



**PLANNING COMMISSION
STAFF REPORT**

May 3, 2018

AGENDA ITEM: Planning File No. 297-17-DA: A Development Application review of the proposed Vistas on Granite Street multi-family residential project

LOCATION: 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite

ZONING: Central Core (CC) District / Granite Street and Galena Street Overlay District

APPLICANT & ARCHITECT: Michael Caistor, Architectural Innovators, Inc.
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Idaho Springs, CO 80452

OWNER: E2MH, LLC
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Louisville, NC 27023

CIVIL ENGINEER: Pearson Engineering, Inc.
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NOTICING: Published in the Summit Journal: 04/27/2018
Mailed to adjacent property owners: 04/19/2018
Posted at the Post Office: 04/19/2018
Posted at the Site: 04/19/2017

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PROJECT DESCRIPTION

The applicant, E2MH, LLC, represented by Michael Caistor, Architectural Innovators, Inc., is proposing a multi-family residential development at 317 Granite Street. The project involves the demolition of three (3) existing buildings and the construction of one (1) new building which entails:

- One (1) four-story building forty (40) feet in height with rooftop decks
- Density of 15 multi-family residential units
 - 5 dwelling units (three-bedrooms)

- 5 market rate bonus units (two-bedrooms)
- 5 deed restricted affordable bonus units (two-bedrooms)
- Forty (40) enclosed parking spaces
- Exterior building materials include horizontal cedar siding, reclaimed vertical barn wood siding, rusty corrugated metal, stone veneer, and rusty corrugated metal roofing.

Uniform Development Code (UDC): The sketch plan application was submitted prior to adoption of the Unified Development Code (UDC). The development application is being reviewed based on the Town Code prior to the adoption of the UDC.

§180-1.9.2 A., Uniform Development Code states:

A substantially complete development application that was accepted prior to the effective date of this Chapter or an amendment to this Chapter shall be decided under the regulations in effect when the application was accepted, or may be reviewed and decided under this Chapter at the request of the applicant. Applications shall not be processed under a combination of prior regulations and this Chapter.

The applicant is proceeding with the application being reviewed through Town Code in effect at the time of their sketch plan submittal.

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

BACKGROUND

The subject property is located at the northwest corner of the Granite Street and South 4th Avenue intersections. There are three (3) existing residential buildings on the site that according to the Summit County Assessor were constructed in 1910, 1943, and 1957. The Community Development Department’s archives include little other historical information about this property.

On October 4, 2007, the Frisco Planning Commission approved a preliminary plat and development application for a mixed-use development project on this site consisting of 3 commercial units and 7 residential units (including one deed restricted affordable unit). The name of the development project was “Latitude 39” (Planning File 133-07-DA/SD). This project was not constructed and the development application approval has since expired.

The Planning Commission reviewed a previous sketch plan application for the proposed Granite Street Station multi-family residential development project on August 20 and September 3, 2015 (Planning File #217-15-SK). The proposed architectural plans were modified based upon input from the Planning Commission and the public, and another sketch plan application was reviewed by the Planning Commission on October 15, 2015 (Planning File #296-15-SK).

A sketch plan was reviewed by the Planning Commission on May 4, 2017 (047-17-SK) for a nineteen (19) unit multi-family residential project.

At the May 4, 2017 meeting, general comments by the Commissioners included:

- That the application did not justify the requested density bonus due to the overall massing and size of the project as it related to the general vicinity and community character.
- Issues with the overall density and lack of wall plane breaks

- Strong preference for the previously submitted sketch plan that had more variety in the wall planes, preference for overall design, and less massive looking facade
- The proposed building was too massive and too closely resembled a blocky hotel
- Could not see the feasibility of incorporating 19 units on the site
- Appreciation for the stepping of the building and landscaping on 4th Avenue
- Good use of the slope for parking and appreciation for underground parking
- Shared ideas to lessen the mass by reducing the bulkplane
- Suggestions to activate the rooftop with a common deck area on the south side
- Issues with the major bulkplane encroachments on all sides of the building and the difficulty in being able to tell what's really happening in the elevations

Commissioners requested the applicant come back with another sketch plan which led to the applicant submitting a new sketch plan application for fifteen (15) dwelling units.

A sketch plan was reviewed for Granite Street Station by the Planning Commission on August 3, 2017. The name of the project has changed from Granite Street Station to Vistas on Granite Street due to addressing concerns raised by Summit County GIS. Minutes of the meeting reflect:

Planner Katie Kent presented the staff report, noting that this project was previously seen by the Commission in May 2017 for a sketch plan that had proposed 19 units and in response to Commissioner concerns, this new iteration reduced the scale of the building and the number of units. The project proposed 10 three-bedroom units and 5 two-bedroom units with 45 parking spaces. The Applicant was asking for ten bonus units, five of which would be deed restricted. Staff highlighted concerns as stated in the staff report including bedroom definitions, ceiling height, and encroachments.

There were no Commissioner questions to Staff.

The Applicant, Mike Caistor of Architectural Innovators, presented and remarked that the original sketch plan design was revitalized with changes to the roof design and re-incorporation of the courtyard. The Applicant further described architectural details, noted the addition of a roof top garden, and discussed the bulkplane encroachments.

Questions and clarifications for the Applicant included:

- *Clarification on the Granite Street garage entrance and number of parking spaces in the garage*
- *If the rooftop deck was for all tenants or just the penthouse unit*
- *Clarification on the grade difference with the parking levels*
- *Clarification on the materials in the renderings*
- *If the door to the lower parking garage was below the street grade as depicted on the plans*
- *If access to the garage was possible from the alley rather than 4th Street*
- *Staff requested clarification of step back and set back issues on the alley and for the Applicant to provide clearer justifications for bulkplane encroachments*

There were no public comments.

Final Commissioner discussion and comments:

- *A general consensus showed favor for the new direction of the project and that it was a big improvement over the last iteration*

- *There were still many important questions that need to be addressed*
- *Appreciation for the re-introduction of the courtyard*
- *Favor for the deed restricted units and disappointment that the roof deck was only for penthouse use*
- *Concern with the bulk plane encroachments*
- *The lack of detail in the elevation drawings made it difficult to accurately determine the specifics of the design including the materials*

The public hearing for the development application was opened on February 15, 2018. Minutes from the meeting reflect that Commissioner comments included:

- *An improvement on that lot is needed and the roofline design was fine unless actions were otherwise dictated by the code. The third floor setback should be honored. Would prefer to see decks instead of walls.*
- *The bulkplane was an issue as the mass is moving around rather than being eliminated; doesn't feel the explanation meets the relief criteria. The façade looks like a wall and the roofline should follow the code requirements.*
- *Doesn't mind the encroachment on the alley. Recommendation to uncover the third-story porches to improve the design.*
- *Noted that the applicant explained that the architecture was designed to look like a wall which is what the code is against.*
- *Appreciation for the style though the wall needs to be set back and that the project needs to stay in the bulkplane to meet the code.*
- *The metal siding exceeds the code's designation of accent material.*
- *Like the architectural elements though there's too much going on.*
- *Clarification on how staff arrived at a recommendation of continuation or denial.*
- *The angled features on roof being brought down would clean up the design.*

Options for a motion were discussed and the Commission decided to direct the Applicant to make revisions to the concerns expressed at the meeting to comply with the Frisco Town Code. Specifically, the applicant shall comply with the third floor setback, utilize metal only as an accent material, reduce the bulk plane encroachments, and provide the required breaks in roof ridgelines.

WITH RESPECT TO FILE NO. 297-17-DA, COMMISSIONER BIRENBACH MOVED THAT THE RECOMMENDED ACTION SET FORTH IN THE FEBRUARY 15, 2018 STAFF REPORT BE TAKEN AND THAT THE PLANNING COMMISSION CONTINUES THE DEVELOPMENT APPLICATION FOR THE VISTAS ON GRANITE STREET MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 317 GRANITE STREET / LOTS 21-24, BLOCK 9, FRISCO TOWNSITE TO MARCH 15, 2018 AT WHICH TIME THE APPLICANT SHALL SHOW FULL COMPLIANCE WITH THE GRANITE STREET AND GALENA STREET OVERLAY DISTRICT, SPECIFICALLY STANDARDS 1.1, 2.1, 2.4 AND 4.2. ADDITIONALLY, PLANS SHALL BE REVISED TO ALLOW THE TOWN TO MAINTAIN USE OF THEIR RIGHT-OF-WAY ALONG S. 4TH AVENUE FOR ANGLED PARKING IN THE FUTURE. THE APPLICANT SHALL RESUBMIT ALL PLANS SHOWING NO INCONSISTENCIES BETWEEN SITE PLAN, GRADING AND DRAINAGE PLAN, FLOOR PLANS, ELEVATIONS AND 3-D PLANS. COMMISSIONER SKUPIEN SECOND.

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.



Southwest elevation viewed from Granite Street (8/13/15)



Southeast elevation viewed from Granite Street (8/13/15)



Southeast elevation viewed from South 4th Avenue (8/13/15)



East elevation viewed from South 4th Avenue (8/13/15)



Northeast elevation viewed from South 4th Avenue (8/13/15)



Northwest elevation viewed from Granite Street Alley (8/13/15)

OPTIONS FOR ACTION

Planning Commission: Approval, approval with conditions, or denial of the proposed development application. The Planning Commission may also request additional information or changes to the plan and continue the public hearing to a future date.

ANALYSIS - FRISCO COMMUNITY PLAN

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

Plan Overview (excerpt)

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.*
- ***A&C 2. Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.***
- *A&C 3. Promote public art.*
- *A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.*
- *A&C 5. Celebrate and highlight Frisco's heritage.*

Built Environment

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

- ***BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.***
- *BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.*
- ***BE 3. Preserve and enhance the Main Street area as the heart of the community.***
- *BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.*
- *BE 5. Promote attractive and safe connections between all areas and sections of the town.*

Economy

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

- *EC 1. Develop economic strategies to encourage a diversity of commercial businesses in town.*
- *EC 2. Continue to promote the town as a year-round destination.*
- *EC 3. Encourage and direct economic growth.*
- *EC 4. Allocate public resources to effectively support and encourage cost-effective private investments that enhance the community.*
- ***EC 5. Support the creation and outlet for local markets and support local workforce policies.***

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 1. Encourage a mixture of housing unit sizes and types within new residential developments.***
- ***HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.***
- ***HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.***
- ***HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.***
- ***HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.***

The subject property is located at the intersection of South 4th Avenue and Granite Street. There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site is the Frisco Market Place Condominiums mixed-use development. To the east of this site is Condos Off Main containing twenty-three (23) residential units and one commercial unit. To the west of this site are the Granite Courtyard Townhomes. South of the site, across Granite Street, is a single-family residence.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The location and orientation of this building create a design that enhances the overall character of the community. This application facilitates the construction of new residential units that add variety to the sizes and types of homes in this residential neighborhood. As discussed later in this staff report, the applicant has addressed prior Staff and Commissioner concerns with regards to if this application complies with the goals and standards of the Frisco Zoning Ordinance. Concerns were previously raised with regards to third floor setback requirements, lack of significant variation in wall planes, lack of required wall breaks, bulk plane encroachments not providing substantial architectural relief, and ridge lines not showing required elevation changes. The most recently submitted revised application plans have addressed these concerns.

The proposed construction of fifteen (15) residential dwelling units on the subject property is permitted through the bonus density provisions allowed in the Central Core District. The application appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

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

Permitted and Conditional Uses: This property is zoned Central Core (CC) District. This zone district allows residential dwelling units to be constructed on properties located along Granite Street as a permitted use. Commercial uses are not required on this property. The proposed Vistas on Granite Street multi-family residential project is an allowed use in this location. The application meets this standard.

Minimum Lot Area: The minimum lot area in this zone district is 3,500 sq.ft. The existing site is 14,000 sq.ft. in size. The application meets this requirement.

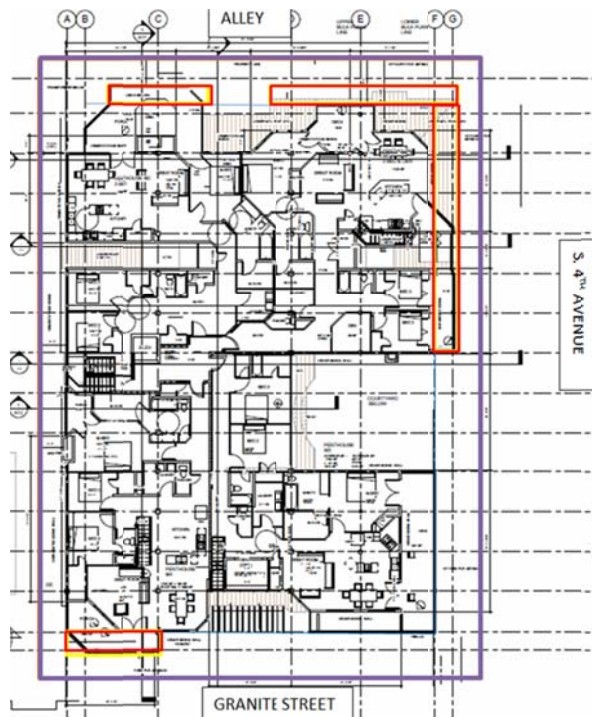
Minimum Lot Frontage: None required. This standard does not apply to this application.

Setbacks: In the Central Core District, the minimum setback requirements for properties located along Granite Street are as follows:

	Minimum Setback	Proposed Setback
Front Yard (4 th Avenue)	5 feet	5 feet
Side Yard (Granite Street)	5 feet	5 feet
Rear Yard (West)	5 feet	5 feet
Alley facing yard (North)	3 feet	3 feet

In addition to these general setback standards, the Central Core District also requires a ten (10) foot setback for “the third floor of street-facing wall facades”. At the time of sketch plan review, Commissioners expressed concern that there were a variety of roof elements and partially enclosed porches extending within the ten (10) foot setback. The applicant has drawn the wall facades back in the final submittal and reduced the scale of the enclosed porches that had previously created a wall within ten (10) feet from the property line.

Encroachments within the third floor setback are noted in red color on the pictures below. Encroachments shown are primarily decks with railings and support beams along with roof overhangs. The walls have been pulled back to ten (10) feet from the property line. Due to no building wall encroachments within ten (10) feet from the property line, Staff finds the application in compliance with this standard. The application meets this standard.





An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, do not encroach into the setback.

This proposal involves the installation of landscaping, site improvements, sidewalks and driveways in the adjacent street right-of-ways. Any proposed improvements in the street right-of-way will be subject to Public Works Department review and may require the execution of a revocable license agreement or other similar legal agreement between the Town and the Applicant addressing such improvements.

Lot Coverage: Lot coverage requirements within the CC District only pertain to one or two residential units on Galena Street. There are no lot coverage requirements for this project.

Maximum Building Height: The maximum building height in the Central Core District is forty (40) feet for pitched roofs and thirty-five (35) feet for flat roofs. The Zoning Ordinance allows chimneys, steeples, cupolas, turrets, clock towers and similar roof top elements to exceed the maximum height limits subject to the Planning Commission finding that these elements are “of reasonable, balanced proportions”. The height of the proposed structure is forty (40) feet as identified on the roof plan. An ILC showing ridgeline elevations will be required as a condition of approval prior to a certificate of occupancy.

The Central Core District requires that the “first floor ceiling height shall be a minimum of ten (10) feet”. As shown on elevation plans, the applicant is proposing a ten (10) foot height ceiling for the “Main Level”. The application meets this standard.

Density: The Central Core District allows a density of sixteen (16) dwelling units per acre. This site is 14,000 square feet in size (~0.32 acres), so a maximum density of five (5) dwelling units is allowed. In this zone district, an Affordable Housing Exemption density bonus over the

maximum allowable density is available when a minimum of 50% of the bonus units are deed restricted as affordable housing. The application proposes five (5) dwelling units, five (5) market rate bonus units, and five (5) deed restricted affordable bonus units for a total of fifteen (15) units in conformance with these standards.

In order to qualify for the density bonus incentive of additional dwelling units in multifamily and/or mixed use projects, the smallest deed restricted unit shall be no more than fifteen (15) percent smaller in gross floor area than the largest bonus market rate unit. Further provided, however, that in no instance shall an off-site affordable housing unit provided under any density bonus provision of this Chapter be less than 600 square feet in gross floor area. The affordable housing bonus units must be deed restricted and occupied by a tenant who is a full-time employee in Summit County and who meets the income qualifications limits implemented by the Town of Frisco and the Summit County Combined Housing Authority.

The smallest deed restricted unit is 1,105 square feet and the largest bonus market rate unit is 1,300 square feet. A fifteen percent (15%) difference is provided. Staff recommends a condition requiring the applicant to execute covenants for the deed restricted units prior to the issuance of a Certificate of Occupancy for the structure. With this condition, the application meets these standards.

ANALYSIS – GRANITE STREET AND GALENA STREET OVERLAY DISTRICT [§180-18.3]

Primary Goals for The Overlay District: The goal of the overlay district is as follows:

The goal of this overlay district is to require new projects to meet basic design standards that will ensure future developments which are compatible with the desired character of the neighborhoods. Coupled with these basic standards are incentives to encourage certain architectural elements that will further preserve and strengthen the architectural and neighborhood character of the area. These standards and incentives are aimed at preserving and enhancing the area. One of the overriding goals of the community is to allow for a variety of design, with an eclectic effect, while still protecting the character of the neighborhood. Sketches have been incorporated to better illustrate the standards.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The subject property has an allowed density of five (5) dwelling units. The application proposes fifteen (15) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the CC District. Staff has had difficulty interpreting the 3-D images as there appears to be confusing items floating on the building such as columns that are shown which do not really exist. Staff has recommended a condition of approval that a final set of plans be submitted that correct these discrepancies prior to building permit application or within sixty (60) days, whichever is less. With this suggested condition, the application is consistent with this goal.

Development Goals and Standards:

GOAL #1: *Structures should be compatible with existing neighborhood structures, their surroundings and with Frisco's "Small Mountain Town" character whenever possible. The existing landforms and historic structures (As noted in the 1991 Historic Resource Inventory for the Town) on a site should be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it.*

It should not be inferred that buildings must look like the existing structures within the neighborhood to be compatible. Compatibility can be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.

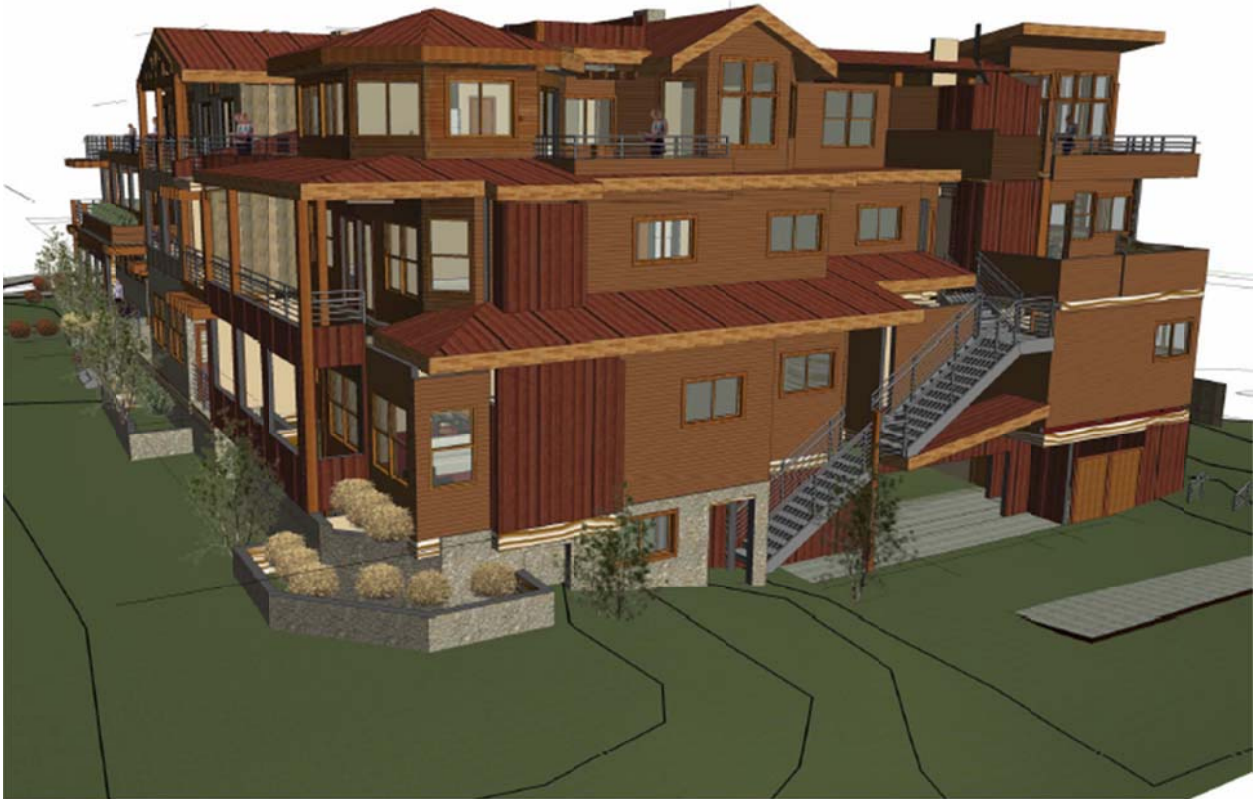
The proposed building appears to be compatible with the existing neighborhood and consistent with Frisco's small mountain town character. As noted above, the proposed development includes building designs that are unique to this project but that are also reflective of the architectural elements and styling of other buildings in Frisco. The proposed scale, design, proportions, site planning, landscaping, materials and colors are in compliance with the standards of this section. The applicant has stated that they have incorporated traditional mountain architecture in order to fit into the historic context of the neighborhood blended with modern architecture to accent its unique attributes. The subject property has an allowed density of five (5) dwelling units. The application proposes fifteen (15) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the CC District. The application is consistent with this goal.

Standard #1.1: *Buildings shall be designed in a manner that is fitting with Frisco's small mountain town character and:*

- Provides significant variation in all the wall planes*
- Provides significant variation in all the roof lines and roof forms*
- Provides projecting elements (e.g. turrets, bay windows, decks, etc.)*

The proposed application incorporates variations in wall planes, roof lines, roof forms, and provides street-facing window elements and projecting elements including decks. A shed roof is proposed along with stepping deck forms and enclosed porches. The applicant has addressed previous concerns that the decks and porches were mostly within the same vertical plane, creating walls which take away from the desired variation features that are fitting with the mountain character. The applicant has reduced much of the massing previously created by enclosed decks which took away from the building variation. Staff finds that the proposed revisions to the building design meets the Granite Street and Galena Street Overlay District, Standard 1.1. The Planning Commission must determine whether or not the application meets this standard. Should the Planning Commission determine that the building provides significant variation in all the wall planes, then the application meets this standard.





Alley

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 utilized the eaves may be less than 24 inches deep in some locations.*

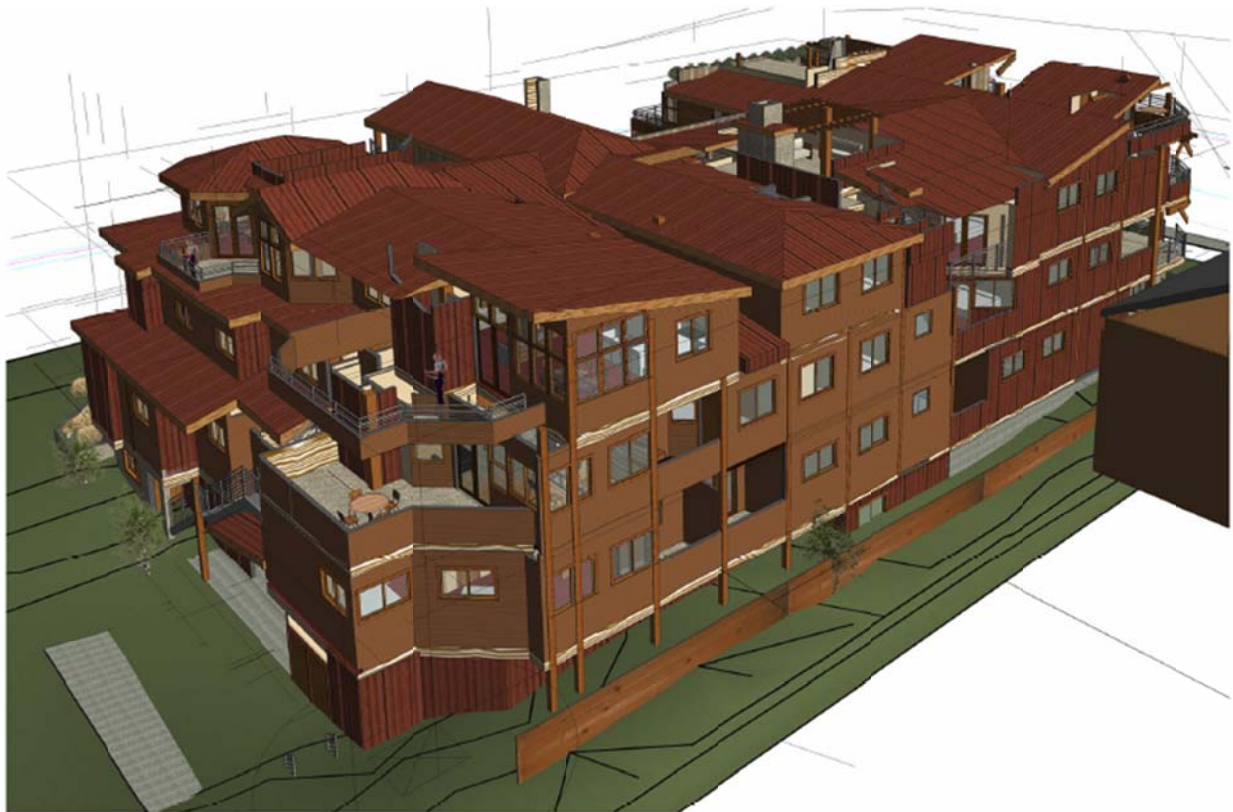
The proposed building has a variety of pitched roof forms and elements with roof eave depths between (1) and two (2) feet. The roof forms with eaves of less than 24 inches in depth are allowed since the proposed structure includes a substantial number and variety of building elements. The application meets this standard.

GOAL #2: *In general, buildings should be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.*

The proposed building incorporates a variety of architectural elements including decks, exterior stairs and other similar features along with doors, windows, exterior materials changes, and other detailing to relieve the feeling of mass from the adjacent streets. The applicant is stepping the building back in places and the proposed decks and exterior stairs assist in breaking up the building mass. Staff finds that the proposed building design conforms to Goal #2 of the Granite Street and Galena Street Overlay District. Should the Planning Commission determine that the building is designed in a manner that relieves the feeling of mass, then the application meets this standard.

Standard #2.1: Building façades and roof facia/eaves shall not exceed 27 feet in length along the same geometric plane, at which time the wall facade shall be broken up by a change in the plane by a minimum of 2 feet in depth for a distance of not less than 6 feet, and the corresponding roof facia/eave shall either be indented or projected from the primary geometric plane by a minimum of 2 feet. All building facades with a total length of 33 feet or less are exempt from this provision. For buildings that exceed 54 feet in length the change in wall relief shall be increased to a minimum of 4 feet in depth. Upon approval by the Planning Commission the dimension of 27 feet for the length of a building wall façade which necessitates a building façade break and roof facia/eave change may be extended as much as five (5) feet for a total of not more than 32 feet along the same geometric plane, upon a finding that the design furthers the intent of this section.

The facades of the proposed building have changes in wall relief with breaks provided by decks, enclosed porches and exterior stairs. Staff finds compliance wall relief provided on the north, south and east facades. The west façade, which abuts the adjacent Granite Courtyard Townhomes and Hotel Frisco parking lot, has breaks provided with porches and decks but not to the extent of the other facades. Staff finds that the porches on the west facade give the building the appearance of a long unbroken geometric plane despite the actual building walls providing breaks at required intervals. The Planning Commission must determine whether or not the application meets this goal. Should the Planning Commission determine that the building is designed in a manner that provides required wall façade breaks, then the application meets this standard.



NW Corner Birds-eye

Standard #2.2: No building facade or roof facia/eave shall have more than 66% of the length of the wall or roof line along the same geometric plane, with the exception that buildings of less

than 33 feet in width or length may have that wall and roof fascia/eave located on one geometric plane.

There are no large expanses of building façade or roof fascia/eaves over 66% of the length of the wall and/or roof line. The west façade appears to have a long length of geometric plane, however, the building walls are broken up in compliance with this section. The application meets this standard.

Standard #2.3: *The bulk of the building shall be restricted on any site lying within the underlying RH zoning district through the use of a bulk plane envelope.*





The proposed project is not within the RH district, this standard does not apply.

Standard #2.4: *The bulk of the building shall be restricted on all street and side yard facades, on any site located within the underlying CC zoning district through the use of a bulk plane envelope.*

The bulk plane envelope for buildings that do not exceed 28 feet in height shall start from a point 24 feet above the existing grade measured on the street property line(s) and side yard property line(s), and shall extend upward at a 45 degree angle toward the rear and opposite sides of the property until it intersects with the height (28'), at which point the bulk plane envelope and the maximum allowed height shall be the same. 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.

- The bulk plane envelope for buildings that exceed 28 feet in height shall start from a point 20 feet above the existing grade measured on the street property line(s) and side yard property line(s), and shall extend upward at a 45 degree angle toward the rear and opposite sides of the property until it intersects with the maximum allowed height (35' for a flat roof or 40' for a pitched roof), at which point the bulk plane envelope and the maximum allowed height shall be the same. 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.

Elements of the proposed Vistas on Granite Street building deviate from the bulk plane envelope standards prescribed in Standard #2.4 of the Granite Street and Galena Street Overlay District. Building forms may project beyond the bulk plane if the Planning Commission finds that the forms comply with the building height limits and “provide substantial architectural relief”. At the August 3, 2017 Planning Commission meeting, the Planning Commission provided general feedback that it had concerns with the proposed bulk plane encroachments. As shown in the comparison below, the applicant has reduced the bulk plane encroachments since the sketch plan review.

SKETCH PLAN SUBMITTAL	DEVELOPMENT APPLICATION
	
	

Should the Planning Commission find that the encroachments provide substantial architectural relief and advance the intent of Goal #2, then the application meets this standard.

GOAL #3: *Buildings should be constructed of materials that are compatible, or complementary to the existing historic, and/or contributing buildings in the area, and should contain a mixture or combination of natural materials, such as utilizing wood as the primary building material and stone, brick or other similar materials as accents or base material.*

The proposed exterior materials include reclaimed vertical barnwood, cedar siding, telluride–highlands stone veneer and rusty corrugated metal siding and roof. These materials are compatible and complementary to other structures in the neighborhood and throughout Frisco. The various exterior siding materials generally wrap around the proposed buildings. The application is consistent with this goal.

Standard #3.1: *Buildings materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or other similar materials. Other materials that imitate natural materials such as Masonite or other materials are also acceptable only if their texture, shape, and size are similar to the natural materials they are simulating, and are not obviously artificial materials.*

The proposed reclaimed vertical barnwood, cedar siding, telluride–highlands stone veneer and rusty corrugated metal siding and roof have proven durable and are not obviously artificial. The proposed materials have been approved for other residential projects in Frisco. The application meets this standard.

Standard #3.2: While not acceptable as the primary exterior materials for the majority of the building, stucco or steel are acceptable materials when used as an accent, or when used 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 allowed as the primary or extensive exterior finish, and when used as an accent shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building, and the goals of this chapter.

This application does not involve the use of stucco or concrete block. The proposed exterior corrugated metal siding and roofing is considered an accent material and is proposed to have a rusty appearance. At the February 15, 2018 meeting, Commissioners noted that there more metal proposed than what should be considered an accent material. In response to Commissioner comments, the applicant has reduced the amount of corrugated siding proposed on the structure. The application meets this standard.

February 15, 2018 (Alley)



May 3, 2018 (Alley)



Standard #3.3: Aluminum, steel, mirrored or reflective glass and plastic exterior sidings which do not simulate natural materials (as noted in 3.1) shall not be permitted.

All proposed materials simulate natural materials. The application meets this standard.

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

There are no accessory structures proposed with this application. This standard does not apply to this application.

Standard #3.5: A material board, including samples of all proposed exterior building and roofing materials shall be submitted and reviewed as a component of all applications.

A material and color board was submitted with the application. The application meets this standard.

Standard #3.6: Additions, which are substantially less than the square footage of the existing building, may be allowed to complement the existing structure, even if the building does not presently meet the guidelines, and blend with the existing structure rather than providing a different building façade, style, materials or color.

This standard does not apply to this application.

Standard #3.7: *The use of mirrored or reflective glass shall be prohibited. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of these regulations.*

The application does not propose mirrored or reflective glass. The application meets this standard.

GOAL #4: *Roof elements, including materials and colors, should be of a design that is compatible with, or complementary to the historic or contributing roofs found in the neighborhood, and should provide pitched (sloped) roof elements, or facades with pitched element, which can be seen from public rights of ways and places.*

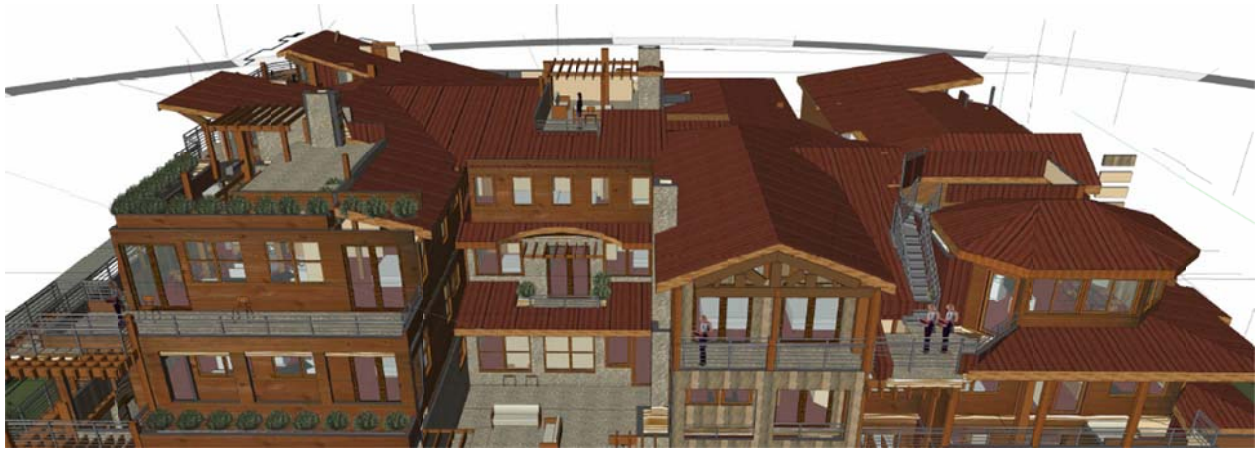
The roof elements are of an architectural design which complement historic roofs in the area and the neighborhood. Shed roof elements are provided and can be seen from the public rights of ways. The application is consistent with this goal.

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.*

There are no proposed mansard roofs. A variety of pitched roof forms with shed roofs are proposed. The application meets this standard.

Standard #4.2: *Where pitched roofs are utilized, the use of dormers (shed, peaked, etc.) shall be used to help break up large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape. Ridge lines shall change elevation by no less than two feet for every 27 feet of length, with the exception that buildings of 33 feet or less in length, as noted in section 2.1 are exempt from this provision (please reference sketches by Goal #2). Architectural elements which intersect with the ridge line may qualify as ridge line changes upon a finding that the design furthers the intent of this section.*

The roofs on the proposed building have a variety of pitches including 2:12, 2.25:12, 2.75:12, 3:12, 3.75:12, 4:12 and 4.25:12 roof elements. At the sketch plan review, concerns were raised regarding long roof ridge lines running east-west. The applicant has further broken up the roof lines since the sketch plan application to come into compliance with Standard #4.2. The application meets this standard.



Standard #4.3: *Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.*

The proposed roof forms generally deposit snow away from parking areas, sidewalks, trash storage areas, stairways, decks, balconies, and entryways. The applicant has shown on the site plan where snow will be stored from upper decks. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process. The application meets this standard.

Standard #4.4: *If metal roofs are used they shall be surfaced with a low-gloss finish or capable of weathering to a dull finish in order to not be reflective.*

The roof is proposed to be a rusty corrugated metal which will not be reflective. The application meets this standard.

Standard #4.5: *Metal roofs shall have a standing seam or be of a design that provides relief to the roof surface. Asphalt and fiberglass shingles shall be permitted provided that they are of heavy material to provide substantial relief and shadow, and are of a design and color to be compatible with the building. Spanish/Mission style roofs and other similar roof materials are prohibited. Historic buildings, as noted in the Town's 1991 Historic Resource Inventory, may be permitted to utilize rolled asphalt roofing materials.*

The proposed metal roof is corrugated to provide relief to the roof surface. The application meets this standard.

Standard #4.6: *Bright colored roofs, which exceed a chroma of 4 on the Munsell Color chart shall not be allowed.*

The proposed rusty corrugated metal roof does not appear to exceed a Chroma of 4. The application meets this standard.

GOAL #5: *Development should create a variety of designs while still being compatible with the desired character of the neighborhood.*

The proposed exterior colors and materials of the telluride-highlands stone, cedar siding and vertical barnwood are earth tones that are compatible with the neighborhood and the “small mountain town” character of Frisco. The application is consistent with this goal.

Standard #5.1: *Duplex structures shall be designed to look like a single family structure to the extent architecturally feasible, and shall not be designed in a manner that results in each half of the structure appearing substantially similar or mirror image in design.*

A duplex structure is not proposed. This standard does not apply to this application.

Standard #5.2: *Building designs that duplicate, or are substantially similar in design to existing or proposed structures within the Overlay Zone shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure. In those instances where a proposed building contains a multiple of identical units, the building design shall provide architectural relief from the duplication of units by providing a variety in windows, decks, balconies, or exterior facade composition (As noted in section 1.2).*

The building design provides architectural relief from the duplication of units through providing exterior stairs, decks and windows. The application meets this standard.

GOAL #6: *Building colors should be used that are compatible with the existing neighborhood characteristics, and that do not conflict with the goals of the community to provide a "small mountain town" feel. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Frisco area) and stains on wood should be utilized. Darker colors are recommended for roofs.*

The proposed exterior colors of telluride-highlands stone, cedar siding, vertical barnwood, and fascia and trim are earth tones that are compatible with the neighborhood and the “small mountain town” character of Frisco. The application is consistent with this goal.

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

The primary building colors associated with telluride-highlands stone, cedar siding, vertical barnwood, and fascia and trim do not appear to exceed a Chroma of 4. The application meets this standard.

Standard #6.2: *Colors that exceed a chroma of 4, but that do not exceed a chroma of 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 accent colors proposed do not exceed a Chroma of 8 and are not luminescent, fluorescent or reflective colors. The application meets this standard.

Standard #6.3: *The same, or similar colors shall be used on the main structure and on any accessory structures upon the site, unless an alternative scheme can be provided that will complement the primary structure.*

There is no accessory structure proposed for this site. The standard does not apply to the application.

Standard #6.4: *A color board shall be submitted and reviewed showing all proposed primary and accent colors and intensities proposed for the building and how each will be utilized.*

A material and color board was submitted with the application. The application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-20]

Drainage Plan: A revised drainage plan for the site has been submitted by the applicant and was initially reviewed by the Town of Frisco Public Works Department and the Town Engineer. Revised comments from Public Works and the Town's Engineer are expected prior to the May 3, 2018 meeting.

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. There are no waterways, lakeshores, or wetlands on or adjacent to this lot, so this standard does not apply to this application.

Snow Storage and Snow Shedding: 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 guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process.

There are adequate locations and drainage of snow storage areas on the lot. One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. Each driveway entrance has adjoining snow storage areas meeting these requirements. The application complies with the minimum snow storage area requirement.

Road Construction and Maintenance Standards: No new public or private roads are proposed in association with the project. The standard does not apply to this application.

Vehicular Access: All vehicular access must comply with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director. The Town of Frisco Minimum Street Design and Access Criteria states that no driveways shall be located a minimum of thirty (30) feet of one another. Revised comments from Public Works regarding the recently revised changes to access are expected to be received prior to the May 3, 2018 meeting.

The applicant's proposed driveway improvements in the Town owned street right-of-way will need to be coordinated with the Town of Frisco Public Works Department and the Town Engineer. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director and in compliance with the Town of Frisco Minimum Street Design and Access Criteria

Driveway grades shall not exceed 10%. The proposed driveway grades do not exceed 10%. The application meets this standard.

In addition, all vehicular access shall meet the following standards:

i. Applicant shall provide safe and adequate access to each structure for all public services, including but not limited to fire and emergency equipment.

The proposed driveways have been reviewed by both the Town Engineer, Frisco Public Works and the Summit Fire District. The application meets this standard.

ii. Applicant's project shall not impose excessive vehicular traffic thereby creating an unacceptable level of service (roadway levels of service D-F) on any of the surrounding roadways.

A traffic study prepared by Pearson Engineering, Inc. dated December 12, 2017, concluded that:

It is my opinion that the existing street and parking system in Frisco can accommodate the expected traffic for this project.

Gray Pearson P.E.

The application meets this standard.

iii. Access in and out of a project shall be designed so as to create a safe condition and reduce potentially hazardous or inadequate situations, including but not limited to inadequate access, parking or loading of the project site, for residents or employees of the project as well as the general public.

Vehicular access to this project is proposed from Granite Street and the alley. Final comments from Public Works and the Town Engineer on vehicle access are expected prior to the May 3, 2018 meeting.

Non-vehicular Access: It is the purpose of this section 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-round. The proposed driveways and sidewalks provide access to the adjacent public roads. The application meets this standard.

Traffic Studies: Traffic studies, prepared by a professional engineer licensed in the State of Colorado, shall be provided for any large project that:

- a. Requires a conditional use or rezoning approval;*
- b. Is located adjacent to either Main Street or Summit Boulevard;*
- c. Contains only one point of access;*
- d. Contains an access point off an unimproved roadway or unincorporated area;*
- e. Contains an access point off a road with a service level of D or F;*
- f. Or is expected to generate 400 or more daily trips per day.*

A traffic study was required for this application. As stated above, the traffic analysis dated December 12, 2017 by Gray Pearson, P.E. concluded that:

It is my opinion that the existing street and parking system in Frisco can accommodate the expected traffic for this project.

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 of the total number of parking spaces required for the project, with a minimum of five bicycle stalls. This is not a commercial development so this standard does not apply to the application.

Stream Crossings by Roads and Utilities: The application does not involve a stream crossing. This standard does not apply to this application.

Joint Use Restrictions: This application does not involve the joint use of any yard, open space, or portion of a lot associated with another use or structure. This standard does not apply to this application.

Buildings Occupying More Than One Lot: This application does not propose resubdividing this site into more than one lot at this time. This standard does not apply to this application.

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. This lot does not have steep slopes, 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: Gas fireplaces are proposed. All fireplaces are reviewed for compliance with the adopted air quality protection standards at the time of building permit and mechanical permit application. This project will be subject to these standards.

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 recommended for multi-family residential projects. This is a multi-family residential project, so dumpsters are not required. A dumpster is proposed with access provided off the alley in conjunction with the proposed access into the parking garage. Recycling is provided in the lower level garage. The applicant has submitted a letter from Timberline Disposal LLC, dated December 2, 2017, which states:

I have reviewed the trash/recycling services needs for the 15 unit project, at 317 GRANITE STREET, Frisco, 80443. Timberline Disposal will be able to service this location with dumpsters and totes and is adequate for the volume of trash/recycling materials that will be generated.

Larry Romine, COO

The application meets this standard.

ANALYSIS – LANDSCAPING AND VEGETATION [180-20.1]

Landscaping Requirements by Project Type: This proposal is subject to the landscaping requirements for a residential project.

Required Vegetation: In residential developments, for every 875 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site and one shrub shall be required for every 1,500 square feet of lot area. With a lot size of 14,000 square feet, this formula requires sixteen (16) trees and nine (9) shrubs. There are four (4) existing trees on this property proposed to be preserved. This section of the Zoning Ordinance limits the credits for existing trees to no more than 50% of the tree requirement. The application includes the planting of two (2) Bristlecone Pine, eight (8) Aspen trees and seven (7) Shubert Chokecherry for a total of seventeen (17) new trees and a total of twenty-one (21) trees when including four existing trees to be preserved. The applicant is proposing to plant fourteen (14) 3-gallon containers of Creeping Potentilla, twenty-seven (27) 5-gallon containers of Rock Spirea Shrubs and ten (10) 5-gallon containers of Viburnum for their shrubs. The application meets this standard.

Plant Sizes: Plant materials used to satisfy the landscaping requirements of this chapter must meet minimum size requirements. Deciduous trees planted to meet these requirements must be a minimum of 50% three (3) inch minimum diameter and 50% two (2) inch minimum diameter. The application proposes the eight (8) new aspen trees at three (3) inch diameter. four (4) Chokecherry trees are proposed at three (3) inch diameter and four (4) Chokecherry trees at two (2) inch diameter.

Coniferous trees planted to meet these requirements must be a minimum of twenty-five (25) percent ten (10) foot minimum height, twenty-five (25) percent eight (8) foot minimum height and fifty (50) percent six (6) foot minimum height. The applicant is proposing one (1) Bristlecone Pine to be ten (10) feet in height and one (1) to be six foot in height..

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. A total of sixteen (16) trees are required for this development site. When 10 to 19 trees are required, the maximum percentage of any one species shall not exceed 45% (45% of 16 equals a maximum of seven (7) trees of any one species). 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 site. Proposed landscaping plants must utilize plant materials found on the Town's approved plant material list. The application includes plant materials found on that list. The application meets this standard.

Revegetation of Disturbed Land: All areas disturbed by grading or construction, not being formally landscaped, shall be revegetated. The landscape plan notes that 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 applicant has stated that they are preserving four (4) existing trees. Only two (2) may be credited towards required trees.

Protection of Existing Vegetation: The landscape plan notes that all existing trees to be protected with a four (4) foot high snow fences. 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. It is encouraged that temporary, above ground piping and heads or hand watering be used for plants during their establishment period to promote water conservation once the plant has been established. The proposed landscape plan notes that all landscape areas to be automatically irrigated. The application meets this standard.

ANALYSIS – OUTDOOR LIGHTING [180-20.2]

Exterior Fixtures: Exterior light fixtures on multi-family properties 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 lights are full cut-off fixtures. Staff has addressed concerns with the reflective metal proposed. The applicant has stated that the final light fixtures will be chosen during construction. Staff recommends a condition that prior to the issuance of a Certificate of Occupancy, the applicant shall submit exterior light fixtures showing full compliance with Section 1810-20.2. With this condition, the application meets this standard.

Height: The building mounted exterior lights are wall sconce fixtures. The proposed site lights are at heights in compliance with this section. The application meets this standard.

Light Emissions: Outdoor light fixtures must be placed so there are no direct light emissions onto adjacent properties. The proposed exterior lights are full cut-off and appear to not emit light past the property lines, as shown on the submitted photometric plan. The application meets this standard.

Design: It is required that light fixture designs reflect the small mountain town character of Frisco. The application proposes recessed can light fixtures and exterior wall sconce fixtures. As shown on the submitted Photometric Plan, these lights 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 meets this standard.

ANALYSIS – PARKING AND LOADING [180-23]

On-Premise Parking Requirements: Residential parking is required at a rate of one (1) parking space per bedroom with a maximum requirement of four (4) parking spaces per dwelling unit. The proposed Vistas on Granite Street project includes ten (10) two-bedroom units and five (5) three-bedroom units for a parking requirement of thirty-five (35) spaces. Planning and Building staff have verified that the proposed dens do not meet the definition of a bedroom. One (1) visitor parking space is required for every five (5) residential dwelling units. There are 15 proposed dwelling units, so three (3) visitor parking spaces are required. Based on this subtotal, two (2) accessible parking spaces are also required (one of these two parking spaces must van

accessible). Accessible spaces shall be counted in addition to the guest parking. A total of forty (40) spaces are required for the project with two of the required spaces being accessible. The applicant is proposing thirty-six (36) parking spaces on the lower level and four (4) parking spaces on the upper level for a total of forty (40) spaces. The application meets this standard.

Tandem Parking For multi-family residential projects, two (2) spaces stacked (tandem) spaces may be permitted if Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

- i. That some of the spaces could be used as potential visitor parking space; and/or,*
- ii. 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,*
- iii. 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,*
- iv. 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 applicant is proposing tandem parking within the proposed new structure. The applicant has stated that there are storage closets for tandem parking bays and a required turn around at the end of the drive aisle. Additional storage space is also provided within the units. Should the Planning Commission find that the application complies with a minimum of two (2) out of four (4) criteria, the application meets this standard.

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 and Access Criteria as referenced in Chapter 155. All above grade parking is enclosed and screened from the rights-of-way, the understructure facility is screened from the public rights-of-way and there is no vehicular access provided to the understructure parking facility from Main Street or Summit Boulevard. The application meets this standard.

Visitor Parking: Visitor parking is required for multi-family residential developments at a rate of one (1) parking space for every five (5) units. The applicant has provided three (3) guest parking spaces; one (1) on the lower level and two (2) on the main level. The application meets this standard.

Parking Dimensions and Design: Required parking spaces shall be a minimum of 9 feet by 18.5 feet in size. The application meets this standard.

Accessible Parking: All facilities, commercial and multi-family projects with seven (7) attached units or more must provide accessible parking. The application proposes two (2) accessible

parking spaces on the main level, including one (1) van accessible space. The application meets this standard.

Snow Storage Areas: One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. As noted on the site plan, each driveway entrance has adjoining snow storage areas meeting this requirement. Snow storage areas shall be located adjacent to the applicable paved areas and shall be a minimum of 8 feet in depth. The application meets this standard.

Public Parking: Concerns were raised at the previous public hearing by Staff and Commissioners that the access off South 4th Avenue potentially impacted future public parking. The Town of Frisco reflected on a parking inventory document dated December 4, 2017 which notes that there is the potential to have twelve (12) angled public parking spaces along South 4th Avenue adjacent to this project. In response to Staff and Commissioner concerns, the applicant has revised the site plan to provide access off Granite Street and the alley.

ANALYSIS – AGENCY REVIEWS

TOWN OF FRISCO PUBLIC WORKS DEPARTMENT

Community Development is awaiting Public Work's final comments in response to revised plans submitted April 22, 2018. Final comments are expected to be received prior to the May 3, 2018 meeting.

TOWN ENGINEER

Community Development is awaiting Frisco Engineer's final comments in response to revised plans submitted April 22, 2018. Final comments are expected to be received prior to the May 3, 2018 meeting.

Summit Fire & EMS

1. *A construction permit through the fire department is required for this project. Please advise the developer/contractor to contact the fire department for details.*
2. *Based on the building square footage and occupancy type an approved fire sprinkler system will be required for the building. Please advise the developer to size the waterline into the building accordingly.*
3. *An approved fire alarm system is required to support the required fire sprinkler system.*
4. *Based on the highest floor level above the lowest level of fire department vehicle access an approved standpipe system is required in the building.*
5. *All new building shall have an approved radio coverage for emergency responders within the buildings. See fire department for details.*
6. *Please ask the developer to provide the gross square footage for the entire building. Additional fire code requirements may be forth coming.*
7. *We suggest a meeting with the developer to discuss details on fire protection systems and permits required for each.*

Steve Skulski, Assistant Chief/Fire Marshal
Follow-up from Summit Fire April 25, 2018 stated:

Summit Fire & EMS has no changes from A/C Steve Skulski's letter dated 12.19.17 for this project. Thank you for allowing SFE to look at the new proposals.

Kim McDonald, Fire Marshall

FRISCO SANITATION DISTRICT

1. *Property is currently served by 2 EQRs*
2. *Additional EQRs, or portions of, will need to be purchased to account for additional proposed residential units*
3. *All service line construction must conform to the Frisco Sanitation Design Standards for Sewer Lines.*
4. *Abandonment of existing sewer lines will need to conform with District standards*
5. *Property will need to be a single billing entity as it shares a common service line*
6. *Service line sizing should be calculated by a licensed engineer in the State of Colorado.*
7. *Service line abandonment as well as new service line installation needs to be inspected by a representative of the Sanitation District as required.*

Matt Smith, Manager

SUMMIT COUNTY GIS

The proposed name of “Granite Street Station” duplicates several other subdivision names in the county. This name is not approved by the county and new proposed names should be submitted for approval.

The address of 317 Granite ST should be changed to an address off of S 4th AVE since the primary access and parking entrance are both off of S 4th AVE.

Proposed Addresses:

165 S 4th AVE

Suzanne Kenney, GIS Analyst II

Since submittal of the referral comments, the applicant has stated that they will name the project “Vistas on Granite Street” which Summit County GIS has approved.

XCEL ENERGY

Transformer clearance from combustible walls needs to be min of 10’. Existing transformer will need to be relocated and upgraded to feed new structure. I am not seeing a good place to place the XFMR that meets clearances. PAD of XFMR will be 68’ x 74’

Confirm the metering gear size and the gas meter will fit in designated area. Gas meter size will vary depending on loads.

Further comments by Xcel Energy after corresponding with the applicant with regards to the walls were:

If non-combustible – (2+hr fire rated) that transformer can site 30” from building.

Amy Lagace, Designer

PUBLIC COMMENT

The Community Development Department has received no formal public comments concerning this application as of April 26, 2018.

STAFF RECOMMENDATIONS

Noting that as of April 27, 2018, final comments on grading, drainage and access are still pending from Public Works and the Town Engineer, the Community Development Department recommends the following findings pertaining to the Development Application for the Vistas on Granite Street multi-family residential project located at 317 Granite Street / Lots 21-24, Block 9 Frisco Townsite.

Based upon the review of the Staff Report dated May 3, 2018, and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed development 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 art & culture, built environment, economy, and housing.*
- 2. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-17, Central Core District since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: building height, setbacks, and density. All of the applicable requirements have been met by the submittal and the recommended conditions of approval.*
- 3. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.3, Granite Street and Galena Street Overlay District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: building design, bulk planes, exterior building materials and colors, roof design, etc. The Planning Commission finds that the proposed encroachments into the bulk planes provide substantial architectural relief and advance the intent of the overlay district, the building proposed significant variation in all the wall planes and required wall façade breaks, the building is designed in a manner that relieves the feeling of mass. All of the applicable requirements have been met by the submittal and the recommended conditions of approval*
- 4. With comments from Public Works and the Town Engineer provided at the May 3, 2018 meeting, the proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20, Development Standards since all of the applicable requirements have been met by the submittal; including: drainage, snow storage and snow shedding, vehicular access, non-vehicular access, joint use restrictions, refuse management, etc.*

5. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.1, Landscaping since all of the applicable requirements have been met by the submittal; including: required vegetation, plant sizes, species diversity, revegetation of disturbed areas, protection of existing vegetation, irrigation systems, etc.*
6. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.2, Outdoor Lighting, since all of the applicable requirements have been met by the submittal; including: full cut-off fixtures, height, light emissions, design, energy savings, etc. All of the applicable requirements have been met by the submittal and the recommended conditions of approval.*
7. *The proposed development application is in general conformance with the Town of Frisco Zoning Code, specifically Section 180-23, Parking and Loading Regulations, since all of the applicable requirements have been met by the submittal; including: on-premise parking, tandem parking, parking dimensions, snow storage, etc.*

Recommended Action

Based upon the findings above, the Community Development Department recommends **APPROVAL** of the development application for the Vistas on Granite Street multi-family residential project located at 317 Granite Street / Lots 21-24, Block 9 Frisco Townsite.

Special Conditions:

1. *Prior to the issuance of a certificate of occupancy for any residential dwelling unit in this development, the applicant shall execute the necessary deed restriction for the affordable housing bonus dwelling units.*
2. *A final set of plans be submitted that correct these discrepancies prior to building permit application or within sixty (60) days, whichever is less.*
3. *A Construction Management Plan shall be submitted in conjunction with the building permit application and shall be found by the Town Engineer and Public Works to be acceptable.*
4. *Prior to the issuance of a Certificate of Occupancy, the applicant shall submit exterior light fixtures showing full compliance with Section 1810-20.2.*
5. *Improvement Location Certificate Survey (ILC): An improvement location certificate survey showing the location of all foundations for structures approved on the site plan; the USGS elevation at the top of the foundation walls; the elevation of any adjacent paved street(s) as measured at the edge of adjacent asphalt or alley right-of-way; and the location of all sewer cleanouts and water curb stops, with a bearing and distance reference to two points on a foundation wall shall be submitted to the Community Development Department. Such survey may be performed after the foundation forms or the foundation itself is in place. The survey shall be certified by a land surveyor licensed in the State of Colorado.*

6. *The applicant shall satisfy the review comments of Frisco Public Works.*
7. *The applicant shall satisfy the review comments of the Town Engineer.*
8. *The applicant shall satisfy the review comments of the Lake Dillon Fire District.*
9. *The applicant shall satisfy the review comments of the Frisco Sanitation District.*
10. *The applicant shall satisfy the review comments of Xcel Energy.*
11. *The applicant shall satisfy the following review comments of Summit County GIS.*

Recommended Motion

Should the Planning Commission choose to approve this development application, the Community Development Department recommends the following motion:

With respect to File No. 297-17-DA, I move that the recommended findings set forth in the May 3, 2018, staff report be made and that the recommended action set forth therein be taken and that the Planning Commission APPROVE the development application for the Vistas on Granite Street multi-family residential project located at 317 Granite Street / Lots 21-24, Block 9 Frisco Townsite.

Attachments:

- Application Materials

cc: Michael Caistor, Architectural Innovators, Inc.