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Attached is the revised design for Rainbow Court coming out of the Planning Commission Public Hearing on March 21. The concept is simple. All lower level spaces of the proposed and the existing spaces are to become retail and/or restaurant spaces with the exception of the existing real estate office. That will stay as a service business space.

After looking at a variety of ways to access the condominium spaces on the upper levels, we elected to have a small entry off of the courtyard. That decision was based on the further reduction of the courtyard with a stairway and walkway with such a design, the possibly downsizing of the units, access elsewhere, and the requirements of the International Building Code (IBC), in that it was making the retail spaces more restrictive in size. We also knew that the narrowing up of the Courtyard was not desired by the Planning Commission, nor with us. There are a lot of examples up and down Main Street where upper level condominiums are accessed directly from the Main Street sidewalk, including the one next to this project and at The Uptown building within this block. The reason it is a raised entry is to make up for the stairs and lower landing that were removed from the retail space area. By it being raised, and surrounded by a guardrail, which is not required by the IBC, the entrance becomes more private. We also didn't want it to become a bench, accepting that people will sit on the stairs regardless. We even considered putting a roof over the stoop but decided it would be a greater visual distraction from the retail spaces. The door to the retail space is 3'x8' and the picture window adjacent to it is 5'-6" square with a couple of awning windows to provide additional ventilation. So a lot more glazing than what exists at this time as we wanted the retail spaces to have a greater presence than what currently exists. We even added a picture window to the space currently occupied by my office and in front of Vinny's elevator.

Per the Unified Development Code (UDC), and based on the three parking spaces credit given for Main Street, it allows for a total of 1,500 square feet of service business spaces on the ground floor, so it's possible that the other 500 square feet will be allocated for that use. Currently, there is 1,567 square feet of ground floor space being used by service businesses in Rainbow Court.

We wanted to have 4-5' clearance around the stoops if at all possible and to maintain the circuitous route and the cut across, much like is there at this time. The undulating walkway came out of a sketch as were looking at the various options, liked it and kept it. We even looked at putting in a new ramp along Main Street in order to keep more of a courtyard lawn, but the IBC and accessibility codes were making for a more visually distracting appearance along the Main Street sidewalk. Instead, we kept it the same way, but decided to put in more planter walls and of a greater width planting width on two sides of the Plaza area. While intended for Rainbow Court use, it will not stop people from sitting down in that area, much like what you see up and down the rest of Main Street. And in doing all of this, the lawn area was further reduced thus bringing it more into compliance with the maximum allowable lawn requirements of the UDC.

We have addressed the concerns of the Planning Commission in potentially providing more and better retail spaces along with a better presence with the window and door design than what is there at this time, and in minimizing the visual impact of the condominium entrances to be of no greater scale, nor of a greater visual impact than what's currently seen along Main Street for upper level condominiums access.



Rainbow Court West Elevation