



# APPLICATION: MAJOR SITE PLAN REVIEW

<b>For Office Use Only:</b>	File Number:	Application Fee Paid:
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied      Date:

## PROJECT LOCATION

<b>Project Street Address:</b>	116 Galena St.
<b>Legal Description:</b>	Lots 20 & 21, Block 2, King Solomon Addition

## PROJECT DESCRIPTION

<b>Lot Size Information:</b>	Acres: 0.161	Sq. Feet: 7,000	<b>Zoning:</b> Central Core			
<b>Parking Spaces:</b>	Existing:	Proposed:	<b>Lot Coverage:</b>	Existing (Sq. ft. and %):	Proposed (Sq. ft. and %):	
<b>Residential Units:</b>	# of Units Existing: -	# of Units Proposed: 3	# of Deed Restricted Units Proposed: 0	<b>Non-Residential Uses:</b>	Type of Use(s):	Gross Floor Area (Sq. Feet):

**Description of Work:**  
3 unit townhomes

## PROJECT TYPE

	Check all that Apply
<b>Multi-Family</b>	Including additions/accessory buildings that do not qualify as minor site plans
<b>Mixed-Use</b>	Including additions/accessory buildings that do not qualify as minor site plans
<b>Non-Residential</b>	Including additions/accessory buildings that do not qualify as minor site plans

## APPLICANT

<b>Name:</b> Abigail Ploen	<b>Phone #:</b> 303.495.8124
<b>Mailing Address:</b> 6590 E. lake Pl.	<b>City, State:</b> Centennial, CO
<b>E-Mail:</b>	<b>Zip Code:</b> 80111

## OWNER (if not the applicant)

<b>Name:</b> MACATEZ, LLC	<b>Phone #:</b>
<b>Mailing Address:</b> 8360 W. 48th Ave	<b>City, State:</b> wheat ridge, CO
<b>E-Mail:</b> rmattox@diversifiedbldrs.com	<b>Zip Code:</b> 80033

## CERTIFICATION

I, the undersigned, authorize the Town of Frisco Community Development Department to proceed with this Major Site Plan Review Application under the requirements set forth by the applicable Town of Frisco Code(s), as they may be amended. I, the undersigned, understand and accept that the accuracy of the information contained within this application is the responsibility of me, the undersigned, and any information found to be incorrect or inaccurate by the Town of Frisco Community Development Department during the processing of this application, will cause this application to be delayed. I, the undersigned, also, understand and accept that only complete applications will be processed. Incomplete applications will be returned to me to fulfill the requirements for my respective application. If the applicant is not the owner of the Property, a statement by the owner consenting to this application shall be submitted with this application.

A statement by the owner(s) consenting to this application is included (required if the applicant is different from the owner).

**APPLICANT** **Architect** **7.16.2020**  
Signature Title Date

## 116 GALENA STREET MATERIAL BOARD

**WINDOWS:** SIERRA PACIFIC, BLACK, ALUMINUM CLAD



**FLASHINGS:** BLACK



**RAILINGS:** BLACK



**TIMBERS & HORIZONTAL SIDING:** 2X12 SPF SHIPLAP WITH 1" REVEAL, SW3541 HARBOR MIST, SEMI-TRANSPARENT



**VERTICAL SIDING:** 12" BOARD AND BATTEN WOOD SIDING, SW 3501 REDWOOD, SEMI-TRANSPARENT



**STONE:** TELLURIDE STONE, NORTHSTAR, CHOPPED, DRYSTACK



**ROOFING:** RUSTY CORTEN CORRUGATED



**ROOFING:** TAMKO HERITAGE PREMIUM, WEATHERED WOOD



**LIGHTING:** BARN LIGHT COMPANY, THE ORIGINAL WAREHOUSE GOOSENECK LIGHT, BLACK



100 Black

**FASCIA AND WINDOW TRIM: SW3541 HARBOR MIST, SEMI-TRANSPARENT**



# PLOENHAUS

noun | plain·house | \ˈplānhaús\

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6590 East Lake Place, Centennial CO 80111

July 15<sup>th</sup>, 2020

Planning Commission  
Town of Frisco  
P.O. Box 4100  
Frisco, CO 80443

Re: Project Narrative for Galena Street Townhomes located at:

116 Galena Street  
Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Sketch Plan approval. In our submittal package you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outline below. Thank you very much for your time.

Sincerely,  
Abby Ploen  
Architect

## **Galena Street Townhomes Narrative**

The proposed Townhome development, located at 116 Galena Street, is shown with (3) total units. The unit breakdown is as follows:

(3) 4 bedroom Units

The project is being developed under the standards of the Town of Frisco's Unified Development Code. Within this code the project is following the below standards:

### **CENTRAL CORE DISTRICT (UDC 180-3.11)**

The proposed project will help further develop the commercial district by adding reasonable density and full market units to help drive business. The proposed elevations are well suited to add to the already beautifully designed Town of Frisco by having extensive plane changes in the roofs and walls, a cohesive building look that is not a "duplicate" layout, varied finish materials and a relatively small scale to stay away from the "big box" look. All required dimensions are adhered to, including but not

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limited to, building setbacks, heights, bulk plane and 3rd story 10' setbacks on all street facing facades. The façade of the proposed development has been broken down extensively to reduce the scale and to allow the smaller massing to fit into the existing mountain character of the neighborhood.

The elevations have employed all of the techniques laid out in the UDC to articulate the different wall surface. The techniques used are, balconies/decks/patios, Building elements that provide shelter from natural elements, offsets/insets/bays, a change in texture or materials that are consistent with the overall architectural style of the building plane, variation in roof planes or roof forms, and variation in window sizes and shapes. Deeper eaves are being used where the bulk plane is non-restricting.

Since the project contains two or more units, great care has been taken in the design to provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition, as it states in the code. The buildings are designed to look "whole" and not one unit standing out in repeat. The roof elements have been broken up as to be complementary to the existing architecture of the area. Min. 6:12 pitched roofs, flat roofs and roof decks together allow the overall project to be dynamic, gives more character to the buildings and utilizes the great views. They are also designed to try and minimize snow sheading on living, utilities and circulation areas, when possible. The color is natural brown tones and all other materials are of low-gloss finish. The building materials and colors are keeping with the surrounding buildings and are of natural materials, non-shinny finishes and varied extensively at every wall plane deviation. Overall, this project has been designed to conform to all the applicable standards of the UDC and contribute to the beautiful Town of Frisco.