deep

Facade Length > 38' (with Vertical Articulation or Layering)





5TH AVENUE ELEVATION

ARCHITECTURE | 2ND FLOOR / WORKFORCE HOUSING



- Hotel Guest Rooms
- Community / Commercial
- Employee Housing Units
- Hotel Back of House
- Public Plaza

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ARCHITECTURE | GREEN GLOBES

GREEN BUILDING

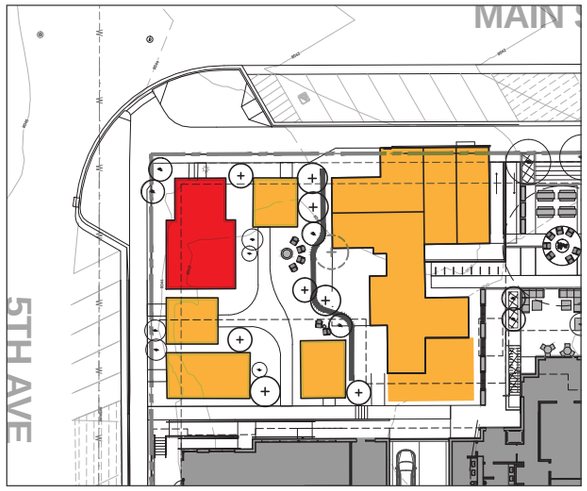
- Team will work with local sustainability expert Matt Wright
  - Certified 8 other commercial projects in the Town of Frisco
  - Green Globes Certified Professional
- Green Globes is an environmental assessment of the project in regards to:
  - Project Management, Site, Energy, Water, Materials & Resources, Emissions, and Indoor Environment
- Green Globes ensures Energy Conservation, Lowered Water Consumption, and Responsible Material Use



DEEPERGREEN CONSULTING


Main
frisco retail

HISTORIC PRESERVATION | STALEY-ROUSE HOUSE REHABILITATION









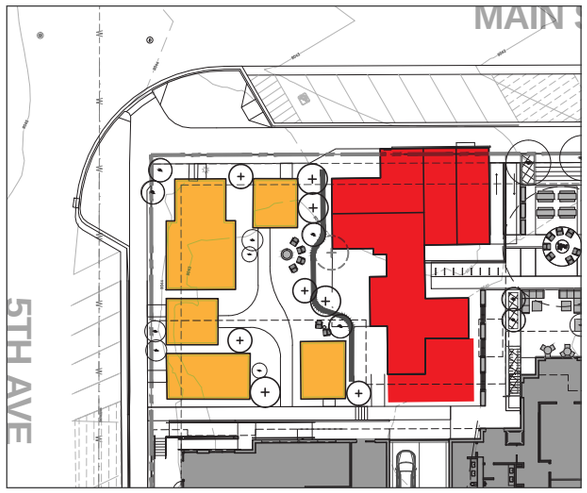




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HISTORIC PRESERVATION | FOOTE'S REST REHABILITATION













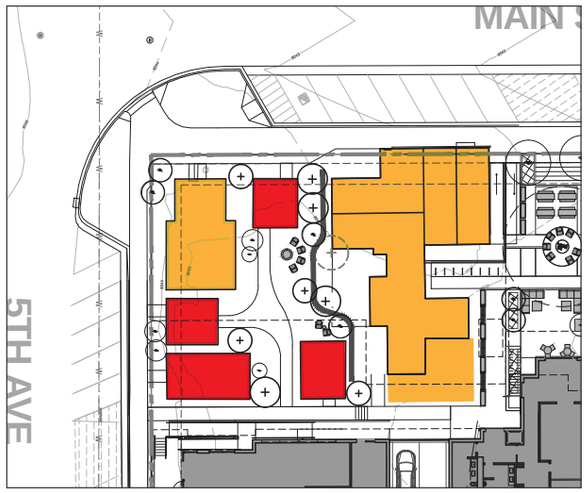




FOOTE'S REST
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HISTORIC PRESERVATION | CABINS & BLACKSMITH REHABILITATION















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CONCLUSION | THANK YOU!



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TOWN COUNCIL STAFF REPORT

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: **MAYOR AND TOWN COUNCIL**

FROM: **BILL GIBSON, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR**

RE: **ORDINANCE 18-02, AN ORDINANCE REZONING TO THE HISTORIC OVERLAY (HO) DISTRICT, WHILE MAINTAINING THE UNDERLYING CENTRAL CORE (CC) DISTRICT ZONING, CERTAIN REAL PROPERTY LOCATED AT 502, 510, 512, AND 518 EAST MAIN STREET AND 107 SOUTH 6TH AVENUE AND LEGALLY DESCRIBED AS LOTS 1-12, BLOCK 11, FRISCO TOWNSITE**

DATE: **JANUARY 9, 2018**

Applicant:

Nathaniel Kelly Foote, 512 Main Street LLC
PO Box 307
Frisco, CO 80443

Summary:

This is the first reading of Ordinance 18-02, which rezones the property located at 502, 510, 512, and 518 East Main Street/Lots 1-12, Block 11, Frisco Townsite to the Historic Overlay (HO) District. The Applicant, Kelly Foote, is proposing the rezoning of the subject property in conjunction with the construction of a mixed-use development project named "Foote's Rest Block 11".

The subject property (Lots 1-12, Block 11, Frisco Townsite) is one block in width along the south frontage of East Main Street between South 5th Avenue and South 6th Avenue, and one-half block in depth between East Main Street and the Granite Street Alley. The development site is 0.96 acres in size. This development site includes the existing Foote's Rest property, Town of Frisco owned Staley Rouse House property, and the 107 South 6th Avenue commercial building property owned by Jeff and Sue Counihan (current location of the Knititation Store). The Applicant owns the Foote's Rest property and is under contract to purchase the adjacent Staley Rouse House property and the Counihan's properties.

The proposed mixed-use project includes preservation of six (6) historic structures and the construction of a new boutique hotel. The application proposes preservation of the following structures which will be clustered in the northwest portion of the property:

- Foote's Rest (store and residence)
- Cabins 1, 2, and 3
- Blacksmith Shop
- Staley Rouse House

The proposed new boutique hotel includes the following:

- 65 hotel rooms, lobby, conference space, rooftop deck, bar, and swimming pool
- Underground parking garage
- Bowling alley and lounge
- Outdoor at-grade plaza/courtyard and outdoor elevated plaza/patio
- Restaurant/bar with outdoor seating
- Commercial tenant spaces
- 6 Employee housing units

The development application for the proposed mixed-use development project was approved with conditions by the Planning Commission on December 7, 2017. The Planning Commission's approval is contingent upon the Applicant obtaining a rezoning of the subject property to the Historic Overlay (HO) District. On December 7th, the Commission forwarded a recommendation of approval to the Town Council for the proposed HO designation. The development application involves the use of the following incentives though the proposed HO:

- Central Core District: Relief from the 10 foot setback for third floor street-facing wall facades. Portions of the third floor street facing wall façades are setback 0 to 5 feet.

- Main Street Overlay District: Relief from Standard #2.1 which addresses minimum building façade and roof eave articulation. The proposed building is articulated; however, portions of the façades and eaves articulate less than the minimum dimensions.

- Main Street Overlay District: Relief from Standard #4.2 which requires a minimum 6:12 slope for pitched roof elements. The proposed building has a variety of roof types and forms with some pitched roof elements having a slope of 2:12 and 3:12.

- Parking Dimensions and Design: Relief from the minimum 9' x 18.5' horizontal dimension and 8' vertical dimension for parking spaces to accommodate mechanical lift system parking. The zoning regulations are silent on mechanical parking lifts.

- Tandem Parking: Relief from the standard that tandem parking does not qualify as required parking for non-residential uses to allow the lift system parking to qualify as required parking for the proposed hotel and other on-site commercial uses. The zoning regulations are silent on mechanical parking lifts.

At its December 7, 2017, meeting the Planning Commission also forwarded a recommendation to the Town Council that the Purchase, Sale and Development Agreement between the Town and the Applicant be amended to allow the Staley House to be located at the corner of East Main Street and South 5th Avenue so the house can occupy a more accessible location on the development site where its historic value can be better acknowledged visually.

Background:

On March 28, 2017, the Frisco Town Council approved Ordinance 17-02, which authorized the sale of the property known as the Staley House to the Applicant, Nathaniel Kelly Foote. The Purchase, Sale and Development Agreement included a variety of conditions.

On July 13, 2017, the Planning Commission held a Sketch Plan Review of the proposed development project and a Preliminary Public Hearing of the accompanying rezoning request.

On November 16, 2017, the Planning Commission held a public hearing for:

Planning File 191-17-DA/RZ: A public hearing for a Development Application of the proposed "Foote's Rest Block 11" mixed-use project and a final public hearing for the rezoning of the subject property to Historic Overlay (HO) District, located at 502, 510, 512, and 518 East Main Street and 107 South 6th Avenue / Lots 1-12, Block 11, Frisco Townsite. Applicant: Nathaniel Kelly Foote, 512 Main Street, LLC

The Planning Commission reviewed the application for conformance with the Frisco Community Plan and compliance with the standards of the Frisco Town Code. The Planning Commission also expressed support for the proposed HO rezoning and relocating the Staley Rouse House to the corner of East Main Street and South 5th Avenue rather than between the Foote's Rest and Cabin #1. The Planning Commission chose to table this item to its December 7th meeting to provide the Applicant an opportunity to address comments, questions, and concerns expressed by the Commission, specifically the need for more parking, reduction of height and bulk plane encroachments on the southeast corner of the building, removal of a clock-tower feature, and relocation of the Staley Rouse House to the corner of East Main Street and South 5th Avenue.

The Applicant revised the proposed application and submitted additional information addressing the following:

1. *"Parking – Increase parking provided, locate spaces for residential uses and provide additional background information regarding Town Code provision for mixed use projects.*

2. *HO District – Provide additional information regarding preservation, develop rendering with Staley House on the corner of 5th and Main.*

3. *Architecture – Reduce stair tower height and eliminate clock from folly element.*

4. *Green Building – Identify any green building measures being applied to the project.*

5. *Noise – Provide parameters to limit noise from the proposed roof deck."*

On December 7, 2017, the Planning Commission continued the public hearing for the proposed development application and rezoning request. The Commission approved the development application, including the associated HO incentives, subject to the following conditions.

1. *The approval of this development application is contingent upon the rezoning of this property to the Historic Overlay (HO) District.*

2. *Prior to application for a building permit, the Applicant must submit to the Community Development Department for staff review a written historic preservation prescription for each historic building that is compliant with the US Secretary of the Interior's Standards for Rehabilitation as outlined in §180-18.2-F, Frisco Town Code.*

3. *All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible and substantially similar with the colors and materials of the building or the roof.*

4. *Encroachments into the street right-of-way are subject to Town Council approval of a revocable license agreement or other legal mechanism as deemed appropriate by the Town Attorney.*

5. *The applicant shall satisfy the comments of the Town Engineer.*

6. *The applicant shall satisfy the comments of the Frisco Sanitation District.*

7. *The applicant shall satisfy the comments of the Lake Dillon Fire Protection District.*

8. *The applicant shall satisfy the comments of the Summit County GIS Department.*

The Commission forwarded a recommendation of approval to the Town Council for the proposed Historic Overlay District rezoning. The Planning Commission also forwarded a recommendation to the Town Council that the Staley Rouse House be located at the corner of the East Main Street and South 5th Avenue.

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



Vicinity map



Foote's Rest Sweet Shop & Residence (7/7/17)



Blacksmith Shop (7/7/17)



Cabin 1 (7/7/17)


Cabin 2 (7/7/17)



Cabin 3 (7/7/17)



Staley Rouse House (7/7/17)



Counihan's Building (7/7/17), current Knititation Store

Project Review:

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

> Purpose ~ The Frisco Community Plan's purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.
>
> Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.
>
> Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

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

Chapter 2. Community Direction (excerpts)

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

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

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

The Applicant has provided the following response to this quality of life statement:

The Foote's Rest Block 11 proposal preserves about a half block of Main Street frontage with the Foote's Rest Sweet Shop and Home, Staley Rouse 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 respect its historic relationship to Main St, and its nonhistoric 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 fulltime residents, second homeowners, businesses and visitors.

The Applicant has provided the following response to this quality of life statement:

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 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 incommuting workforce.

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

The Applicant has provided the following response to this quality of life statement:

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.

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.

The Applicant has provided the following response to this quality of life statement:

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 Applicant has provided the following response to this quality of life statement:

The proposed public plaza at Foote's Rest Block 11 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 the Main Street area as the heart of the community.

The Applicant has provided the following response to this quality of life statement:

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.

Energy

Frisco is a community that supports zero waste principles, encourages use of clean energy opportunities and promotes resource conservation.

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

The Applicant has provided the following response to this quality of life statement:

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 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 Applicant has provided the following response to this quality of life statement:

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

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

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

The Applicant has provided the following response to this quality of life statement:

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 11 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 Applicant has provided the following response to this quality of life statement:

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 polices.

The Applicant has provided the following response to this quality of life statement:

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

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

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

The Applicant has provided the following response to this quality of life statement:

The proposal provides 6 employee housing units. Once completed, units will be offered first to Foote's Rest Block 11 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.

The Applicant has provided the following response to this quality of life statement:

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 & Well-being

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

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

The Applicant has provided the following response to this quality of life statement:

The public plazas proposed at Foote's Rest Block 11 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.

The application conforms to the Quality of Life statements of the Frisco Community Plan.

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

Permitted and Conditional Uses: A variety of commercial uses are permitted in the Central Core District, including: Arts and Entertainment Centers (i.e. bowling alley), Hotels and Motels, Light Retail, Medical Offices, Offices, Personal Services, and Restaurants. The application proposes a hotel, bowling alley, restaurant, and commercial tenant spaces (i.e. retail, personal services, and/or office). The application meets this requirement.

For properties located along Main Street, residential dwelling units are permitted to be located above ground floor nonresidential uses when the nonresidential uses consists of 50% or greater of the ground floor area and must front along Main Street. There are six (6) dwelling units proposed on the second level of the new hotel building fronting along the Granite Street Alley. These six (6) new dwelling units will be deed restricted as "Employee Housing Units" as required by the Purchase, Sale and Development Agreement between the Town of Frisco and the Applicant for the purchase of the Staley Rouse House property. Occupancy of these units will be limited to persons employed by a business located on this development site. The entire ground floor of the new hotel building will consist of nonresidential uses.

The existing, historic residential use of the Foote's Rest Home is proposed to continue. The application proposes to maintain the existing residential use of Cabin #2 and Cabin #3 with the option of converting those buildings into permitted commercial uses in the future. The existing residential uses of the Foote's Rest Home, Cabin #2, and Cabin #3 pre-date the residential use standards of the Central Core District and are "grandfathered" uses of the property.

Minimum Lot Area: The minimum lot area in this zone district is 3,500 sq.ft. The existing site is 42,000 sq.ft. in size. The application meets this requirement.

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

Setbacks: This property is located along Main Street. The minimum required setbacks and proposed the setbacks for this property are as follows:

	Minimum Setback	Proposed Setback
Front Yard (Main Street)	3 feet	3 feet (0 feet, existing Foote's Rest)
Side Yard (South 5th Avenue & South 6th Avenue)	None	0 feet both sides
Rear Yard (Granite Street Alley)	None	0 feet

The proposed new hotel includes an entry canopy over the front entry/lobby and parking garage entrance to the hotel on the east side of the building along South 6th Avenue. The proposed entry canopy extends across the property line into the South 6th Avenue right-of-way. This proposed encroachment into the right-of-way will require Town Council approval of a Revocable License Agreement or other similar legal mechanism as determined by the Town Attorney. Similar agreements have been approved for other properties in the Main Street neighborhood in the past.

The Central Core District also includes a ten (10) foot setback requirement for third floor street-facing wall façades. The application proposes setbacks for the third floor façades varying from zero (0) feet to five (5) feet. The application requests relief from this standard through the

Historic Overlay (HO) District incentives. The Planning Commission approved this proposed Historic Overlay District incentive.

Maximum Building Height: The maximum building height is forty (40) feet for pitched roofs and 35 feet for flat roofs in this zone district. The proposed new hotel building meets the forty (40) foot and thirty-five (35) foot height limits. The proposed non-habitable decorative roof element may be exempted from the building height limit. The application proposes a "mining headframe" architectural feature located above Level 3. Similar decorative roof features have been allowed for other existing buildings in the Main Street neighborhood.

Pursuant to §180-02, Definitions, Frisco Town Code, building height is in part defined as follows (excerpt):

> *Building Height - The vertical distance measured from any point on a proposed or existing roof ridge to the natural grade located directly below said roof point, excluding chimneys, steeples, cupolas, turrets, clock towers and similar rooftop decorative elements of reasonable, balanced proportions. …*

The Planning Commission found the proposed mining headframe architectural feature acceptable as a decorative rooftop element of reasonable, balanced proportion and exempted it from the building height limits. The application meets this standard.

The Central Core District requires the first floor ceiling height to be a minimum of ten (10) feet. The application meets this standard.

Density: The maximum density allowed in the Central Core District is sixteen (16) dwelling units per acre (not including the density bonuses available through the Accessory Housing Unit Exemption or the Affordable Housing Exemption). This development site is 0.964 acres in size, so fifteen (15) dwelling units are allowed. The application proposes to maintain the existing, historic residential dwellings located in the Foote's Rest Home, Cabin #2, and Cabin #3. The new hotel building will include six (6) Employee Housing Units. The total proposed density is nine (9) dwelling units.

This application does not propose any use of the density bonuses available through the Accessory Housing Unit Exemption or Affordable Housing Exemption, so the zoning ordinance does not require any affordable housing to be provided with this project. However, as noted above, the occupancy of the six (6) proposed Employee Housing Units will be deed restricted to persons employed by a business located on this development site pursuant to the Purchase, Sale and Development Agreement between the Town of Frisco and the Applicant for the purchase of the Staley Rouse House property.

The application meets this standard.

Lot Coverage: There is no lot coverage limit in the Central Core District except for one or two unit residential projects located along Galena Street. This standard does not apply to this application.

ANALYSIS – MAIN STREET OVERLAY DISTRICT (§180-18.1)

Standard #1.1.
Buildings shall be designed in a manner that is architecturally fitting with Frisco's small mountain town character and:
-Provides significant variation in all the wall planes.
-Provides significant variation in all roof lines and roof forms.

-Groups elements (e.g. windows) to provide balanced facade composition.
-Provides projecting elements (e.g. turrets, bay windows, decks, etc.).

The proposed new hotel building consists of variations in wall planes, roof lines and roof forms. Structural elements have been grouped to provide a balanced façade composition. The proposed exterior stairs and second floor deck provide additional visual interest. The application meets this standard.

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

The majority of the proposed roof eaves and overhangs on the new hotel building are at least 24 inches in depth that provide both shelter and visual relief. A few roof forms appear to have eaves of less than 24 inches in depth which are allowed since the proposed new hotel includes a substantial number and variety of building elements. The application meets this standard.

Standard # 2.1.
a. Within the Central Core Subdistrict of the Main Street Overlay District building facades and roof facia/eaves shall not exceed 38 feet in length along the same geometric plane, at which time the wall facade shall be broken up with a change in the geometric plane by a minimum of two (2) feet in depth for a distance of not less than six (6) feet, and the corresponding roof fascia/eaves shall be either indented or project from the primary geometric plane by a minimum of 2 feet. For buildings that exceed 74 feet in length the change in the geometric plane shall be increased to a minimum of four (4) feet in depth. All buildings with a total facade length of 38 feet or less are exempt from this provision. Upon approval by the Planning Commission, the dimension of 38 feet for the length of a building façade which necessitates a building wall façade break and corresponding roof fascia/eave change may be extended as much as two (2) feet for a total of 40 feet, upon a finding that the design furthers the intent of this section.

The proposed hotel façades and roof fascia/eaves include both horizontal and vertical articulation that visually breaks up the bulk and mass of the new building. Not every element of the proposed building meets the dimensional requirements outlined in this standard; however, Staff finds that the proposed design furthers the intent of this section. <u>The application requests relief from this standard through the Historic Overlay (HO) District incentives. The Planning Commission approved this proposed Historic Overlay District incentive.</u>

Standard # 2.2.
Within the Central Core Subdistrict, the Marina Subdistrict and the West End Subdistrict of the Main Street Overlay District no building facade or roof ridgeline facing a front yard or street side yard shall have more than 66% of the length of the wall or roof ridgeline along the same geometric plane, with the exception that buildings with a total facade length of less than 38 feet may generally be located on the same geometric plane.

The proposed hotel includes a variety of roof forms with varying degrees of vertical and horizontal articulation that appear to meet the dimensional requirement of this section. The application meets this standard.

Standard # 2.3.

The bulk of a building shall be restricted on any site within the Main Street Overlay District through the use of a bulk plane envelope. The bulk plane envelope within the various subdistricts shall be as follows:

a. Central Core Subdistrict: The bulk of the building shall be restricted on all street and rear yard facades by a bulk plane. The 40 foot height limit of the bulk plane may be increased, if provision 180-23.C (4) is utilized. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief, or if they are structures which meet incentive VI.A.

> ***1. The bulk plane shall start from a point 24 feet above the average existing grade measured on all street property lines and shall extend upward 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 the average existing grade at the property line.***
>
> ***2. From the rear, the bulk plane shall start from a point 24 feet above the average existing grade measured on the rear property line and shall extend upward at a 45 degree angle toward the front of the property until it intersects with a horizontal plane 40 feet above the average existing grade at the property line.***

The application identified the bulk plane in the submitted application materials (Exhibit J). The proposed mining headframe architectural roof element and a portion of the roof over the front entry/lobby corner of the hotel project into the bulk plane. These building forms may deviate from the bulk plane standard if the Planning Commission determines that these building elements meet or are exempt from the building height limits and provide substantial architectural relief. The Planning Commission determined that the projections meet the building height and provide substantial architectural relief. The application meets this standard.

Standard #3.1.
Primary exterior building materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or similar materials. Other materials that have proven durability in the Town of Frisco's climate and imitate natural materials may be used only if their texture, shape, and size are substantially similar to the natural materials they are simulating and are not obviously artificial materials.

The primary exterior building materials include brick, wood tone vertical T&G shiplap siding, wood tone horizontal lap and shiplap siding, exposed steel trim, timber trim, vertical and horizontal screen slats, standing seam metal roofs, double hung casement and fixed windows, cable or metal bar guard rails, and movable glass panel wall doors. The application meets this standard.

Standard #3.2.
Stucco or metal shall not be used as the primary exterior building material, but may be used as an accent, or in combination with other acceptable materials. Where metal is utilized it shall have a matte finish or a finish proven to fade and not be reflective. Untreated or unpainted galvanized sheet metal is prohibited. Concrete block shall not be used as the primary exterior finish, and when used as an accent shall be a split block, which is textured and painted a color that is compatible with the building.

Stucco, untreated/unpainted galvanized sheet metal, and concrete blocks are not being proposed as an exterior building material. Dark colored metal trim is proposed as an accent material on this building. The application meets this standard.

Standard #3.3.
Aluminum and plastic exterior siding shall not be used as an exterior building material, except as allowed in Standard #3.1.

No aluminum or plastic exterior siding is proposed. The application meets this standard.

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

This mixed-use development project involves multiple buildings, including a new hotel and six (6) historic structures (Staley Rouse House, Foote's Rest Home/Sweet Shop, Cabins 1-3, and the Blacksmith Shop). The preserved historic buildings do not have identical exterior building materials, but have a complimentary historic character. The existing exterior building materials on the historic structures are being preserved. The proposed new hotel building has a different purpose, scale, and character than the preserved historic structures. The proposed materials on the new hotel building are not an exact match to the materials on the preserved historic buildings; however, the proposed hotel building materials are complementary to the character of the overall project and meet the standards of this overlay district. The application meets this standard.

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

The proposed new hotel is generally a flat roofed building with a variety of street facing pitched and flat roof forms and parapets of varying heights. There are no proposed mansard roofs. The application meets this standard.

Standard # 4.2.
Where pitched roofs are utilized, the use of dormers (shed, peaked, etc.) shall be used to break up large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape. A pitched roof shall have a minimum pitch of 6/12 in the Central Core Subdistrict and the Marina Subdistrict and a minimum pitch of 5/12 in the West End Subdistrict. A shed roof with a minimum pitch of 3/12 may be used if that element is below the primary roof level and terminates into the roof or wall of the structure.

The proposed new hotel is generally a flat roofed building with a variety of street facing pitched and flat roof forms and parapets of varying heights. The proposed pitched roof elements of the new hotel are angled at pitches of 2:12 and 3:12. Also, numerous pitched roofs on a variety of buildings comprise the entire development, notably, the historic buildings. This standard requires steeper roof pitches. The application requests relief from this standard through the Historic Overlay (HO) District incentives. The Planning Commission approved this proposed Historic Overlay District incentive.

Standard #4.3.

Ridge lines shall change by a minimum of two (2) feet, up or down, and are encouraged to change in relationship to changes that occur in the wall plane as required elsewhere in this overlay district.

The proposed new hotel is generally a flat roofed building with a variety of street facing pitched and flat roof forms and parapets of varying heights. The application meets this standard.

Standard # 4.4.
Roof lines shall be designed in a manner in which they do not deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.

The new roofs do not appear to deposit snow onto parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways. The need for snow clips, snow fences, and other similar rooftop snow management techniques on the proposed roof elements will be reviewed with the building permit application. The application meets this standard.

Standard # 4.5.
If metal roofs are used, they shall be surfaced with a low-gloss finish or shall be of a material which shall, within a reasonable period, weather to a dull finish in order not to be reflective.

The application involves the installation of a dark grey standing seam metal roof with a low-gloss finish. The application meets this standard.

Standard # 4.6.
Metal roofs shall have a standing seam or be of a design that provides relief and shadow to the roof surface. Asphalt and fiberglass shingles shall be permitted provided that they are of heavy material so as to provide relief and shadow, and are of a design and color so as to be compatible with the building.

The application involves the installation of a standing seam metal roof. No asphalt or fiberglass shingles are proposed. The application meets this standard.

Standard # 4.7.
Bright colored roofs, which exceed a chroma of four (4) on the Munsell Color chart shall not be allowed.

The proposed dark grey standing seam metal roof does not exceed a chroma of 4. The application complies with this standard.

Standard # 4.8.
All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible and substantially similar with the colors and materials of the building or the roof.

The location of some rooftop equipment is generally noted on the Roof Deck Floor Plan. All rooftop equipment is subject to this requirement. Staff recommends the Planning Commission impose a condition reinforcing this requirement. The application meets this standard.

Standard # 5.2.
Building designs that duplicate, or are significantly similar in design to existing or proposed structures within the Main Street Overlay District and the Granite Street and Galena Street Overlay District shall not be allowed, with the exception that accessory

structures on the same lot or parcel as the primary structure shall be similar in design as the primary structure.

The proposed new hotel building does not duplicate another building in this overlay district. The application meets this standard.

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

The proposed primary exterior building colors are natural brick and wood tones that do not exceed a chroma of 4. The application meets this standard.

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

The application does not include the use of luminescent, fluorescent, or reflective colors. The dark metal colored trim and accent colors do not exceed a chroma of 8. The application meets this standard.

Standard # 6.3.
The same, or substantially similar colors shall be used on the main structure and on any accessory structures upon the site.

The proposed materials on the new hotel building are not an exact match to the materials on the preserved historic buildings; however, the proposed hotel building materials are complementary to the character of the overall project and meet the remaining standards of this overlay district. The application meets this standard.

Standard # 6.4.
A color board shall be submitted and reviewed showing all proposed primary and accent colors and intensities for the exterior walls of the building.

The Applicant has submitted a proposed materials board. The application meets this standard.

ANALYSIS – DEVELOPMENT STANDARDS (§180-20)

Drainage Plan: The application includes civil engineering plans and a Stormwater Analysis prepared by JVA and a Dewatering Analysis prepared by Leonard Rice Engineers. The application materials have been reviewed by the Town Engineer and the Frisco Sanitation District. Please refer to the review comments from those agencies. The Planning Commission imposed a condition of approval that the Applicant shall satisfy the review comments of these agencies. With this condition, the application meets this standard.

Water Quality Protection: These standards are intended to maintain natural buffers, protect riparian habitat and the visual appearance of the Town's waterways, lakeshores, and wetlands by prohibiting soil disturbance within 25 feet of a body of water or wetland. This standard does not apply to this application.

Snow Storage and Snow Shedding: The application must provide adequate location and snow storage as prescribed by the parking regulations of the Town Code. The driveways and

parking spaces associated with the new hotel building are covered by building elements and no accompanying snow storage area is required. The application meets this standard.

Additionally, snow does not appear to shed onto outward swinging doors or windows and snow does not shed onto the public way. The need for snow clips, snow fences, and other similar rooftop snow management techniques on the proposed roof elements will be reviewed with the building permit application. The application meets this standard.

Road Construction and Maintenance Standards: Any private or public road design, construction or maintenance shall meet the Town Code standards for drainage plans, water quality protection, stream crossings by roads and utilities, construction in wetland areas, and street design criteria. There are no new private or public roads proposed. However, construction of this proposed mixed-use project will likely impact the existing, adjacent public streets and sidewalks. All repairs/replacement of these improvements will be required to comply with the standards of Chapter 155, Streets, Frisco Town Code, and its accompanying "Minimum Street Design and Access Criteria". Any private improvements located in a street right-of-way such as snowmelt systems, soil nails, roof awnings, private parking or loading zones, etc. will be subject to Town Council approval of a Revocable License Agreement or other similar legal mechanism as determined by the Town Attorney.

Vehicular Access: All vehicular access must comply with the standards set forth in Chapter 155, Streets, Frisco Town Code, and the accompanying "Minimum Street Design and Access Criteria". The application proposes to close two existing driveways to this property (an existing curb cut located on Main Street and another located on South 5th Avenue). The application proposes an accompanying reconfiguration of public parking spaces surrounding this development site. Vehicular access to four (4) parking spaces is proposed along the Granite Street Alley. Vehicular access to the Basement Level parking garage of the new hotel building will be located along South 6th Avenue. The application meets this standard.

The application proposes a designation of some parking spaces in the South 6th Avenue right-of-way as a loading zone and valet drop off zone. Such a proposal is subject to Town Council approval.

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

Traffic Studies: The application included a Traffic Impact Study dated October 2017 prepared by Felsburg Holt & Ullevig (FHU). The Traffic Impact Study concludes:

> *VII. SUMMARY OF FINDINGS AND RECOMMENDATIONS*
> *The proposed Foote's Rest mixed-use redevelopment project is planned to consist of a 65-room hotel, 6 employee housing units, a 10-lane bowling alley, and 4,600 square feet of restaurant use. This proposed redevelopment site is located along Main Street between 5th and 6th Avenues in Frisco, Colorado—and is currently occupied by a mix of uses including a dessert/candy shoppe, curio shop, historic site, small office buildings, and food/drink stands. A portion of the historic buildings will be preserved, but are not planned to change land uses. Vehicular access for the development is proposed to be provided via a driveway providing parking garage access along 6th Avenue. On-street parking will also be available along Main Street, 5th Avenue, and 6th Avenue. It is*

estimated that the proposed redevelopment would result in 1,862 daily vehicle-trips, with 185 trips occurring in the AM peak hour and 154 trips occurring in the PM peak hour.

Background and total traffic analyses were conducted for Existing, Short-Term, and Long Range traffic scenarios, revealing acceptable LOS for all intersections and movements. No delay or queuing issues are expected at study area intersections for all scenarios. Parking analyses per the Town's zoning code reveal that the 44 on-site provided spaces are insufficient for the type and intensity of the proposed land use. An additional 13 spaces are required to satisfy the town's requirements. This could be accomplished via off-site parking serviced by valet or shuttles or by petitioning the Town to allow for the use of on-street parking for hotel guests since the parking is shared primarily with downtown retail uses whose parking demand occurs at times opposite the Foote's Rest development.

The proposed traffic study was reviewed by the Town's Consulting Traffic Engineer. Please refer to the review comments from WSP. The application meets this standard.

Bicycle Racks: All commercial development shall provide bicycle racks, in an appropriate location, with bicycle stalls in the amount of no less than twenty percent (20%) of the total number of parking spaces required for the project, with a minimum of five (5) bicycle stalls. A total of 78 parking spaces are required without the application of the 20% mixed-use reduction or Historic Overlay District incentives. A total of sixteen (16) bike stalls are required. The proposed landscape plan identifies eight (8) "U" bicycle racks that can be double loaded to accommodate sixteen (16) bikes in the outdoor plaza area adjacent to Main Street. The application meets this standard.

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

Buildings Occupying More Than One Lot: Lots 1-12, Block 11, Frisco Townsite shall be considered one lot for purposes of complying with zoning district regulations such as lot coverage, minimum lot size, lot frontage, and setbacks. The application meets this standard.

Development on Steep Slopes: All development in areas with steep slopes between 15% and 30%, the net site disturbance shall not exceed 50% of the total area within this range of slopes. There are no steep slopes on this site, so this standard does not apply to this application.

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

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

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

Air Quality Protection: The submitted plans identify a fire place in the Level 1 hotel main entry/living room area, an outdoor gas fire pit, an outdoor wood fire pit, and rooftop gas fire pits. These items and any additional devices will be reviewed for compliance with the solid-fuel-burning device and non-solid-fuel-burning device standards at the time of building permit application.

Refuse Management: All commercial, mixed-use, and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. Dumpsters are required for commercial and mixed-uses projects, but only suggested

for multi-family residential projects. The application includes an enclosed trash bay accessed from the Granite Street Alley. The Applicant has provided a letter from Timberline Disposal which states:

> *I have reviewed the site plans and Timberline Disposal can provide weekly or biweekly service for the dumpster and recycling totes. Dumpsters and Toters can be provided in various sizes to accommodate different areas of storage. We can also provide Bear dumpsters and totes if needed. Dumpsters with wheels will allow us to service this account as needed.*
>
> *Larry Romine, COO*

The application meets this standard.

ANALYSIS – LANDSCAPING AND REVEGETATION (§180-20.1)

Landscaping Requirements by Project Type: This proposal is subject to the landscaping requirements for a Commercial and Mixed-Use Large Project Development.

Required Vegetation: For mixed-use large projects, a minimum of one (1) tree must be planted on the site for every 1,500 square feet of lot area, and one (1) shrub is required for every 2,500 square ft. of lot area. A lot size of 42,000 square feet requires a minimum of 28 trees and seventeen 17 shrubs. The application proposes 40 trees (2 existing and 38 new) and 18 shrubs. The application meets this standard.

Plant Sizes: Required plant materials must meet the following size requirements:

Planting Sizes of Required Trees	Sizes Proposed
Deciduous trees 50% min. 3- inch diameter	50%
Deciduous trees 50% min. 2-inch diameter	50%
Evergreen trees 25% min. 10 foot height	25%
Evergreen trees 25% min. 8 foot height	25%
Evergreen trees 50% min. 6 foot height	50%
Shrubs minimum five gallon	100%

The application meets this standard.

Species Diversity: To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. For projects required 20 to 39 trees, the maximum percentage of any one species of required trees is 33% (this does not apply to trees planted in excess of the minimum requirement). The application meets this standard.

Water Conservation: All landscaping plans should be designed to incorporate water conservation materials and techniques. Sod lawn areas shall not exceed 10% of the undeveloped area of the site. The application meets this standard.

Proposed landscaping plans must utilize plant materials found on the Town's approved plant material list or alternative plant materials may be considered if determined by the Community Development Department or Planning Commission on competent evidence, that the proposed plant is suitable to the climate and placement on the site. The application meets this standard.

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

Credit for Preservation of Existing Trees: The use of existing healthy vegetation is encouraged and existing trees may be substituted for up to 50% of the required tree number. Two (2) existing evergreen trees are preserved, so one (1) may be counted toward the landscaping requirements. The application meets this standard.

Protection of Existing Vegetation: The zoning ordinance allows existing trees to be removed from a site without replacement when those trees are located on land to be occupied by buildings, parking, and paving plus an adjacent clearance strip. The application meets this standard.

Irrigation System Requirements: Landscape plantings must be properly irrigated during periods of time necessary to establish and maintain the landscape in good health and condition. The application proposes the installation of spray and drip irrigation as outlined on the submitted landscape plans. The application meets this standard.

Landscape Maintenance: Landscaping shall be maintained in good health and condition perpetually. If any vegetative landscaping required by this chapter shall die, it shall be replaced within one year. The proposed landscape plans include maintenance notes for the developer and their successors and assigns. The application meets this standard.

ANALYSIS – OUTDOOR LIGHTING (§180-20.2)

The application includes an exterior lighting plan prepared by AEC, Architectural Engineering Consultants.

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

Height: Wall mounted light fixture shall not exceed the height of the wall to which it is mounted. The application meets this standard.

For mixed-use projects, freestanding lights shall not exceed fifteen (15) feet in height. The proposed freestanding light fixtures are two (2) feet in height and eight (8) feet in height. The application meets this standard.

Light Emissions: Outdoor light fixtures must be positioned so that there is no direct light emission onto adjacent properties. The proposed exterior lights are full cut-off and based upon the submitted lighting plan do not appear to emit direct light onto neighboring properties. The application meets this standard.

Design: It is required that light fixture designs reflect the small mountain town character of Frisco. The application proposes wall sconce light fixtures, similar to other buildings in Frisco, that are in keeping with the small mountain town character of Frisco. The application meets this standard.

Energy Savings: Wherever practicable, it is encouraged (not required) that lighting installations include timers, dimmers, and/or sensors to reduce overall energy consumption and unnecessary lighting. The application proposes the use of LED technology. In addition, common

area lighting will be controlled with photocells and timeclock systems. The application meets this standard.

ANALYSIS – PARKING AND LOADING (§180-23)

On-Premise Parking Requirements: The application complies with the parking requirements of the Frisco Town Code. Parking for this mixed-use project is required as follows:

Land Use	**Required Parking Spaces**
Retail, personal service, restaurant, non-first floor office	0
Bowling Alley (2.5/lane, 10 lanes)	25
On-street Parking Credits for Bowling Alley	-25
New hotel (1/bedroom, 65 rooms)	65
New Employee Housing Units (1/bedroom, 6 studios)	6
Existing Foote's Rest Home (1/bedroom, 4 bedrooms)	4
Existing Cabin #2 (1/bedroom, studio)	1
Existing Cabin #3 (1/ bedroom, studio)	1
Visitor Parking (1 for every 5 dwelling units)	1
Sub-Total	78
Mixed-Use Reduction (-20%)	-16
Required Parking Spaces	**62**
Proposed Parking Spaces	**67**

Many of the commercial uses in the Central Core District have no parking requirement. As identified in the table above, a total of 62 on-site parking spaces are required for this mixed-use project. The application proposes a total of 67 on-site space parking spaces. Sixty three (63) of the proposed parking spaces are located in a garage on the Basement Level of the new hotel building. The application proposes the installation of twenty three (23) vehicle lift systems in the garage parking garage which create forty six (46) over-under tandem parking spaces. Four (4) tandem surface parking spaces are accessed from the Granite Street Alley. The application meets this standard.

On-Street Parking Credits: Parking requirements for non-overnight uses may be reduced in the Central Core District in recognition of adjacent public on-street and alley parking. This parking reduction is available at a rate of one (1) parking space for every twenty-five (25) linear feet of frontage abutting a public right-of-way on which legal on-street parking exists within 300 feet of the property. The on-street parking credits apply to all applicable businesses. The parking spaces used in calculating this credit are not assigned or allocated to any business or development project in any way.

Bowling alleys have a parking requirement of 2.5 parking spaces for each lane. This requirement applies town wide and is not exempted in the Central Core District like some other commercial uses. The proposed 10 lane bowling alley has a parking requirement of 25 spaces which are off-set by this on-street parking credit.

The on-street parking credits can be used to meet the parking requirements for any future first floor office or medical office uses in this mixed-use project (1 space per 350 sq.ft. and 450 sq.ft. of gross floor area respectively).

Multi-use Shared Parking Provisions: In the Central Core District, parking reductions for multi-use developments may be allowed of up to twenty (20) percent of the required parking

upon approval (with or without conditions) by the Planning Commission according to the following criteria:

a. The proposed parking for both uses shall be on-site; and

b. The parking is provided in areas designed to serve two (2) or more distinctly different land uses; and

c. The reduction in parking is justified using industry standards such as those established by the Urban Land Institute, the Institute of Transportation Engineers or other acceptable standards.

This request for a mixed-use shared parking credit was reviewed by the Town's consulting traffic engineer. The consulting traffic engineer determined that:

The development clearly meets criteria 1 and 2 above. Criteria 3 is a bit more objective. Generally speaking, the parking compatibility of a restaurant with hotel and residential uses is not generally acceptable during the evening time period. However, a case can be made that the restaurant will generally draw from the residential/hotel guests (already parked) and pass-by foot traffic (already parked) in downtown. In this case, criteria 3 would generally be met.

As addressed in the TIS, the proposed Foote's Rest development has a shortfall in parking, per the Town of Frisco Zoning Code §180-23. Within the parking analysis section of the study, the parking disparity is addressed with a couple alternatives including a valet parking proposal. In a separate memo, the developer lays out a plan to support any parking needs beyond what will normally be expected. The developer suggests that the occupancy of the hotel, on average, will be less than 75% and the full parking requirement will generally not be necessary. It is our opinion that this is a good plan to mitigate any potential need for parking beyond what is proposed.

Visitor Parking: Visitor parking is required at a rate of one (1) parking space for every five (5) dwelling units. There are three (3) existing dwelling units on this site (Foote's Rest Home, Cabin #2, and Cabin #3) and six (6) proposed Employee Housing Units, for a total of nine (9) dwelling units. Therefore, one (1) visitor parking space is required.

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

a. That above grade parking for the project be significantly screened from adjacent public rights-of-way; and,

b. That the understructure Parking Facility is significantly screened from any public rights-of-way; and,

c. That vehicular access to and from the understructure Parking Facility is not provided from Main Street or Summit Boulevard, unless no other access point exists. Technical specifications for underground parking structures are found in the Town of Frisco Minimum Street Design Criteria, as referenced in Chapter 155.

The four (4) proposed above grade parking spaces along the Granite Street Alley are screened from the public right-of-way by the proposed building. The understructure parking facility is

below grade and therefore screened from the public right-of-way. The proposed access to the Basement Level parking garage is from South 6th Avenue. The application meets this standard.

Parking Dimensions and Design: Required parking spaces shall be a minimum of 9 feet wide by 18.5 feet long in size. Covered parking shall have a minimum vertical clearance of eight (8) feet. To facilitate the installation of the proposed vehicle lift systems, the application requests relief from this standard through the Historic Overlay (HO) District incentives. The Planning Commission approved this proposed Historic Overlay District incentive.

Accessible Parking: All multi-family projects with over seven (7) units and commercial projects must provide accessible parking. A minimum of one space must be sized and configured to be van accessible. ADA parking spaces do not count toward visitor parking spaces. For 26 to 50 total parking spaces, two (2) accessible parking spaces are required. The application proposes two (2) accessible parking spaces, one (1) of which is van accessible. The application meets this standard.

Tandem Parking: In addition to the previously proposed traditional front-to-back tandem parking, the application also includes over-under tandem parking with the proposed installation of vehicle lift systems. The Planning Commission must find that the layout of the proposed tandem parking is functional and, at a minimum, two of the following four criteria are met:

1. *That some of the spaces could be used as potential visitor parking space; and/or,*

2. *That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*

3. *That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*

4. *That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The spaces could be used as visitor parking. Adequate storage is provided for the existing Foote's Rest Residence, Cabins, and the new Employee Housing Units. The tandem parking is located in a Basement Level parking garage and does not involve above grade building façades that create a canyon effect. Adequate turning radius area is provided. The Planning Commission found that the proposed tandem parking meets the criteria of this section, the application meets this standard.

Tandem parking is only allowed for residential uses. The tandem parking spaces located in the Basement Level garage could be utilized by the hotel and other commercial uses. All vehicles in the parking garage will be valet parked to minimum operational conflicts. The application requests relief from this standard through the Historic Overlay (HO) District incentives. The Planning Commission approved this proposed Historic Overlay District incentive.

Snow Storage Areas: Snow storage must be provided for all uncovered parking areas and driveways. The proposed driveways and parking spaces associated with the new hotel building are covered by building elements and no accompanying snow storage area is required. The application meets this standard.

Loading Area: On premises loading areas shall be required for each structure according to the following schedule, unless it can be demonstrated to the satisfaction of the Town that sufficient

loading is available from an adjacent alley or other suitable area, which alley or area is shown not to impede vehicular traffic or pedestrian use when used for loading purposes:

Commercial Uses:
0-12,000 square feet GFA - 0
12,000 - 40,000 square feet GFA - 1
For each additional 40,000 square foot GFA, or increment thereof – 2

The application proposes loading along the Granite Street Alley. Similar to other existing developments along the Granite Street Alley, the alley provides a sufficient loading area that does not impede vehicular traffic or pedestrian uses. The application meets this standard.

ANALYSIS – HISTORIC OVERLAY DISTRICT (§180-18.2)

The purpose of the Historic Overlay (HO) District is to preserve and promote Frisco's historical heritage. The HO designation is not a requirement for historical properties, but encourages the voluntary preservation of historic buildings, preferably on the original site, and properties through incentives and allows for alteration and rehabilitation of historic structures.

The review process for a proposed HO rezoning is as follows:

1. Owner requests and makes application for an HO rezoning.

2. Standard rezoning procedures are followed, except the HO review criteria are applied in lieu of the standard rezoning criteria.

3. Pursuant to Pursuant to §180-18.2-C, Frisco Town Code, the criteria for designating historical properties is as follows:

    a. That the structure(s) be at least fifty (50) years old;

    Staff comment: The existing Foote's Rest, cabins, blacksmith shop, Staley Rouse House, and the Counihan building (currently occupied by the Knititation Store) are all more than 50 years old based upon county records and research by the Frisco Historic Museum. The application meets this standard.

    b. That the structure(s) or lot(s) have unique historical significance; and,

    Staff comment: The subject property and structures are listed on the town's Historic Inventory and are of unique and representative architecture of the early days of Frisco. The Foote's Rest building is listed on both the Colorado State Register of Historic Properties and the National Register of Historic Places. The Staley Rouse House is currently listed on the Colorado State Register of Historic Properties. Additionally, the Foote, Staley, and Rouse families are all notable in terms of their historic involvement in the community. The application meets this standard. The Staley Rouse House is significant in terms of the unique architecture it possesses. Notably, the logs of the lower story are oriented in a vertical position with unusual joinery at the corners. Cabin 4 and the Counihan/Knititation building are not identified as historically significant or of high integrity.

    c. That remodeling has not covered the original features of the structure(s), or that the structure(s) has been or is in the process of being rehabilitated to its original configuration or design.

Staff comment: The existing Foote's Rest, cabins, blacksmith shop, and the Staley Rouse House will be preserved and non-historic building elements will be removed in accordance with the Secretary of the Interior's Standards for Historic Preservation. The application meets this standard. A prescription for the specific preservation practices to address all historic buildings will be submitted to staff and must be approved with review by a historic preservation specialist.

4. Preliminary and final public hearings are held before the Planning Commission, and then the Planning Commission makes a recommendation to the Town Council.

5. Town Council holds public hearings on the first and second reading of an ordinance to rezone the property to HO.

6. Following designation as HO, any future changes, alterations, and development must conform to the standards outlined in §180-18.2-F, Frisco Town Code.

Pursuant to §180-18.2-F, Frisco Town Code, any addition, alteration, or rehabilitation of a historic structure must meet US Secretary of the Interior's Standards for Rehabilitation as follows:

a. A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the structure and its site and environment.

The defining characteristics of all of the historic buildings will be improved or left the same with this development. While the Staley Rouse House will be moved from its original location, its new site is in conformance with the purchase and sales agreement. Given the zoning of the property for commercial purposes and the allowances for additional development, the relocation is more complimentary versus detrimental to the integrity of the Staley Rouse House. The use of the building will not be residential, its original purpose, but will be put to a commercial use facing Main Street. The character of the Staley Rouse House will be improved as it will be brought back to its original character by removal of the porch and outside chimney.

b. The historic character of a property shall be retained and preserved. The removal of historic materials or alternations of features and spaces that characterize a property shall be avoided.

The historic character of the historic buildings on the site will be retained and preserved. The historic integrity of the Staley Rouse House will be improved by the removal of additions made to the building in the 1980/90s.

c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No alterations are proposed that will obscure the historic or physical structure that might lead to a false sense of historic character or time period. The ATM machine feature should be removed and the Foote's Rest building should be repainted and improved to ensure its longevity. Staff will work with the Applicant regarding this matter prior to the historic covenant being assigned and approved by council.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

While additions have been made to the historic structures over time, Staff is of the opinion that the porch and chimney of the Staley Rouse House should be removed to simplify the look and character of the building in keeping with the original design of the building. These additions are not of particular or valued representation of a time period.

e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Historic building character will be improved by the project.

f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

All historic buildings will be required to be stabilized, upgraded, and improved to increase the level of preservation over time. The application notes that all rehabilitation will be done in accordance with these standards. Staff recommends the Planning Commission impose a condition that prior to application for a building permit, the Applicant must submit to the Community Development Department for staff review a written historic preservation prescription for each historic building that demonstrates compliance with these standards. With this condition, the application meets this standard.

The application notes that all rehabilitation will be done in accordance with these standards. The Planning Commission imposed a condition that prior to application for a building permit, the Applicant must submit to the Community Development Department for staff review a written historic preservation prescription for each historic building that demonstrates compliance with these standards. With this condition, the application meets this standard.

Pursuant to §180-18.2-F, Frisco Town Code, the Applicant may request the use of incentives and the Planning Commission may allow for the use of some or all incentives (with a fewer number of criteria met justifying fewer incentives and a greater number of criteria justifying more incentives) based upon the following:

a. 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;

The Applicant has provided the following response to this criterion:

> *This plan proposes to preserve and/or remodel six of the historic buildings on the Foote's Rest Block 11 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.*

Staff comment: The application preserves six (6) existing historic buildings on this site. A historic preservation plan has been proposed and certain non-historic elements of these buildings will be removed. Frisco does not have mandatory protection regulations for historic resources, so historic structures are at risk of being moved or razed by property owners. Staff finds that in utilizing the HO, this project achieves this criterion.

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

The Applicant has provided the following response to this criterion:

> *Foote's Rest Block 11 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.*

Staff comment: These buildings are presently on the historic walking tour of the Frisco Historic Park and Museum and will be able to continue to be a part of Frisco's heritage if preserved. Economic analysis and visitor surveys show that heritage tourism plays a significant role in the town's visitor economy. As a whole, the development will add more diversity and vitality to this important Main Street frontage and, in the context of the development of the overall site; the historic buildings will likely increase the economic benefit to the property and town.

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

The Applicant has provided the following response to this criterion:

> *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 11. The Staley House and Foote's Rest will be able to remain on the Historic Walking Tour of Frisco.*

Staff comment: As noted above, the buildings will still be in place and can be used to raise awareness about the town's history and architecture. The historic structures will be "living buildings"; improved, preserved, and put to uses that allow for their observation, as examples of historic architectural techniques and styles, and keep the buildings alive through reuse.

d. 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 Applicant has provided the following response to this criterion:

> *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.*

Staff comment: The building will be rehabilitated as required by the HO standards to conform to the Secretary of the Interior Standards. Equally important is that certain non-historic elements of these buildings will be removed.

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

The Applicant has provided the following response to this criterion:

> *Foote's Rest, the Staley House, historic cabins 1, 2, and 3 and the reconstructed Blacksmith shop will be maintained within the Block 11 site.*

Staff comment: The application preserves six (6) existing historic buildings on this site. The Foote's Rest will remain in its original location. The location of the other buildings may be modified, but they will remain located on the overall development site. Each of the six historic buildings will be located along a street frontage in prominent public view. Portions of structures (notably the existing garage attached to the Foote's Rest) will be removed due to poor condition. Another cabin (presently the outside restrooms), are not considered historic in terms of age and construction type.

f. Structural or use changes that further the goals or objectives of the Frisco Master Plan;

The Applicant has provided the following response to this criterion:

> *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.*

The Applicant has provided the following response to this criterion:

> *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.*

Staff comment: The application preserves six (6) existing historic buildings on this site. A historic preservation plan has been proposed and certain non-historic elements of these buildings will be removed. The development furthers the following goals of the Frisco Community Plan:

Arts & Culture:

- Preserve and enhance the Town's historic resources

- Enhance Frisco as a cohesive community, which includes fulltime residents, second homeowners, businesses and visitors.
- Celebrate and highlight Frisco's heritage.

Built Environment:

- Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.
- Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.
- Preserve and enhance the Main Street area as the heart of the community.

Energy:

- Encourage the use of recycled materials, renewable energy sources and the use of green and energy efficient building practices.
- Promote conservation and use of resources to maintain sustainable community for generations to come.

Economy:

- Continue to promote the town as a year-round destination.
- Encourage and direct economic growth.
- Support the creation and outlet for local markets and support local workforce policies.

Housing

- Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of Frisco residents.
- Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.

g. 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.

The Applicant has provided the following response to this criterion:

> *Through the combination of the three lots on Block 11, 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.*

Staff comment: The Frisco Town Code does not preclude property owners from demolishing historically significant buildings. This Applicant has the right to raze this entire development site that would result in the loss of multiple historic structures which would alter the character of Frisco's Main Street. The HO District is intended to encourage historic preservation while also allowing property owners the opportunity to exercise their private property rights, retain economic value for their property, and to create opportunities for development and redevelopment that can both meet the desires of the individual property owner and further other goals of the Frisco community (economic development, public amenities, housing diversity and affordability, community character, etc.).

Pursuant to §180-18.2-F, Frisco Town Code, the Applicant may request relief from the

underlying zone district standards, the architectural overlay district requirements, and the general development standards of the zoning ordinance. The application materials identify the proposed incentives being requested. In summary, waivers and/or modifications from the following requirements are being requested:

- Central Core District
  - Third floor façade 10 foot setback from street facing property lines
- Main Street Overlay District
  - Standard 2.1, Façade Lengths
  - Standards 4.1-4.8, Roofs
- Parking and Loading
  - Parking Space Dimensions
  - Tandem Parking

The demolition of existing structures in the Historic Overlay District is addressed in §180-18.2-F-5, Frisco Town Code, This code section states:

> *5. Demolition of a historic structure or feature in the Historic Overlay District.*
> *An owner of a designated historic property must provide data to clearly demonstrate that the situation meets all of the following criteria before demolition can occur:*
>
> *a. Review for total demolition:*
> *1. The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure; and*
>
> *2. The structure cannot be rehabilitated or reused onsite to provide for any reasonable beneficial use of the property; and*
>
> *3. The structure cannot be practically moved to another site in Frisco; and*
>
> *4. The application demonstrates that the proposal mitigates to the greatest extent practicable the following:*
>
> *i. Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur.*
> *ii. Any impact on the historic importance of the other structure (s) located on the property and adjacent properties.*
> *iii. Any impact to the architectural integrity of the other structure (s) located on the property or adjacent properties.*

As stated above, these review criteria apply to historic structures in the HO. The application proposes the demolition of the Counihan's commercial building and sheds, the former High County Conservation Center greenhouse, and Foote Cabin #4. None of these structures proposed for demolition meet the criteria for historical designation as outlined in §180-18.2-C. As confirmed by the Town Attorney, since these structures are not "historic structures" in the HO, these review criteria are not applicable to this proposal.

The relocation of historic structures within the Historic Overlay District must conform to the criteria of §180-18.2-F-6, Frisco Town Code. This code section states:

> *6. In the case of archaeological sites or relocation of a historic structure, consideration will be given to whether information can be recovered as part of the demolition or relocation process.*

a. Review criteria for partial demolition or relocation:

1. The partial demolition or relocation is required for renovation, restoration or rehabilitation of the structure in its present location or future site; and

2. The application has mitigated to the greatest extent possible:
i. Impacts on the historic importance of the structure (s).
ii. Impacts on the architectural integrity of the structure (s).

The application proposes to preserve six (6) historic buildings and rehabilitate those buildings in accordance with US Secretary of Interior standards to help preserve the historic importance and architectural integrity of the structures. Some of the historic structures on this site are proposed to be relocated from their current location to another location within the development site. No historic structures are being relocated to the Historic Park or other off-site locations. The proposed relocation of historic buildings consolidates the historic elements and accommodates the construction of a new building on the remainder of the site. This approach facilitates the preservation of these historic resources. Historic preservation is not required by the Frisco Town Code and property owners have the right to demolish historic structures. The Applicant could choose to forgo a Historic Overlay rezoning request, demolish the historic structures on their property, and pursue redevelopment of their property without any historic preservation. Therefore, the proposed relocation is required for the renovation, restoration, and rehabilitation of the subject historic buildings. The application meets this standard.

Public Comment

As of January 3, 2018, the Community Development Department has not received any written public comments concerning the proposed rezoning since the Planning Commission's December 7, 2017 public hearing.

Staff and Planning Commission Recommendation

Should the Town Council choose to APPROVE the proposed rezoning of the subject property to the Historic Overlay District, the Community Development Department recommends the following findings:

1. *The proposed rezoning application is in general conformance with the principals and policies of the Frisco Community Plan, specifically, the quality of life statements and associated criteria related to the arts & culture, built environment, energy, economy, housing, and health and wellbeing.*

2. *The proposed rezoning application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, since the subject property, including the six (6) existing historic structures, Foote's Rest (store and residence), Cabin #1-3, Blacksmith Shop and Staley Rouse House, has special historic value and should be designated as historical. The proposed designation of the subject property as a historical property meets the criteria outlined in Section 180-18.2-C.2, as follows:*

    a. *That the structure(s) are at least fifty (50) years old; because county records and research by the Frisco Historic Museum indicate that the existing Foote's Rest, cabins, blacksmith shop, and the Staley Rouse House are all more than 50 years old based upon county records and research by the Frisco Historic Museum.*

b. That the structure(s) or Lot(s) have unique historical significance, because the subject property and structures are listed on the town's Historic Inventory and are of unique and representative architecture of the early days of Frisco. The Foote's Rest building is listed on both the Colorado State Register of Historic Properties and the National Register of Historic Places. The Staley Rouse House is currently listed on the Colorado State Register of Historic Properties. Additionally, the Foote, Staley, and Rouse families are all notable in terms of their historic involvement in the community. The application meets this standard. The Staley Rouse House is significant in terms of the unique architecture it possesses. Notably, the logs of the lower story are oriented in a vertical position with unusual joinery at the corners.

c. That remodeling has not covered the original features of the structure(s), or that the structure(s) has been or is in the process of being rehabilitated to its original configuration and design, because inspection of the property and historic resource; because the existing Foote's Rest, cabins, blacksmith shop, and the Staley Rouse House will be preserved and non-historic building elements will be removed in accordance with the Secretary of the Interior's Standards for Historic Preservation.

3. The proposed rezoning application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, since the proposed addition, alteration or rehabilitation to a historic structure or feature complies with the following US Secretary of Interior's Standards for Rehabilitation outlined in Section 180-18.2-F.1.

a. A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the structure and its site and environment; because the defining characteristics of all of the historic buildings will be improved or left the same with this development. While the Staley Rouse House will be moved from its original location, its new site will be in conformance with the purchase and sales agreement. Given the zoning of the property for commercial purposes and the allowances for additional development, the relocation is more complimentary versus detrimental to the integrity of the Staley Rouse House. The use of the building will not be residential, its original purpose, but will be put to a commercial use facing Main Street. The character of the Staley Rouse House will be improved as it will be brought back to its original character by removal of the porch and outside chimney.

b. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided; because the historic character of the historic buildings on the site will be retained and preserved. The historic integrity of the Staley Rouse House will be improved by the removal of additions made to the building in the 1980/90s.

c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken; because no alterations are proposed that will obscure the historic or physical structure that might lead to a false sense of historic character or time period. The ATM machine feature should be removed and the Foote's Rest building should be repainted and improved to ensure its

longevity. Staff will work with the Applicant regarding this matter prior to the historic covenant being assigned and approved by council.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved; because while additions have been made to the historic structures over time, Staff is of the opinion that the porch and chimney of the Staley Rouse House should be removed to simplify the look and character of the building in keeping with the original design of the building. These additions are not of particular or valued representation of a time period.

e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved; because the historic building character will be improved by the project.

f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; because all historic buildings will be required to be stabilized, upgraded, and improved to increase the level of preservation over time. The application notes that all rehabilitation will be done in accordance with these standards. The Planning Commission imposed a condition that prior to application for a building permit; the Applicant must submit to the Community Development Department for staff review a written historic preservation prescription for each historic building that demonstrates compliance with these standards. With this condition, the application meets this standard.

4. The proposed relocation of historic structures is required for the renovation, restoration or rehabilitation of the structure and the application mitigates the impacts on the historical importance and architectural integrity of the structures.

On that basis, it is Staff's

RECOMMENDATION

That the Town Council

ADOPT the recommended findings set forth in the staff memorandum to Town Council dated January 9, 2018, and APPROVE Ordinance 18-02 upon first reading.

Attachments:

- Letter from Susannah Reid, Reid Architects dated 12/26/17
- Application Materials
- Ordinance No. 18-02

To: Joyce Allgaier
Community Development Director
Town of Frisco, Colorado

Re: Foote's Rest at Block 11
Historic Building Review

Date: December 26, 2017

Overview:
Block 11 is located along Frisco's Main Street between 5th and 6th Avenues. The block contains several historic buildings. The two most significant are Foote's Rest / Wildhack's / Post Office and the Staley-Rouse House. Several other buildings on the site are also recognized as historic by the recently completed 2017 Historic Property Inventory. The inventory refers to 5 other log cabins, four of which were built by Guy Cannam between 1935 and 1940 as tourist accommodations. A wood barn is also mentioned, it dates to 1880s. One additional structure may also have historic significance, it is located on 6th Ave.; it is not mentioned in the 2017 survey. The building that currently houses Knititation, has the form, construction details and window pattern that imply possible historic significance.

Historic Buildings:
1. The Staley-Rouse House is the most significant building on the site. The 1909 house's historic significance and integrity are well documented and the building has been listed on the State Register of Historic Places. The house sits in its original location and has a small shed roof addition at the rear. (The shed roof portion appears in early photos of the building.) The cobble stone chimney and entry porch were added in the 1980s, which also required alteration to windows on the east side of the house. The State Register nomination describes in detail the unusual nature of the log construction of this house. The vertical logs on the main level and the keyed half-notching on the second level are uncommon in themselves, and even more so when combined on this building. The house was recognized and listed on the State Register in 2007. Overall the house is one of the oldest and best preserved buildings in Frisco. (the house is named 'conservation' on the survey dated 8/16/17)

2. The Foote's Rest / Wildhack's / Post Office building is comprised of a significant two story building with several additions of varying ages. Information on the structure and its history is well documented in the 2017 Historic Property Inventory. The additions have achieved some historic significance, as have early alterations to the main part of the structure. (the building is named '510 main' on the survey dated 8/16/17)

3. Five Pioneer Log Cabins are located on the west half of the site. Four of these were apparently built by Guy Cannam, a previous owner of Foote's Rest as guest cabins in the second half of the 1930s. Little other documentation is provided in the 2017 Historic Property Inventory and nothing in particular is said about the 5th cabin. These five buildings appear to retain good historic integrity and all seem to display a construction method common to several pioneer log buildings in Frisco. Specifically, instead of notched or overlapped log corners, the logs end at vertical rough sawn boards. These boards frame each wall plane and instead of meeting at the outside corner of the building, they meet at the back of the wall plane, creating a small inside corner condition. In the case of at least two of the cabins, this inside corner has been filled with a vertical log. This type of construction can be seen in several historic buildings around Frisco as well as elsewhere in Colorado. (the cabins are named 'cabin', some numbered, on the survey dated 8/16/17)

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4. The Barn is located at the rear of the site and is mentioned in the 2017 Historic Property Inventory with a construction date in the 1880s. The barn is one and one half stories with wood plank siding and remains intact in its original form. While it may suffer from deferred maintenance, it is well preserved and retains a high level of integrity. (the barn is named 'barn' on the survey dated 8/16/17)

5. The Knititation building has the simple front gable form, thin roof eaves and the simple window pattern typical of a first half of the 1900s building. There is no information readily available on the building, but it should be noted that it may have historic potential. It may also be true that alterations have reduced its significance. (the building is not named but located along 6th Ave on the survey dated 8/16/17)

6. Several other buildings of varying vintages are located on the site. A cursory visual review did not find anything of historic significance. Either due to recent construction or significant alteration. (named shed or greenhouse or not shown on the survey dated 8/16/17)

Recommendations:
There are two pillars of historic preservation; significance and integrity. Significance refers to the story of the building; its construction date and methods, owners, designers or the location of significant events. The integrity refers to how well the building continues to convey those qualities. Additions, alterations and relocations can all have potentially serious impacts on the integrity of a building. When looking at a building for preservation it is important to consider both these pillars. In addition, some alterations may take on significance in their own right and others may not. With this in mind, below are recommendations for handling the buildings based on the information available and visual review.

There is no doubt about the significance of the Staley-Rouse House. When reviewing the development application every effort should be made to recognize the importance of this building. While the preservation of the house in its current location is the most appropriate approach, from a preservation point of view, this apparently is not possible. Onsite relocation is the second best approach. Careful consideration should be given to ensure the house is relocated in such a way that preserves its historic relationship to Main Street, both in orientation, set back and to its relationship to historic grade, i.e. the main level's height above the existing grade. In addition, the relocation should ensure that the building retains visual prominence on the site and does not place the building where the unusual details of its construction will be obscured. In addition, the non historic porch and chimney should be removed, with the affected areas restored to their original condition. Relocation will most likely result in delisting of the building from the State Register, but appropriate relocation can place the building where it will continue to be a prominent part of the history of Frisco.

The current development plan (sheet A1.1 dated 5/15/17) seems to preserve the Foote's Rest / Wildhack's / Post Office building in its entirety, which is commendable. The preservation of three of the five log cabins is desirable, as is the preservation of the barn. The barn is clearly a significant piece of history on this site. A perspective dated 11/29/17 shows the Staley-Rouse house located on the corner, which gives it a prominent location on the site with maximum visibility as well as distance from the new development.

Keeping the barn in its current location is desirable and will result the appropriate preservation of this important resource. Preservation of some of the several log cabins currently located on the site is also desirable. Not only does this preserve historic buildings, it maintains the small scale of historic structures on this end of the block, which is a more appropriate context for the new Staley-Rouse House location.

Finally, a detailed preservation plan for the handling of each of the historic buildings to remain or be relocated on this site should be required as part of the development approvals. This plan should address how the buildings will be protected from adjacent construction activities; if they are moved, how they will be moved, where they will be stored temporarily and or protected from damage; what the significant character defining features of the buildings are and how will they be handled and protected; and how new structural interventions will be handled without negatively impacting the existing integrity of the buildings. In the case of the Staley-Rouse House information should be provided that specifically addresses the reversal of the 1980s alterations.









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FOOTE'S REST

Hotel & Plaza

DEVELOPMENT APPLICATION SUBMITTAL

September 6, 2017
Updated December 7, 2017



INTRODUCTION

The team is excited to submit this application for the Foote's Rest Block 11 Major Development Application and Historic Overlay District Rezone. The overall vision is to create 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 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 11, located adjacent to Main Street in downtown Frisco. Foote's Rest Block 11 is within the Central Core zoning district and the Main Street Overlay District. Foote's Rest Block 11 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 1: 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 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 from



Another image of the Historic Foote's Rest.

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 office 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 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 11, 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 (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.**



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



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

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 11 **History Exhibits C1 and C2** chart key dates and milestones that occurred on the Block 11 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. See also supplemental Historic Preservation memo from Sara Adams, historic preservation planner.



Another image of the Historic Foote's Rest.

VISION

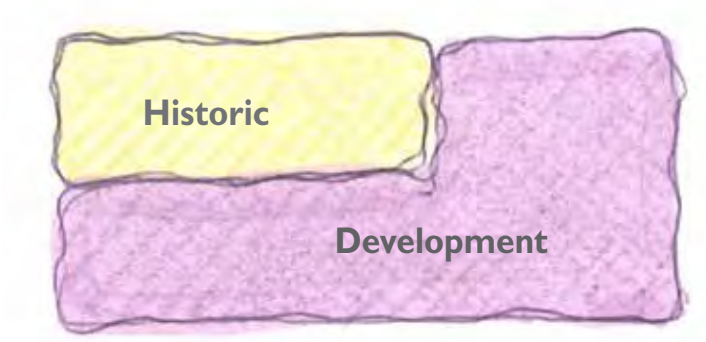
The Foote's Rest Block 11 site will become a mixed-use destination that combines the role of preservation with new construction, promoting the cultural heritage of Frisco and continuing the legacy of Foote's Rest as a gathering place.

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. The proposed mixed use building and historic structures will be harmonious, designed to stimulate vitality on Main Street. Existing heritage will be bolstered and re-imagined into something meaningful and engaging for both community members and visitors. The charrette process led to a yin-yang site plan organization which supports this harmony.

The partii 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. 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.

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

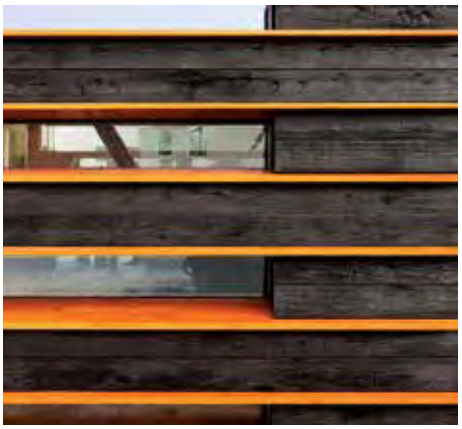


Partii diagram that evolved during the charrette process with Town staff and community members.

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 11 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 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 hotel's 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.







Character images depicting inspiration for the architecture.

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

Green Building

This development looks to the future with a sustainable commitment to the environment, a legacy project with heart, and a community gathering space. Foote's Rest is committed to achieving Green Globes certification with this project. The team will work with local sustainability expert Matt Wright, Deeper Green Consulting, to achieve this certification. Matt has certified 8 other commercial projects in the Town of Frisco and is a Green Globes Certified Professional, as well as having certifications in a number of other green initiative programs.

Green Globes approaches projects comprehensively assessing building and environmental impacts in a number of categories including site, energy, water, materials & resources, and emissions. Our project team is committed to achieve the maximum number of points possible within each category while balancing budget and construction constraints.

Summary

Through the master planning process, the Foote's Rest Block 11 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!



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 11 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 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.



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

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 and none of the requests are for 100% relief from a standard (i.e. facade length only applies to a portion of a facade, and the application meets the Town standard for a majority of the structure). Table 3 lists all available incentives that may be requested and those that are sought with this application. Each incentive is discussed in more detail following Table 3.

TABLE 3: HISTORIC OVERLAY INCENTIVES

Available Incentives	Requested Incentives
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	3rd Floor Setback Facade length Parking space design 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.

Parking and Loading

The Foote's Rest Block 11 proposal provides on-site surface parking and underground garage parking in excess of the Town code requirement (see Table 4). 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 bedroom.
- 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.

Table 4 depicts the required development parking per the Town Code. The proposal exceeds Town Code requirements. It is important to note a few items regarding the Town Code parking requirement compared to the actual parking that may be needed on site. Two examples include the Foote's residence requiring 4 spaces and the hotel parking required at maximum occupancy.

The 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 (ITE), 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.

The Foote's Rest Owner has personal incentive to contract with a separate off-site location to valet park guest vehicles when necessary. With the increase in on-site parking in excess of the number of hotel rooms this will not happen frequently. The owner and operator will contract with a separate third party to fulfill this need from an operational perspective when necessary.

TABLE 4: PARKING SUMMARY

Parking Required: ***62 spaces***	
Parking Provided: ***67 spaces*** (63 garage, 4 surface)	
Breakdown	
Retail, personal services, restaurants, non-first floor office	0 spaces
Bowling Alley (2.5/lane - 10 lanes)	25 spaces
On-street parking credits (non-over-night use only - bowling)	-25 spaces
New Hotel (1/bedroom, 65 rooms)	65 spaces
New Employee Housing Units (1/bed-room, 6 studios)	6 spaces
Existing Foote's Rest Home (1/bed-room, 4 bedrooms)	4 spaces
Existing Cabin 2 (1/bedroom, studio)	1 space
Existing Cabin 3 (1/bedroom, studio)	1 space
Visitor Parking (1/5 dwelling units, 9 units)	1 space
Sub-total	*78 spaces*
20% reduction for mixed use	*-16 spaces*
Total Required per code	**62 spaces**

Additionally, through programming, the owner will continue to encourage and support multi-modal transportation systems for guests and patrons. Including:

- On-site bicycle fleet and bicycle parking
- Walking radius to services
- On-site employment / Frisco employment
- On-site shuttle to regional transportation hubs
- Proximity to free public transit
- Valet parking
- Potential overnight off-site parking location(s)

Proposed On-Premise Parking

Foote's Rest is proposing a total of 67 on-site spaces 4 of the spaces shall be surface tandem parking on-site. The remaining 63 spaces are located in an underground parking structure. Of those 63 spaces (40) are surface parking and (23) are proposed to utilize a lift system.

All guest and patron parking shall be valet parked. The lifts can accommodate cars, cross-overs, and smaller SUV's. Larger SUVs (Yukons, etc.) and trucks will park in the bottom space. The lift systems can accommodate tandem spaces as well. In the parking spaces where we will be using lifts we are requesting relief from the Town of Frisco Code dimensional standards for parking which require 8' min. height clearance and minimum width of 9'. The general dimensions of lift parking stalls are approximately 8'6" in width. Typical parking stall heights at spots with a lift would be approx. 6'8" both for upper and lower. The images show examples of the type of lift system Foote's Rest will use. Lifts are commonly used in many areas throughout Colorado, including in parking garages, and are an efficient and innovative way to provide additional capacity to the project.

The team has intentionally identified the use of the lift system for 23 spaces, allowing for 17 of the spaces within the garage to be available without use of a lift (i.e. permitted spaces for residential units, shuttle, or vehicles with a roof rack).

Multi-Use Shared Parking

Shared parking is the use of a parking space to service two or more nearby individual land uses. The ability to share parking spaces is the result of either variations in the accumulation of vehicles over time or relationships among the nearby land uses that result in visiting multiple land uses on the same automotive trip (Shared Parking, 2nd Edition, Urban Land Institute). If the use of parking spaces by multiple land uses is considered, shared parking can reduce the total parking supply needed for a development. The Foote's Rest development is proposed to have a mix of land uses and is surrounded by multiple land use types in the Central Core District within the Town of Frisco. This land use configuration is conducive to the concepts described in Shared Parking.

In the Central Core District, parking for multi-use developments may be allowed up to 20% reduction of the required parking. Per the Town's consulting





traffic engineer, WSP, this development clearly meets criteria 1 and 2. Criteria 3 is met and justified through industry standards, with references from ULI above regarding Shared Parking. Criteria 3 is also supported through the ITE references included above which anticipates hotel occupancy to be less than 82% and the full code parking requirement will not generally be necessary, further supporting the 20% reduction.

Foote's Rest Block 11 is a multi-use development within the Central Core District and meets the criteria for the 20% reduction. The Central Core District is zoned to operate as one area that shares parking allowing for positive pedestrian experiences. The owner and operator are willing to support the general demand for parking by allowing the valet parking to be open to patrons of other Central Core businesses when the garage is not at full occupancy with hotel, restaurant, or bowling alley patrons. In further support of public parking, the reconfiguration of on-street parking along Main Street, 5th Ave, and 6th Ave has created additional parking spaces within the ROW and reduces need for the retail, restaurant and bowling alley to utilize these spaces.

The residential studio units are proposed to be for employees of Foote's Rest Block 11 mixed use site. The 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.

The Foote's Rest team also understands that the Town is embarking on a Master Plan Update that will address parking at a Town-wide level. We have had conversations with several potential off-site locations that are willing to create partnerships with the Town that would benefit multiple businesses, their employees and individuals. As an owner and

operator, we are in strong support of Town-wide parking solutions and will work with the Town and our neighbors in this regard as the Town moves this discussion forward with the Master Plan.

The owner and family are 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.

Public Parking

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. Reference the **Existing and Proposed Parking and Access Exhibit F & G** for complete parking diagrams.

The removal of these access points and additional parking means that this proposal increases parking within the right of way, adding 4 spaces overall. These spaces will benefit all of the businesses surrounding the area, including the Foote's Rest Block 11 site.

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. This application proposes that 3 angled spaces on 6th Avenue are designated as loading spaces to accommodate this use.

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



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.

pedestrian experience. 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.**

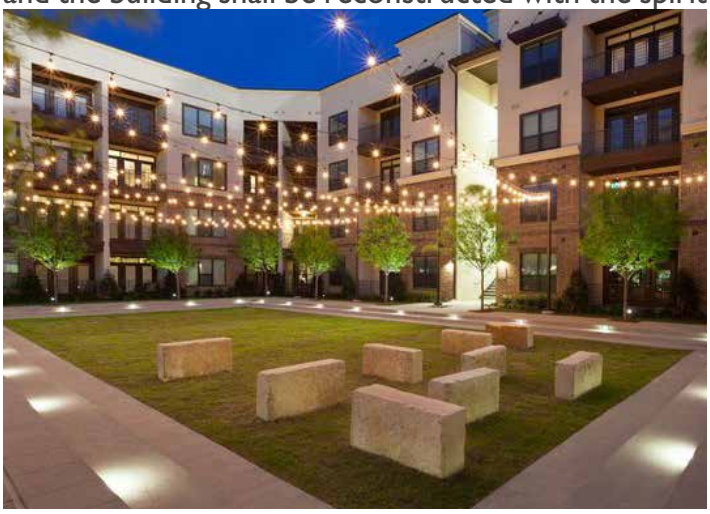
CODE COMPLIANCE

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 11 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 11 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



Public plaza experience.

of the original building in concert with the preserved Cabins.

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

Foote's Rest Block 11 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 11. 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;



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

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 11 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.

Through the combination of the three lots on Block 11, 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 11 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 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.



Creation of meaningful community gathering spaces.

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.

BE2: 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 11 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 Green Globes certification.

Green Globes approaches projects comprehensively assessing building and environmental impacts in a number of categories including site, energy, water, materials & resources, and emissions. Our project team is committed to achieve the maximum number of points possible within each category while balancing budget and construction constraints.

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. All of these elements are components of Green Globes and this project will achieve certification.

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 11 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. Housing units will be available to employees of the mixed use site allowing employees the opportunity to live and work in Frisco.

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 11 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.

BendonAdams

December 7, 2017

Re: Historic Preservation at Block 11

Dear Frisco Town Council,

Across the nation, thousands of communities promote historic preservation because doing so contributes to neighborhood vitality, variety and quality of life. Preserving historic buildings creates a sense of place and a sense of pride for a community and for future generations. These buildings tell the story of historic development for residents and provide visitors a connection with this unique heritage. There is an authentic quality of historic homes that cannot be replicated.

Historic preservation is not a one-size-fits all practice. There are guiding principles established by the federal government but it is up to local communities to determine the appropriate preservation approach in their town. In Telluride and Crested Butte, there is a very conservative approach to historic preservation projects where new development and new additions relate very strongly to the historic 19th century fabric of these mining towns. In Aspen there is more acceptance for modern additions that highlight the landmark by being similar but different than the historic landmark. Each community decides the appropriate balance between historic preservation and new growth and development.

Frisco has its own approach to historic preservation. There are design guidelines that seek to preserve small town character and the ability to request a rezone to the Historic Overlay District. This encourages voluntary preservation of historic buildings in exchange for incentives. Frisco has a tradition of moving historic buildings to various locations throughout town, from the historic park along Main Street to the Marina and the Peninsula. This approach preserves the buildings, facilitates public access and historic interpretation, and opens up areas for new development. The Foote's have a strong connection to Frisco history - preserving a sense of place and a sense of pride for Frisco residents and visitors has always been a priority for this project as shown with the proposed preservation of six historic buildings on the Foote's Rest Block 11 site.

Frisco has three properties that are listed on either the State or National Register of Historic Places, two of which are incorporated into the proposal- Staley and Foote's Rest. Rather than relocate the buildings offsite, the buildings are incorporated into the project that seeks to balance historic preservation - by highlighting the historic buildings with an exciting new lodge that adds vitality to Main Street. Shifting the Staley Rouse house to the opposite corner concentrates the historic buildings in one corner of the block. The courtyard facing Main Street is a huge community benefit that preserves the much loved open courtyard on the site today. In addition

this open space also serves an important preservation function – it separates the historic buildings from the new construction.

In the Foote's Rest Block 11 proposal Foote's Rest stays in its original location which is unprecedented in Frisco. It maintains a relationship and connection to the Staley House, which stays in the Block but shifts to a more prominent location on the opposite corner from its original location. The design team and developer approached historic preservation on this site as an opportunity to provide a benefit to Frisco rather than a challenge. We want to keep historic buildings on the site, not just out of obligation as a background to the proposed lodge, but we want to enhance the historic buildings by placing Staley in a more prominent location and proposing architecture that highlight and does not compete with the historic buildings.

The following pages outline specific elements for each historic building being preserved and how the proposal will ensure compliance with the Secretary of the Interior's Standards for Historic Preservation.



Figure 1: Rendering depicting proposed corner of 5th and Main Street, highlighting historic buildings including Foote's Rest, the Staley-Rouse house, cabins and Blacksmith shop.

Staley-Rouse House

In 2006 the Staley-Rouse House ("Staley House") was evaluated for inclusion on the Colorado State Historic Register. The property, described as lots 3 and 4, Block 11 of the Frisco Original Town. The Staley House property was listed on the State Register for criterion C, architectural significance as "a rare example of the combination of vertical and horizontal structural hewn log construction in a domestic design."[1] The high level of craftsmanship is rare in Colorado, and the condition of the structure, with the exception of the front porch addition, is exceptional.



Figure 1: Current condition of Staley House. Front porch is proposed to be removed.

The proposal relocates the Staley House to the opposite side of the Foote's Rest building. The orientation and setback from Main Street are similar to the original location. The relationship and context between the Staley House and Foote's Rest is altered by moving the building closer together and flipping the Staley House to the west; however, the general environment of the site is comparable to the historic location. Placing the Staley House near the corner of Main Street and 5th Avenue will increase visibility of this architectural significant building to both the pedestrian and passerby. The building is proposed to be open to the public and requires specific uses per the purchase and sales agreement between the owner and Town.



Figure 2: Original front entry into Staley House. Photo courtesy Frisco Historic Town Tour.

The building will be preserved and no addition is proposed. The non-historic front porch is proposed to be removed in order to restore the front elevation to the original appearance. There is a non-historic river rock chimney that is proposed to be removed during the relocation. Moving the building will require careful planning in order to salvage as much of the foundation as possible to reuse in the new location. These actions will comply with the Secretary of the Interior's Standards for Historic Preservation.

[1] Colorado State Register of Historic Properties application, Section IV, Page 4. Prepared by Front Range Associates, Inc.

Wildhack's Grocery/Foote's Rest

Foote's Rest is not proposed to be moved and the historic portions of the building are not proposed to be altered. Non-historic additions at the rear of the Foote's Rest building are proposed to be removed. Removing non-historic additions is aligned with the adopted guidelines in the Secretary of the Interior's Standards for Historic Preservation.



Figure 3: Current condition of Foote's Rest building.

Blacksmith Shop

The deteriorated blacksmith shop is given new life in the proposal. After examining the physical integrity of the structure, it was determined that a large portion of the building would require new material to meet Building Codes for occupancy standards. Materials will be replaced in kind which meets the Secretary of the Interior's Standards for Historic Preservation. The Blacksmith shop is proposed to be rebuilt and given new life as a useable space. Secondary structures, such as the blacksmith shop, help interpret how an entire site was historically used. It is important to preserve the subordinate characteristics of this type of building by carefully adapting the building to a similar use and location. Preservation of character defining features – simple form, limited architectural details, gable roof – is proposed.

It is important to preserve not just the most important primary buildings, but to recognize Frisco's vernacular and ancillary buildings, like the Blacksmith shop, to interpret how an entire site was historically used. Preservation of character defining features is proposed for the blacksmith shop.





Figures 5 and 6: Current condition of Blacksmith shop.

Cabins #1, #2, and #3

Cabins 1 and 2 are shifted slightly from the original location to accommodate the relocated Staley-Rouse House. The cabins are oriented to 5th Avenue with a strong street presence. Grouping the 1940s cabins together strengthens the context of the buildings and the relationship between each cabin. Minor changes are proposed for the cabins to vitalize the street and the relationship of the building to the pedestrian.







Figures 7 – 9: Cabin #1 (top), Cabin #3 (left) and Cabin #2 (right).

Conclusion

It is important to find an appropriate balance between sensitive new construction and the preservation of character defining buildings. I have a Master's of Science in Historic Preservation from Columbia University and have spent the past 12 years working on projects that balance historic preservation, adaptive reuse, and new construction. The central location and prominence of Block 11 along the Main Street corridor presents a great opportunity to showcase this balance. The adaptive reuse of the historic structures, the clustering of the structures to strengthen context in relationship to the proposed lodge building, and the restoration of the Staley-Rouse House contribute to the historic fabric and historic context of the town.

We look forward to presenting the project to the Town in December and January. I am happy to answer any questions.

Sincerely,

Sara Adams, AICP
BendonAdams
sara@bendonadams.com



GRANITE STREET ALLEY AND 5TH AVE PERSPECTIVE



GRANITE STREET ALLEY AND 6TH AVE PERSPECTIVE



MAIN STREET AND 6TH AVE PERSPECTIVE



5TH AVE AND MAIN STREET PERSPECTIVE

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.

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Consultants

Issue:

2017.05.15
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

2017.06.28
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION

2017.08.16
DEV. APPLICATION PRE-APP MTG

2017.09.06
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE

2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A0-1_Model Views.dwg

SHEET TITLE

PROPOSED MODEL VIEWS

SCALE: NTS

A0.1

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Plot Date/Time: Monday, July 31, 2017 - 2:52pm



HOTEL ENTRY FROM NORTHEAST CORNER PERSPECTIVE



BOWLING ALLEY ENTRY ALONG MAIN STREET PERSPECTIVE



AL FRESCO DINNING ALONG MAIN STREET PERSPECTIVE



PUBLIC PLAZA HOTEL AND FOOTE'S REST SWEETS SHOP PERSPECTIVE

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303.308.1373 o
303.308.1375 f

Consultants

Issue:

2017.05.15
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

2017.06.28
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION

2017.08.16
DEV. APPLICATION PRE-APP MTG

2017.09.06
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A0-1_Model Views_ALT.dwg

SHEET TITLE

PROPOSED MODEL VIEWS

SCALE: NTS

A0.2

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Plot Date/Time: Tuesday, September 05, 2017 1:55:22 PM



PUBLIC PLAZA PERSPECTIVE



PUBLIC PLAZA PERSPECTIVE



COURTYARD PERSPECTIVE



PUBLIC PLAZA PERSPECTIVE

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303.308.1375 f

Consultants

Issue:

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SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

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DEV. APPLICATION PRE-APP MTG

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FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A0-1_Model Views_ALT.dwg

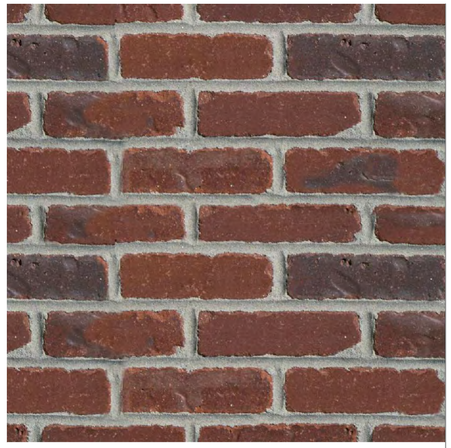
SHEET TITLE

PROPOSED MODEL VIEWS

SCALE: NTS

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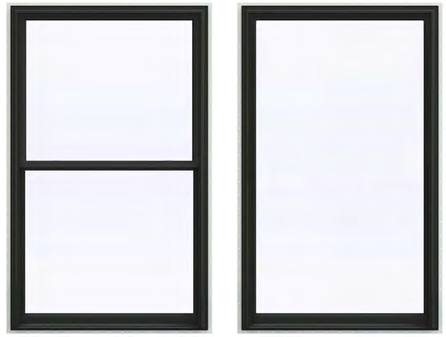
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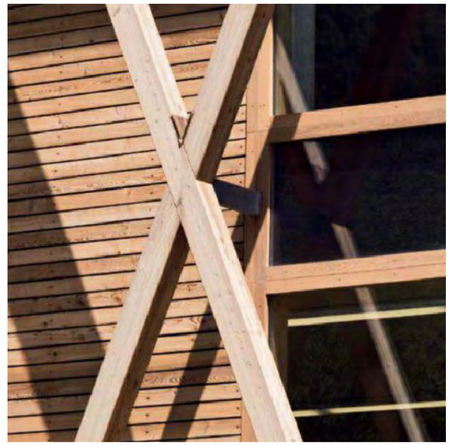
BRICK
- MAROON, BROWN AND GREY BLEND (ROBINSON BRICK OR SIMILAR)



STANDING SEAM ROOF
-DARK GREY



DOUBLE HUNG, CASEMENT, AND FIXED WINDOWS
-DARK EXTERIOR (MILGARD, MARVIN, JELDWEN, OR SIM.)



DECORATIVE TIMBER TRIM DETAILS
- VARIOUS STAINS (LIGHT & DARK)



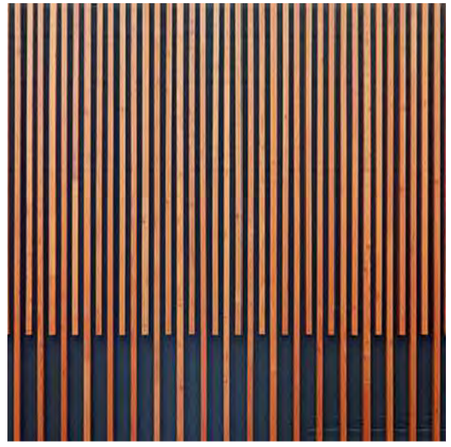
VERTICAL T&G/SHIPLAP SIDING
- VARIOUS WOOD TONES (LIGHT AND DARK)
- 4" EXPOSURE



DARK BRAKE METAL TRIM
- FASCIA, GUTTERS, DOWNSPOUTS, ETC (BARRIDGE OR SIM)



MOVABLE GLASS PANEL WALL
-DARK EXTERIOR WITH NARROW SIGHT LINES (NANA WALL OR SIM.)



VERTICAL & HORIZONTAL SCREEN SLATS
- LIGHT WOOD TONES
- VARIOUS SIZES



HORIZONTAL LAP / SHIPLAP SIDING
- VARIOUS WOOD TONES (LIGHT AND DARK)
- 4" EXPOSURE



EXPOSED STEEL-LOOK TRIM DETAILS
- DARK METAL TONE



CABLE OR METAL BAR GUARD RAIL
-(DARK METAL)

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Consultants

Issue:

2017.05.15
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

2017.06.28
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION

2017.08.16
DEV. APPLICATION PRE-APP MTG

2017.09.06
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A0-3.dwg

SHEET TITLE

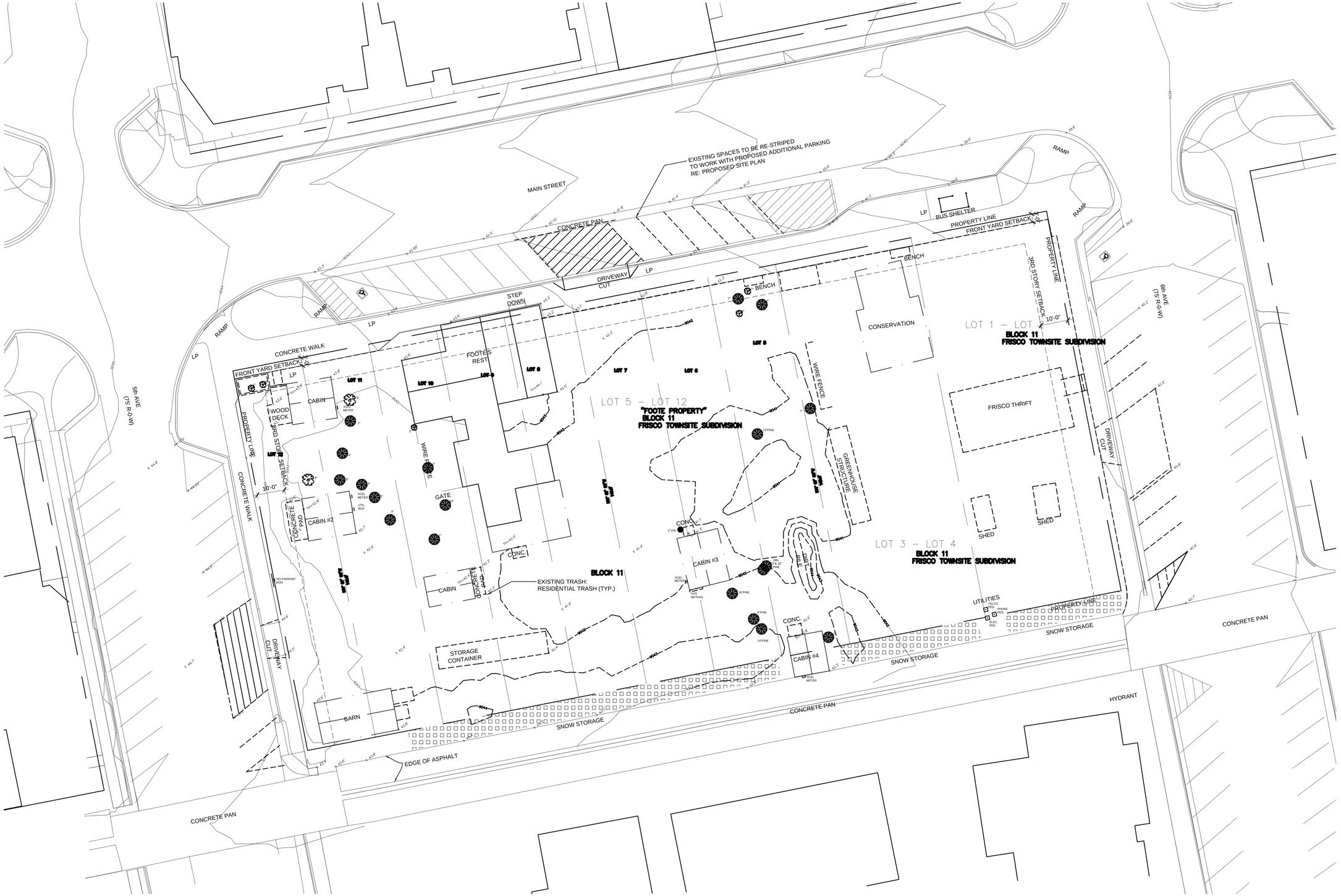
PROPOSED MATERIALS

SCALE: NTS

A0.4

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Plot Date/Time: August 31, 2017 - 2:57 pm



1 / A1.1e — EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

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FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_D1-1.dwg

SHEET TITLE

EXISTING SITE PLAN

SCALE: 1/16"=1'-0"

A1.1e

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Plot Date: Tuesday, September 05, 2017 - 4:58 pm



PROJECT INFORMATION

PROJECT:	FOOTE'S REST 500 MAIN STREET FRISCO, CO 80443	**PROPERTY AREA:**	42,000 S.F. | .96 ACRES	**LAND USE:**	HOTEL / RESIDENTIAL COMMERCIAL RESTAURANT	**LOT COVERAGE:**	HOTEL: 54.93% EXISTING/RELOCATED: 11.60% **TOTAL: 66.53%**	**GROSS FLOOR AREA:**	**PROPERTY USE** HOTEL / RESIDENTIAL: 65,930 SQ. FT. COMMERCIAL: 14,314 SQ. FT. RESTAURANT: 3,513 SQ. FT. HISTORIC STRUCTURES: 4,874 SQ. FT. (USE TBD) PARKING: 15,356 SQ. FT. **TOTAL: 103,987 SQ. FT.**
LEGAL DESCRIPTION:	LOT 5 - LOT 12, BLOCK 11 "FOOTE PROPERTY" FRISCO TOWNSITE SUBDIVISION SUMMIT COUNTY, COLORADO	**MAXIMUM HEIGHT:**	35'/40' - ARCHITECTURAL FEATURES / CLOCK TOWERS EXEMPTED PER TOWN CODE 180-5 BUILDING HEIGHT	**CONSTRUCTION TYPE:**	II-A OR III-A (TBD)	**SITE / EXTERIOR LIGHTING:**	RE: LIGHTING PLAN		
ZONE DISTRICT:	COMMERCIAL CORE MAIN STREET OVERLAY **PROPOSED HISTORIC OVERLAY**	**SETBACKS:**	3' FRONT YARD 0' SIDE YARD 0' REAR YARD	**SPRINKLER:**	FULLY SPRINKLERED PER NFPA 13	**PROPOSED TOPOGRAPHY:**	RE: CIVIL GRADING PLAN		
				ELEVATION:	ARCH. 100'-0" = 9041.00'				

1 A1.1 — PROPOSED SITE PLAN — SCALE: 1/16" = 1'-0"

PLAN NORTH

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Consultants

Issue:

2017.05.15
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

2017.06.28
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION

2017.08.16
DEV. APPLICATION PRE-APP MTG

2017.09.06
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE

2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A1-1 - DevApp.dwg

SHEET TITLE

PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

A1.1

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Plot Date/Time: November 02, 2017 - 2:12 pm



ROOF HEIGHT TABLE

DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
1	40.50	78.71	38.21	40	-1.79
2	41.00	78.50	37.50	40	-2.50
3	41.50	76.50	35.00	40	-5.00
4	42.00	78.71	36.71	40	-3.29
5	41.50	76.50	35.00	40	-5.00
6	41.00	76.50	35.50	40	-4.50
7	41.50	76.50	35.00	35	0.00
8	42.00	78.50	36.50	40	-3.50

DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
9	42.40	76.50	34.10	35	-0.90
10	42.50	78.50	36.00	40	-4.00
11	44.00	76.50	32.50	40	-7.50
12	43.50	76.50	33.00	40	-7.00
13	43.90	76.50	32.60	40	-7.40
14	43.00	83.00	40.00	40	0.00
15	43.00	76.50	33.50	35	-1.50
16	42.75	80.83	38.08	40	-1.92
17	43.00	76.50	33.50	35	-1.50

DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
18	42.50	80.83	38.33	40	-1.67
19	43.00	76.50	33.50	35	-1.50
20	42.60	78.50	35.90	40	-4.10
21	42.00	76.50	34.50	35	-0.50
22	41.75	78.50	36.75	40	-3.25
23	41.50	76.50	35.00	35	0.00
24	41.25	78.50	37.25	40	-2.75
25	41.00	75.63	34.63	35	-0.37
26	41.00	76.50	35.50	40	-4.50

DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
27	41.00	78.50	37.50	40	-2.50
28	40.50	76.50	36.00	40	-4.00
29	41.25	81.17	39.92	40	-0.08
A	41.00	86.67	45.67	EXEMPT	
B	41.00	94.50	53.50	EXEMPT	
C	41.00	84.59	43.59	EXEMPT	

NOTES:
1. ACTUAL ELEVATIONS ARE 9.000' + ELEVATION INDICATED
2. ARCHITECTURAL FEATURES EXCLUDED FROM BLDG HGT CALCS PER TOWN CODE 180-5 BLDG HEIGHT, RE: DEVELOPMENT NARRATIVE

1 / A1.2 PROPOSED BUILDING HEIGHT CALCULATIONS
SCALE: 1/16" = 1'-0"

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Consultants

Issue:

2017.05.15
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

2017.06.28
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION

2017.08.16
DEV. APPLICATION PRE-APP MTG

2017.09.06
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE

2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A1-2_DevApp.dwg

SHEET TITLE

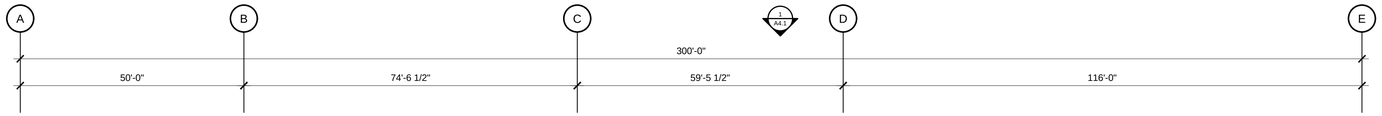
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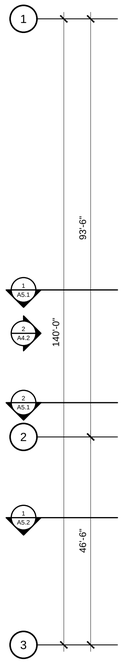
SCALE: 1/16"=1'-0"

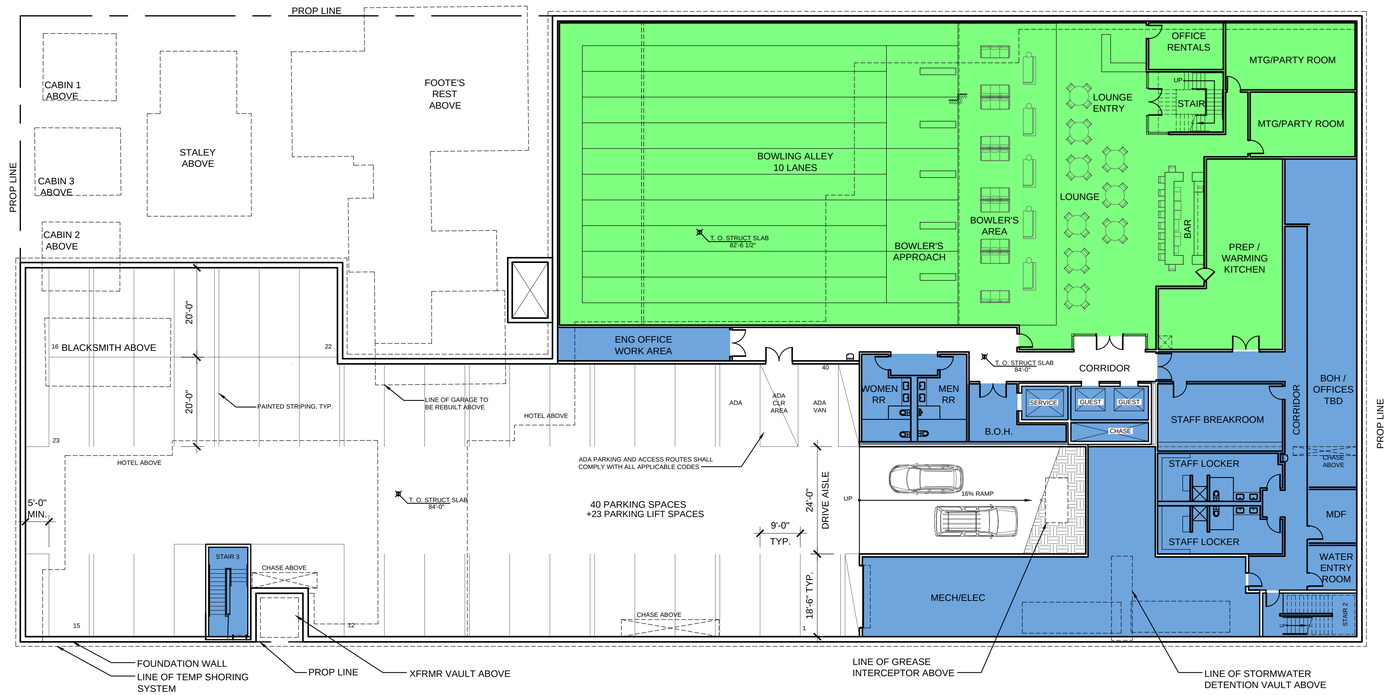
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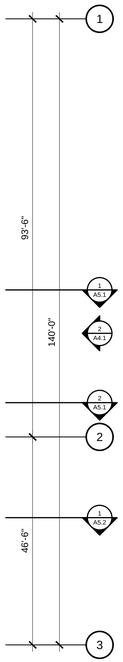
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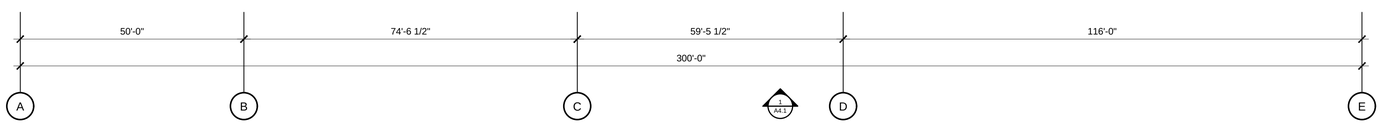
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Plot Date/Time: Monday, 06 July 2017 - 07:37 pm











1 A2.0 PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"

PLAN NORTH

TRUE NORTH

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Consultants

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2017.06.28
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2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A2-0.dwg

SHEET TITLE

PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/16"=1'-0"

A2.0

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Plotted: November 03, 2017 - 7:12pm



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Consultants

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- COMMENTS RESPONSE

FOOTES REST

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500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A2-1.dwg

SHEET TITLE

PROPOSED LEVEL ONE FLOOR PLAN

SCALE: 1/16"=1'-0"

1 / A2.1 PROPOSED LEVEL ONE FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH / TRUE NORTH

A2.1

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Xrefs Used: None - Exported On: 9/19/2017 2:57:00 PM



ROOM COUNT:

24	REGULAR ROOMS
6	SUITES
30	TOTAL LEVEL TWO
+6	EMPLOYEE HOUSING UNITS

1 / A2.2 PROPOSED LEVEL TWO FLOOR PLAN

SCALE: 1/16" = 1'-0"

PLAN NORTH | TRUE NORTH

rowland+broughton
architecture / urban design / interior design

234 e hopkins ave
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970.544.9006 o
970.544.3473 f

1830 blake st, ste 200
denver, co 80202
303.308.1373 o
303.308.1375 f

Consultants

Issue:

2017.05.15
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

2017.06.28
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION

2017.08.16
DEV. APPLICATION PRE-APP MTG

2017.09.06
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE

2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE
- COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A2-2.dwg

SHEET TITLE

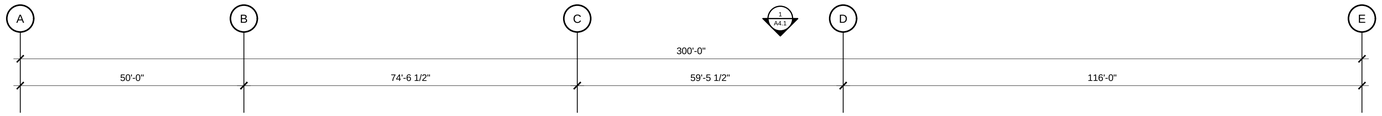
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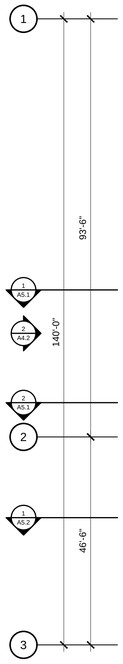
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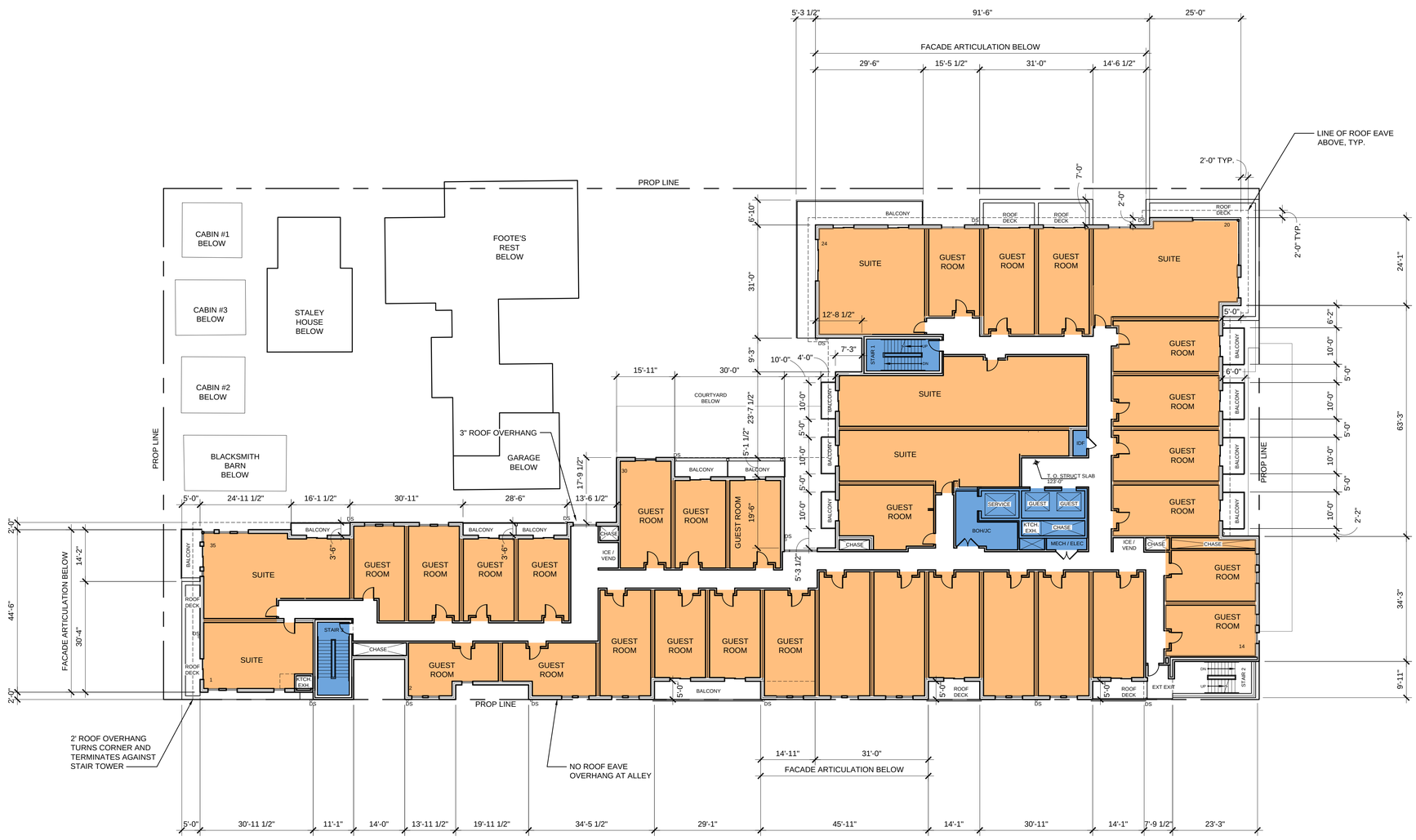
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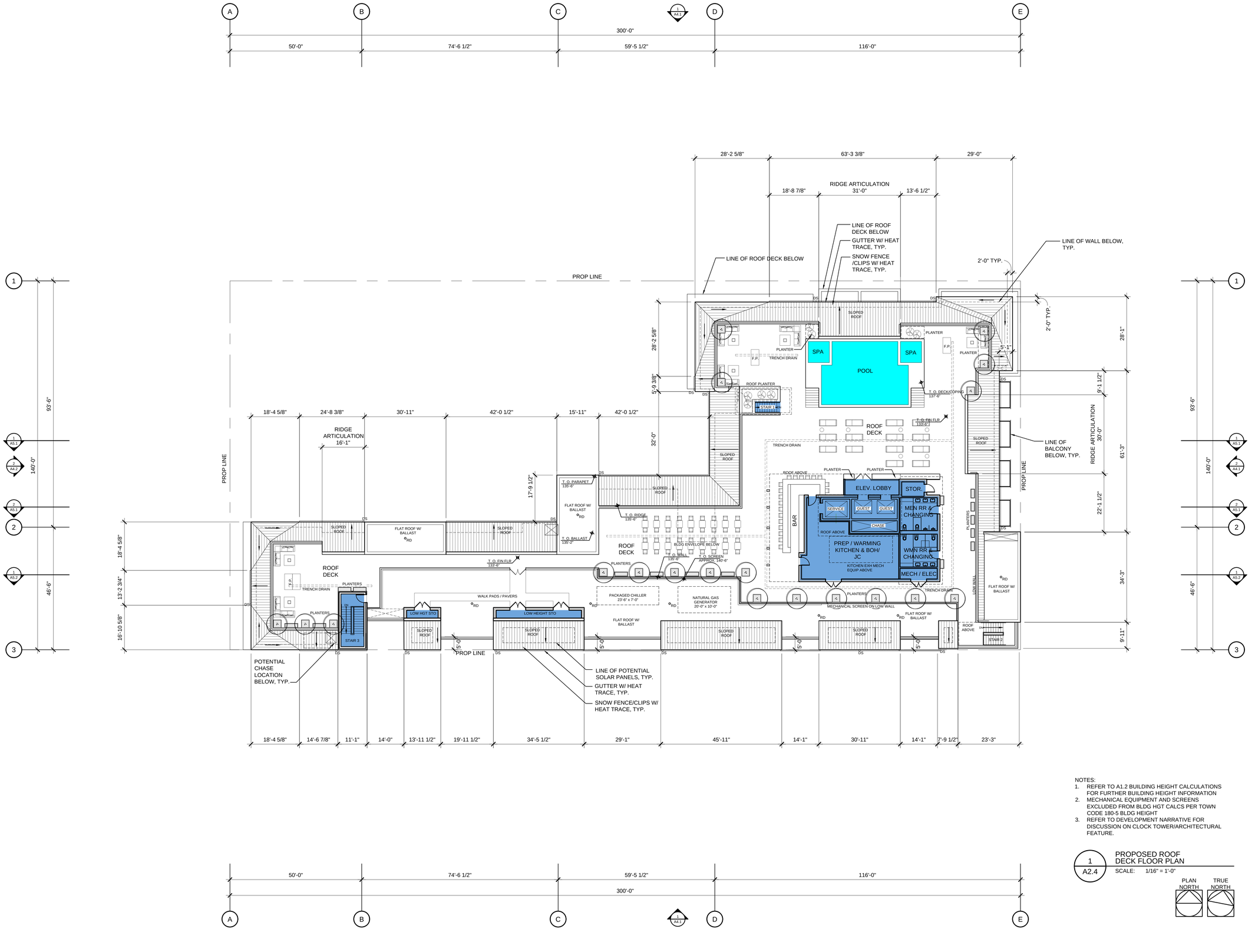
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Last plot time: November 03, 2017 - 4:45 pm






PROP LINE
CABIN #1 BELOW
CABIN #3 BELOW
CABIN #2 BELOW
STALEY HOUSE BELOW
FOOTE'S REST BELOW
BLACKSMITH BARN BELOW
GARAGE BELOW
3" ROOF OVERHANG
COURTYARD BELOW
5'-3 1/2"
91'-6"
25'-0"
FACADE ARTICULATION BELOW
29'-6"
15'-5 1/2"
31'-0"
14'-6 1/2"
LINE OF ROOF EAVE ABOVE, TYP.
2'-0" TYP.
7'-0"
2'-0"
6'-10"
31'-0"
9'-3"
15'-11"
30'-0"
23'-7 1/2"
5'-1 1/2"
17'-9 1/2"
13'-6 1/2"
5'-3 1/2"
24'-1"
63'-3"
34'-3"
9'-11"
BALCONY
ROOF DECK
SUITE
GUEST ROOM
GUEST ROOM
GUEST ROOM
SUITE
12'-8 1/2"
7'-3"
4'-0"
10'-0"
STAIR 1
GUEST ROOM
GUEST ROOM
GUEST ROOM
SUITE
SUITE
GUEST ROOM
GUEST ROOM
GUEST ROOM



NOTES:
1. REFER TO A1.2 BUILDING HEIGHT CALCULATIONS FOR FURTHER BUILDING HEIGHT INFORMATION
2. MECHANICAL EQUIPMENT AND SCREENS EXCLUDED FROM BLDG HGT CALCS PER TOWN CODE 180-5 BLDG HEIGHT
3. REFER TO DEVELOPMENT NARRATIVE FOR DISCUSSION ON CLOCK TOWER/ARCHITECTURAL FEATURE.

1 / A2.4 PROPOSED ROOF DECK FLOOR PLAN

SCALE: 1/16" = 1'-0"

PLAN NORTH / TRUE NORTH

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970.544.3473 f

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Consultants

Issue:

2017.05.15
SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE

2017.06.28
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2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE
- COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A2-4.dwg

SHEET TITLE

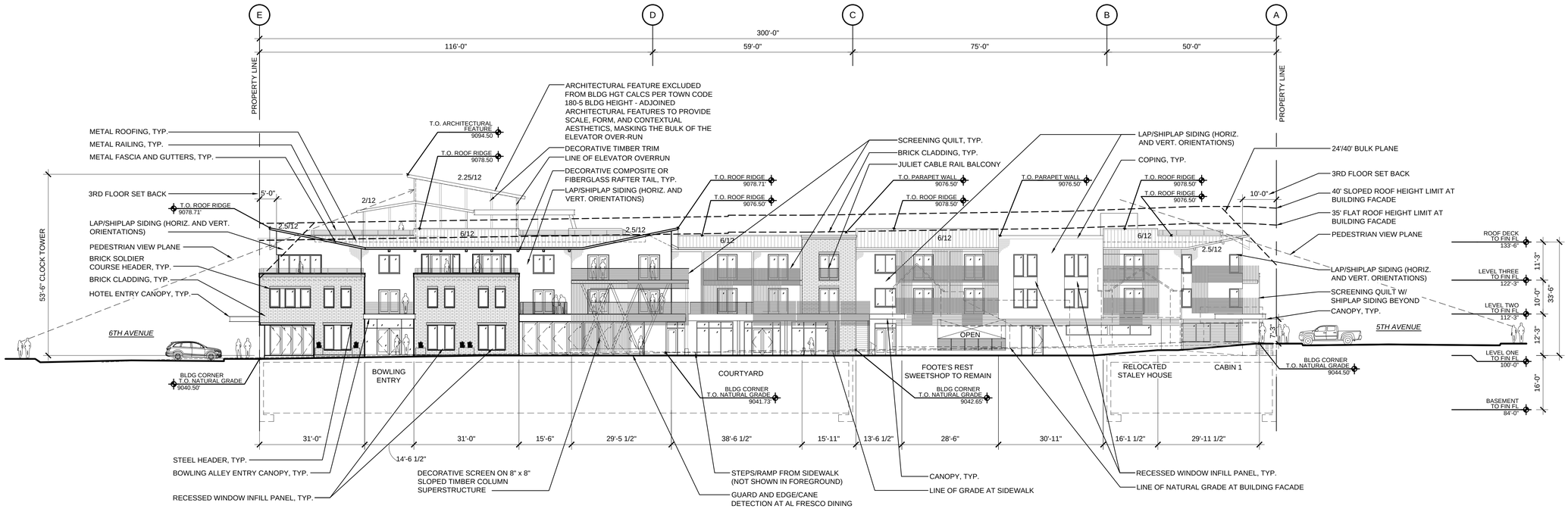
PROPOSED ROOF DECK FLOOR PLAN

SCALE: 1/16"=1'-0"

A2.4

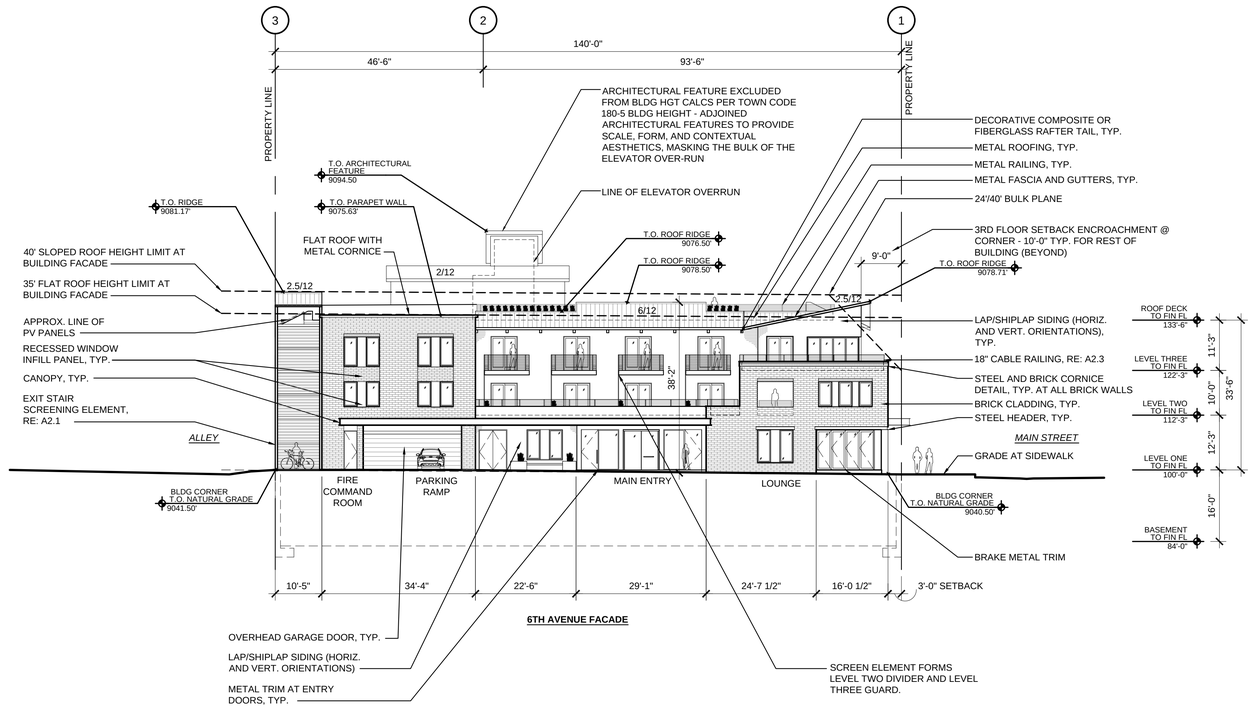
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MAIN STREET FACADE

1 / A4.1 PROPOSED EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



6TH AVENUE FACADE

ELEVATION NOTES:

1. RE: MATERIAL SHEET FOR FURTHER SIDING / FINISH INFORMATION
2. RE: LIGHTING PLAN FOR LIGHT FIXTURE TYPES, LOCATIONS, AND HEIGHTS
3. TYPICAL MULTIPLE WINDOW RECESSED INFILL PANEL: MATERIAL FINISH VARIES (VERTICAL ACCENT WOOD, BRAKE METAL TRIM, BRICK)
4. TYPICAL ENTRY CANOPY: STEEL CHANEL TRIM WITH WOOD SOFFIT AND RUBBER ROOF AND BALLAST FINISH FOR ALL CANOPIES
5. SOLDIER COURSE BRICK HEADER TYP. AT SECOND AND THIRD FLOOR BRICK WALL OPENINGS
6. STEEL HEADER TYP. AT LEVEL ONE BRICK WALL OPENINGS

2 / A4.1 PROPOSED EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

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970.544.3473 f

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303.308.1373 o
303.308.1375 f

Consultants

Issue:

2017.05.15
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2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE
- COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A4-1.dwg

SHEET TITLE

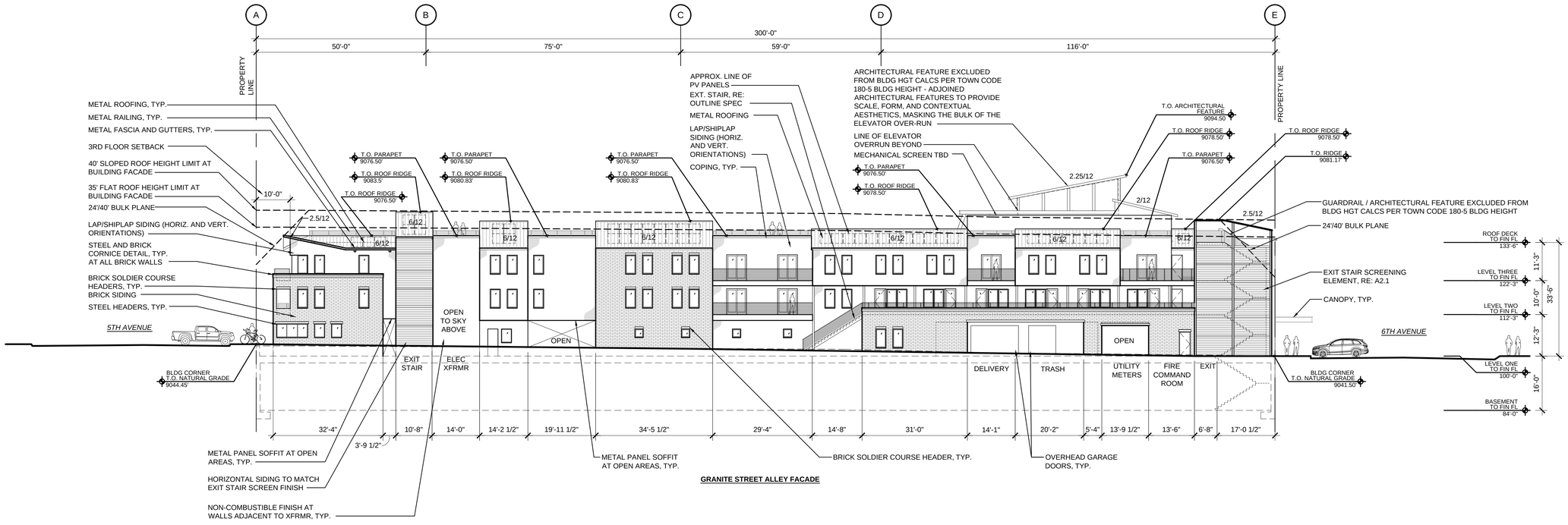
PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/16"=1'-0"

A4.1

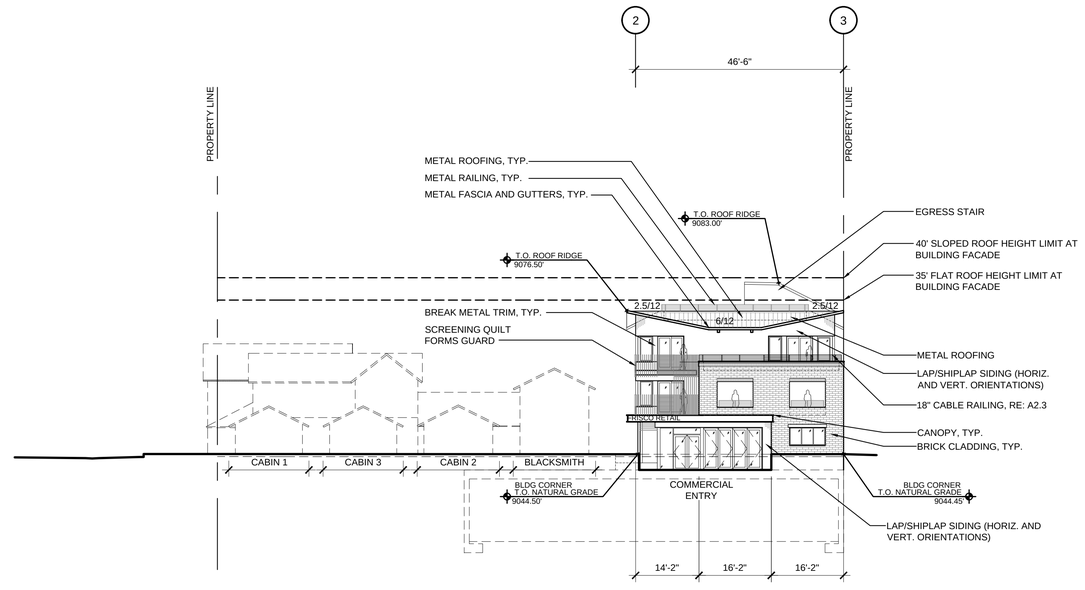
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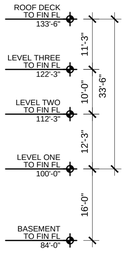


GRANITE STREET ALLEY FACADE

1 / A4.2 PROPOSED EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



5TH AVENUE FACADE



ELEVATION NOTES:

1. RE: MATERIAL SHEET FOR FURTHER SIDING / FINISH INFORMATION
2. RE: LIGHTING PLAN FOR LIGHT FIXTURE TYPES, LOCATIONS, AND HEIGHTS
3. TYPICAL MULTIPLE WINDOW RECESSED INFILL PANEL: MATERIAL FINISH VARIES (VERTICAL ACCENT WOOD, BRAKE METAL TRIM, BRICK)
4. TYPICAL ENTRY CANOPY: STEEL CHANEL TRIM WITH WOOD SOFFIT AND RUBBER ROOF AND BALLAST FINISH FOR ALL CANOPIES
5. SOLDIER COURSE BRICK HEADER TYP. AT SECOND AND THIRD FLOOR BRICK WALL OPENINGS
6. STEEL HEADER TYP. AT LEVEL ONE BRICK WALL OPENINGS

2 / A4.2 PROPOSED EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

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970.544.3473 f

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303.308.1375 f

Consultants

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2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE
- COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A4-1.dwg

SHEET TITLE

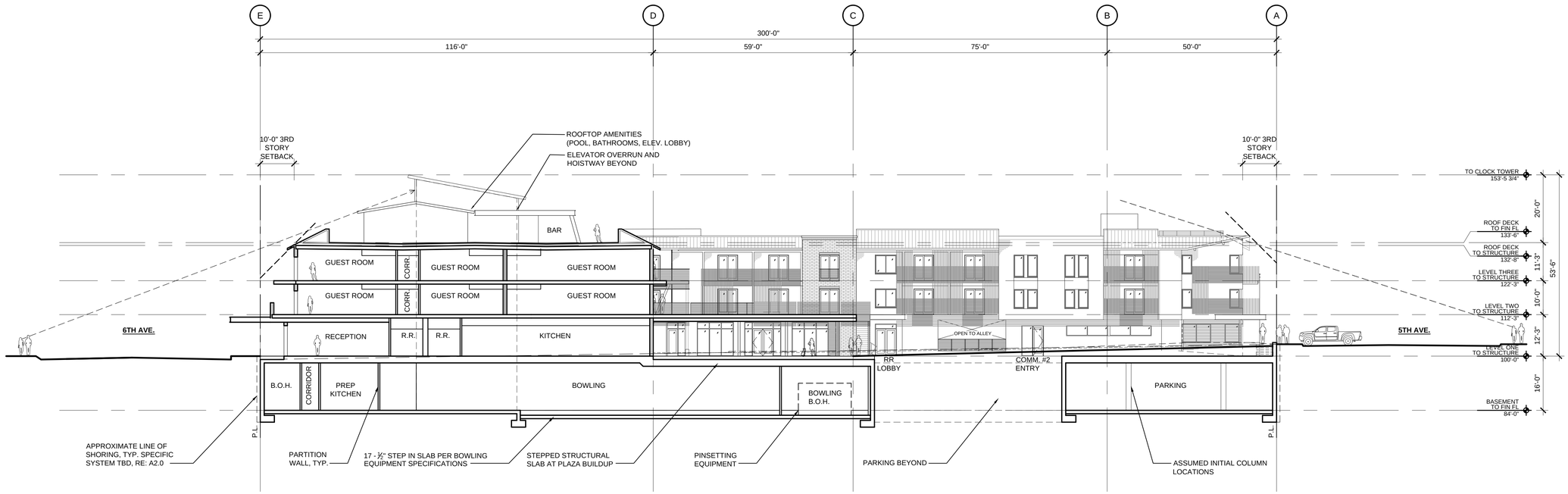
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SCALE: 1/16"=1'-0"

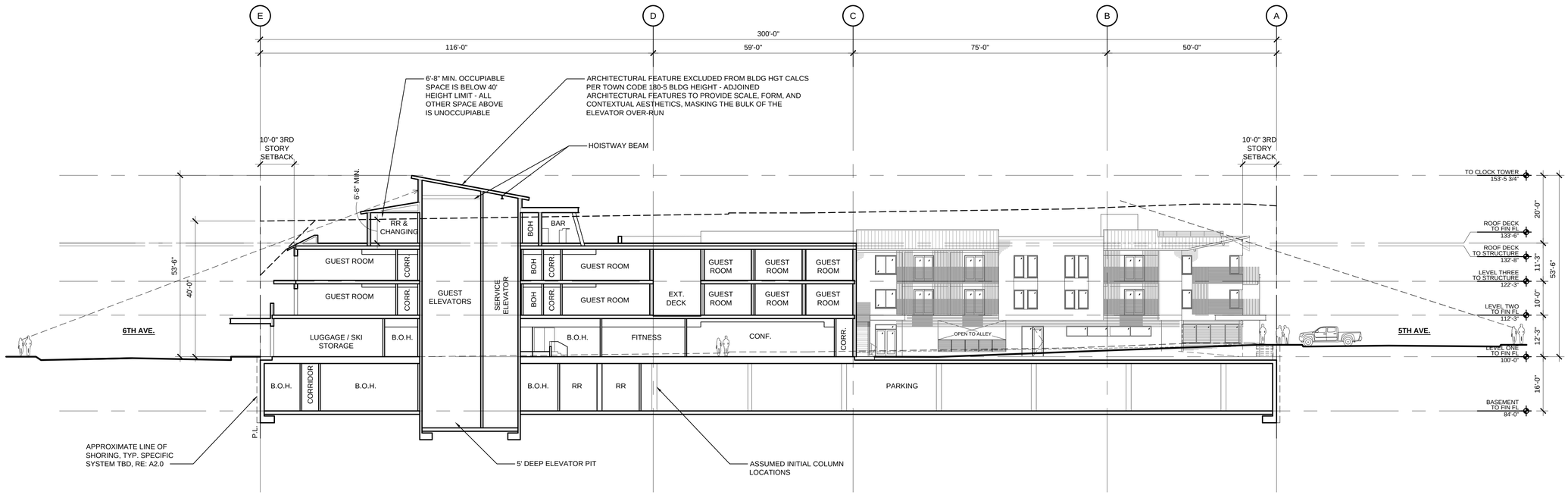
A4.2

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Plot Date/Time: November 29, 2017 7:51 pm



1 / A5.1 PROPOSED BUILDING SECTION
SCALE: 1/16" = 1'-0"



2 / A5.1 PROPOSED BUILDING SECTION
SCALE: 1/16" = 1'-0"

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Consultants

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2017.05.15
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2017.11.03
DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A5-1.dwg

SHEET TITLE

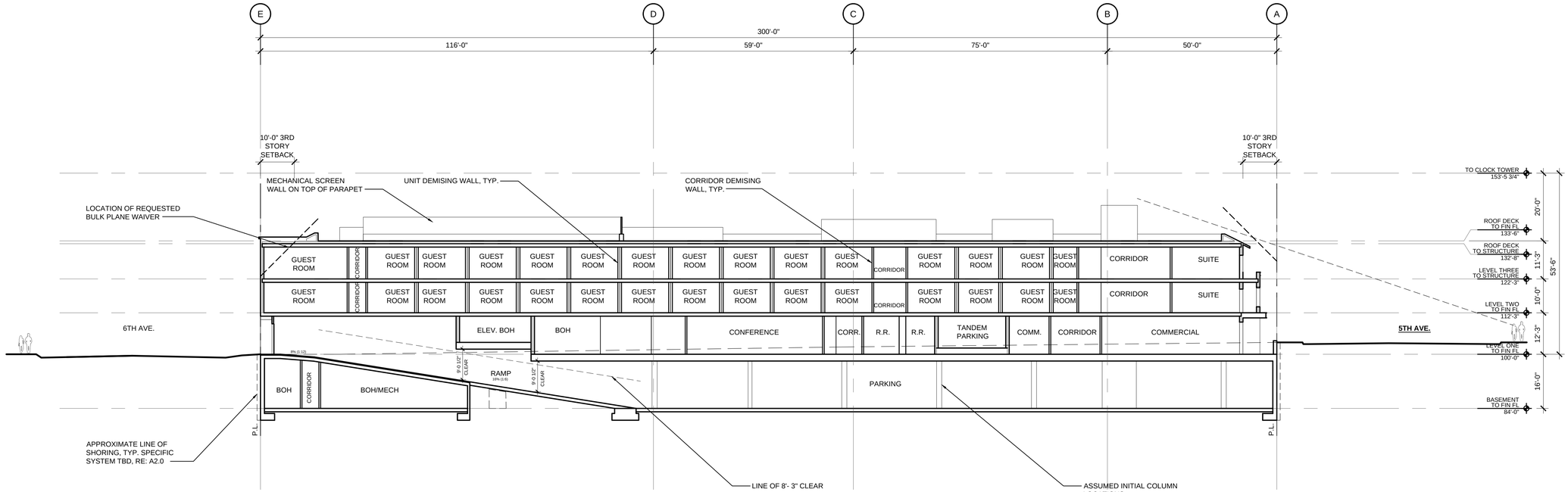
PROPOSED BUILDING SECTIONS

SCALE: 1/16"=1'-0"

A5.1

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1 / A5.2 PROPOSED BUILDING SECTION

SCALE: 1/16" = 1'-0"

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FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A5-1.dwg

SHEET TITLE

PROPOSED BUILDING SECTIONS

SCALE: 1/16"=1'-0"

A5.2

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GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
7. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
8. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
11. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
12. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
15. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
16. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
17. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
19. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
20. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
21. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
24. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
25. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
26. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
27. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
6. LAY OUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL PAVEMENT DURING THE CURING PROCESS.

EROSION NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF THE TOWN OF FRISCO, COLORADO, AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF WAYS.
5. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
7. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

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FOOTE'S REST AT BLOCK 11

LOTS 1-12, BLOCK 11 FRISCO, CO
DEVELOPMENT APPLICATION 02

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SHEET TITLE:
GENERAL NOTES

L-001

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8″ - 12″ AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER , RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3″ OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN.3" DEPTH, SHREDDED BARK NATURAL BROWN LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC . ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED BARK NATURAL BROWN LANDSCAPE MULCH . NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8″ OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL). UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
25. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
26. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
27. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

LOT COVERAGE

LOT AREA:	42,000 SF
BUILDING AREA:	28,219 SF
MIXED USE BUILDING	23,346 SF
FOOTE'S REST:	2,871 SF
HOTEL:	802 SF
STALEY HOUSE:	773 SF
BLACKSMITH SHOP:	427 SF
LANDSCAPE AREA:	
SQUARE FEET:	13,781 SF
PERCENT COVERAGE:	32.8%

PLANTING SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	EXPOSURE	WATER
DECIDUOUS TREES (30)						
3	ANG	QUAKING ASPEN (SINGLE STEM)	POPULOUS TREMULOIDES	3" CAL, B&B	SUN	MED
1	ANC	QUAKING ASPEN (CLUMP)	POPULOUS TREMULOIDES	6-8' HT, B&B, CLUMP, COLLECTED	SUN	MED
3	NAR	NARROWLEAF COTTONWOOD	POPULOUS ANGUSTIFOLIA	3" CAL, B&B	SUN	LOW-MED
1	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	3" CAL, B&B	SUN/PART	LOW-MED
8	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CAL, B&B	SUN/PART	LOW-MED
10	NCH	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	2" CAL, B&B	SUN/PART	LOW-MED
2	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	3" CAL, B&B	SUN/PART	MED
2	LTC	JAPANESE TREE LILAC (CLUMP)	SYRINGA RETICULATA	6-8' HT, CLUMP	SUN	XERIC-MED
EVERGREEN TREES (8)						
1	FOX	BRISTLECONE PINE	PINUS ARISTATA	10' HT. MIN., B&B, NURSERY GROWN	SUN/PART	XERIC
3	FOX	BRISTLECONE PINE	PINUS ARISTATA	8' HT. MIN., B&B, NURSERY GROWN	SUN/PART	XERIC
2	CCF	WHITE FIR	ABIES CONCOLOR	6' HT. MIN., B&B	SUN/PART	MED
2	HOO	HOOPSI SPRUCE	PICEA PUNGENS 'HOOPSII'	6' HT. MIN., B&B	SUN	LOW-MED
EVERGREEN SHRUBS (4)						
4	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	SUN/PART	XERIC
DECIDUOUS SHRUBS (14)						
2	CAC	PEKING COTONEASTER	COTONEASTER LUCIDUS	#5 CONT.	SUN/PART	XERIC
4	NMO	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS	#5 CONT.	SUN/PART	LOW-MED
2	ALS	URAL FALSE SPIREA	SORBARIA SORBIFOLIA	#5 CONT.	SUN/PART	LOW-MED
2	RWO	WOODS ROSE	ROSA WOODSII	#5 CONT.	SUN/PART	XERIC
2	RLR	REDLEAF ROSE	ROSA GLAUCA 'RUBRIFOLIA'	#5 CONT.	SUN/PART	XERIC
2	ART	DWARF ARTIC BLUE WILLOW	SALIX PURPUREA 'NANA'	#5 CONT.	SUN/PART	WET
ORNAMENTAL GRASSES						
DEC	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	#1 CONT.	SUN	MED	
IRG	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES	#1 CONT.	SUN	XERIC	

LANDSCAPE REQUIREMENTS

REQUIREMENTS
1 TREE PER 1,500 SF OF DEVELOPMENT AREA
1 SHRUB PER 2,500 SF OF DEVELOPMENT AREA
BLOCK 11 AREA: 42,000 SF

BREAK DOWN	REQ.	PROVIDED	EXISTING	TOTAL
TREES	28	38	2	40
DECIDUOUS	18	30	0	30
3" CAL	9	9	0	9
2" CAL	9	18	0	18
BY HEIGHT	N/A	11	0	11
EVERGREEN	10	8	2	10
10' HT.	3	1	2	3
8' HT.	3	3	0	3
6' HT.	4	4	0	4
SHRUBS	17	18	0	18
DECIDUOUS	N/A	4	0	4
EVERGREEN	N/A	14	0	14

* ADDITIONAL TREES ARE PLANTED SMALLER THAN REQUIRED. IT IS STRONGLY BELIEVED THAT THIS IS BETTER FOR THE SITE AND THE HEALTH OF THE PLANTINGS

SUN TOLERANT PERENNIALS (ROOF)

	COMMON NAME	BOTANICAL NAME
BPL	BELL FLOWER	CAMPANULA PERSICIFOLIA
RGD	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
DSD	DWARF SHASTA DAISY	LEUCANTHEMUM COMPACT 'SNOW LADY'
CFL	CONE FLOWER SP.	ECHINACEA SP.
APF	EUROPEAN PASQUE FLOWER	PULSATILLA VULGARIS
PHR	HUSKER RED PENSTEMON	PENSTEMON PINIFOLIUS 'HUSKER RED'
SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'
SES	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
CMW	WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKER'S LOW'

SHADE TOLERANT PERENNIALS

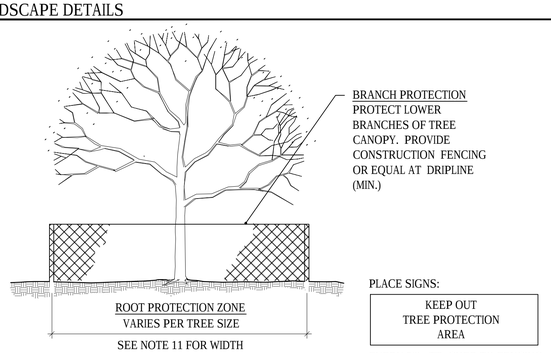
	COMMON NAME	BOTANICAL NAME
BBA	BEE BALM	MONARDA DIDYMA
SOM	BISHOP'S WEED	AEGOPODIUM PODOGRARIA 'VARIEGATUM'
CLR	COLUMBINE SP.	AQUILEGIA SP.
LAE	EDELWEISS	LEONTOPODIUM ALPINUM
APF	EUROPEAN PASQUE FLOWER	PULSATILLA VULGARIS
FJF	FALSE FORGET-ME-NOT	BRUNNERA MACROPHYLLA 'JACK FROST'
IRG	GERMAN BEARDED IRIS	IRIS GERMANICA VAR.
PAN	PANSY SP.	VIOLA SP.
LPD	PURPLE DRAGON NETTLE	LAMIUM MACULATUM 'PURPLE DRAGON'
WIN	WINDFLOWER	ANEMONE SYLVESTRIS

TURF GRASS

COMMON NAME

ECOLOTURF (OR APPROVED EQUAL)

LANDSCAPE DETAILS



TREE PROTECTION NOTES
1. ALL TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE OR SHRUB TRUNK, WHICHEVER IS GREATER.
4. TREE AND SHRUB ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.

1 TREE AND SHRUB PROTECTION

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

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DEVELOPMENT APPLICATION 02

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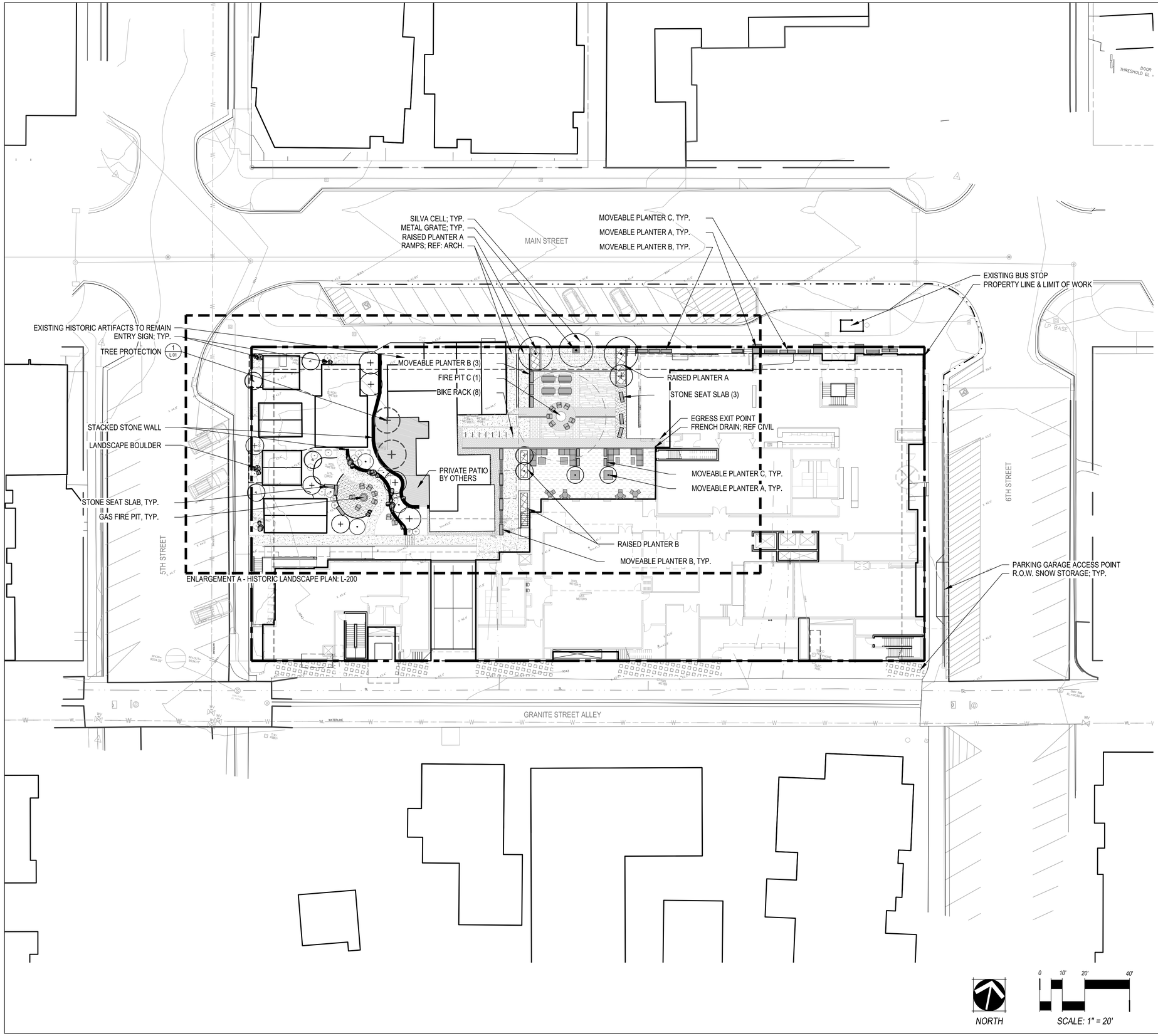
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09.30.17: DA PRICING
11.03.17: DA 02

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE NOTES & SCHEDULE

L-002



LANDSCAPE LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- EXISTING TREE TO REMAIN
- EDGER
- EDGER-SPADE
- STACKED STONE WALL
- ENLARGEMENT
- PROPERTY LINE & LIMIT OF WORK
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- COBBLE DRIP EDGER
- DECOMPOSED GRANITE
- CONCRETE
- PAVER TYPE 01
- PAVER TYPE 02
- PAVER TYPE 03
- PAVER TYPE 04

SNOW STORAGE

1. ALL SNOW WILL BE MELTED ON SITE.
2. 7' WIDE SNOW STACK AREA AVAILABLE IN THE PUBLIC RIGHT OF WAY.
   2.1. 2,300 SF OF SNOW STORAGE IN R.O.W.

NOTES

1. REFERENCE ENGINEER AND SURVEYOR PLANS FOR RESPECTIVE UTILITIES, GRADING AND DRAINAGE.
2. RESEED ALL AREAS WITH SPECIFIED SEED MIX UNLESS OTHERWISE DESIGNATED.
3. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
4. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY MATURE SIZE.
5. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
6. FINAL PLANT LOCATIONS SHALL BE FIELD VERIFIED.
7. PRESERVE AND PROTECT EXISTING TREES AS POSSIBLE. TREE PROTECTION DETAIL AND NOTES PROVIDED.
8. FINAL IRRIGATION DESIGN BY OTHERS. IRRIGATION DESIGN TO BE COORDINATED WITH ENGINEERS AND ARCHITECTS FOR PROPER IRRIGATION RATES.
   8.1. GROUND LEVEL
   - ALL TREES AND SHRUBS TO BE IRRIGATED WITH DRIP IRRIGATION
   - ALL TURF, NATIVE GRASS, PERENNIALS AND/ OR ANNUAL BEDS TO BE SPRAY IRRIGATED / INLINE DRIP IRRIGATION.
   8.2. 2ND FLOOR AND ROOF TOP
   - ALL PLANTERS AND BEDS TO BE IRRIGATED WITH NETAFIM DRIP IRRIGATION OR APPROVED EQUAL.

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FOOTE'S REST AT BLOCK 11

LOTS 1-12, BLOCK 11 FRISCO, CO
DEVELOPMENT APPLICATION 02

OWNER:
512 MAIN STREET, LLC.
PO BOX 307
FRSICO, CO 80443
970.389.2660

Know what's **below.** **Call** before you dig.

DATE:
05.15.17: SK PLN 01
06.28.17: SK PLN 02
09.06.17: DA 01
09.30.17: DA PRICING
11.03.17: DA 02

NOT FOR CONSTRUCTION

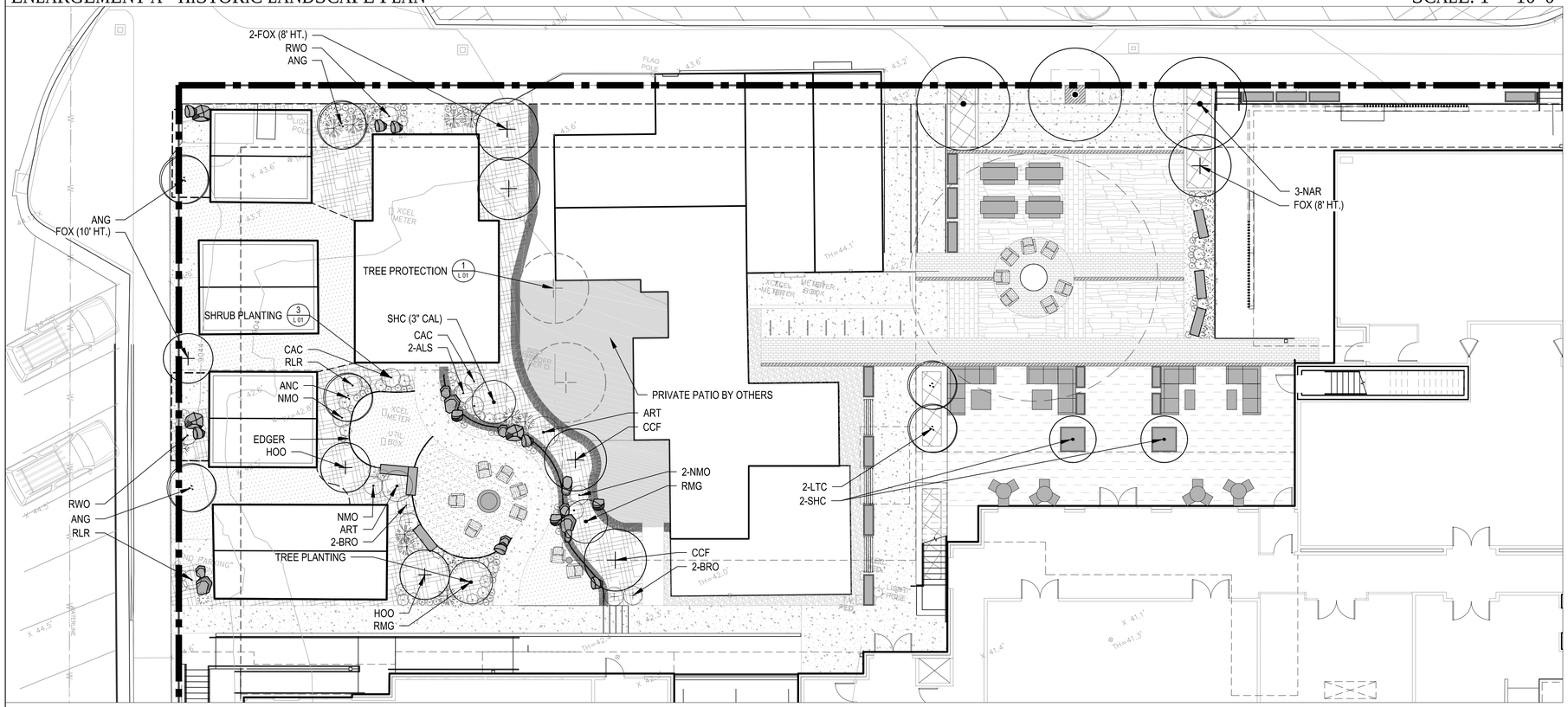
SHEET TITLE:
GROUND LEVEL LAYOUT PLAN

L-100

CHECKED BY:
DRAWN BY: AR

ENLARGEMENT A - HISTORIC LANDSCAPE PLAN

SCALE: 1" = 10'-0"



NORTH

0 5 10 20

SCALE: 1" = 10'-0"

LANDSCAPE LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- EXISTING TREE TO REMAIN
- EDGER
- EDGER-SPADE
- STACKED STONE WALL
- PROPERTY LINE & LIMIT OF WORK
- SOD
- HIGH COUNTRY NATIVE SEED MIX
- SHORT NATIVE SEED MIX
- SHADE PERENNIALS
- SHADE PERENNIALS
- SUN PERENNIALS
- MTN WILDFLOWER MIX
- COBBLE DRIP EDGER
- D.G.
- CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- PAVER TYPE 4

NOTES

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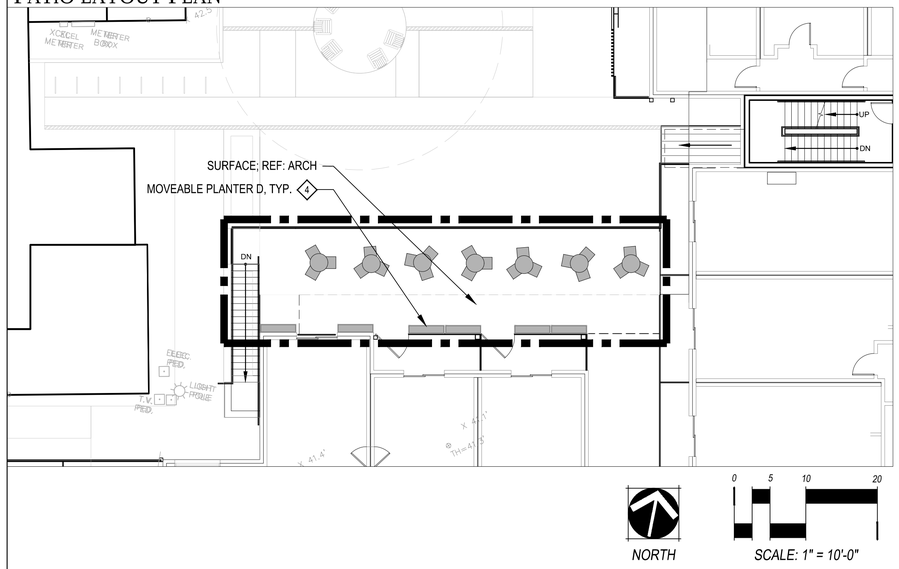
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SHEET TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

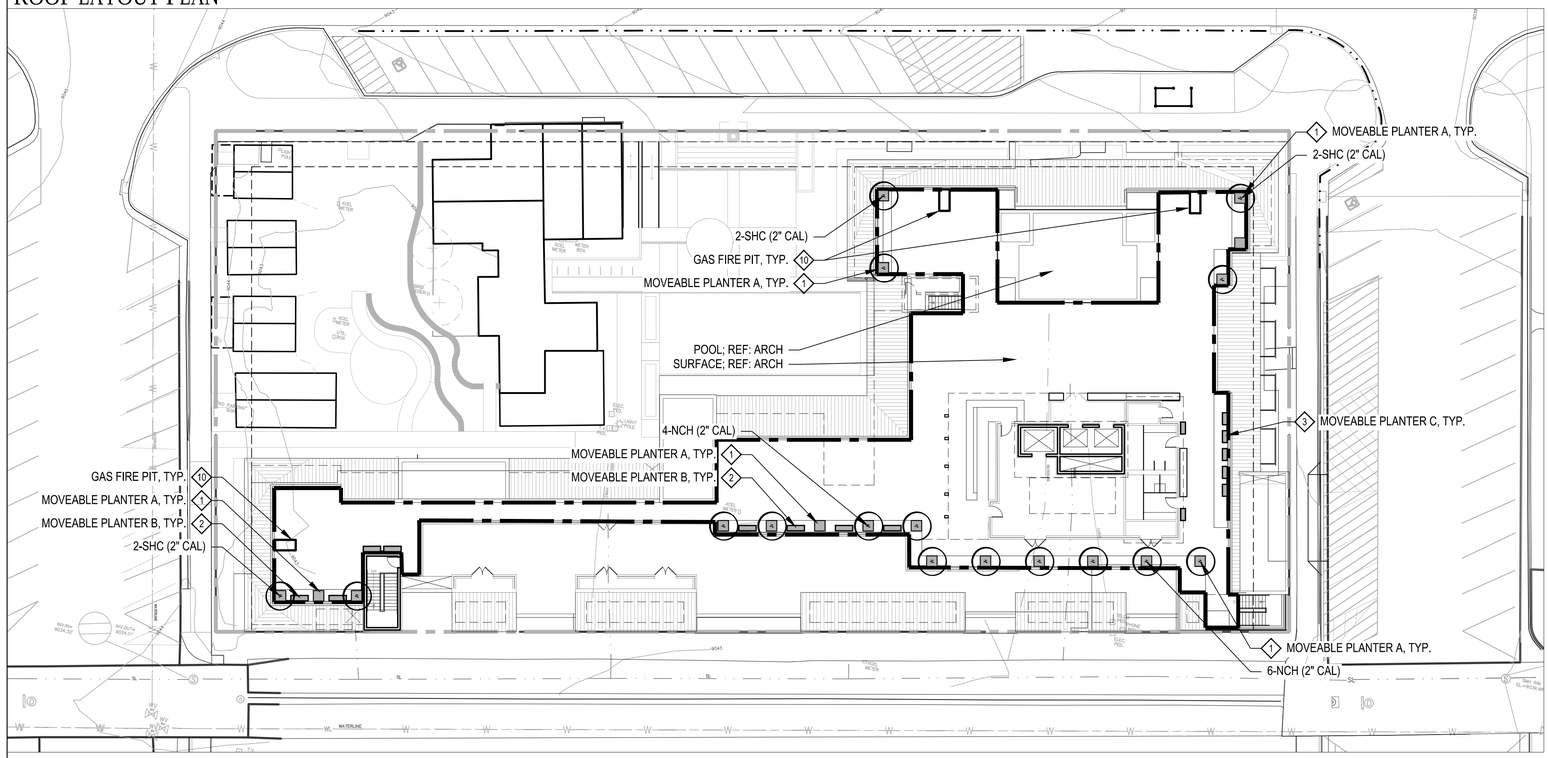
L-200

CHECKED BY:
DRAWN BY: AR

PATIO LAYOUT PLAN



ROOF LAYOUT PLAN



LANDSCAPE LEGEND

- DECIDUOUS TREES
- ENLARGEMENT
- LIMIT OF WORK

NOTES

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SHEET TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

L-201

CHECKED BY: AR
DRAWN BY:

Foote's Rest Block 11

Project Narrative – List of Exhibits
November 29, 2017

1. Exhibit A - Adjacent Building Heights and Future Redevelopment
2. Exhibit B - Historic Lot Diagram
3. Exhibit C1 - Foote's Rest Block 11 History
4. Exhibit C2 – Historic Buildings
5. Exhibit D - Partii Diagram
6. Exhibit E – Building Floor Areas
7. Exhibit F - Existing On-Street Parking
8. Exhibit G - Proposed On-Street Parking
9. Exhibit H - Existing Development and Open Space
10. Exhibit I - Proposed Development and Open Space
11. Exhibit J – Bulk Plane and Height Limit
12. Exhibit K – Construction Management Diagram
13. Exhibit L – Staley House Model View
14. Exhibit M – Proposed On-Site Parking

FOOTE'S REST AT BLOCK 11 | Adjacent Building Heights and Future Redevelopment

EXHIBIT A: SEPTEMBER 6, 2017

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Context

- The surrounding neighborhood blocks consist of a variety of building heights.
- The diversity of architecture creates an engaging pedestrian experience.
- Proposed three story building is compatible with adjacent development.

Legend

Future Redevelopment

Number of Floors

- 1
- 1 Tall
- 2
- 2 Tall
- 3
- 3 Tall

NORTH

SCALE: 1" = 50'

NOTE:
1. CONCEPTUAL PLAN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. PLAN IS NOT INTENDED FOR CONSTRUCTION.
2. TO SCALE WHEN PRINTED AT 24"X36"

FOOTE'S REST AT BLOCK 11 | Historic Lot Diagram

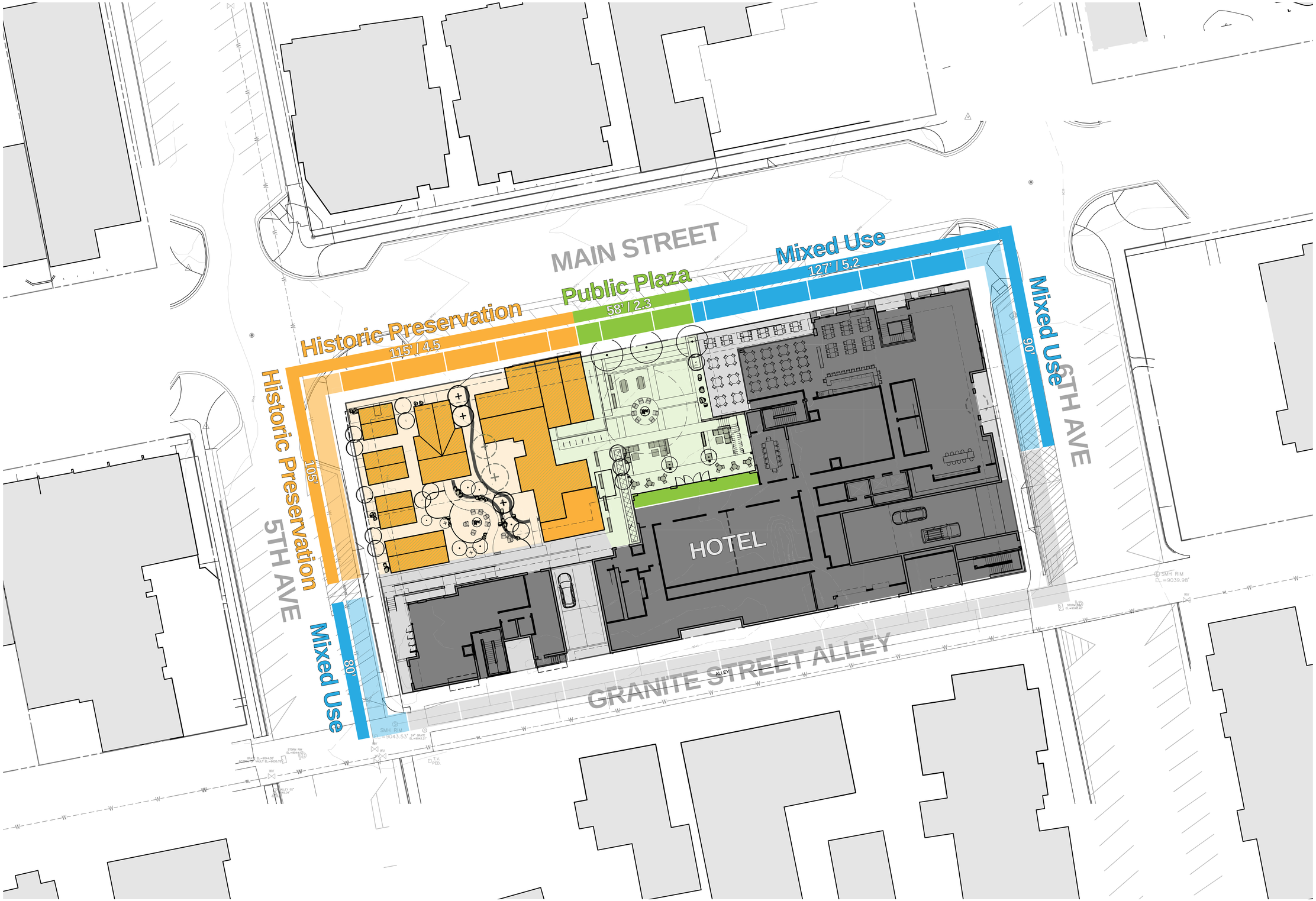
EXHIBIT B: SEPTEMBER 6, 2017

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NORTH

SCALE: 1" = 20'

0 20 40

NOTE:
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FOOTE'S REST AT BLOCK 11 | Foote's Rest Block 11 History

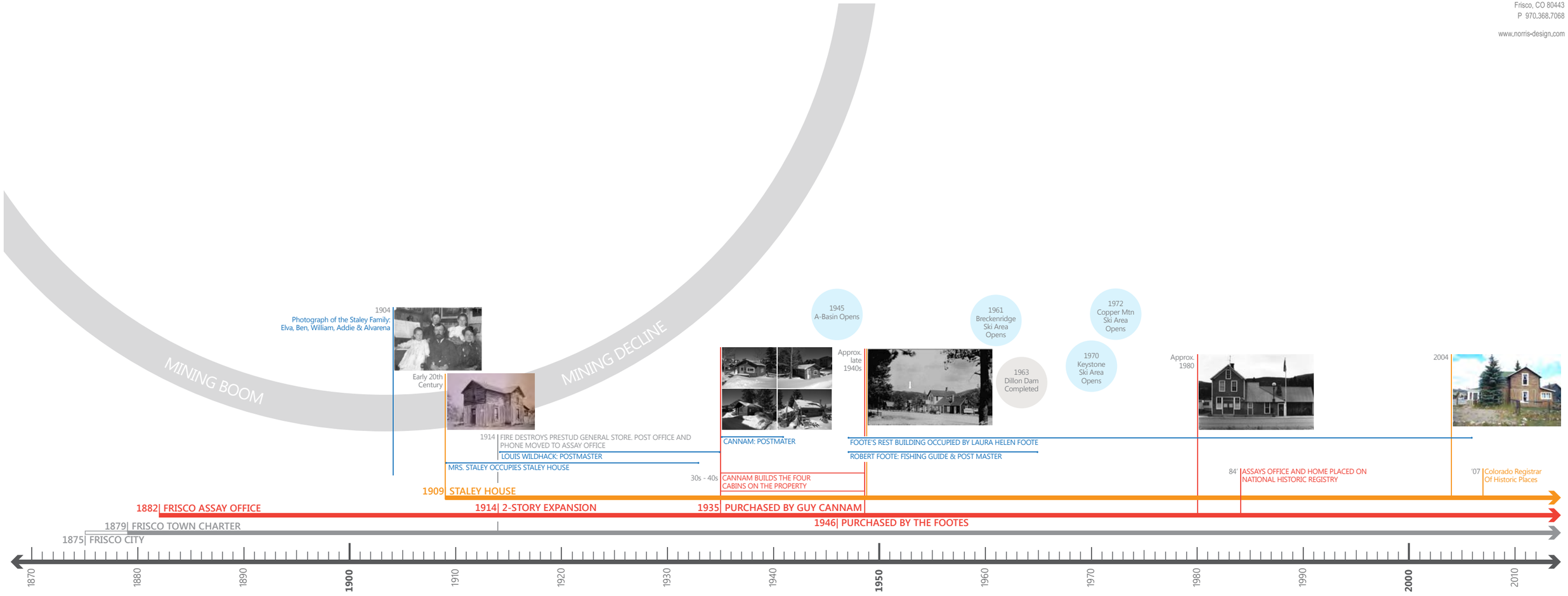
EXHIBIT C1: SEPTEMBER 6, 2017

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FOOTE'S REST AT BLOCK 11 | Historic Buildings

EXHIBIT C2: SEPTEMBER 6, 2017

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EXISTING CONDITION



PROPOSED CONDITION



Legend

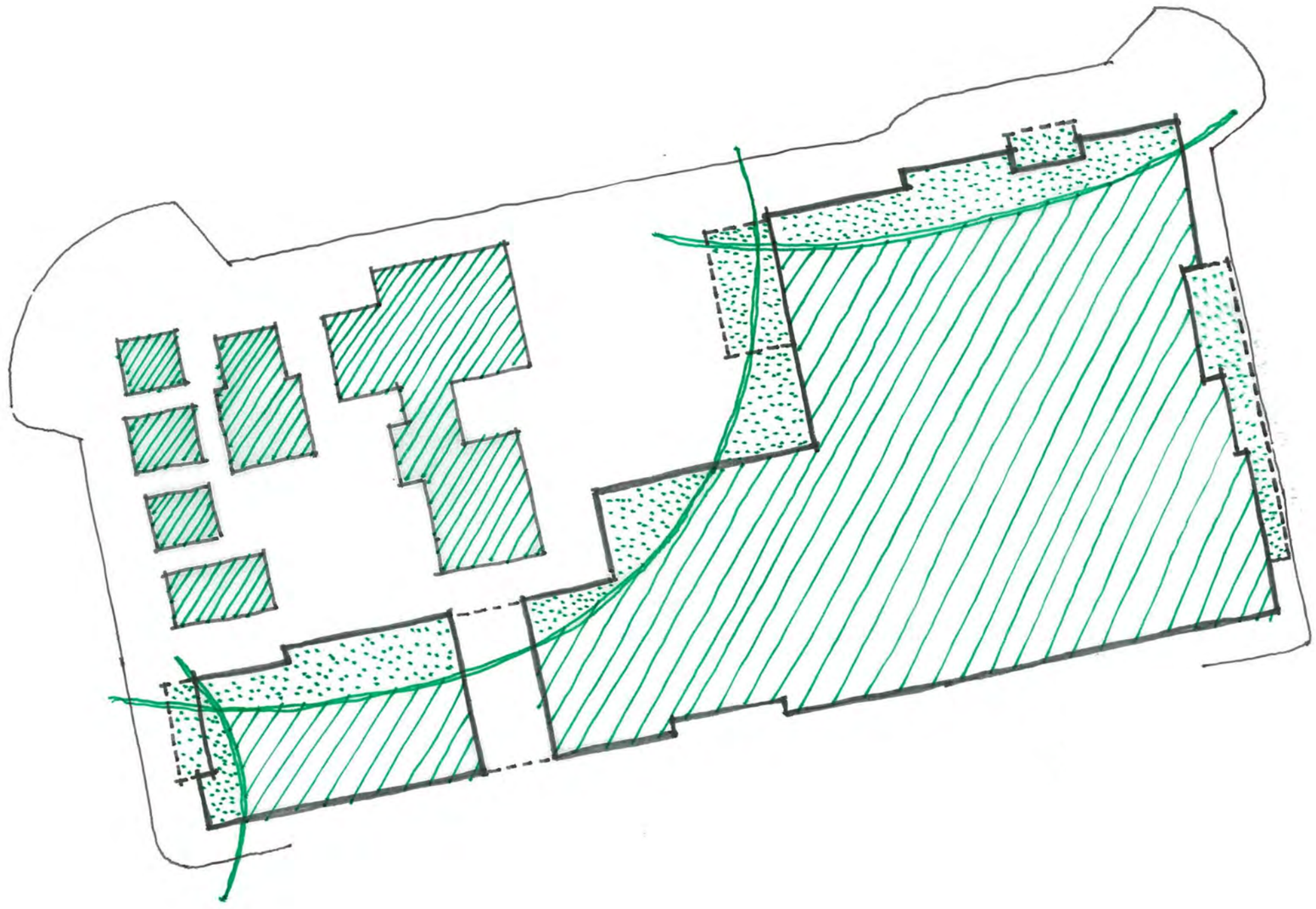
- Historic Building
- Staley House
- Building

NORTH

0 30 60

SCALE: 1" = 30'

NOTE:
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aspen 234 e hopkins ave, aspen co 81611 + t 970 544 9006
denver 1830 blake st, ste 200, denver co 80202 + t 303 308 1373
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MEMORANDUM

Project: **Foote's Rest Block 11**
Subject: **Exhibit E - Floor Areas**
Date: 06 September 2017

Floor Areas:

Basement Level 034,361 sf gross

12,000 sf net leasable Bowling Alley, Lounge, mtg room, restrooms, prep kitchen
3,363 sf BOH area (offices, utility, exit corridor)
339 sf BOH/Engineering-workshop
350 sf service/elevators
885 sf public corridor
485 storage
13,330 garage/ramp area
1,565 sf Mech/elec/utility
175 SF stair each (3)

Main Level 1

22,010 sf gross
1,285 sf Lobby/Reception
1,380 lounge
2,030 sf Restaurant/bar
1,483 sf kitchen
375 sf restrooms
335 sf Admin
350 sf service/elevators
2,103 sf Conference Room
1,034 sf Pre-function
385 sf Boardroom
548 sf Public Entry Restrooms
3,455 BOH/corridors
2,026 sf garage auto ramp
605 sf service/trash @ alley
198 sf Fire Command
1,860 sf Commercial #1
470 sf Commercial #2
187 sf shared/restrooms
175 SF stair each (3)
Outdoor areas:
- 3,894 sf courtyard
- 1,073 sf exterior dining area
- 820 sf covered tandem parking
- 215 sf patio commercial #1
- 440 sf utility/covered exterior @ alley

Level 2

22,053 sf gross
880 spa/fitness
350 sf service/elevator
144 BOH
400 sf each per EHU units (6)
175 SF stair each (3)

Guest room sizes vary
Suite room sizes vary
Balconies sf not included
Outdoor areas:
1,000 sf Elevated Plaza Deck

Level 3

21,957 sf gross
880 spa/fitness
350 sf service/elevator
144 BOH
175 SF stair each (3)
Guest room sizes vary
Suite room sizes vary
Balconies not included

Rooftop

1,830 sf gross
350 sf Service/elevator
123 sf Public/Lobby
732 BOH prep/storage
354 SF Restrooms
175 SF stair each x (3)
low storage rooms not included
Planters sf not included
Sloped and flat Roof areas sf not included
Outdoor areas:
9,900 sf Roof top deck/open area
280 sf Bar area
700 sf Pool
96 sf Spa each X (2)

Historic Buildings: (approx. need actual dimensions)
Staley – 770 sf +/-
Cabin 1 – 244 sf +/-
Cabin 2 – 268 sf +/-
Cabin 3 - 290 sf +/-
Blacksmith Barn – 427 sf +/-
Foote's Rest w/ garage – 2,872 sf +/- (+ upper level sf not counted)

FOOTE'S REST AT BLOCK 11 | On-Street Parking and Access Diagram

EXHIBIT F AND G: NOVEMBER 29, 2017

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EXHIBIT F: EXISTING CONDITION

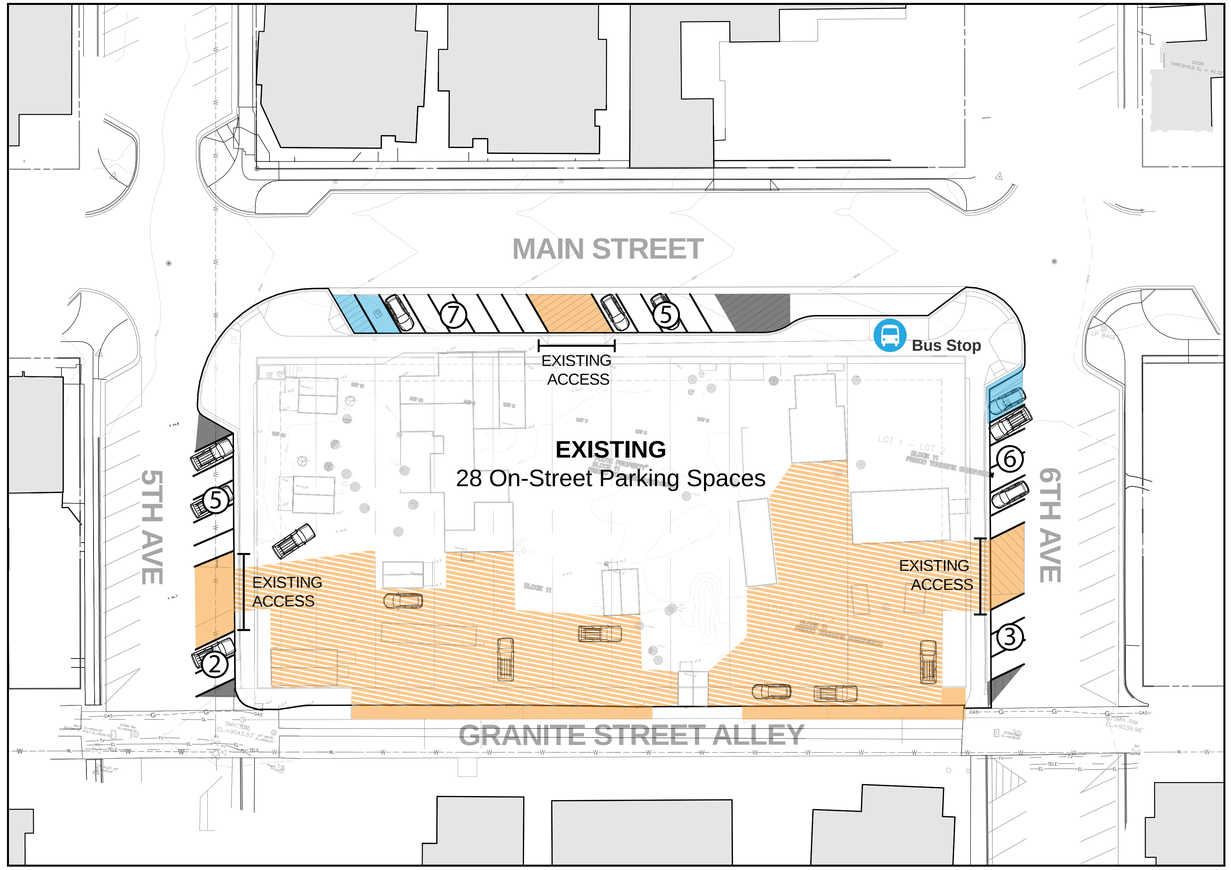
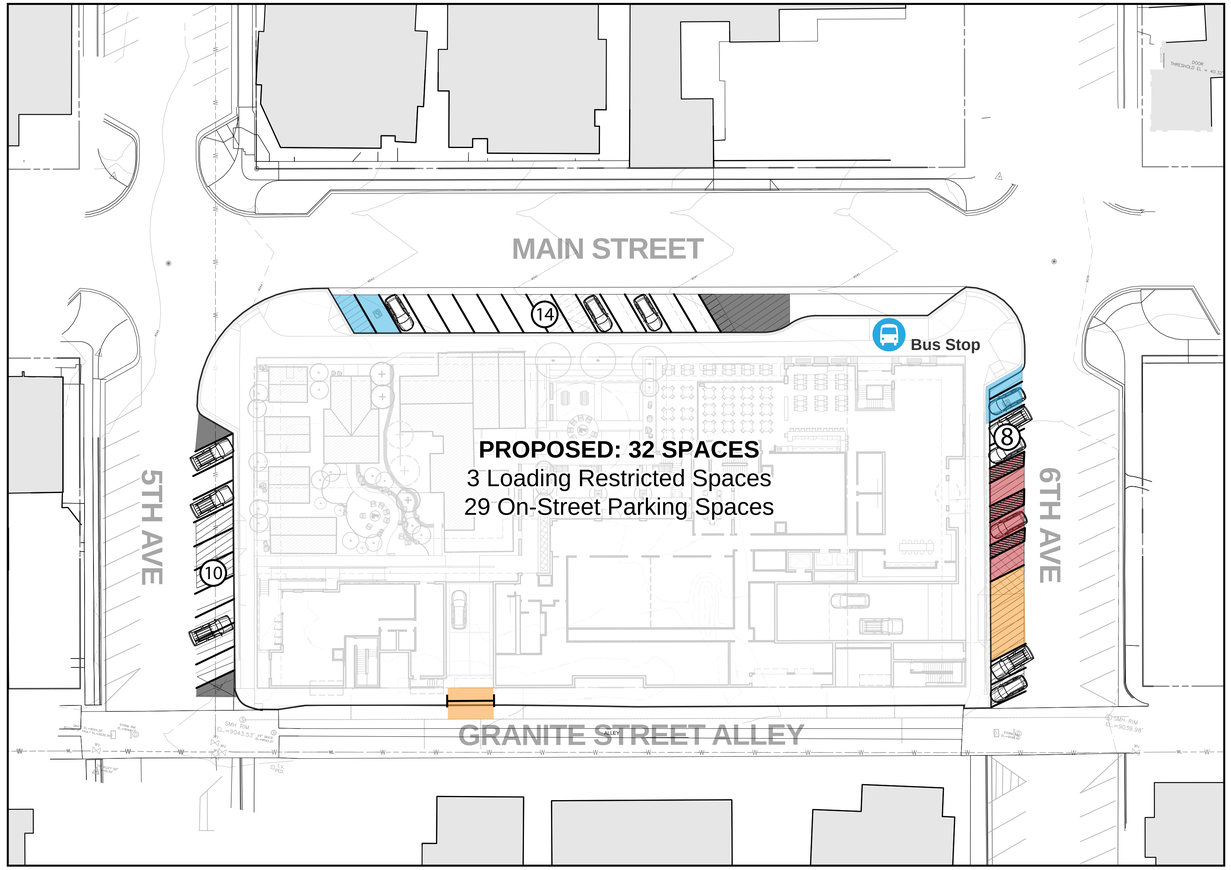


EXHIBIT G: PROPOSED CONDITION



Legend

- Site Access through R.O.W.
- On Site Parking
- Underground Garage
- Loading Restricted Spaces
- ADA Parking
- (10) Number of Spaces

NORTH

0 30 60

SCALE: 1" = 30'

NOTE:
1. CONCEPTUAL PLAN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. PLAN IS NOT INTENDED FOR CONSTRUCTION.
2. TO SCALE WHEN PRINTED AT 24"X36"

FOOTE'S REST AT BLOCK 11 | Development and Open Space

EXHIBIT H AND I: SEPTEMBER 6, 2017

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EXHIBIT H: EXISTING CONDITION

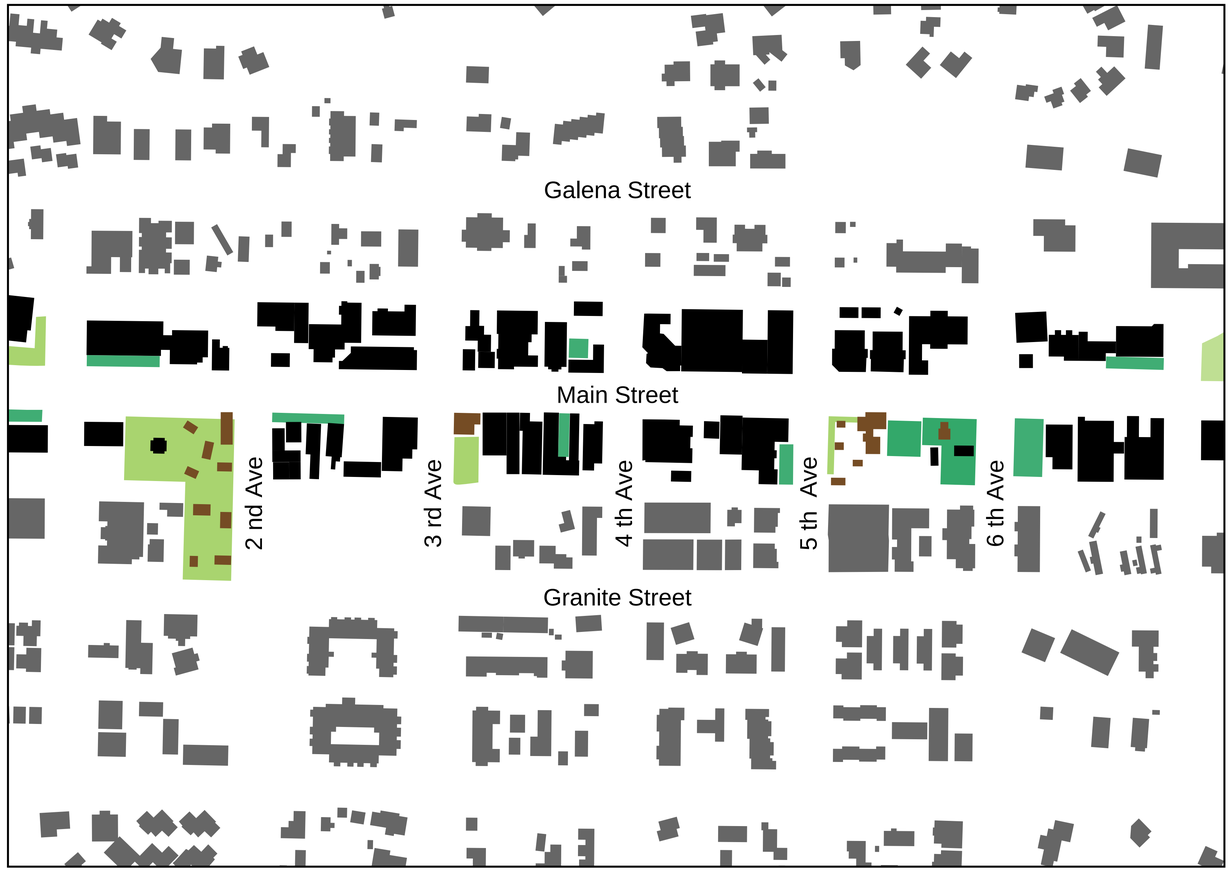
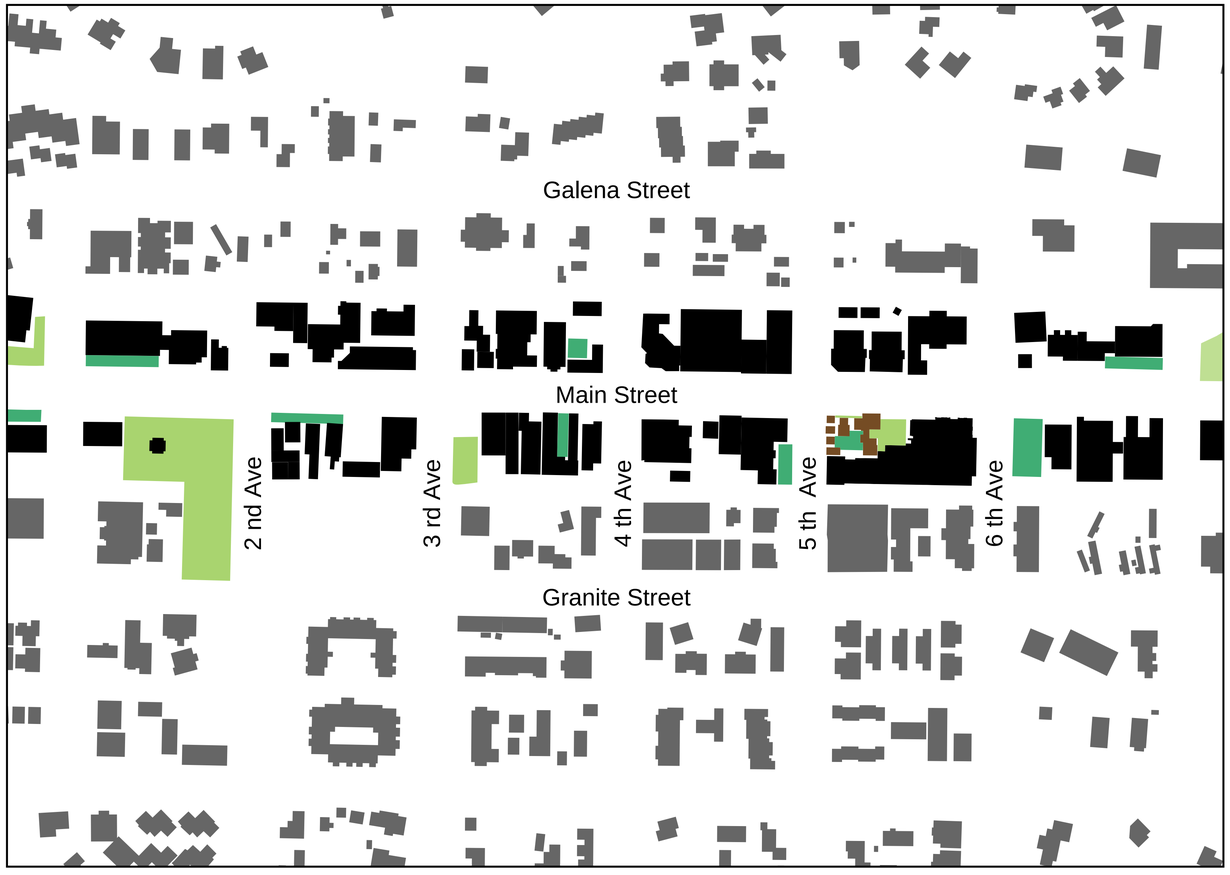


EXHIBIT I: PROPOSED CONDITION



Legend

- Public
- Commercial Oriented
- Historic Buildings
- Buildings On Main Street

Open Space

- Public open space is most prevalent around town hall and the historic park with limited public open space to the east end of Main Street.

Benefits

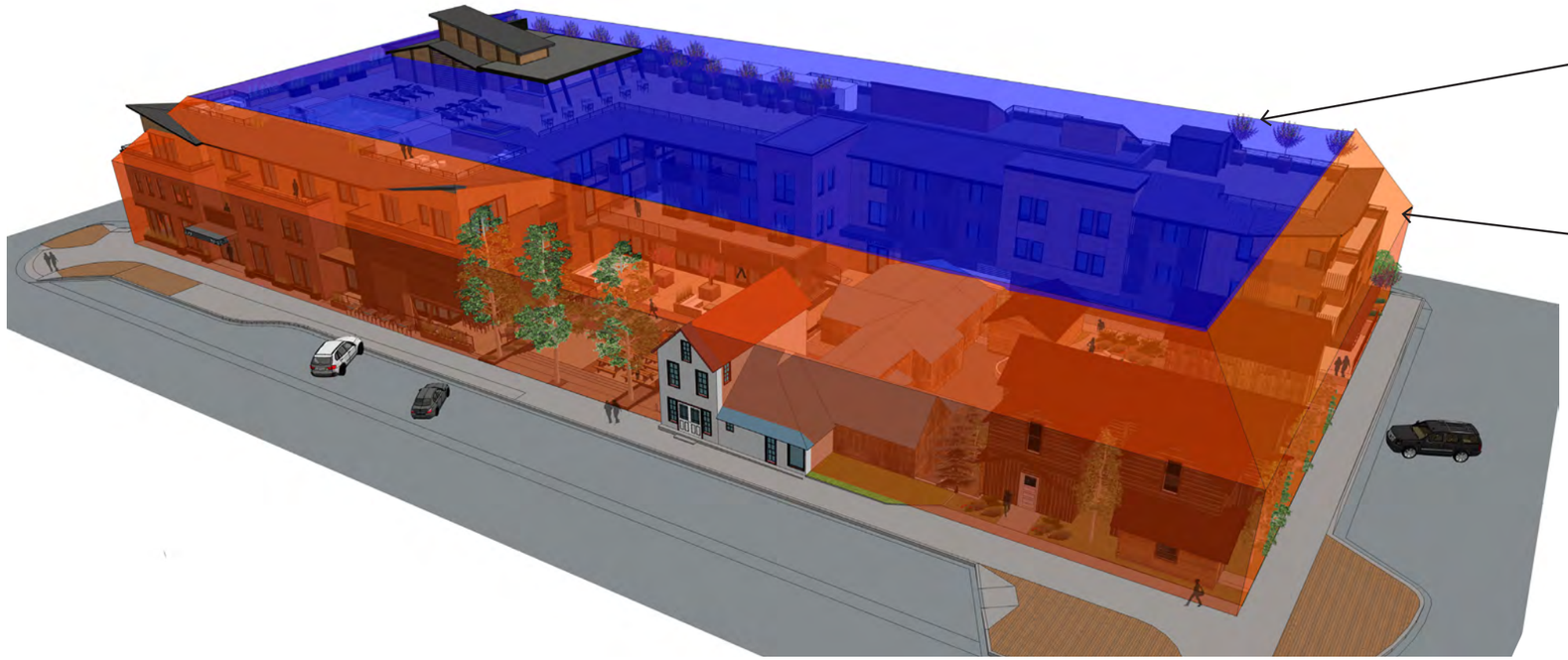
- Proposed plaza will be publicly accessible.
- The legacy of Foote's Rest gathering space and fire ring will continue to be a community gathering space.

NORTH

0 70 140

SCALE: 1" = 70'

NOTE:
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Blue indicates 40' height limit above natural / existing grade, typ.

Orange indicates 24'/40' bulk plane, typ.



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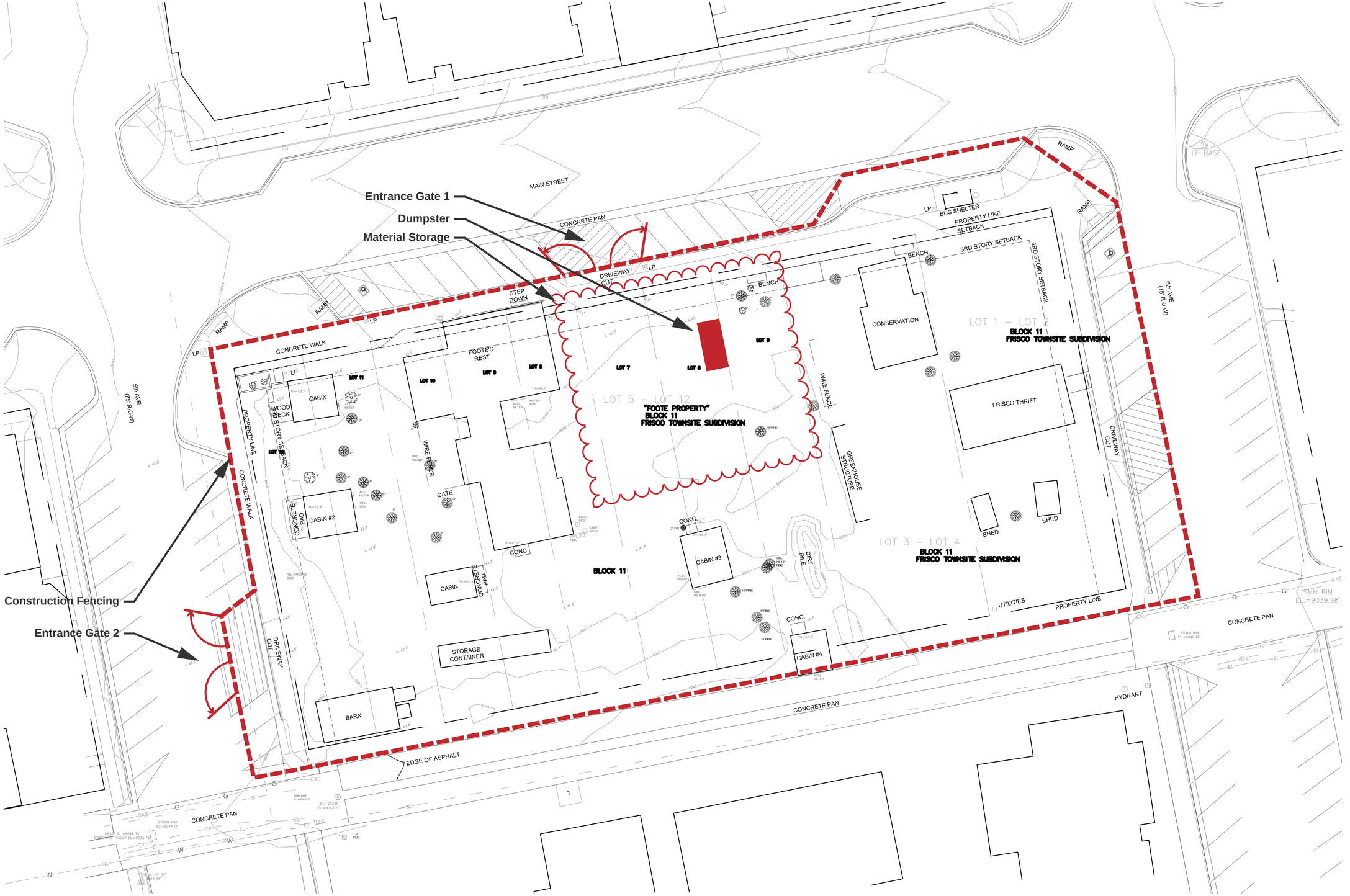
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FOOTE'S REST AT BLOCK 11 | Construction Management Diagram

EXHIBIT K: SEPTEMBER 6, 2017

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Legend

Construction Fence

Notes

1. Work with Town Staff and Summit Stage to relocate 6th and Main St bus stop temporarily during construction.

NORTH

0 16' 32'

SCALE: 1/16" = 1'-0"

NOTE:

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2. TO SCALE WHEN PRINTED AT 24"X36"
3. BASE PROVIDED BY ROWLAND+BROUGHTON
4. CONSTRUCTION MANAGEMENT PLAN BY PINNACLE MOUNTAIN HOMES.
5. SURVEY BY SCHMIDT LAND SURVEYING, INC.
6. FINAL CONSTRUCITON PLAN TO BE COMPLETED FOR BUILDING PERMIT SUBMITTAL. FINAL PLAN BY OTHERS.



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SITE PLAN | ALTERNATE STALEY LOCATION



FOOTE'S REST
HOTEL & PLAZA

IMPRINT HOSPITALITY | CONSULTING ENGINEERS | GATEWAY MANAGEMENT COMPANY | BendonAdams | rowland+broughton | NORRIS DESIGN Planning | Landscape Architecture | Branding

FOOTE'S REST AT BLOCK 11 | On-Site Parking Diagram

EXHIBIT M: NOVEMBER 29, 2017

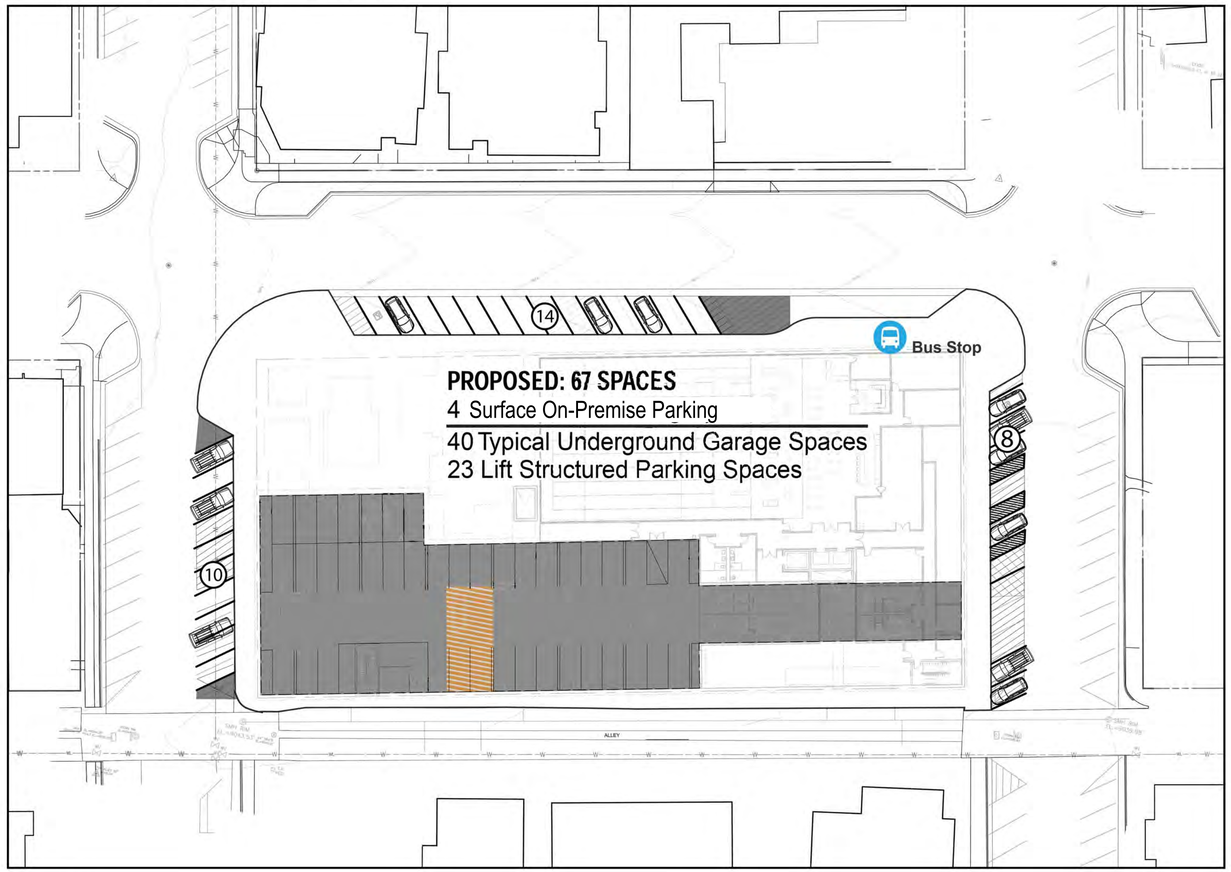
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EXHIBIT M: PROPOSED ON-SITE PARKING



Legend

- On Site Parking
- Underground Garage
- (10) Number of Spaces

NORTH

0 30 60

SCALE: 1" = 30'

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TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 18-02

AN ORDINANCE REZONING TO THE HISTORIC OVERLAY (HO) DISTRICT, WHILE MAINTAINING THE UNDERLYING CENTRAL CORE (CC) DISTRICT ZONING, CERTAIN REAL PROPERTY LOCATED AT 502, 510, 512, AND 518 EAST MAIN STREET AND 107 SOUTH 6TH AVENUE AND LEGALLY DESCRIBED AS LOTS 1-12, BLOCK 11, FRISCO TOWNSITE

WHEREAS, the Town of Frisco, Colorado ("Town") is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, this ordinance is adopted pursuant to the Town's home rule authority, Section 1-4 of the Charter for the Town of Frisco, the Town's authority under Colorado Revised Statutes Section 31-23-301, and the authority of the Town Council under Section 18-18.2 of the Code of Ordinances of the Town ("Code"); and

WHEREAS, the owner of certain real property located at 502, 510, 512, and 518 East Main Street and 107 South 6th Avenue and legally described as Lots 1-12, Block 11, Frisco Townsite (hereinafter the "Property") has made application to the Town for the designation of the Property as being within the Historic Overlay (HO) District; and

WHEREAS, pursuant to the provisions of Section 180-18.2 of the Code, on July 13, 2017, November 2, 2017, and December 7, 2017, the Town Planning Commission conducted public hearings concerning the owner's application for the HO District designation; and

WHEREAS, also on November 2, 2017 and December 7, 2017, the Town Planning Commission conducted public hearings concerning the owner's development application for the Property; and

WHEREAS, after the public hearing, the Planning Commission recommended that the Town Council approve the designation of the Property as being within the HO District; and

WHEREAS, conditioned upon the Council's approval of the HO District designation for the Property, the Planning Commission also approved the development application for the Property; and

WHEREAS, the conditionally-approved development application contains certain modifications and waivers of underlying zoning standards as an incentive for the preservation of the historic "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" on the Property; and

WHEREAS, on January 9, 2018, the Town Council conducted a public hearing and received evidence on the question of whether the Property should be designated as being within the HO District.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

Section 1. Findings. Based on the testimony and documents received and considered at the public hearing on this matter, the Town Council FINDS THAT:

A. The application for designation of the Property as within the HO District is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, because the Property, including the existing historic "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" have special historical value. The collection of historic structures serves as a reflection of various time periods in Frisco's history including the early mining and settlement era. These structures also represent the story of the Staley, Rouse, and Foote families and their legacies in the community; and

B. As indicated by records in the Frisco Historic Museum, the "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" located on the Property are more than fifty (50) years old; and

C. The Property and the "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" have unique historical significance, because the Property and structures are listed on the town's Historic Inventory and are of unique and representative architecture of the early days of Frisco. The Foote's Rest building is listed on both the Colorado State Register of Historic Properties and the National Register of Historic Places. The Staley House is currently listed on the Colorado State Register of Historic Properties. Additionally, the Foote, Staley, and Rouse families are all notable in terms of their historic involvement in the community. The Staley House is significant in terms of the unique architecture it possesses. Notably, the logs of the lower story are oriented in a vertical position with unusual joinery at the corners; and

D. Remodeling has not covered the original features of the "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop", and the structures are in the process of being rehabilitated to their original configuration or design; and

E. The modifications and waivers of underlying zoning standards evidenced by the conditionally-approved development application for the Property are appropriate incentives for the preservation of the historic "Staley House"; "Foote's Rest private residence and Sweet Shop"; "Cabin 1", "Cabin 2", "Cabin 3"; and "Blacksmith Shop" on the Property.

Section 2. Designation. The real property located at 502, 510, 512, and 518 East Main Street and 107 South 6th Avenue and legally described as Lots 1-12, Block 11, Frisco Townsite, is hereby designated as being within the Historic Overlay (HO) District, with the underlying Central Core (CC) District zoning to remain in place.

Section 3. Zoning Map. The Director of the Community Development Department shall cause the Frisco Zoning Map to be amended to reflect the HO District designation approved by this Ordinance:

Section 4. Effective Date. This ordinance shall become effective in accordance with the home-rule Charter of the Town of Frisco, Colorado.

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND POSTING ORDERED THIS 9th DAY OF JANUARY, 2018.

TOWN OF FRISCO, COLORADO:

_____
Gary Wilkinson, Mayor

ATTEST:

_____
Deborah Wohlmuth, CMC, Town Clerk