

to: **Bill Gibson**
Community Development Department
Town of Frisco

from: Matt Stais, SAI

date: 17 September 2020

project: **Proposed Retail and Office Building
Frisco Bay Marina**

re: **Criteria for 'Administrative Adjustment' for Building Height & Wall Lengths**

Per Town Unified Development Code section 180-3.17.7 we are requesting an 'administrative adjustment' to the maximum building height of 25 feet for this building due to the following criteria:

- The building is located in the PR zoning district.
- The western third of the building has been designed to accommodate Marina retail store, with a ceiling of 12-21 feet high to allow for display of merchandise.
- The 8:12 roof pitch at this area of the building indicates to recreational users of the Marina Park that this is the most prominent public portion of this recreational amenity.
- The Town has requested that the current design allow for possible future expansion.
- The retail area has been designed with potential expansion to north and/or south walls, with a proposed ceiling height of 10 feet, as shown on Building Section drawing I on sheet A41 I.
- As a result of these factors the maximum roof height may be between 26'-4" and 27'-0" (allowing for 8" flexibility for working drawings, engineering and construction).
- A shed roof porch has been provided along the west wall in order to bring down the scale and provide substantial architectural relief to a feeling of excessive height or mass for this west wall.

In addition, we are requesting an 'administrative adjustment' to the maximum wall and eave dimensions of 27 feet in length, per Town Unified Development Code section 180-2.7.2.D, due to the following criteria:

- The building is located in the PR zoning district.
- The western third of the building has been designed to accommodate Marina retail store, with large display windows at the west facade to allow for display of merchandise and to signal to the public that this is the 'front door' for Marina Park operations.
- A shed roof porch has been provided along the west wall in order to bring down the scale and provide a welcoming 'front porch' feeling for recreational users of the Marina Park.
- The eastern third of the building has been designed to accommodate Marina staff functions, adjacent to the boat ramp and rental dock.
- A small shed roof porch has been provided along this east wall in order to bring down the scale and provide a sheltered entrance for Marina staff while keeping the area low key in order to not attract the public to this entrance. Substantial plantings are envisioned adjacent to the northeast corner of the building to provide additional screening.
- Building roof design features a series of east-west ridges to allow for substantial (850 sq ft) solar PV panel arrays, in accordance with Town's sustainability guidelines.