

I hope Frisco

Get A Planning Commission Team Acting Enforcers
... MORE BIKE FRIENDLY CORSES

I hope Frisco Bigger Dismount Signs
I hope Frisco White Bike Biche-boring
I hope Frisco Walking Mall Main St. in Summer
I hope Frisco Keep small kids out of parks
I hope Frisco More bike/bike trails

I hope Frisco

✓ Fantastic Frisco Dog Park ✓
Rework Granite Save the pocket park ✓
never turns into a parking lot ✓
I hope Frisco adds More Renewable Energy

I hope Frisco teachers/funders our past
I hope Frisco better cell service
I hope Frisco has CHICKENS!
I hope Frisco has more culture + art

Stops allowing cheap ugly building that crowd lots ✓
Place for community meetings ✓
I hope Frisco improves Music Center
GALENA AND GRANITE CORSE
I hope Frisco puts in sidewalks All of Central

I hope Frisco more bike/nordic trails
I hope Frisco has more culture + art
I hope Frisco has more culture + art
I hope Frisco has more culture + art

frisco
community
plan

envision our future

Town Council and Planning Commission Joint Work Session February 7, 2019

I hope Frisco Town pay for damages to boat owners
I hope Frisco to have a FB M!
I hope Frisco DOG PARK
I hope Frisco BUILD A RECCENTER!!!

I hope Frisco Senior Living House
I hope Frisco supports sport on
ACTIVE COMMUNITY CENTER
W/ POOL
VIREC CENTER

I hope Frisco IMPROVES/UPDATE PLAYGROUNDS
I hope Frisco Adopt Trail System
I hope Frisco buys Fernal Gasc
the property for Park
EMBRACE THE LAKE
sets a dog park
PAVES ALLEYS
dog park



GENERAL PROJECT UPDATE

Community Plan Kickoff

July 11, 2018



Why do people live here?

- Outdoor recreation
- Friendly, caring neighbors
- Natural beauty
- Quality of life

What is our biggest challenge?

- Loss of close knit community
- High cost of living/ housing
- Traffic/ congestion/ too much tourism

**Survey respondents were predominately year-round residents, age 46-70, lived here 6+ years*



What are people talking about?

- Increased affordable and workforce housing supply
- Attracting good paying jobs/employers
- Investing in telecommunications infrastructure
- Improved entrance features, better wayfinding signage
- Better sidewalk connectivity, safe crossings for Summit Blvd
- Maintain existing height on Main Street and scenic views
- Increased access points along the water (*Ten Mile and Lake Dillon*)

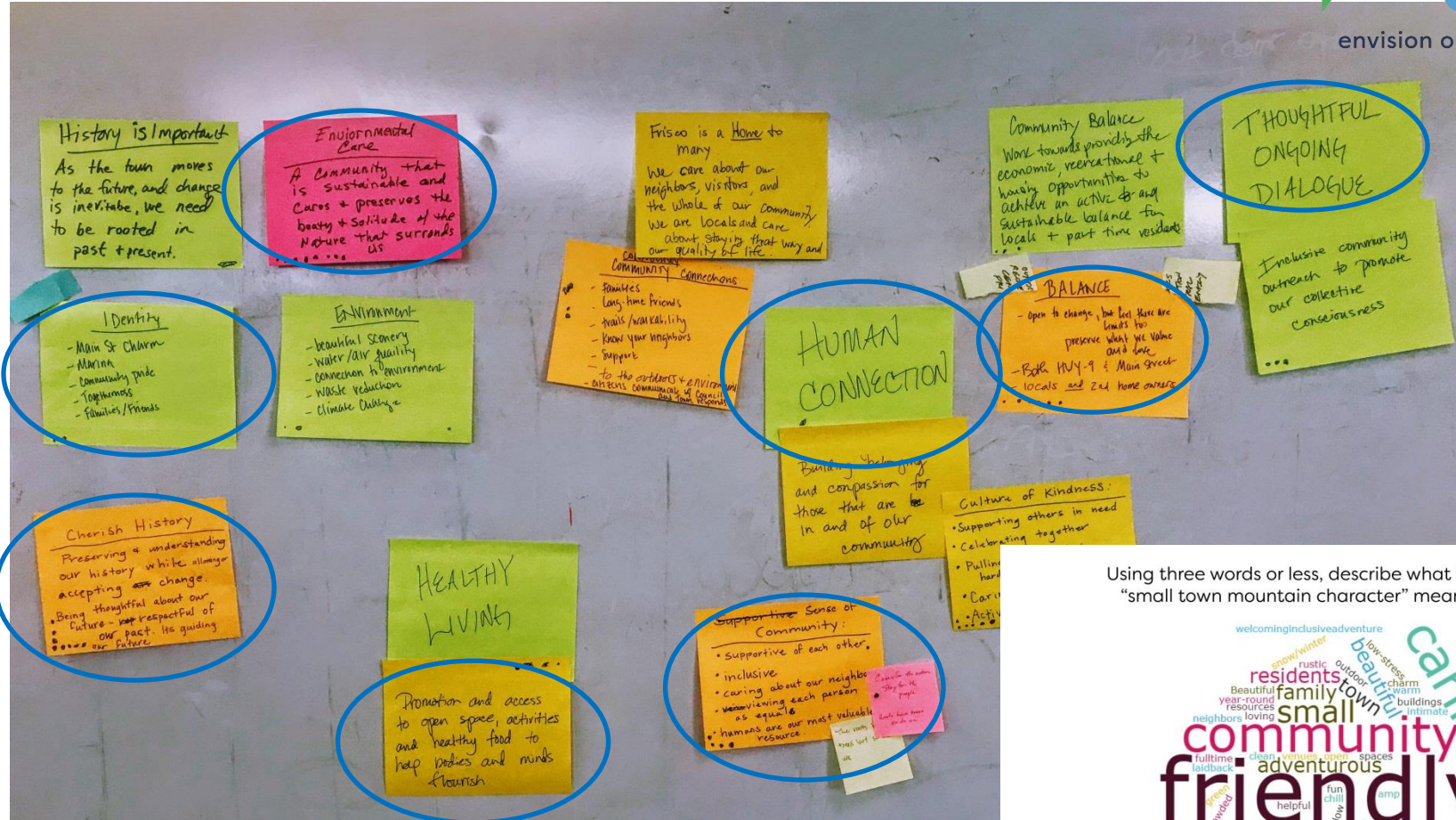
Community Resource Group

Defining our Common Values

August 6, 2018

frisco
community
plan

envision our future



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

welcoming inclusive adventure
low-stress rustic outdoor beautiful charming
residents family town small community
Beautiful year-round resources neighbors loving
fulltime laidback clean outdoor green spaces
unattended limited helpful low amp
long-term nature quiet people quaint
relaxed cozy recreation sustainable stress-free small
neighborhood flowers/summer Not-a-ski-resort Small-town-USA

frisco
community
plan
envision our future

Focus Group Meetings

August 28, 2018



Our Economy

- Frisco's economy has experienced 10 years of sustained growth
- Visitors are attracted the "feel" of our community
- Frisco is the center of a larger community
- Many factors influence Frisco's economic future
- Diversity is sustainable

Community Design, Character, Land Use

- Frisco's character is defined by the people of our past and present
- Frisco's history defines today's community design
- Our built environment is shaped by our natural environment
- Character of Main Street is central our identity
- Summit Boulevard is opportunity for change

Housing Diversity and Livability

- Housing diversity supports locals and maintains our sense of identity
- Trends affecting housing diversity in Frisco – increase in housing prices, population growth, higher construction costs, scarcity of land
- Need multiple strategies to make an impact.



Parks Meeting

November 7, 2018



Frisco's citizens value access to high quality recreational experiences.

- Recreation facilities should be designed to strengthen and diversify the amenities available here.
- Park facilities should be maintained and upgraded to a high level of quality.
- Frisco should continue to reinvest in and enhance our existing park facilities.

Local parks are an important part of our community fabric.

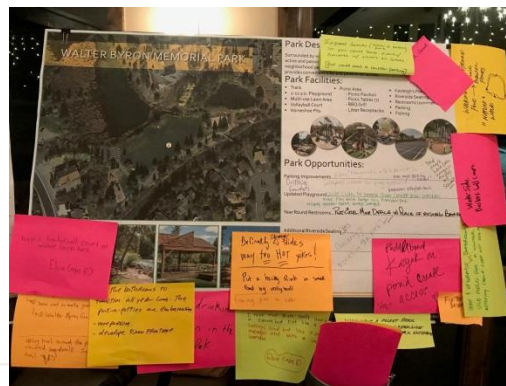
- Parks and facilities should be designed, built, and managed to create spaces for community gathering and promote social interaction.
- Signage and hardscape elements should communicate linkage to the larger park network.
- Park programming should be consistent with the park's character.

Frisco is the center of a larger community.

- Frisco should coordinate with neighbor agencies to meet community park, trails, open space, and recreation needs in a cohesive and efficient manner.

Parks in greatest need of improvements:

- Walter Byron
- Pioneer Park
- Meadow Creek Park
- Old Town Hall Park



Guiding Principles



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



MARKET CONTEXT

Role of Market and Economic Analysis



- Help frame issues and decisions
- Scale ideas, concepts, and implementation strategies
 - What types of land uses are in demand?
 - How much of it?
 - Over what time period?
 - What can we influence? Where do we have less influence?
- Focus areas or issues
 - Housing
 - Summit Boulevard
 - Main Street

General Trends and Conditions

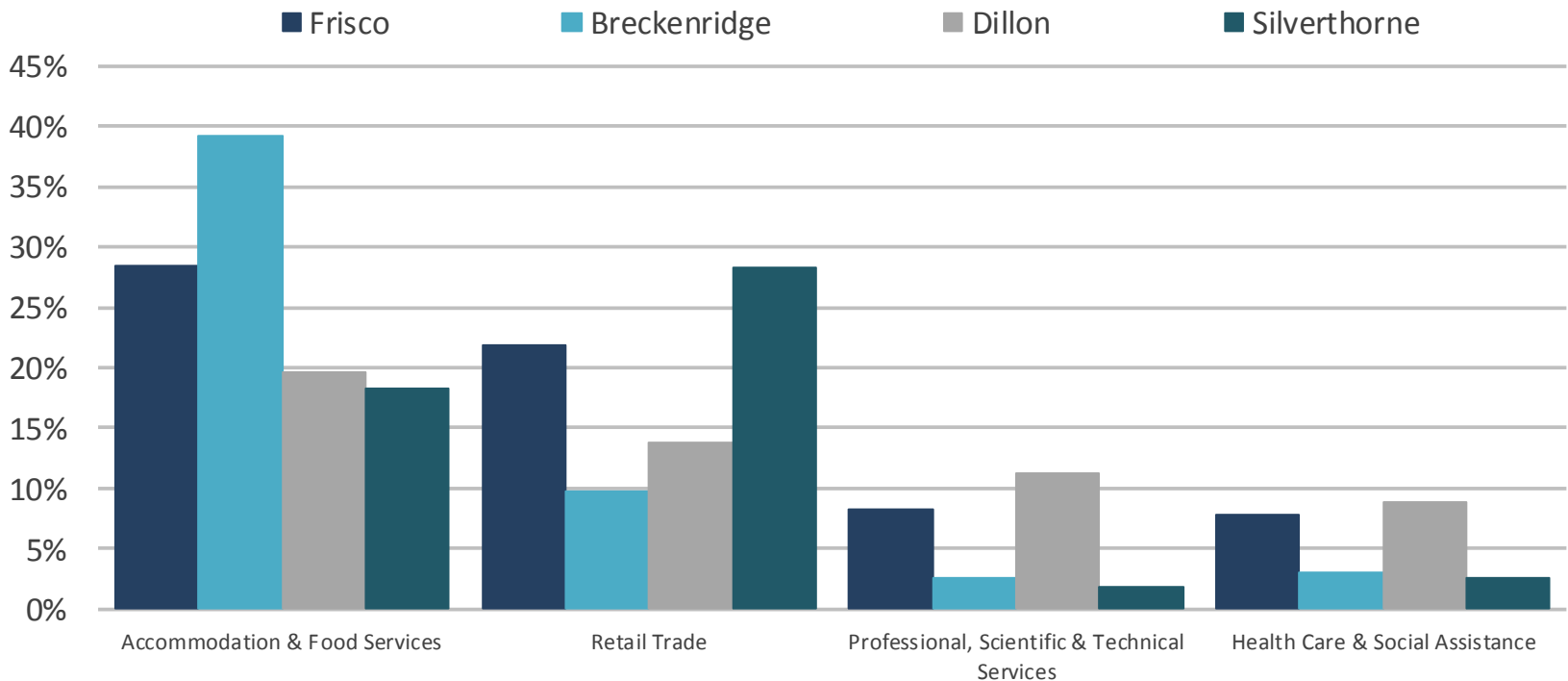


- Sales and lodging tax growth of 11% per year since 2013
 - Revitalized Main Street
 - Base Camp
 - Opportunities for new businesses
 - Grocery competition in Summit County
 - Desirable Place
 - Locals and families
 - Second homeowners and guests
 - Businesses
 - Nearing buildout – maturing community
 - Scarcity of land and real estate
 - Mountain town demographics are changing
-

Diverse Business Mix



- “Down Valley” services hub
- Frisco and Dillon have more professional and local/regional services than Breckenridge
- Tourism, retail, food and beverage are still the largest sectors however



Source: US Census LEHD; Economic & Planning Systems

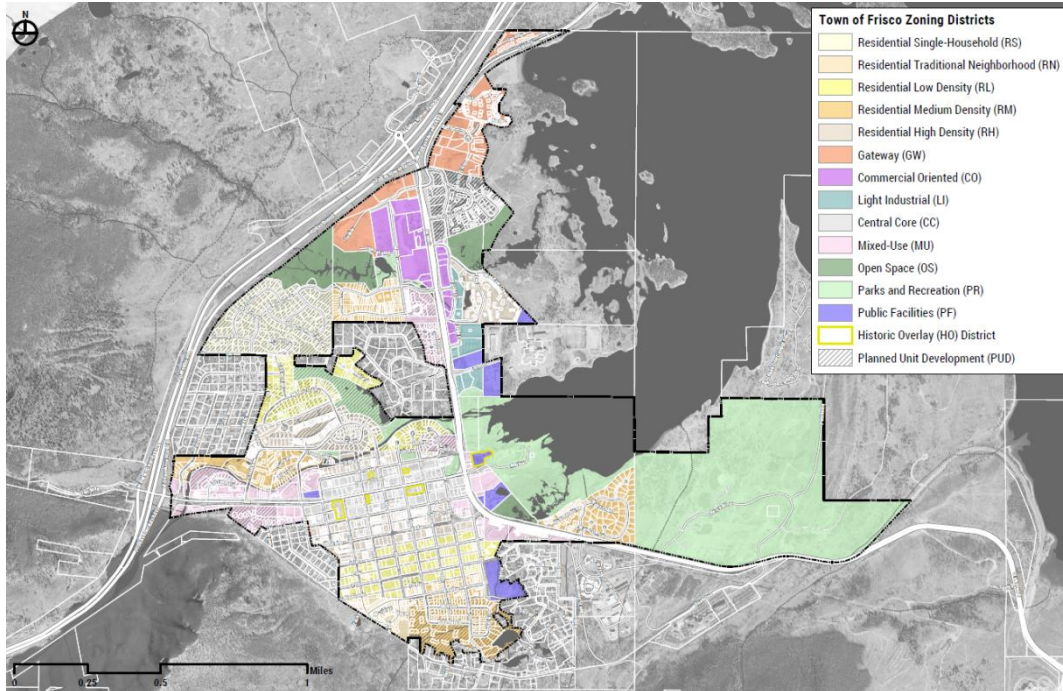
Market Findings

Market or Topic	Finding	Land Use Issue
Housing	<ul style="list-style-type: none"> • Strong demand: Rental, for-sale, affordable • Second homes: growth of Front Range 	<ul style="list-style-type: none"> • Limited land • Pressure on affordable housing • Will displace: existing housing, aging commercial • Density, redevelopment, and annexation
Retail/Commercial Real Estate	<ul style="list-style-type: none"> • Desirable retail location • Shift to food and beverage/experiential • Reliance on a few sales tax generators 	<ul style="list-style-type: none"> • Support the retention of major retailers along Summit Boulevard • Reinvest in aging properties • Areas to expand or densify?
Service Commercial	<ul style="list-style-type: none"> • Down valley service hub 	<ul style="list-style-type: none"> • How important to preserve? • Eventual migration to Silverthorne?
Lodging	<ul style="list-style-type: none"> • Aging lodging inventory 	<ul style="list-style-type: none"> • Potential demand for new lodging products • Summit Boulevard redevelopment/mixed use opportunity
Summit Boulevard	<ul style="list-style-type: none"> • Primary commercial location • Desire to improve experience 	<ul style="list-style-type: none"> • Identify potential opportunity sites • Balance with supporting major sales tax generators



LAND USE/DEVELOPMENT CAPACITY

Where We Are Today



Future Land Use Plan = Zoning Map

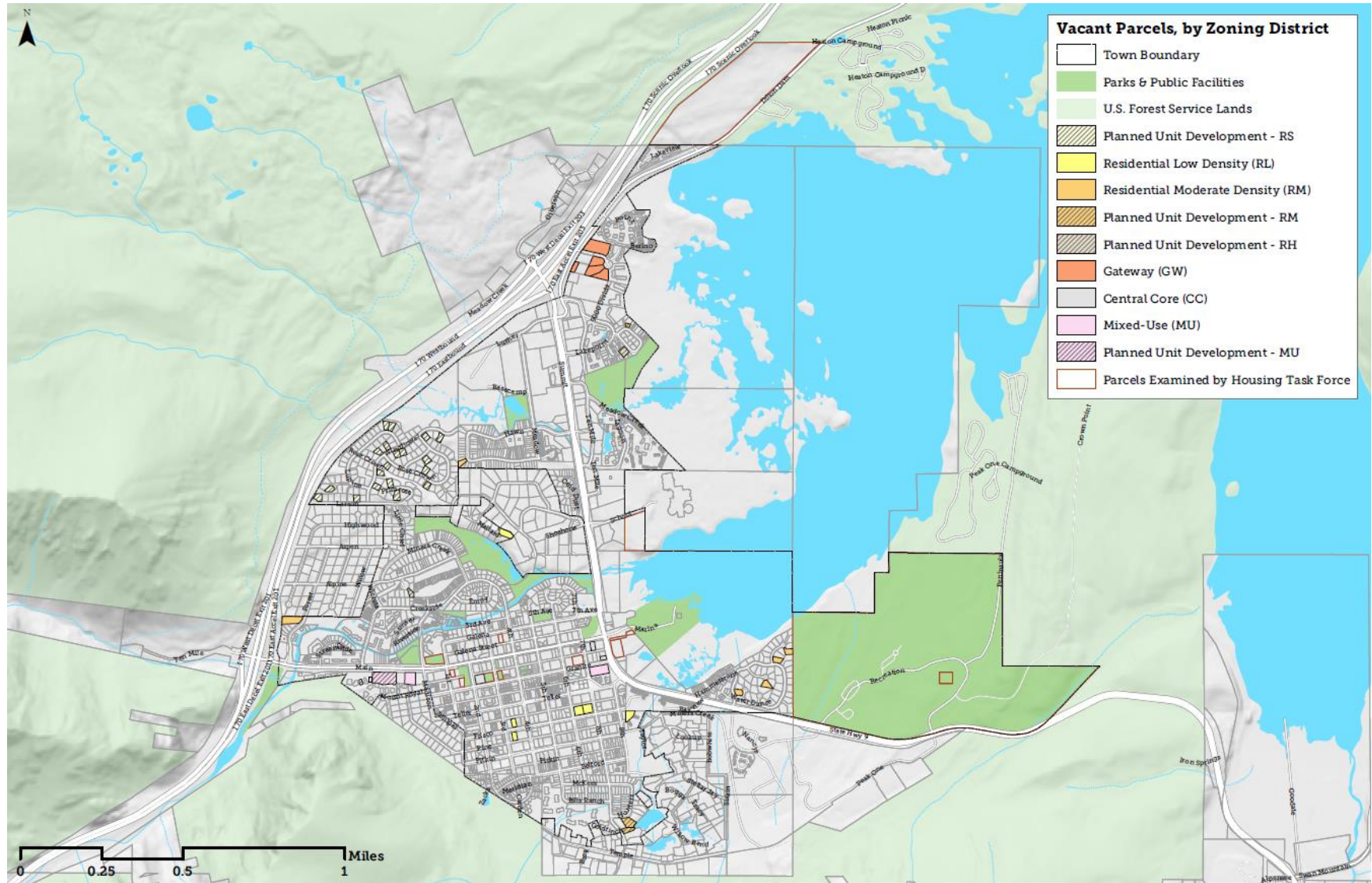
- Current Plan provides limited guidance for future development
- Need to build a broader understanding about “what’s possible” in different parts of the community
- Plan update provides an opportunity to confirm community’s vision for Future Land Use and identify strategies to help achieve it

Land Use Capacity Analysis

- What would the ultimate buildout of Frisco be under current zoning?
 - Do we have sufficient capacity to accommodate projected residential/non-residential growth?
 - How could infill/redevelopment potential impact ultimate buildout?

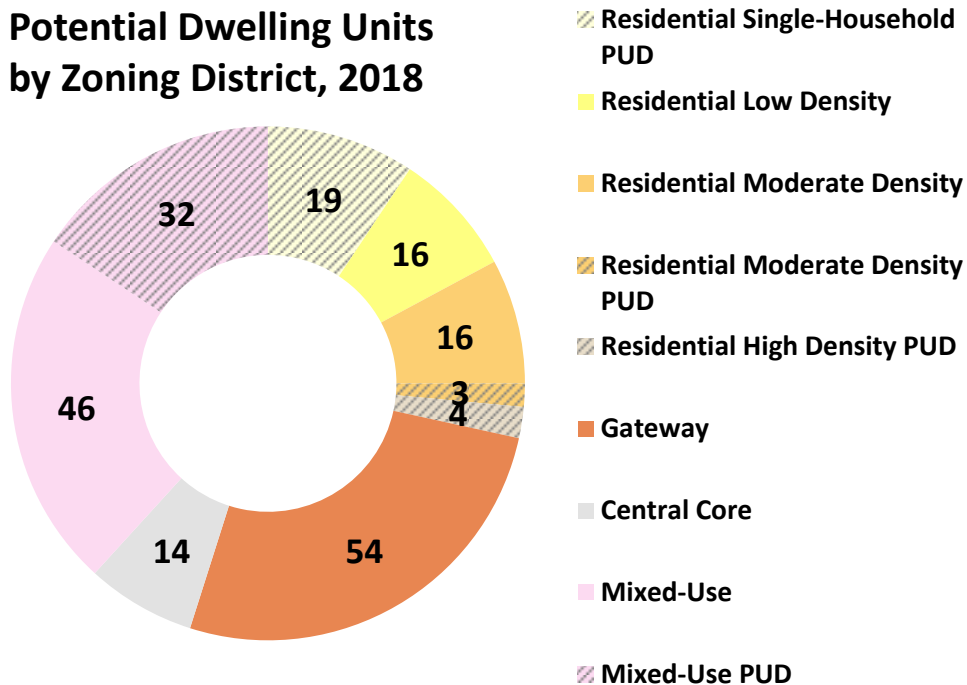


Residential Development Capacity: Vacant Land



Residential Development Capacity: Vacant Land

Potential Dwelling Units
by Zoning District, 2018

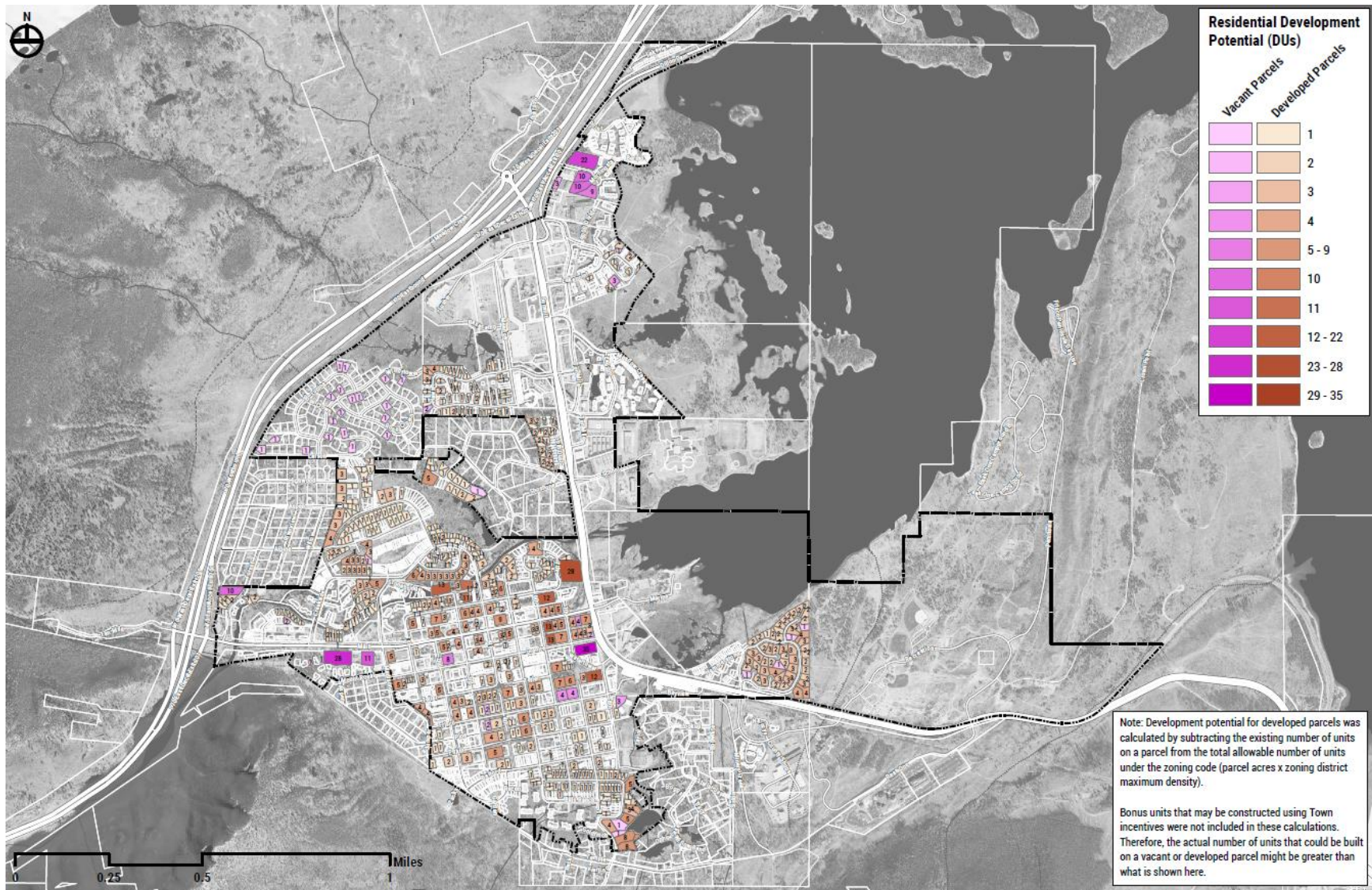


- Vacant land with residential potential:
 - Residential districts: 11 ac
 - Mixed-use districts: 9 ac
- Potential for 200+/- new dwelling units on vacant parcels
- Most capacity exists within Gateway, Central Core, and Mixed-Use areas

Source: Town of Frisco GIS Data, Clarion Associates

*Based on maximum densities allowed in existing zoning districts

Residential Infill/Redevelopment Potential: Current Zoning



Residential Infill/Redevelopment Potential: Current Zoning



TYPICAL EXISTING CONDITION UNDER CURRENT R-L ZONING DISTRICT



POTENTIAL CONDITION UNDER CURRENT R-L ZONING DISTRICT

Residential Infill/Redevelopment Potential: Current Zoning



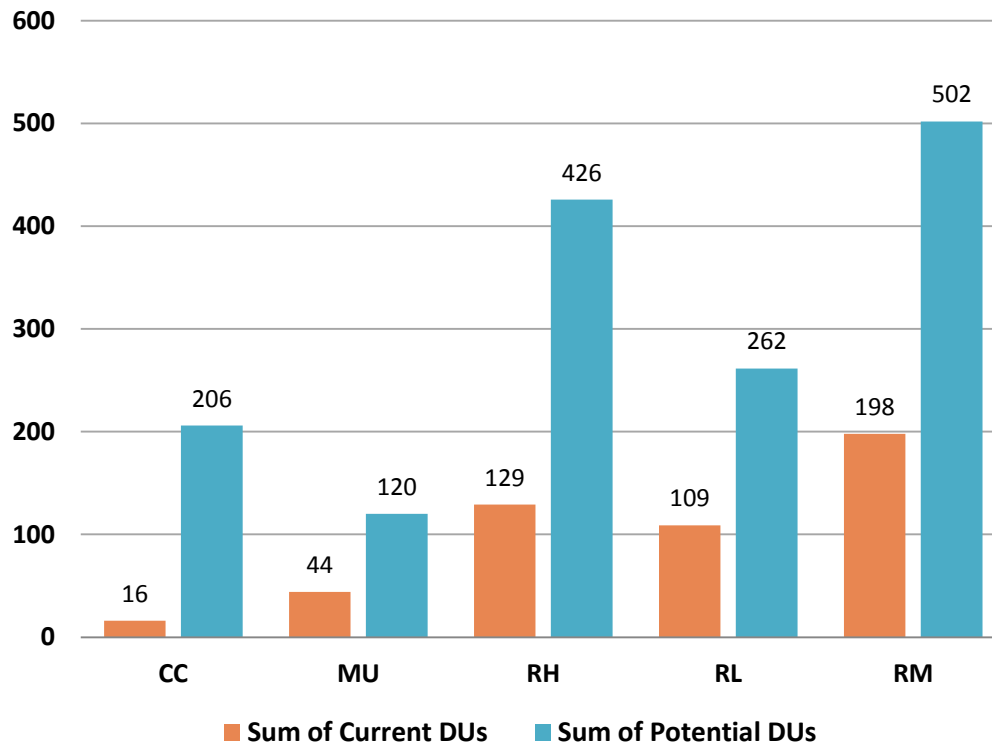
TYPICAL EXISTING CONDITION UNDER CURRENT R-H ZONING DISTRICT



POTENTIAL CONDITION UNDER CURRENT R-H ZONING DISTRICT

Residential Development Capacity: Vacant Land + Infill/Redevelopment

Current vs. Potential Dwelling Units by
Residential Zoning District, 2018



- 323 residential lots are built at densities lower than what is allowed by current zoning
- Most of these lots are located in areas zoned R-L, R-H, and R-M
- Potential for more than 1,000* new dwelling units if all town lots were built to maximum density

**Not including potential bonus units available through existing incentives.*

Discussion: Key Policy Considerations for Residential



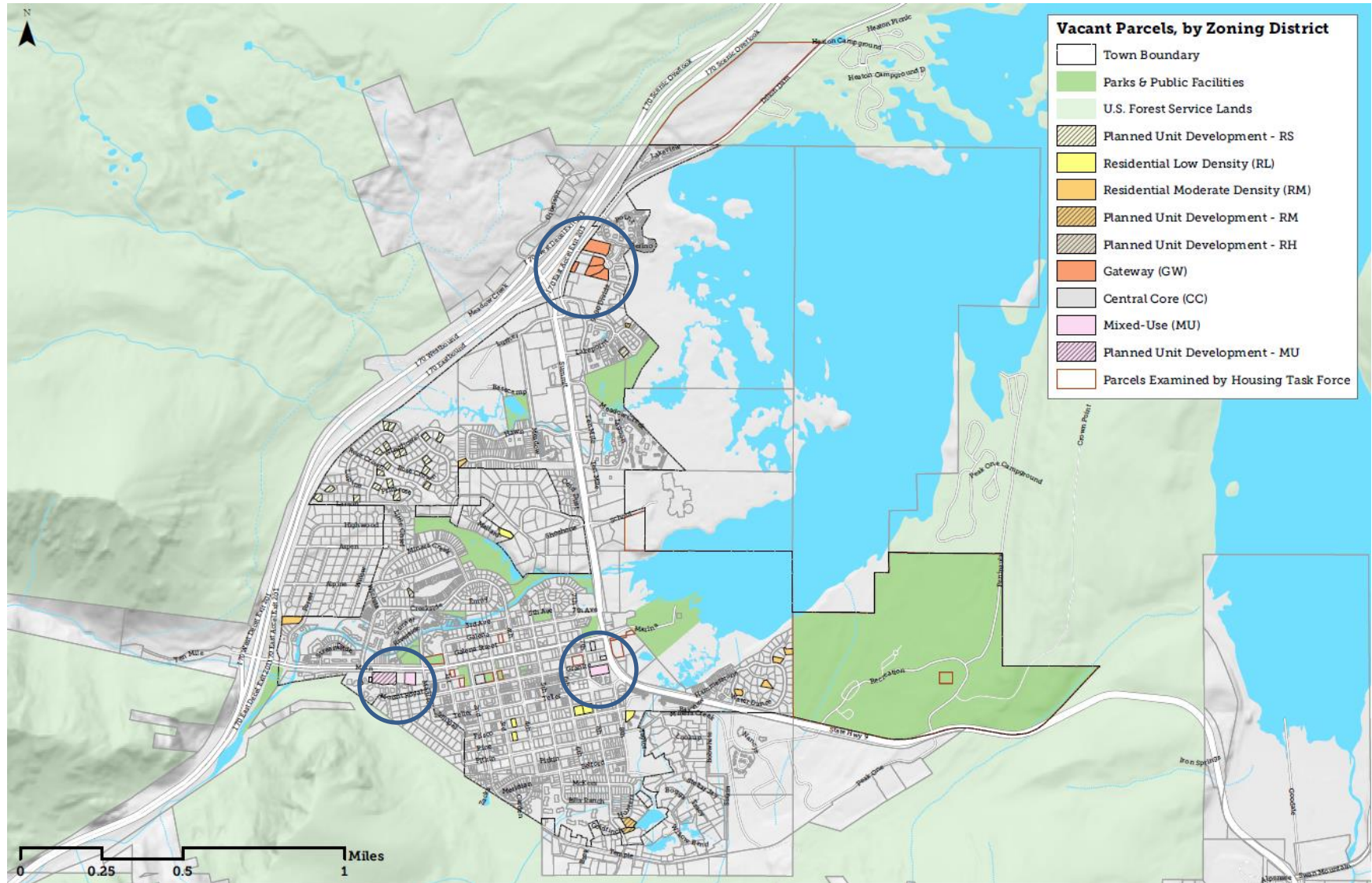
- How well does “what’s possible” align with what we’ve heard from the community to date?
 - Neighborhood compatibility/community character issues
 - Workforce and affordable housing considerations
- What types of strategies could be considered to address community character concerns?
 - New Future Land Use Plan with area-specific policies
 - Recommendations for design standards/targeted code amendments:
 - Evaluate density, incentives
 - More robust bulk and massing standards;
 - More restrictive lot coverage and/or setback limitations; and/or
 - Other techniques to enhance compatibility

Discussion: Key Policy Considerations for Residential



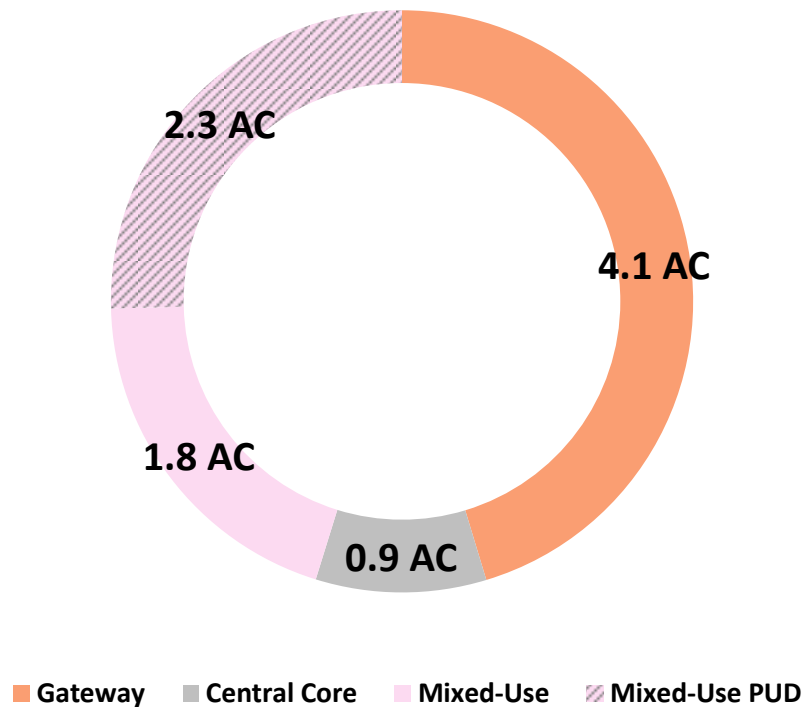
- How can the Community Plan help advance the Town's affordable/workforce housing goals?
 - Provide overarching policy foundation/support for advancement of ongoing efforts:
 - SCHA 2016 Housing Needs Assessment
 - 2018 Housing Task Force Recommendations
 - Ensure Future Land Use Plan is aligned with housing objectives
 - Balance between resident and second homeowners

Non-Residential Development Capacity: Vacant Land



Non-Residential Development Capacity: Vacant Land

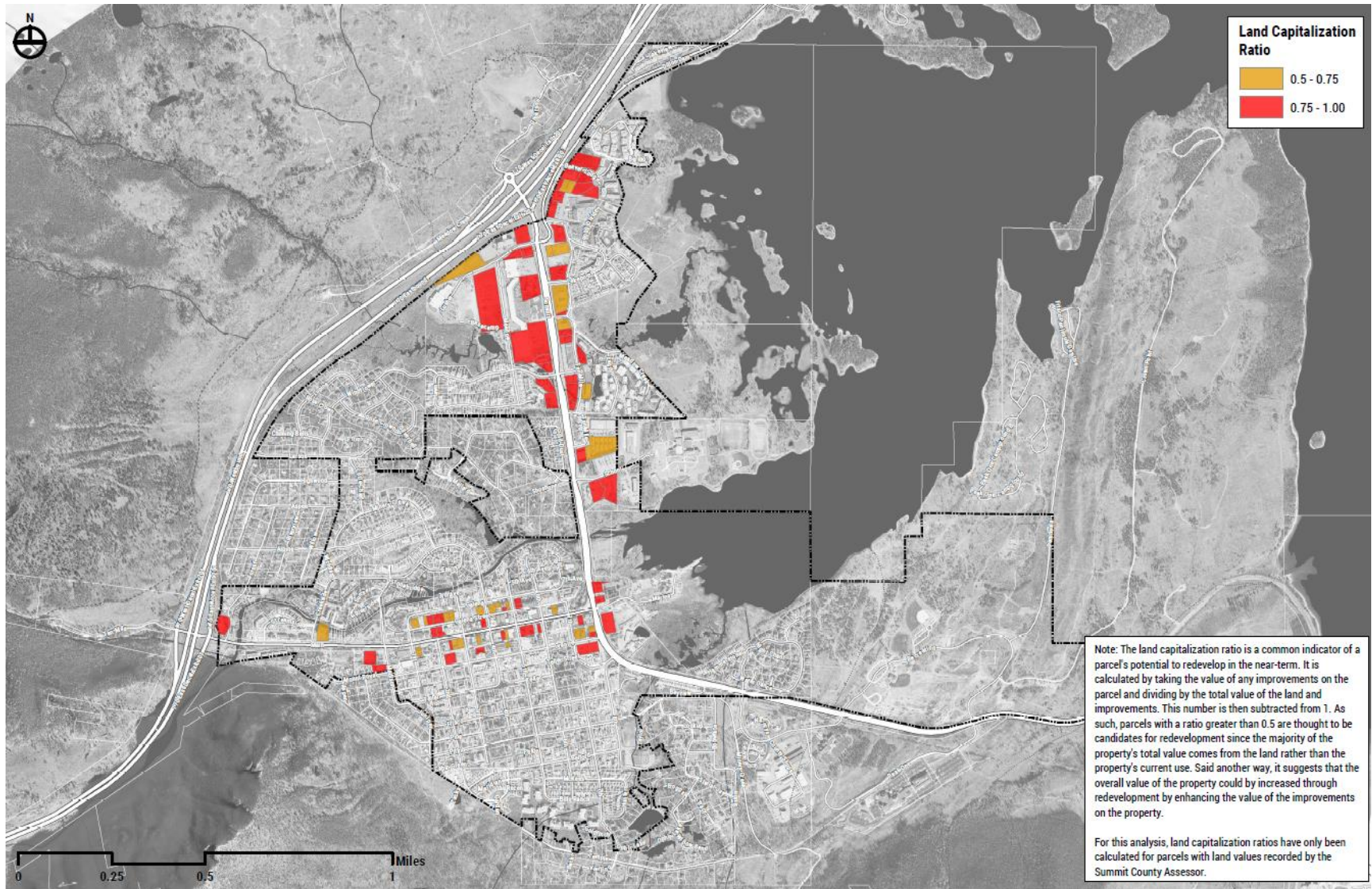
Vacant Land by Non-Residential Zoning District, 2018



- 9 acres of vacant non-residential/mixed-use land remaining
- Amounts to potential for between 150K and 275K square feet* of non-residential development on vacant parcels
- Nearly half of remaining capacity is located in Gateway District

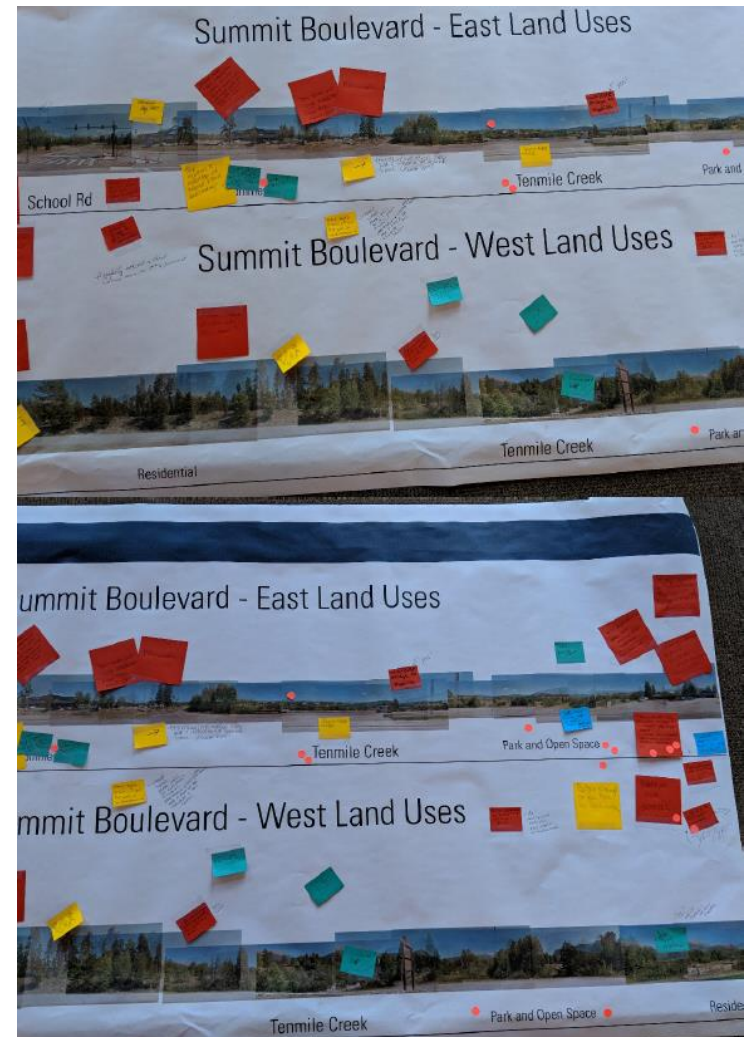
**Based on FARs of between 0.4 and 0.7.*

Redevelopment Potential: Non-Residential/Mixed-Use Areas



Discussion: Key Policy Considerations for Non-Residential/Mixed-Use

- What types of strategies/incentives should be explored to encourage desired improvements along Summit Boulevard and Main Street?
 - Zoning (density, parking, mixed use)
 - Public improvements (landscaping, streetscape)
- Should strategies to support the retention of industrial/service commercial uses be considered?





PARKING STRATEGY/ CONNECTIVITY ANALYSIS

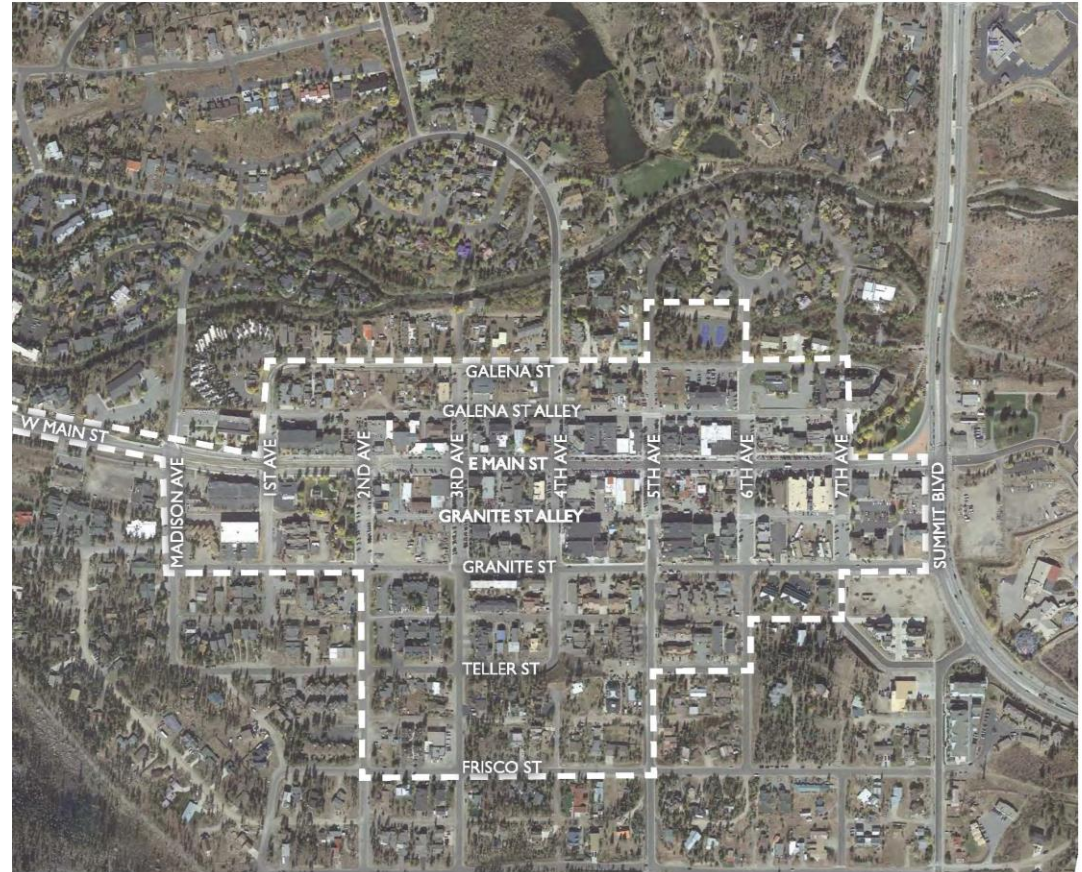
Parking – Analysis Objectives



- Is on-street parking in Frisco at optimal occupancy?
- Peak efficiency is reached at 85% average occupancy
- At 85%, any driver seeking a space on a block can find one
- Parking study seeks to answer:
 - Where is parking demand highest in downtown Frisco?
 - Which blocks have occupancy issues
 - Which blocks have extra parking supply
 - Is overall supply being used effectively?

Parking

- Summer and Winter 2018 occupancy counts
- Weekday and weekend
- 12 hour summer counts
- 10 hour winter counts
- Winter counts included length of time vehicles remain parked
- Update to the 2011 Frisco Central Core Parking Capacity Study
- Parking Inventory Review



Results of Occupancy Study

Summer Overall Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY	
7TH AVE	GRANITE and MAIN	<div></div>	53%
7TH AVE	MAIN and GALENA	<div></div>	50%
MAIN	7TH AVE and 6TH AVE	<div></div>	59%
6TH AVE	GRANITE and MAIN	<div></div>	43%
6TH AVE	MAIN and GALENA	<div></div>	56%
MAIN	6TH and 5TH AVE	<div></div>	72%
5TH AVE	GRANITE and MAIN	<div></div>	55%
5TH AVE	MAIN and GALENA	<div></div>	58%
MAIN	5TH AVE and 4TH AVE	<div></div>	71%
4TH AVE	GALENA and MAIN	<div></div>	54%
4TH AVE	MAIN and GRANITE	<div></div>	66%
MAIN	4TH AVE and 3RD AVE	<div></div>	67%
3RD AVE	GRANITE and MAIN	<div></div>	44%
3RD AVE	MAIN and GALENA	<div></div>	44%
MAIN STREET	3RD AVE and 2ND AVE	<div></div>	67%
2ND AVE	GRANITE and MAIN	<div></div>	34%
MAIN	2ND and 1ST	<div></div>	50%
1ST AVE	GRANITE and MAIN	<div></div>	36%
1ST AVE	MAIN and GALENA	<div></div>	53%
MAIN	1ST and MADISON	<div></div>	18%
OVERALL AVERAGE		<div></div>	52%

Winter Overall Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY	
7TH AVE	GRANITE and MAIN	<div></div>	50%
7TH AVE	MAIN and GALENA	<div></div>	35%
MAIN	7TH AVE and 6TH AVE	<div></div>	55%
6TH AVE	GRANITE and MAIN	<div></div>	37%
6TH AVE	MAIN and GALENA	<div></div>	26%
MAIN	6TH and 5TH AVE	<div></div>	41%
5TH AVE	GRANITE and MAIN	<div></div>	40%
5TH AVE	MAIN and GALENA	<div></div>	59%
MAIN	5TH AVE and 4TH AVE	<div></div>	77%
4TH AVE	GRANITE and MAIN	<div></div>	36%
4TH AVE	MAIN and GALENA	<div></div>	75%
MAIN	4TH AVE and 3RD AVE	<div></div>	69%
3RD AVE	GRANITE and MAIN	<div></div>	30%
3RD AVE	MAIN and GALENA	<div></div>	36%
MAIN STREET	3RD AVE and 2ND AVE	<div></div>	67%
2ND AVE	GRANITE and MAIN	<div></div>	16%
MAIN	2ND and 1ST	<div></div>	52%
1ST AVE	GRANITE and MAIN	<div></div>	16%
1ST AVE	MAIN and GALENA	<div></div>	43%
MAIN	1ST and MADISON	<div></div>	65%
OVERALL AVERAGE		<div></div>	46%

Summer Overall Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY	
7TH AVE	GRANITE and MAIN	<div></div>	53%
7TH AVE	MAIN and GALENA	<div></div>	50%
MAIN	7TH AVE and 6TH AVE	<div></div>	59%
6TH AVE	GRANITE and MAIN	<div></div>	43%
6TH AVE	MAIN and GALENA	<div></div>	56%
MAIN	6TH and 5TH AVE	<div></div>	72%
5TH AVE	GRANITE and MAIN	<div></div>	55%
5TH AVE	MAIN and GALENA	<div></div>	58%
MAIN	5TH AVE and 4TH AVE	<div></div>	71%
4TH AVE	GALENA and MAIN	<div></div>	54%
4TH AVE	MAIN and GRANITE	<div></div>	66%
MAIN	4TH AVE and 3RD AVE	<div></div>	67%
3RD AVE	GRANITE and MAIN	<div></div>	44%
3RD AVE	MAIN and GALENA	<div></div>	44%
MAIN STREET	3RD AVE and 2ND AVE	<div></div>	67%
2ND AVE	GRANITE and MAIN	<div></div>	34%
MAIN	2ND and 1ST	<div></div>	50%
1ST AVE	GRANITE and MAIN	<div></div>	36%
1ST AVE	MAIN and GALENA	<div></div>	53%
MAIN	1ST and MADISON	<div></div>	18%
OVERALL AVERAGE		<div></div>	52%

Winter Overall Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY	
7TH AVE	GRANITE and MAIN	<div></div>	50%
7TH AVE	MAIN and GALENA	<div></div>	35%
MAIN	7TH AVE and 6TH AVE	<div></div>	55%
6TH AVE	GRANITE and MAIN	<div></div>	37%
6TH AVE	MAIN and GALENA	<div></div>	26%
MAIN	6TH and 5TH AVE	<div></div>	41%
5TH AVE	GRANITE and MAIN	<div></div>	40%
5TH AVE	MAIN and GALENA	<div></div>	59%
MAIN	5TH AVE and 4TH AVE	<div></div>	77%
4TH AVE	GRANITE and MAIN	<div></div>	36%
4TH AVE	MAIN and GALENA	<div></div>	75%
MAIN	4TH AVE and 3RD AVE	<div></div>	69%
3RD AVE	GRANITE and MAIN	<div></div>	30%
3RD AVE	MAIN and GALENA	<div></div>	36%
MAIN STREET	3RD AVE and 2ND AVE	<div></div>	67%
2ND AVE	GRANITE and MAIN	<div></div>	16%
MAIN	2ND and 1ST	<div></div>	52%
1ST AVE	GRANITE and MAIN	<div></div>	16%
1ST AVE	MAIN and GALENA	<div></div>	43%
MAIN	1ST and MADISON	<div></div>	65%
OVERALL AVERAGE		<div></div>	46%

Summer Weekday Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY
7TH AVE	GRANITE and MAIN	56%
7TH AVE	MAIN and GALENA	51%
MAIN	7TH AVE and 6TH AVE	57%
6TH AVE	GRANITE and MAIN	44%
6TH AVE	MAIN and GALENA	56%
MAIN	6TH and 5TH AVE	69%
5TH AVE	GRANITE and MAIN	55%
5TH AVE	MAIN and GALENA	58%
MAIN	5TH AVE and 4TH AVE	72%
4TH AVE	GALENA and MAIN	53%
4TH AVE	MAIN and GRANITE	66%
MAIN	4TH AVE and 3RD AVE	66%
3RD AVE	GRANITE and MAIN	43%
3RD AVE	MAIN and GALENA	45%
MAIN STREET	3RD AVE and 2ND AVE	69%
2ND AVE	GRANITE and MAIN	33%
MAIN	2ND and 1ST	50%
1ST AVE	GRANITE and MAIN	39%
1ST AVE	MAIN and GALENA	57%
MAIN	1ST and MADISON	18%
OVERALL AVERAGE		53%

Winter Weekday Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY
7TH AVE	GRANITE and MAIN	76%
7TH AVE	MAIN and GALENA	49%
MAIN	7TH AVE and 6TH AVE	55%
6TH AVE	GRANITE and MAIN	43%
6TH AVE	MAIN and GALENA	19%
MAIN	6TH and 5TH AVE	26%
5TH AVE	GRANITE and MAIN	37%
5TH AVE	MAIN and GALENA	54%
MAIN	5TH AVE and 4TH AVE	73%
4TH AVE	GRANITE and MAIN	40%
4TH AVE	MAIN and GALENA	82%
MAIN	4TH AVE and 3RD AVE	69%
3RD AVE	GRANITE and MAIN	33%
3RD AVE	MAIN and GALENA	40%
MAIN STREET	3RD AVE and 2ND AVE	76%
2ND AVE	GRANITE and MAIN	17%
MAIN	2ND and 1ST	52%
1ST AVE	GRANITE and MAIN	15%
1ST AVE	MAIN and GALENA	65%
MAIN	1ST and MADISON	23%
OVERALL AVERAGE		47%

Summer Weekday Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY
7TH AVE	GRANITE and MAIN	56%
7TH AVE	MAIN and GALENA	51%
MAIN	7TH AVE and 6TH AVE	57%
6TH AVE	GRANITE and MAIN	44%
6TH AVE	MAIN and GALENA	56%
MAIN	6TH and 5TH AVE	69%
5TH AVE	GRANITE and MAIN	55%
5TH AVE	MAIN and GALENA	58%
MAIN	5TH AVE and 4TH AVE	72%
4TH AVE	GALENA and MAIN	53%
4TH AVE	MAIN and GRANITE	66%
MAIN	4TH AVE and 3RD AVE	66%
3RD AVE	GRANITE and MAIN	43%
3RD AVE	MAIN and GALENA	45%
MAIN STREET	3RD AVE and 2ND AVE	69%
2ND AVE	GRANITE and MAIN	33%
MAIN	2ND and 1ST	50%
1ST AVE	GRANITE and MAIN	39%
1ST AVE	MAIN and GALENA	57%
MAIN	1ST and MADISON	18%
OVERALL AVERAGE		53%

Winter Weekday Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY
7TH AVE	GRANITE and MAIN	76%
7TH AVE	MAIN and GALENA	49%
MAIN	7TH AVE and 6TH AVE	55%
6TH AVE	GRANITE and MAIN	43%
6TH AVE	MAIN and GALENA	19%
MAIN	6TH and 5TH AVE	26%
5TH AVE	GRANITE and MAIN	37%
5TH AVE	MAIN and GALENA	54%
MAIN	5TH AVE and 4TH AVE	73%
4TH AVE	GRANITE and MAIN	40%
4TH AVE	MAIN and GALENA	82%
MAIN	4TH AVE and 3RD AVE	69%
3RD AVE	GRANITE and MAIN	33%
3RD AVE	MAIN and GALENA	40%
MAIN STREET	3RD AVE and 2ND AVE	76%
2ND AVE	GRANITE and MAIN	17%
MAIN	2ND and 1ST	52%
1ST AVE	GRANITE and MAIN	15%
1ST AVE	MAIN and GALENA	65%
MAIN	1ST and MADISON	23%
OVERALL AVERAGE		47%

Summer Weekend Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY	
7TH AVE	GRANITE and MAIN	<div></div>	42%
7TH AVE	MAIN and GALENA	<div></div>	49%
MAIN	7TH AVE and 6TH AVE	<div></div>	67%
6TH AVE	GRANITE and MAIN	<div></div>	39%
6TH AVE	MAIN and GALENA	<div></div>	57%
MAIN	6TH and 5TH AVE	<div></div>	83%
5TH AVE	GRANITE and MAIN	<div></div>	51%
5TH AVE	MAIN and GALENA	<div></div>	58%
MAIN	5TH AVE and 4TH AVE	<div></div>	68%
4TH AVE	GRANITE and MAIN	<div></div>	59%
4TH AVE	MAIN and GALENA	<div></div>	66%
MAIN	4TH AVE and 3RD AVE	<div></div>	70%
3RD AVE	GRANITE and MAIN	<div></div>	44%
3RD AVE	MAIN and GALENA	<div></div>	41%
MAIN STREET	3RD AVE and 2ND AVE	<div></div>	58%
2ND AVE	GRANITE and MAIN	<div></div>	38%
MAIN	2ND and 1ST	<div></div>	49%
1ST AVE	GRANITE and MAIN	<div></div>	24%
1ST AVE	MAIN and GALENA	<div></div>	39%
MAIN	1ST and MADISON	<div></div>	18%
OVERALL AVERAGE		<div></div>	51%

Winter Weekend Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY	
7TH AVE	GRANITE and MAIN	<div></div>	76%
7TH AVE	MAIN and GALENA	<div></div>	49%
MAIN	7TH AVE and 6TH AVE	<div></div>	55%
6TH AVE	GRANITE and MAIN	<div></div>	43%
6TH AVE	MAIN and GALENA	<div></div>	19%
MAIN	6TH and 5TH AVE	<div></div>	26%
5TH AVE	GRANITE and MAIN	<div></div>	37%
5TH AVE	MAIN and GALENA	<div></div>	54%
MAIN	5TH AVE and 4TH AVE	<div></div>	73%
4TH AVE	GRANITE and MAIN	<div></div>	40%
4TH AVE	MAIN and GALENA	<div></div>	82%
MAIN	4TH AVE and 3RD AVE	<div></div>	69%
3RD AVE	GRANITE and MAIN	<div></div>	33%
3RD AVE	MAIN and GALENA	<div></div>	40%
MAIN STREET	3RD AVE and 2ND AVE	<div></div>	76%
2ND AVE	GRANITE and MAIN	<div></div>	17%
MAIN	2ND and 1ST	<div></div>	52%
1ST AVE	GRANITE and MAIN	<div></div>	17%
1ST AVE	MAIN and GALENA	<div></div>	65%
MAIN	1ST and MADISON	<div></div>	1%
OVERALL AVERAGE		<div></div>	40%

Summer Weekend Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY
7TH AVE	GRANITE and MAIN	42%
7TH AVE	MAIN and GALENA	49%
MAIN	7TH AVE and 6TH AVE	67%
6TH AVE	GRANITE and MAIN	39%
6TH AVE	MAIN and GALENA	57%
MAIN	6TH and 5TH AVE	83%
5TH AVE	GRANITE and MAIN	51%
5TH AVE	MAIN and GALENA	58%
MAIN	5TH AVE and 4TH AVE	68%
4TH AVE	GRANITE and MAIN	59%
4TH AVE	MAIN and GALENA	66%
MAIN	4TH AVE and 3RD AVE	70%
3RD AVE	GRANITE and MAIN	44%
3RD AVE	MAIN and GALENA	41%
MAIN STREET	3RD AVE and 2ND AVE	58%
2ND AVE	GRANITE and MAIN	38%
MAIN	2ND and 1ST	49%
1ST AVE	GRANITE and MAIN	24%
1ST AVE	MAIN and GALENA	39%
MAIN	1ST and MADISON	18%
OVERALL AVERAGE		51%

Winter Weekend Occupancy



BLOCK	BETWEEN	AVERAGE OCCUPANCY
7TH AVE	GRANITE and MAIN	76%
7TH AVE	MAIN and GALENA	49%
MAIN	7TH AVE and 6TH AVE	55%
6TH AVE	GRANITE and MAIN	43%
6TH AVE	MAIN and GALENA	19%
MAIN	6TH and 5TH AVE	26%
5TH AVE	GRANITE and MAIN	37%
5TH AVE	MAIN and GALENA	54%
MAIN	5TH AVE and 4TH AVE	73%
4TH AVE	GRANITE and MAIN	40%
4TH AVE	MAIN and GALENA	82%
MAIN	4TH AVE and 3RD AVE	69%
3RD AVE	GRANITE and MAIN	33%
3RD AVE	MAIN and GALENA	40%
MAIN STREET	3RD AVE and 2ND AVE	76%
2ND AVE	GRANITE and MAIN	17%
MAIN	2ND and 1ST	52%
1ST AVE	GRANITE and MAIN	17%
1ST AVE	MAIN and GALENA	65%
MAIN	1ST and MADISON	1%
OVERALL AVERAGE		40%

Parking – Summary of Results

- Average Summer Occupancy: **52%**
 - Weekday: 53%
 - Weekend: 51%
- Average Winter Occupancy: **46%**
 - Weekday: 47%
 - Weekend: 40%
- Vehicles Parking over two hours: **31%**
 - Main Street: 19%
 - Side Streets: 37%

How Frisco Compares to other Mountain Communities



- Steamboat Springs (2014):
 - Weekday occupancy: 81% (on-street, downtown core) **50%**
 - Weekend occupancy: 86% (on-street, downtown core) **46%**
- Breckenridge (2015):
 - AM occupancy: 79% (less when excluding lots)
 - PM occupancy: 76% (less when excluding lots)
 - Main street >76% occupied all day
 - Other blocks average 60% occupancy*
- Park City, UT (2016):
 - Winter: 91% occupancy
 - Summer/Fall: 46% (during non-event days)

How Frisco Compares to other Mountain Communities



- Steamboat Springs (2014):
 - Weekday occupancy: 81% (on-street, downtown core)
 - Weekend occupancy: 86% (on-street, downtown core)
- Breckenridge (Winter 2015): **Frisco**
 - AM occupancy: 79% (less when excluding lots) **33%**
 - PM occupancy: 76% (less when excluding lots) **48%**
 - Main street >76% occupied all day
 - Other blocks average 60% occupancy*
- Park City, UT (2016):
 - Winter: 91% occupancy
 - Summer/Fall: 46% (during non-event days)

How Frisco Compares to other Mountain Communities



- Steamboat Springs (2014):
 - Weekday occupancy: 81% (on-street, downtown core)
 - Weekend occupancy: 86% (on-street, downtown core)
- Breckenridge (Winter 2015):
 - AM occupancy: 79% (less when excluding lots)
 - PM occupancy: 76% (less when excluding lots)
 - Main street >76% occupied all day
 - Other blocks average 60% occupancy*
- Park City, UT (2016): **Frisco**
 - Winter: 91% occupancy **46%**
 - Summer/Fall: 46% (during non-event days) **52%**

Parking – Key Findings

- Data indicates downtown has parking availability
 - On average, almost every block has an available space at all times
- Select blocks have higher parking occupancy rates:
 - 7th Avenue
 - 6th Ave
 - Main between 5th Ave and 6th Ave
 - 5th Ave
 - 4th Ave
 - Main between 4th and 5th Ave
- East side of study area (closer to Route 9) sees more parking demand



Parking – Key Findings

- Two hour limit on Main Street is not observed
 - 1 in 5 vehicles overstays
 - Especially prevalent on the east end of Main Street
- 4 in 10 vehicles on side streets stay over two hours
 - On 6th and 7th Avenues, up to half of vehicles remain parked all day



Parking – Preliminary Recommendations

- Begin enforcement of Main Street time limit
- Install signage directing drivers to west end of downtown
- Notify drivers of public lot at 3rd and Granite (Sabatini Lot)
- Implement three hour time limit on any block adjacent to a Summit Stage stop
- Launch public information campaign to help Main Street businesses guide employees to use low-occupancy parking areas



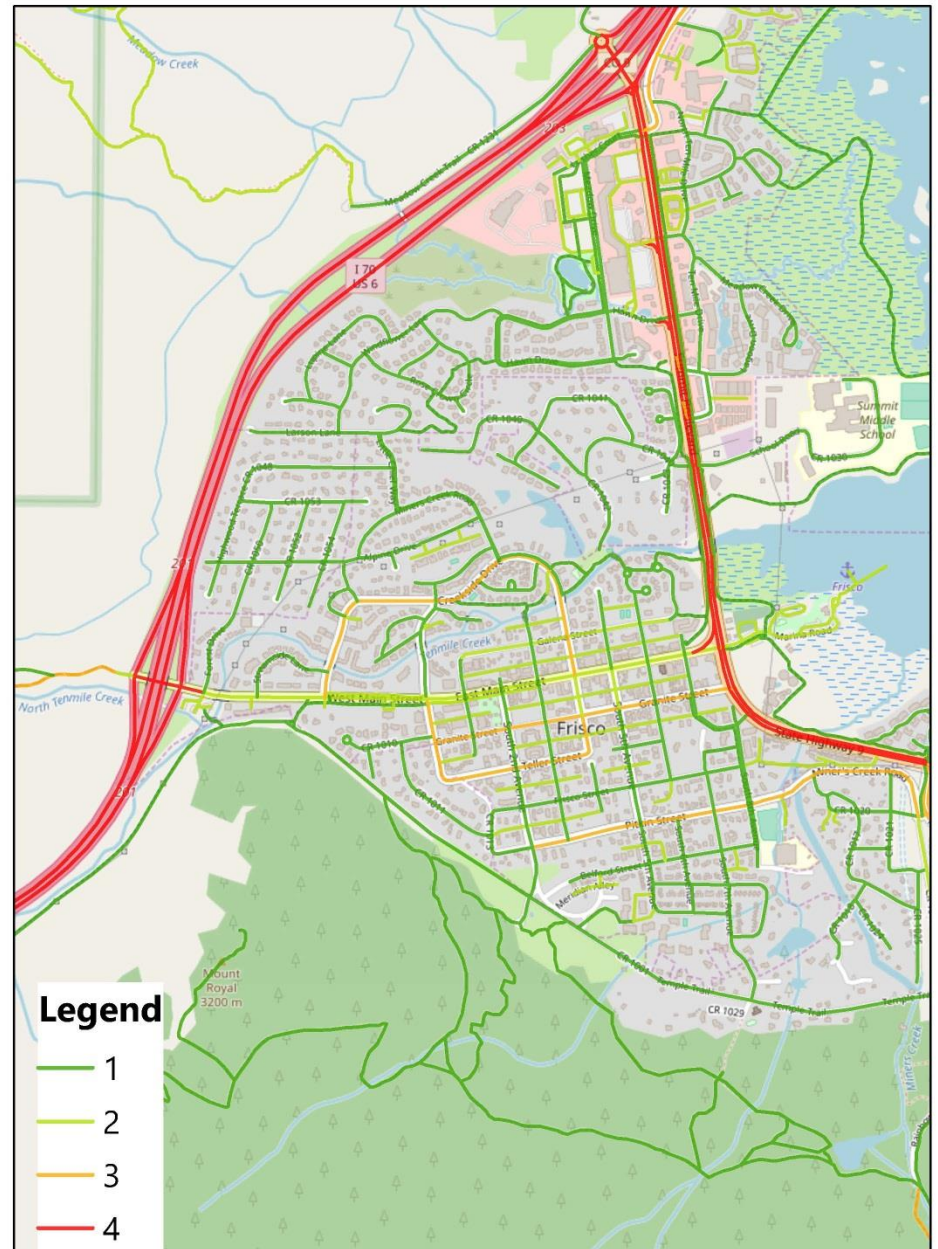
Connectivity



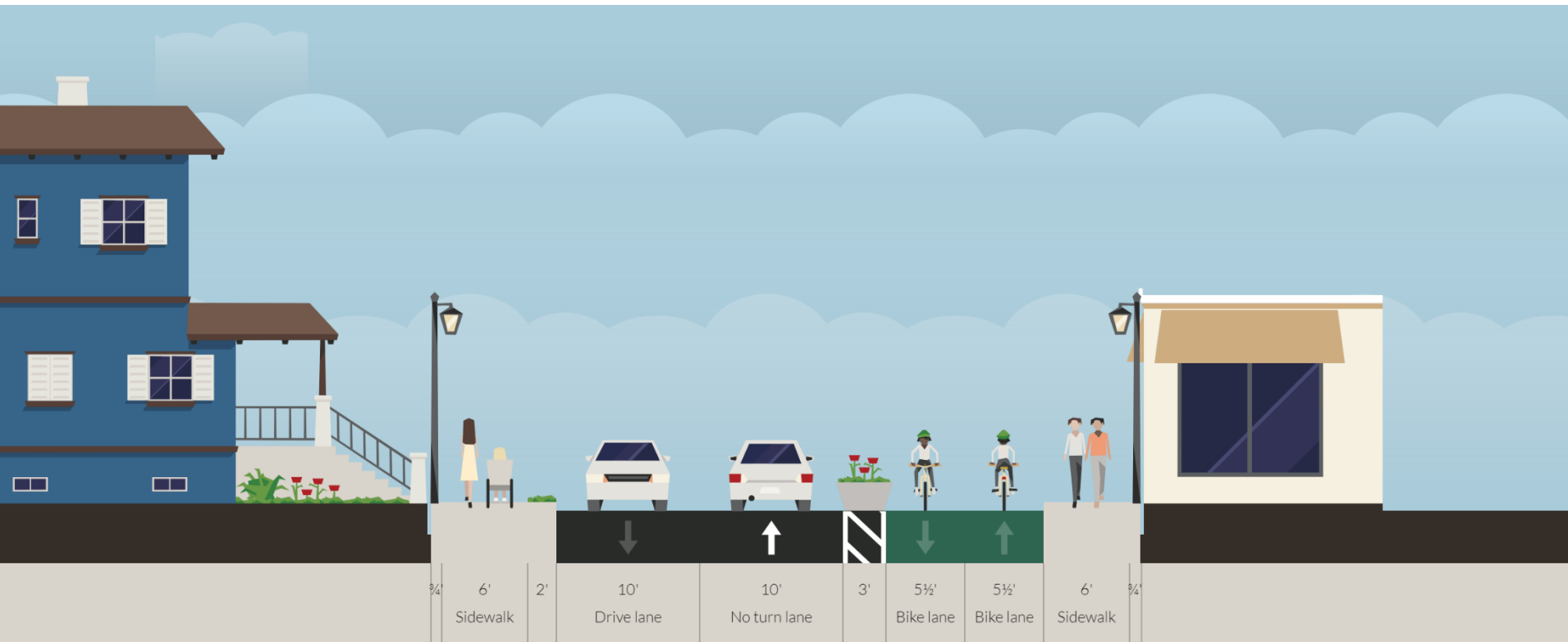
- Downtown core is walkable
- Pedestrian infrastructure can be further built out
 - Establishing a fully walkable grid
 - Between Madison and Summit Blvd (west to east) and Galena to Granite (north to south)
 - Better connectivity to Rec Paths is needed
 - Paved sidewalks with curbs and gutters improve drainage while elevating safety and connectivity
- Community Plan Update will include a block-by-block set of recommendations for improving multimodal connectivity
- Update will also include proposed location for Rec Path expansions

Connectivity

- Level of Traffic Stress (LTS)
 - LTS is a rating of how comfortable roadways are for cyclists and pedestrians on a scale of 1 (most comfortable) to 4 (unsafe)
- Average Frisco LTS rating is 2
 - Most roadways and facilities are comfortable for pedestrians and cyclists
 - Main area of concern is Route 9 crossing at Main Street



Granite/Galena Conceptual Streetscape



Summary and Discussion

- Parking:
 - No pressing occupancy problem
 - Begin time limit enforcement on Main Street
 - Work with local businesses to reduce duration on side streets by directing employees to park in low occupancy areas
 - Advertise under-utilized parking resources
 - Longer term: Consider updating parking inventory to accommodate future growth
- Connectivity:
 - Frisco provides low-stress biking and walking
 - Community Plan Update will outline an area for connected downtown sidewalk network and increased presence of Rec Paths
 - Route 9 crossing presents main safety and access issue (Marina/PRA/school)

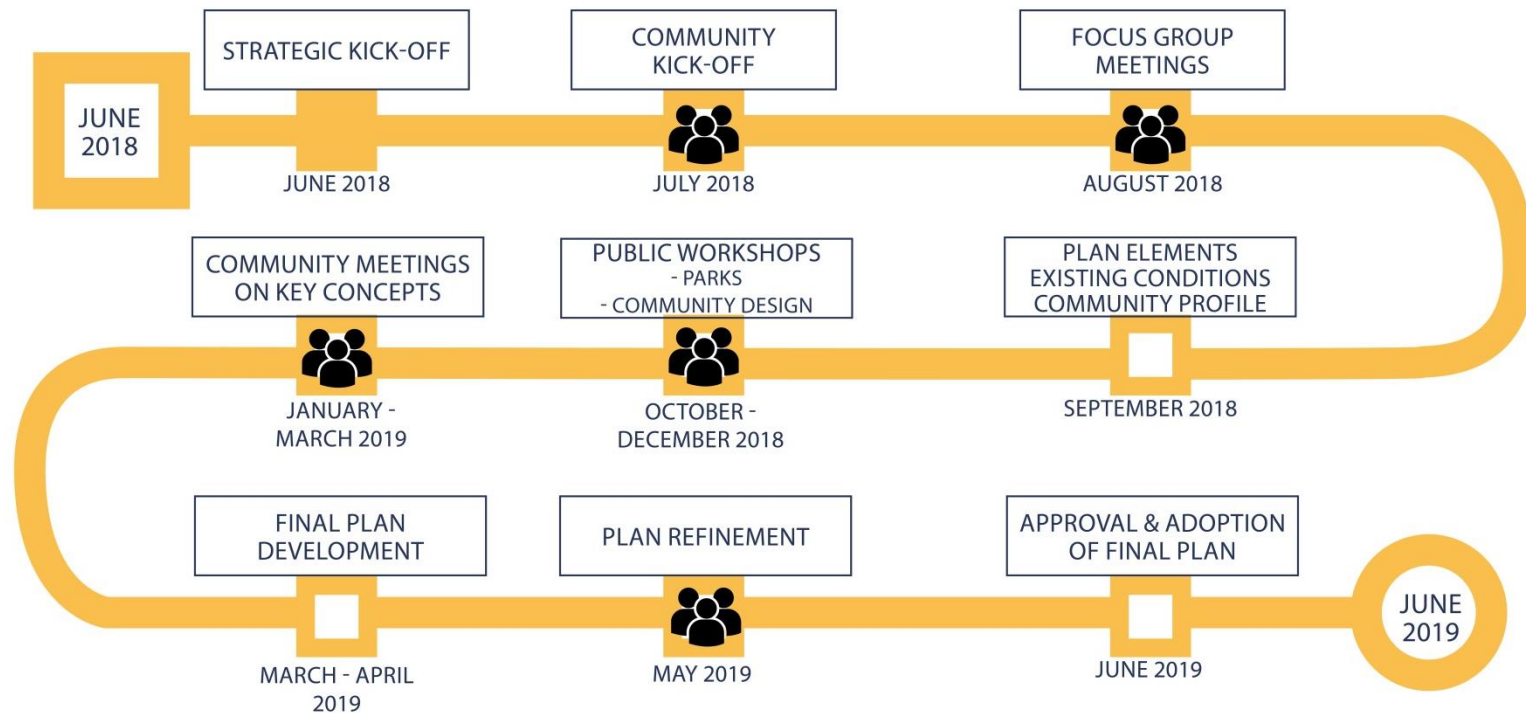


WRAP UP AND NEXT STEPS

Plan Goals, Policies, and Actions



Timeline



Next Steps

- ***January – April: Focus Areas and Key Policy Choices***
 - Flesh out policy framework (goals, policies, strategies)
 - Preliminary Land Use Plan/Opportunity Area Concepts
 - Community Open House: March 6, 5:00-7:00pm, Frisco Adventure Park Day Lodge
- ***April – May: Draft Plan***
 - *Prepare consolidated draft for review and discussion*
 - *Final Community Meeting*
 - *Check in with Community Resource Group*
 - *Work Session with Town Council and Planning Commission*
 - *Refine draft for adoption based on input received*
- ***June: Plan Adoption***