



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: PLANNING COMMISSION
FROM: SUSAN LEE, COMMUNITY PLANNER
RE: HOUSING AND ENVIRONMENT ELEMENTS OF THE COMMUNITY PLAN
DATE: MAY 16, 2019

Summary: This work session is intended to provide an opportunity for discussion and feedback on the Community Plan elements related to housing and environment. Staff would like to share the guiding principles, goals, and policies being proposed for these two elements in order to have a focused conversation on these topics. No formal action is being asked of the Planning Commission at this time.

Background: As part of the 2018 budget, Town Council approved funds to complete an update of the Community Plan. Throughout the summer and fall of 2018, an extensive public outreach program and data analysis phase was completed. From the information gained, staff has prepared a draft of plan elements, goal statements, and proposed policies. This information was reviewed by the community public work shop held on March 6, 2019.

Recommendation: Staff recommends the Planning Commission use this work session to have a deeper discussion about the plan elements that focus on housing and environment.

Attachments:

Exhibit A - Draft of Policy Framework (this work session is for Guiding Principles 3 and 6)
Exhibit B – Power point Presentation with Discussion Agenda



Preliminary Policy Framework

Draft: 05.10.19

Guiding Principles and Goals

The following statements represent our community's overall core values. Described here as 'guiding principles', they depict our shared beliefs about what is important to Frisco citizens and what we value as a community. The Community Plan will include goals, policies, and implementation strategies that will support these principles. Preliminary policy directions are articulated for each goal as a starting point for further discussion.

“A close knit, welcoming community that cherishes our history, environment, healthy lifestyle, and unique sense of place.”



GP 1: Vibrant neighborhoods and thriving Main Street with an eclectic small, mountain town character



GP2: A strong economy with diverse, year-round opportunities



GP4: A well-connected, multi-modal transportation network that encourages active uses



GP3: Robust community services, and housing opportunities and for workers and residents



GP5: An active, inviting place with a multitude of recreation opportunities



GP6: Protection of the natural resources that define and support Frisco

GP1 – Vibrant neighborhoods and a thriving Main Street with an eclectic small, mountain town character.

Frisco is rich with small mountain-town character. The Ten Mile Range mountain backdrop, historic structures and layout, and lively Main Street characterize Frisco but the friendly people and welcoming vibe are what define the community. As Frisco grows, this character and identity should be maintained throughout Town. The Town needs to share its past by preserving character-rich structures and educating residents and visitors through programing and exhibits.

Goal 1.1: Create a positive entry experience at Summit Boulevard and Exit 203 that supports and enhances Frisco’s unique mountain town character.

- A. Enhance the Summit Boulevard corridor to reflect a cohesive community image. Emphasize a streetscape that includes lighting, multimodal enhancements, and signage.
 - *Potential action:* Actively engage CDOT in discussions regarding the community’s vision for Summit Boulevard.
- B. Improve community entrances through gateway redevelopment that is aesthetically appealing, inviting to visitors, and that reflects the history and vision of Frisco.
 - *Potential action:* Develop streetscape plans for the Summit Boulevard corridor.
- C. Encourage infill and redevelopment along Summit Boulevard that improves the aesthetic appeal, and supports an economically thriving corridor.
- D. Support the integration of workforce housing as part of future redevelopment efforts along Summit Boulevard through the potential intensification of land uses along the corridor.
 - *Potential action:* Revise regulations in the Gateway and Commercial Oriented zone districts to allow for increased bulk and massing at an appropriate scale.
 - *Potential action:* Evaluate and consider updates to existing development incentives to support Community Plan goals.
 - *Potential action:* Amend the Gateway- and Commercial-Oriented zone district development standards to allow for workforce housing, while maintaining high-visibility frontages for commercial uses.

Goal 1.2: Celebrate Main Street as the heart of the community, from the lake to the mountains.

- A. Enhance community entrances through West Main to create a gateway that is aesthetically appealing, inviting to visitors, and is an extension of the history and vision of Frisco.
- B. Improve the entry experience at West Main by creating a public amenity that highlights the Tenmile Creek.
 - *Potential action:* Explore a public/private partnership to develop a new building and public plaza along Tenmile Creek at West Main Street.
 - *Potential action:* Develop and implement streetscape plans (e.g., lighting, multimodal enhancements, bridge enhancements, signage) for West Main Street.

- C. Encourage infill and redevelopment that complements the character, scale, and massing of historic structures.
 - *Potential action:* Develop a Main Street Master Plan to guide development and plan for enhancement of this corridor.
- D. Preserve Frisco’s historic street grid to retain the character and walkability of the town core.
- E. Design and orient buildings to maintain historic development patterns along public rights of way.
- F. Ensure ground floor uses on Main Street create a balanced mix of uses that support a thriving commercial atmosphere. Housing should be located above the ground floor along Main Street, to help support the vitality of downtown.
 - *Potential action:* Review allowable uses for the ground floor levels along Main Street to ensure an appropriate mix of uses within the town core.

Goal 1.3: Preserve and enhance the Town’s historic resources.

- A. Expand knowledge of and protections for Frisco’s historic resources.
 - *Potential action:* Prepare a comprehensive inventory of resources (currently underway).
- B. Expand tools available to support historic preservation at the local level.
 - *Potential action:* Revise land use regulations to strengthen protection of historical structures.
- C. Expand access to, and awareness of, educational and financial resources (e.g., grants, tax credits) available at the state and federal level to support historic preservation.
- D. Encourage the adaptive reuse of historic structures and keeping buildings in place.
- E. Educate residents and visitors through the historic park and museum, programming, and events.

Goal 1.4: Protect the character and livability of Frisco’s residential neighborhoods.

- A. Ensure new housing compliments adjacent properties and neighborhoods through appropriate mass, scale, and design.
 - *Potential action:* Review zoning and design standards to address community character concerns (e.g., more restrictive lot coverage and/or setback limitations, evaluate density, limitations on bulk and massing).
- B. Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks) that enhance the safety and quality of life of residents.
- C. Strive to create an appropriate balance of full-time residents, second homes, and short-term rentals to maintain a diverse and vibrant community.
 - *Potential action:* Review zoning and short term rental regulations on an annual basis to ensure neighborhood compatibility.

GP2 – A thriving economy with diverse, year-round opportunities.

The Frisco economy is built upon a balance of tourism and its role as a hub for the region, with many amenities, major retailers, and services located in town. Tourism, driven by recreational opportunities, and the small, mountain-town appeal of Main Street, creates jobs and revenue. Locals and visitors shop at large retailers and grocery stores and support the small businesses on Main Street. While the Frisco economy has seen steady growth in the past decade, diversification of the economy going forward is important. More year-round opportunities will provide stability through the seasons and economic downturns. The Town should focus on small, incremental changes that preserve the town character that residents and visitors are drawn to and support an engaged community, and healthy small businesses

Goal 2.1: Maintain a diverse and strong economy.

- A. Continue to attract and retain businesses that support and enhance Frisco’s tourism revenues, while also seeking to build upon entrepreneurship and new or emerging niches.
- B. Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.
- C. As development and infill occurs, ensure that the Town’s overall mix of land uses remains aligned with community goals.
- D. Participate in regional and state economic development efforts that support a diverse economy.

Goal 2.2: Strengthen Frisco’s role as the year-round-local commercial and service hub for the region.

- A. Support the retention and expansion of regionally-serving commercial and industrial uses.
- B. Protect the Light Industrial zone district from intrusion by other uses.
 - *Potential action:* Discourage rezoning from industrial to other uses.
- C. Encourage continued reinvestment in existing commercial centers.

Goal 2.3: Facilitate the retention and expansion of locally-owned businesses.

- A. Create a positive business environment that encourages investment and expansion.
- B. Support efficient regulations and processes that foster a supportive business environment.
- C. Expand workforce housing options to support small businesses, and local employees.

GP3 – Robust government and community-based services, and housing opportunities for workers and residents.

Frisco is a place for people to live and work. Government and community-based services, such as adequate public infrastructure, child care, health services, and public safety, are integral to making Frisco a sustainable community for residents of all ages and incomes. Diverse housing options must be available to support the local workforce. These opportunities help businesses recruit workers, contribute to a tight-knit community, and ensure the year-round vitality of our economy.

Goal 3.1: Provide high quality public services to meet current needs and accommodate growth.

- A. Improve public infrastructure such as roads, sidewalks, transit, and municipal utilities to maintain high quality of life for the community.
- B. Plan for growth and change – Analyze existing operational levels and plan for efficient implementation of improvements.

Goal 3.2: Promote open communication and responsive governmental actions.

- A. Provide meaningful opportunities for residents, local businesses, and special interest groups to engage with Town staff and government officials and participate in decisions that impact the community.
- B. Encourage participation and representation in regional planning efforts for transportation, public health, and hazard mitigation.

Goal 3.3: Promote a balanced community through support for diverse and equitable housing options.

- A. Develop a diverse portfolio of workforce housing programs to support a broad range of housing needs—type, rental vs. ownership, and price points—at the community and neighborhood level.
 - *Potential action:* Adopt a strategic housing plan with benchmarks, unit quality goals, and metrics (e.g., strive to house 60% of the local workforce within the Town).
- B. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures.
 - *Potential action:* Evaluate the efficacy of existing regulatory incentives (e.g., bonus density, Accessory Dwelling Units) and explore additional options to support the advancement of workforce housing goals.
 - *Potential action:* Pursue zoning modifications to integrate workforce housing into commercial areas.
 - *Potential action:* Adopt workforce housing requirements for new developments.
 - *Potential action:* Capitalize on retaining existing housing for locals through a buy-down program as an alternative to new construction.
- C. Collaborate with community partners and the private sector to expand the reach of Frisco’s workforce housing efforts.
 - *Potential action:* Develop programs to help local businesses maintain a reliable and sustainable workforce base through partnerships (between businesses, governments, nonprofits, etc.) tax benefits, deed restrictions, and the creation and retention of workforce housing options.
- D. Nurture relationships with non-profits that enhance the lives of residents and businesses.

GP4 – A well-connected, multi-modal transportation network that encourages active uses

Frisco is a small, compact town where schools, parks and trailheads, restaurants, shops, and other businesses are located in close proximity. Year-round walking and biking paths, along with bus routes, must continue to enable residents and visitors to reach destinations sans automobile. Supporting these modes of transportation, creating off-road connections, and reducing gaps in the walking, biking and transit network will alleviate parking needs and congestion and promote active lifestyles.

Goal 4.1: Provide a safe and efficient multimodal transportation system.

- A. Update the Town’s comprehensive Multimodal Transportation Master Plan.
- B. Place a higher priority on bicycle and pedestrian options for moving around town.
 - *Potential action:* Adopt ‘complete street’ design standards that include safe and attractive multi-modal transportation options. Complete streets are streets designed and maintained to facilitate safe and efficient use for all users including pedestrians, bicyclists, and mass transit.
- C. Manage parking resources in downtown to promote the efficient use of available spaces.
 - *Potential action:* Begin enforcement of established time limits for on street parking and consider expanding time limits in areas adjacent to a Summit Stage stop.
 - *Potential action:* Improve signage to direct drivers to public lots.
 - *Potential action:* Launch a public information campaign to help Main Street businesses guide employees to use low-occupancy parking areas.
 - *Potential action:* Complete the installation of diagonal parking and curb, gutter, sidewalk on the numbered avenues between Main Street and Granite/Galena.
- D. Establish traffic control, parking, and management protocols for special events/seasonal peaks.

Goal 4.2: Promote walking, bicycling, and other alternative modes of travel.

- A. Improve the safety and efficiency of bicycle and pedestrian crossings and travel along Summit Boulevard.
- B. Ensure connections to Marina, the Peninsula Recreation Area, and local schools are safer and more efficient.
- C. Prioritize high-traffic corridors within the Central Core for the construction of more developed, urban streetscape.
 - *Potential action:* Develop and implement ‘complete street’ plans for Granite and Galena.
 - *Potential action:* Strengthen development requirements for pedestrian and bicycle connections.
- D. Enhance connections between neighborhoods and commercial areas, and the County-wide recreational pathway system.
 - *Potential action:* Prioritize implementation the 2017 Frisco Trails Master Plan.
 - *Potential action:* Continue to maintain the Town’s paved recreational pathway system.
- E. Explore Frisco Flyer-type shuttle for around town movement.

Goal 4.3: Continue to expand regional transportation options for Frisco residents and visitors.

- A. Take a proactive role in planning and design for the SH 9 and I-70 interchanges and corridors.
 - *Potential action:* Develop and adopt a 1041 plan to improve and protect the Summit Boulevard corridor.
- B. Collaborate with Summit County, CDOT, Copper Mountain, and others to maintain/increase the frequency of Summit Stage, Busstang, Greyhound and others.

GP5 – An active, inviting place with a multitude of recreation opportunities

Frisco’s recreation opportunities distinguish the Town and make it a fantastic place to live, visit, and play. Residents and visitors greatly enjoy the Town’s accessible trail system, dynamic waterfront and many parks. These assets and amenities should be preserved and enhanced to provide diverse recreation opportunities for a variety of experiences and abilities.

Goal 5.1: Provide access to high quality, year-round recreational amenities that appeal to both residents and visitors.

- A. Recognize and support the role of neighborhood/community parks as places for neighbors and community members to gather and celebrate together.
 - *Potential action:* Create spaces for community gathering and promote social interaction, as appropriate for each park.
- B. Design recreation facilities to strengthen and diversify the amenities available in Frisco. Adapt existing facilities as needed to reflect current trends and changing community needs.
- C. Maintain and upgrade existing park facilities to achieve a high level of quality, safety, aesthetic appeal, and function.
- D. Coordinate new facilities with the Trails Master Plan (and other Town Master Plans) to ensure appropriate connections and access.
 - *Potential action:* Coordinate with Summit County and the USFS to maintain and improve local and regional trail network.
 - *Potential action:* Support the implementation of the Peninsula Recreation Area vision (policy/vision aligned w/recent charrette outcomes)
 - *Potential action:* Support the implementation of the Marina Master Plan

- E. Park facilities and amenities should utilize consistent visual cues (signage, site furnishings, and maintenance standards) to communicate public accessibility to users.

Goal 5.2: Offer diverse programs and events that encourage active and healthy lifestyles.

- A. Offer events to encourage more local participation to promote inclusion and build community pride.
- B. Promote healthy lifestyle choices through programing and special events.
- C. Collaborate with the County and other organizations on various health and wellness initiatives.

Goal 5.3: Create opportunities and improve the quality of interaction with the natural environment.

- A. Enhance opportunities for passive enjoyment of open space and scenic areas.
- B. Recognize that the park system provides important ecological functions and should be maintained and operated to preserve and enhance those functions (i.e. storm water management, water quality, wildlife migration corridors, etc.).
- C. Ensure that tourism-driven recreation opportunities do not create negative impacts on the natural environment and surrounding community.
- D. Take advantage of existing easements to increase and improve public access to Tenmile Creek.

GP6 – Protection of the natural resources that define and support Frisco.

Frisco’s natural environment is the primary quality that attracts residents and visitors. It supports our economy and drives our recreational pursuits. Protecting the surrounding mountains, forests, waterways, and views are all deeply important to the community. These natural assets make Frisco beautiful, unique, and drive a thriving year-round economy. Pollution, wildfires, avalanches, and floods are threats to Town resources that should be recognized and minimized to the extent possible. The community should embrace measures for sustainability that reduce greenhouse gas emissions and conserve its water resources.

Goal 6.1: Protect and preserve the quality and health of the natural environment in Frisco and the surrounding area.

- A. Protect and enhance surface and ground water quality in Lake Dillon, Ten Mile Creek, and other locations.
- B. Encourage the use of alternative modes—transit, walking, and bicycling, for local and regional trips.
- C. Work collaboratively with regional partners on efforts to maintain and enhance air quality in Summit County.
- D. Work with the United States Forest Service (USFS), Summit County, and other partners to preserve the undeveloped character of the mountains and forest that surround Frisco as future annexations occur.
- E. Encourage the use of native plants and species that protect and enhance Frisco’s biodiversity and wildlife habitat.

- F. Educate residents and visitors about strategies to reduce wildlife conflicts and discourage activities with a negative impact on wildlife.

Goal 6.2: Lead by example on efforts to advance community sustainability and the region’s ability to prepare for and adapt to the impacts of climate change.

- A. Expand waste reduction and recycling rates within the Town organization and the community as a whole.
- B. Expand the use of alternative energy sources, water conservation measures, and other sustainable development practices in Town facilities and operations.
- C. Incentivize the use of green building practices for all new development.
- D. Educate residents, businesses, and visitors on sustainable practices.
- E. Establish parameters to improve the resilience of Town infrastructure as part of routine improvements and upgrades.
 - *Potential action:* Adopt and support the implementation of countywide climate action goals.

Goal 6.3: Minimize risks to property, infrastructure, and lives from natural hazards and disasters.

- A. Continue to collaborate with regional partners on efforts to implement the Community Wildfire Protection Plan (CWPP) and Summit County All-Hazards Mitigation Plan.
- B. Limit new development, or the significant expansion of existing development, in areas that are most susceptible to risk from natural hazards—in the Wildfire Urban Interface (WUI), in flood hazard areas along Ten Mile Creek, and on steep slopes.

I hope Frisco

Get A Planning Commission That Actually Entertains
... MORE BIKE FRIENDLY CORSES ✓

- I hope Frisco Bigger Dismount Signs
- I hope Frisco Subtle Bike Biche to Marina
- I hope Frisco Walking Mall Main St. in Summer
- I hope Frisco Small trees, feel like you're in a park

I hope Frisco

✓ Fantastic Frisco Dog Park ✓
Rework Granite Save the pocket park ✓
never turn it into a transit station ✓

- I hope Frisco adds More Renewable Energy
- I hope Frisco remembers / honors our past
- I hope Frisco better cell service

Stops allowing bartending in that crowd lots ✓
Place for community meetings ✓
GALENA ALLEY ✓

- I hope Frisco Improves Music Center
- I hope Frisco puts in sidewalks All of Central
- I hope Frisco more bike/nordic trails



Planning Commission Work Session May 16, 2019

I hope Frisco Town pay for damages to boat anchors

I hope Frisco to have a DOG PARK

I Hope Frisco BUILDS A RECCENTER!!!

I hope Frisco HAS MORE CULTURE + ART

I hope Frisco Senior LIVING HOUSE

I hope Frisco CRP supports sport on

ACTIVE COMMUNITY CENTER ✓
POOL ✓
VIREC CENTER ✓

I hope Frisco Gets newer EQUIPMENT @ PLAYGROUNDS

I hope Frisco IMPROVES/UPDATE PLAYGROUNDS

I hope Frisco Adopt Trail System USES

I hope Frisco buys Fernal Gas Co. & use the property for Park.

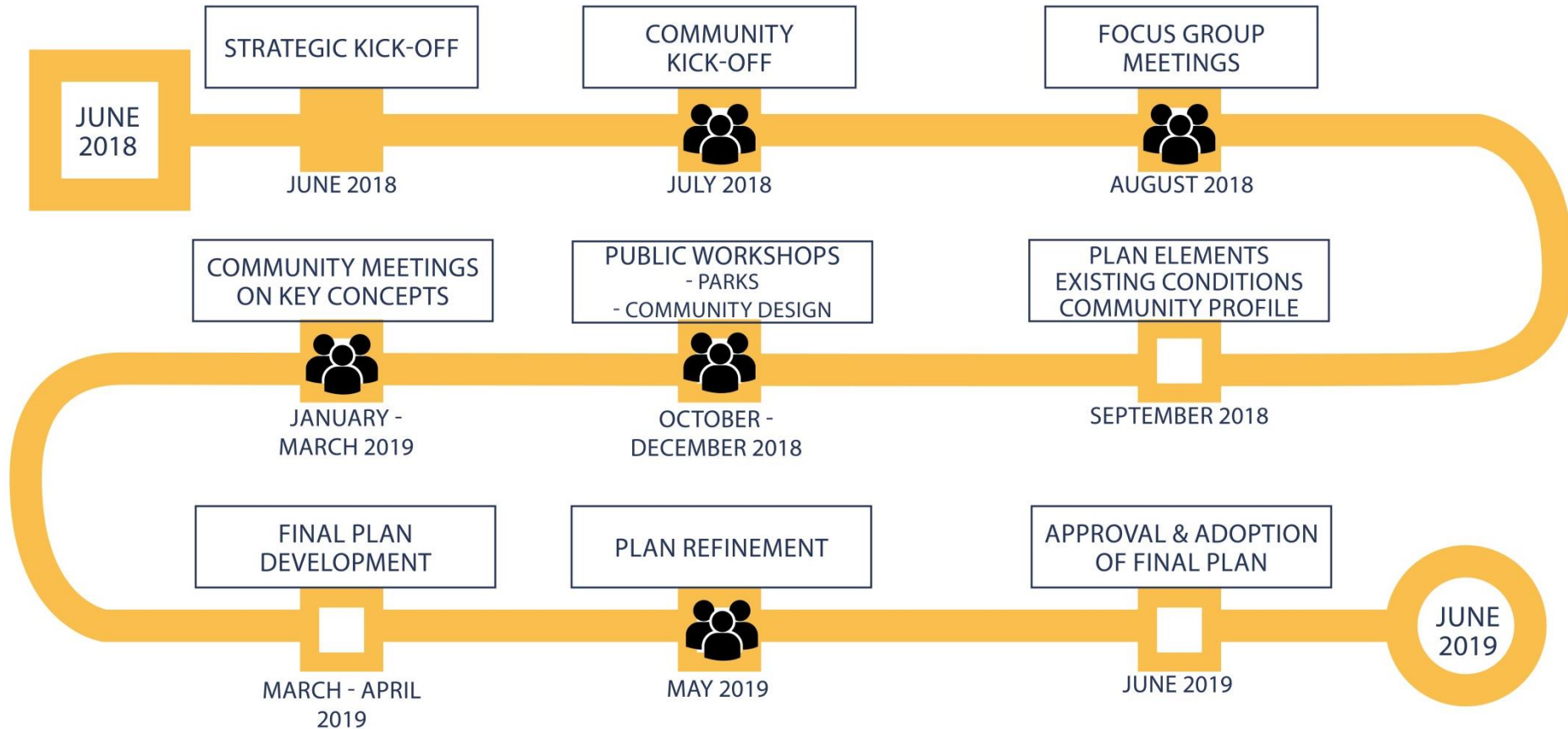
EMBRACE THE LAKE ✓
sets a dog park ✓
Paves ALLEYS ✓
dog park ✓

Agenda

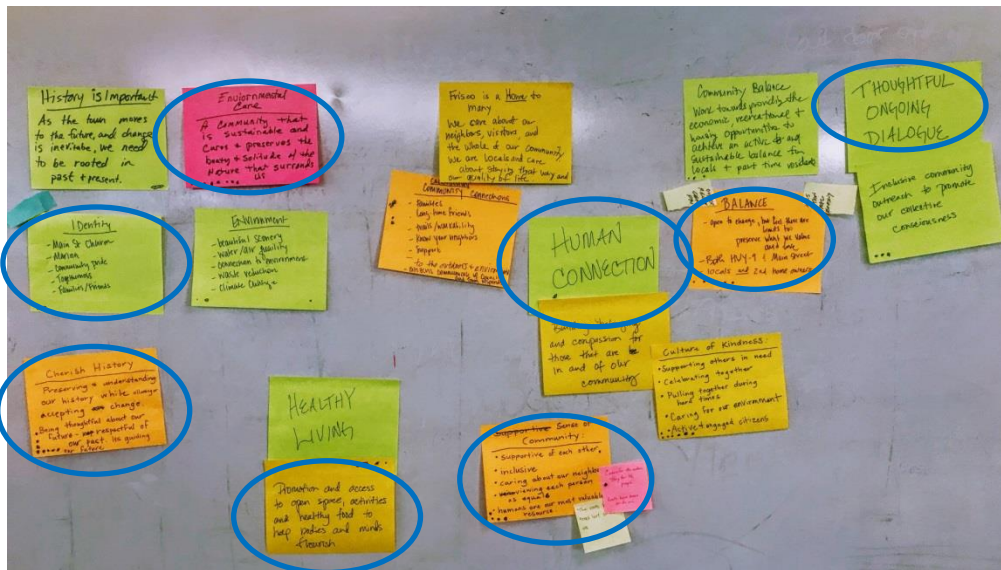


- Project Timeline
- Background Context
- Guiding Principles
- Policy Framework
- GP3 and GP6: Goals, Policies, & Actions
 - Community feedback (from latest public meeting)
 - Discussion
- Next steps

Project Timeline



Background Context



Using three words or less, describe what the phrase "small town mountain character" means to you.



Guiding Principles

“A close knit, welcoming community that cherishes our history, environment, healthy lifestyle, and unique sense of place.”



GP 1: Vibrant neighborhoods and thriving Main Street with an eclectic small, mountain town character



GP2: A sustainable economy with diverse, year-round opportunities



GP3: Robust community services, and housing opportunities for workers and residents.



GP4: A well-connected, multi-modal transportation network that encourages active uses



GP5: An active, inviting place with a multitude of recreation opportunities



GP6: Protection of the natural resources that define and support Frisco

Policy Framework

Guiding Principles

- Aspirational statements that collectively convey our vision for the future
- Shared beliefs and values that help define what it means to be part of the Frisco community

Goals

- Articulate specific aspirations the community wishes to strive for in support of each guiding principle

Policies

- Provide direction as to how the guiding principles and goals will be carried out in day-to-day decision-making

Implementation Strategies

- Specific strategies or actions that the Town and its partners will take in the future to implement the Community Plan



GP3: Robust government and community services, and housing opportunities for workers and residents



- Community services
- Efficient government
- Workforce housing
- Civic engagement and partnerships



GP3: Robust government and community services, and housing opportunities for workers and residents

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GP3: Robust government and community services, and housing opportunities for workers and residents

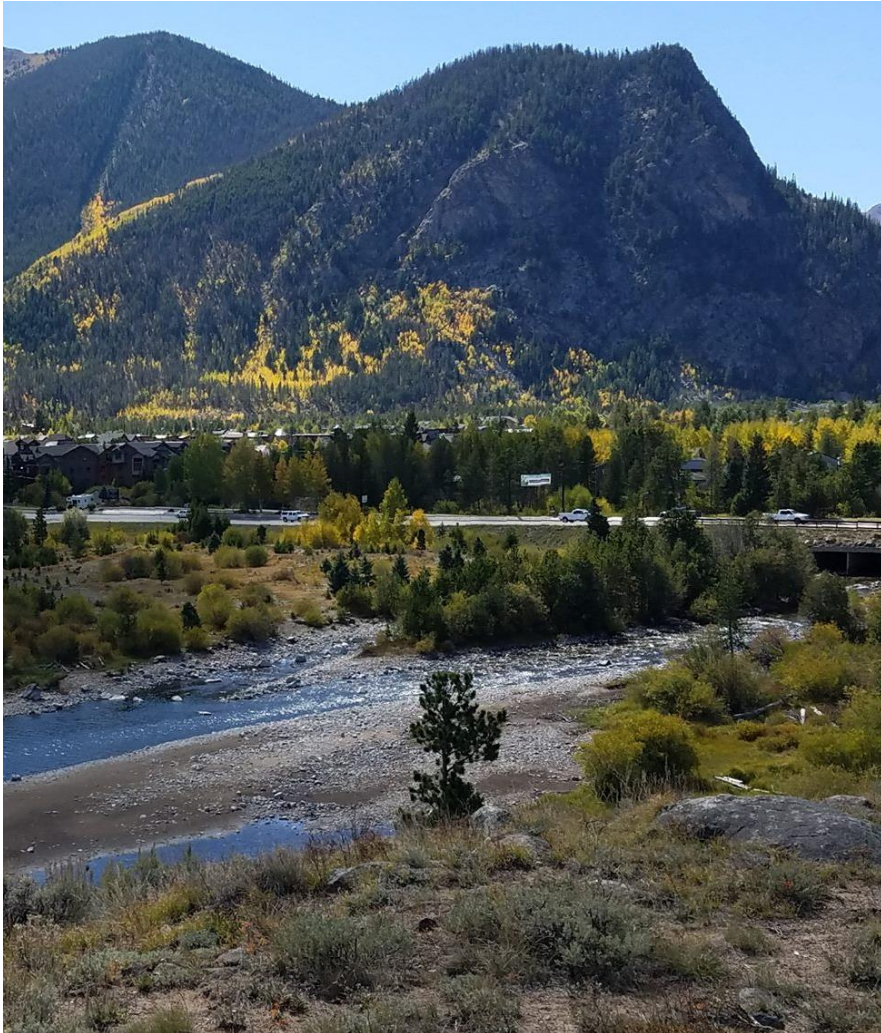


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GP6: Protection of the natural resources that define and support Frisco



- Protection of the natural environment
- Community sustainability
- Hazard mitigation



GP6: Protection of the natural resources that define and support Frisco



Goal 6.1: Protect and preserve the quality and health of the natural environment in Frisco and the surrounding area.

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GP6: Protection of the natural resources that define and support Frisco

Goal 6.2: Lead by example on efforts to advance community sustainability and the region's ability to prepare for and adapt to the impacts of climate change.

- A. Expand waste reduction and recycling rates within the Town organization and the community as a whole.
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- C. Incentivize the use of green building practices for all new development.
- D. Educate residents, businesses, and visitors on sustainable practices.
- E. Establish parameters to improve the resilience of Town infrastructure as part of routine improvements and upgrades.
 - *Potential action:* Adopt and support the implementation of countywide climate action goals.





GP6: Protection of the natural resources that define and support Frisco



Goal 6.3: Minimize risks to property, infrastructure, and lives from natural hazards and disasters.

- A. Continue to collaborate with regional partners on efforts to implement the Community Wildfire Protection Plan (CWPP) and Summit County All-Hazards Mitigation Plan.
- B. Limit new development, or the significant expansion of existing development, in areas that are most susceptible to risk from natural hazards—in the Wildfire Urban Interface (WUI), in flood hazard areas along Ten Mile Creek, and on steep slopes.

Next Steps

- ***April – May: Review and Draft Plan***

- *Work Sessions with Town Council and Planning Commission*

Planning Commission	Town Council	Topic
Thursday, April 04, 2019	Tuesday, April 09, 2019	Land Use/ Economy
Thursday, May 02, 2019	Tuesday, May 14, 2019	Mobility/ Recreation
Thursday, May 16, 2019	Tuesday, May 28, 2019	Housing/Environment

- *Refine draft for adoption based on input received*

- ***June - July: Final Plan Adoption***

- *Final Community Meeting*
- *Final Adoption*