



## PLANNING COMMISSION STAFF REPORT

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September 17, 2020

AGENDA ITEM: Planning File No. 149-20-MOD: A public hearing for modifications to the approved Major Site Plan (Planning File No. 078-18-MAJ) for the Frisco Bay Marina office building

LOCATION: 277 Marina Road / Unplatted (lease area within TR 5-78, Sec 35, QTR 1)

ZONING: Parks and Recreation (PR) District

APPLICANT: Town of Frisco  
1 Main Street  
Frisco, CO 80443

PROPERTY OWNER: Denver Municipal Water Works  
1600 West 12<sup>th</sup> Avenue  
Denver, CO 80204

ARCHITECT: Stais Architecture & Interiors  
409 East Main Street, Suite 107  
Frisco, CO 80443

TOWN STAFF: Bill Gibson, Assistant Community Development Director  
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### PROJECT DESCRIPTION

In 2018, the Town of Frisco adopted an update to the Marina Park Master Plan. The Town also obtained Planning Commission approval of a Major Site Plan Application for an office building at the Frisco Bay Marina. The Major Site Plan was for a new two-story office building accommodating retail space, staff offices, support spaces, and separate restrooms for staff, customers, and boat slip holders. That Major Site Plan Application focused on the office building and did not address all of the future elements of the master plan implementation.

Since that time, the Town of Frisco has completed construction of the “Big Dig” which created more dry land area than was originally anticipated by the Marina Master Plan in 2018. The Town has also since completed construction of the Phase One Marina Master Plan site improvements. The Town has also reconsidered the role of the historic Lund House and the Island Grill buildings and has now chosen to expand or repurpose those buildings in the future rather than demolish

them. In light of these changes since 2018, the Town is now proposing modifications to the previously approved office building.

The proposed modifications to the office involve reducing the scale and mass of the building. The office is now proposed as a single-story rather than two-story structure. The floor area of the building has been reduced from approximately 4,846 square feet to 2,290 square feet. The new building will continue to accommodate retail space, staff offices, and support spaces. However, the building will no longer include separate restroom facilities for staff, customers, and boat slip holders. These proposed changes to scale and programming also necessitated changes to the architectural styling of the building.

The new building is still located between Dillon Reservoir and the existing Lund House and Island Grill but the final location has been shifted south, closer to the newly constructed boat ramp. The proposed modifications also include changes to the proposed landscaping and upgrades to the existing parking/vehicle turn-around area adjacent to the new building site.

The proposed new office building has been designed to accommodate both the existing site conditions and the future site conditions recommended by the master plan update. As with the 2018 Major Site Plan Application, these proposed modifications focus on the new office building and do not address all of the future elements of the master plan implementation.

The exterior building materials proposed as part of the modifications include: barnwood formliner concrete base, wood siding, metal siding, and asphalt roof shingles. The proposed building also includes roof mounted solar PV panels and “solar ready” options for mechanical and electrical systems.

For a more complete project description, please refer to the attached application materials.

## **BACKGROUND**

The initial design for the marina was outlined in the 1988 “Lakefront Park Master Plan”. The master plan for the marina was subsequently updated in 1991, 1997, 2001, and 2008. In late 2017, the Town of Frisco initiated a new update to the Marina Park Master Plan. The updated master plan was adopted on June 26, 2018 through Resolution 18-11.

The Frisco Bay Marina was established in the late 1980’s. Most of the marina is located on land leased by the Town of Frisco from Denver Water. The historic Lund House which serves as the marina office was moved to its current location in 1998. The existing Island Grill restaurant addition was constructed in 2005.

On November 1, 2018, the Planning Commission approved a Major Site Plan application for a new marina office building. That approval is valid for a period of three years. Below are excerpts from those approved plans.



On January 22, 2019, the Frisco Town Council adopted Ordinance 19-01 authorizing the issuance of marina enterprise revenue bonds for the purpose of financing the construction of capital improvements to the marina facilities.

On March 1, 2019, the Town of Frisco obtained US Army Corps of Engineers authorization to excavate certain areas of the Dillon Reservoir to improve boat navigation and to expand the on-shore recreational facilities at the marina. The “Big Dig” project broke ground that same month. The “Big Dig” was anticipated as a Phase 2 master plan element, but was reprioritized to Phase 1 to take advantage of dry weather conditions and low water levels in Dillon Reservoir. On August 16, 2019, the Town of Frisco held a ceremonial ribbon cutting for the completion of the “Big Dig” and certain Phase 1 elements of the Marina Park Master Plan.

On July 16, 2020, the Planning Commission was presented with an update on the implementation of the Marina Park Master Plan, including a description of on-going and future improvements to the marina.

Below is a vicinity map of the subject property with an aerial photography base layer. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes.



Vicinity Map

**REQUIRED ACTION**

Planning Commission: Approval, approval with conditions, or denial of the proposed Modifications to a Major Site Plan.

**ANALYSIS - FRISCO COMMUNITY PLAN**

The following Guiding Principles of the Frisco Community Plan are applicable to the review of the proposed development:

Inclusive Community

**1.3 PRESERVE AND ENHANCE THE TOWN'S HISTORIC RESOURCES**

*1.3C Encourage the adaptive reuse of historic structures and keeping buildings in place.*

Quality Core Services

**3.1 PROVIDE HIGH QUALITY PUBLIC INFRASTRUCTURE AND SERVICES TO MEET CURRENT NEEDS AND ACCOMMODATE GROWTH**

*3.1B Plan for growth and change – Analyze existing operational levels and plan for efficient implementation of improvements.*

Vibrant Recreation

**5.1 PROVIDE HIGH QUALITY, YEAR-ROUND RECREATIONAL AMENITIES THAT APPEAL TO BOTH RESIDENTS AND VISITORS**

*5.1A Continue to strengthen and diversify the recreation facilities and amenities available in Frisco. Adapt and improve existing resources to reflect current trends and changing community needs.*

*5.1C Maintain and upgrade existing park facilities to achieve a high level of quality, safety, aesthetic appeal, and function.*

**5.3 CREATE MORE OPPORTUNITIES, AND IMPROVE THE QUALITY OF OUR INTERACTION WITH THE NATURAL ENVIRONMENT**

*5.3C Ensure that recreation opportunities do not create negative impacts on the natural environment and surrounding community.*

Sustainable Environment

**6.1 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**

*6.1C Expand the use of alternative energy sources, water conservation measures, and other sustainable development practices in Town facilities and operations.*

**6.2 PROTECT THE QUALITY AND HEALTH OF THE NATURAL ENVIRONMENT IN FRISCO AND THE SURROUNDING AREA**

*6.2A Protect and enhance surface and ground water quality in Lake Dillon, Ten Mile Creek, and other locations.*

The proposed Modifications to a Major Site Plan are consistent with the above stated Guiding Principles of the Frisco Community Plan.

**ANALYSIS – FRISCO MARINA PARK MASTER PLAN**

On June 26, 2018, the Town Council adopted the Frisco Marina Park Master Plan through Resolution 18-11. This established a comprehensive master plan for the marina that detailed current conditions and proposed future land uses and locations for operations, trails, pathways,

open space, lake access, parking, circulation, storage, recreation, and services. The plan also developed a formalized long range plan with maps, images, site plans, details, phasing, and estimated costs. This plan also speaks to a new office building for the marina. The proposed marina office building has been designed in accordance with the recommendations of the Marina Park Master Plan.

**ANALYSIS – FLOOD HAZARD AREAS [Chapter 97]**

Chapter 97 of the Code of the Town of Frisco regulates construction within floodplains. Portions of the marina are located within a Special Flood Hazard Area (SFHA) associated with Dillon Reservoir that is subject to inundation by the 1% annual chance flood, also known as the 100-year flood.

All new structures located within an SFHA must comply with the standards outlined in §97-11, General Standards, including, but not limited to, utilizing construction methods and practices that minimize flood damage and installing building materials that are resistant to flood damage.

Pursuant to §97-12.B, Nonresidential Construction, the new marina office building shall either have its lowest floor elevation one (1) foot above the base flood elevation (BFE) or be designed so that one (1) foot above the base flood elevations the structure is watertight with walls substantially impermeable to water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

The Federal Emergency Management Agency’s (FEMA) adopted Flood Insurance Rate Map (FIRM) identifies this SFHA as a Zone A. Zone A areas do not have a Base Flood Elevation (BFE) determined and designated on the flood map. However, data is available from the Flood Insurance Study (FIS) for the nearby Ten Mile Creek. The floodplain associated with Ten Mile Creek is designated as Zone AE which has a determined BFE of 9024.5 at its outlet into Dillon Reservoir. The proposed marina office building will be flood proofed to an elevation of 9025.5 as required by Frisco Town Code, §97-12.B.

The application meets this standard.

**ANALYSIS – PARKS AND RECREATION (PR) DISTRICT [§180-3.14]**

The requirements of the Parks and Recreation (PR) District are applicable to the review of the proposed project as follows:

**Purpose:** The purpose of the PR district is as follows:

*“To allow for land uses that offer a variety of active and passive recreational pursuits.”*

**Minimum Lot Area:** There is no lot area requirement within the PR District.

**Minimum Lot Frontage:** There is no lot frontage requirement within the PR District.

**Setbacks:** The minimum required setbacks and proposed the setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard	30 feet	>30 feet
Side Yards	30 feet	>30 feet

Rear Yard	30 feet	>30 feet
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**Lot Coverage:** There is no lot coverage requirement within the PR District.

**Maximum Building Height:** The maximum building height is twenty-five (25) feet. Additionally, pursuant to §180-3.17.7:

- A. *In the PR District, upon Planning Commission approval, a maximum height up to 35 feet may be permitted when necessary to accommodate for special recreation specific needs and when the following criteria are met:*
  - 1. *That substantial architectural relief is provided to alleviate the feeling of mass.*
  - 2. *That the additional height allowance provides a recreational amenity that is unique and desired in Frisco, and is supported in the Master Plan.*
  
- B. *In the PF District, the Planning Commission may allow a maximum of 35 feet for schools or other public buildings when necessary to accommodate special public, utility, or institutional needs.*

Based upon the application materials provided, the proposed building is 26 feet in height at its highest point. The marina office building is a unique and desirable recreational amenity located in the PR District. The Non-Residential Development Standards require a minimum roof pitch of 4:12. The primary roof of the proposed building has a steeper pitch of 8:12. The steepness of these pitched roof forms alleviate the feeling of mass compared to buildings of the same height with lower pitched or flat roofs. Staff finds that the application meets the criteria above to allow for a maximum building height of 35 feet. Should the Planning Commission find that the application meets the criteria outlined in §180-3.17.7 to allow for a maximum building height of 35 feet, the application meets this standard.

**ANALYSIS – USE STANDARDS [§180-5.1]**

**Permitted and Conditional Uses** (§180-5.1): A marina is a permitted use in the PR District. The application meets this standard.

**Accessory Uses and Structures** (§180-5.3.3): The proposed roof mounted solar energy facilities are subject to the following requirements:

- A. *Solar energy facilities shall not be located in the front yard between the principal structure and the public right-of-way;*
- B. *Solar energy facilities shall be located a minimum of 6 feet from all property lines and other structures except the structure on which it is mounted;*
- C. *Solar energy facilities shall not exceed the greater of one-half of the footprint of the principal structure;*
- D. *Ground mounted solar energy facilities shall not exceed 5 feet in height.*
- E. *A solar energy facility shall not extend more than 18 inches above the roofline of a one-family or two family residential structure, or more than ten feet above the roofline of a multi-family or non-residential structure.*

The application meets these standards.

## ANALYSIS - DEVELOPMENT STANDARDS [180-6]

**Development on Steep Slopes** (§180-6.5.1): For all development in areas with steep slopes between 15% and 30%, the net site disturbance shall not exceed 50% of the total area within this range of slopes. This lot does not have steep slopes, so this standard does not apply to this application.

**Grading Permit** (§180-6.5.2): Any earth-disturbing activities that are proposed prior to the issuance of a building permit are subject to the grading permit requirements. The application meets this standard.

**Drainage Plan** (§180-6.6): A drainage plan for the new office building has been prepared by engineering firm Murraysmith. Refer to the review comments of the Town Engineer and the Public Works Department. Future drainage improvements associated with the implementation of the recommendations of the Marina Park Master Plan update will be addressed at a later date. The application meets this standard.

**Water Quality Protection** (§180-6.7): Soil disturbance is prohibited within 25 feet of all lakes, perennial streams, intermittent streams, wetlands, and from all swales draining 20 acres or more. Soil disturbance includes, but is not limited to, building construction, and the construction of decks, hot tubs, paving, pathways, landscaping, fences, etc. Additionally, snow storage is also prohibited within the 25-foot waterside setback. The proposed new office building appears to meet the minimum 25-foot waterside setback from the shoreline of Dillon Reservoir and adjacent wetlands.

Pursuant to §180-6.7.4, there are exemptions to the 25-foot waterside setback including, in part, projects which are intended for the benefit of the community and installed by or under the supervision of the Town.

*These projects may include but are not limited to, stream bank stabilization and erosion control activities; road and utility crossing; bike and pedestrian paths; flood control and other safety related projects; public recreational improvements including whitewater boating and marina facilities such as docks, piers and launch sites, and dredging operations; and aquatic and terrestrial wildlife habitat improvements.*

This exemption applies to the marina and the improvements recommended by the Marina Park Master Plan update, including the proposed new office building. The application meets this standard.

**Air Quality Protection** (§180-6.8): There are no solid fuel (wood) burning fireplaces or appliances proposed with this project. This standard does not apply to this application.

**Road Construction and Maintenance Standards** (§180-6.9): At this time, there are no proposed changes to the existing Marina Road. Future road improvements associated with the implementation of the recommendations of the Marina Park Master Plan update will be addressed at a later date.

The Town is currently in the process of engaging a traffic and mobility expert who can provide parking and circulation planning services for the marina so that additional traffic and access improvements can be incorporated in future implementation phases of the Frisco Marina Park Master Plan.

The application meets this standard.



**Stream Crossings by Roads and Utilities** (§180-6.10): The application does not involve a stream crossing by roads and utilities. This standard does not apply to this application.

**Access** (§180-6.11): At this time, there are no proposed changes to existing access other than parking/turn-around improvements directly adjacent to the new office building. Future access improvements associated with the implementation of the recommendations of the Marina Park Master Plan update will be addressed at a later date. All future vehicle access will comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria, and where development abuts a Town road, the location and design of access points to the road must be approved by the Frisco Public Works Director.

The Town is currently in the process of engaging a traffic and mobility expert who can provide parking and circulation planning services for the marina so that additional traffic and access improvements can be incorporated in future implementation phases of the Frisco Marina Park Master Plan.

The application meets this standard.

**Traffic Study** (§180-6.12): Frisco Town Code requires a traffic study, prepared by a professional engineer licensed in the State of Colorado, be submitted for any large project that:

- A. *Requires a conditional use or rezoning approval;*
- B. *Is located adjacent to either Main Street or Summit Boulevard;*
- C. *Contains only one point of access;*
- D. *Contains an access point off an unimproved roadway or unincorporated area;*
- E. *Contains an access point off a road with a service level of D or F; or*
- F. *Is expected to generate 400 or more daily trips per day.*

Based upon the criteria above, a traffic study is not required for this proposal. Traffic was analyzed as part of the recent update to the Marina Park Master Plan. No traffic concerns related directly to the proposed office building were identified by that analysis. The application meets this standard.

The Town is currently in the process of engaging a traffic and mobility expert who can provide parking and circulation planning services for the marina so that traffic and access improvements can be incorporated in future implementation phases of the Frisco Marina Park Master Plan.

**On-Premise Parking Requirements** (§180-6.13.3): A marina is not a listed use category in *Table 6-1, Required Number of Parking Spaces by Land Use* of the Unified Development Code. Pursuant to §180-6.13.3.B, Other Unlisted Parking Requirements:

*As determined by the Director or Planning Commission, as applicable to the application decision maker. The Director and Planning Commission shall be guided by the comparison with the parking requirements for similar uses which are listed.*

There are approximately 187 existing paved parking spaces plus 25 spaces for vehicles with boat trailers at the Marina. The Town of Frisco Recreation Department believes the existing parking adequately serves the needs of the marina at this time. In an effort to address future needs, implementation of the adopted Marina Park Master Plan could result in 346 parking spaces and 30 spaces for vehicles with boat trailers.

The Town is currently in the process of engaging a traffic and mobility expert who can provide parking and circulation planning services for the marina so that additional traffic and access improvements can be incorporated in future implementation phases of the Frisco Marina Park Master Plan.

Also, under separate application, the Town will be installing electric vehicle charging stations at the Marina.

Should the Planning Commission find that the parking proposed by the adopted Marina Park Master Plan meets the parking needs for the marina, then the application meets this standard.

**Bicycle Parking:** (§180-6.13.4, §180-6.21.3.J.2): For all commercial and mixed-use development, bicycle parking shall be provided in an amount equal to at least twenty percent (20%) of the required vehicular parking spaces for the development, with a minimum of five (5) bicycle stalls. There are no proposed changes to the existing parking or existing bicycle parking.

**Snow Storage Areas** (§180-6.13.7): There is no net increase in paved driveway or parking area, so there are no proposed changes to the existing snow storage. Future snow storage needs associated with the implementation of the recommendations of the Marina Park Master Plan will be addressed at a later date when applicable. The application meets this standard.

**Landscaping and Revegetation** (§180-6.14): For projects undertaken by the Town or projects which will serve a public purpose and benefit such as, but not limited to: public parks, recreation areas and rights-of-way, the amount of trees and shrubs required shall be determined by the Town. The Town shall be guided by the comparison with similar uses within Town or within the region to determine appropriate landscaping requirements. A variety of new trees, shrubs, grasses, and perennial plants are proposed around the new office building and adjacent parking lot areas. Should the Planning Commission find that the proposed landscaping is appropriate, the application meets this standard.

**Outdoor Lighting** (§180-6.16):

**Exterior Fixtures:** Exterior light fixtures shall conform with the Illuminating Engineer Society of North America (IESNA) criteria for full cut-off fixtures, that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently affixed. The proposed exterior lights are full cut-off fixtures. The application meets this standard.

**Height:** The building mounted exterior lights are recessed can style fixtures installed in the roof overhangs. The proposed site lights are below the maximum height limits in compliance with this section. The application meets this standard.

**Light Emissions:** Outdoor light fixtures must be placed so there are no direct light emissions onto adjacent properties. The proposed exterior lights are full cut-off and do not emit directly onto adjacent properties. The application meets this standard.

**Design:** It is required that light fixture designs reflect the small mountain town character of Frisco. The application proposes recessed ceiling light fixtures and a pole light with styles that are in keeping with the small mountain town character of Frisco. The application meets this standard.

**Energy Savings:** Wherever practicable, it is encouraged (not required) that lighting installations include timers, dimmers, and/or sensors to reduce overall energy consumption and unnecessary lighting. This standard is encouraged, not required. The application meets this standard.

**Refuse Management** (§180-6.17): All commercial, mixed-use and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. Dumpsters are required for commercial and mixed-uses projects. Marina Staff have confirmed that there is sufficient waste disposal and recycling for the proposed new office. The application does not propose any changes to the existing trash dumpster and recycling facilities at the marina. The application meets this standard.

**Bulk Standards** (§180-6.23): The Bulk Plane Standards in the Marina area apply to properties located within 100 feet of the Main Street right-of-way east of Summit Boulevard. The subject property is located further than 100 feet from the Main Street right-of-way east of Summit Boulevard. Bulk plane standards do not apply to this application.

**ANALYSIS – NON-RESIDENTIAL DEVELOPMENT STANDARDS [§180-6.21]**

**6.21.3 Standards:**

*The following mandatory standards shall be met by all non-residential development subject to site plan review:*

**A. Compatibility with Neighborhood Character**

1. *Intent. To ensure that structures are compatible with, but not identical to, existing nearby structures and their neighborhood surroundings, as well as Frisco's "small mountain town" character.*
2. *Compatibility. Compatibility shall be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards in this section.*
  - a. *Compatibility of development on Main Street shall be determined based on proper consideration of the above features of nearby properties on Main Street rather than properties on other streets, as well as compliance with the standards in this section.*
  - b. *The existing landforms and historic structures, as noted in the town's Historic Resource Inventory, on a site shall be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it.*

The application meets this standard.

**B. Façade Standards**

1. *Intent*
  - a. *To ensure that the façade design of development is compatible with Frisco's "small mountain town character" and existing buildings.*
2. *Building Elements*

*All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-00.*

  - a. *Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth.*

The application meets this standard.

- b. *Each façade or each 75 foot portion of a façade visible from public streets or parking lots shall be articulated through the use of at least four of the following building elements that provide shelter from natural elements and provide visual relief.*
  - i. *Balconies, porches, or patios;*
  - ii. *Building elements that provide shelter from natural elements;*
  - iii. *Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;*
  - iv. *A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;*
  - v. *Variation in roof planes or roof forms, including dormers or gables;*
  - vi. *Variation in window sizes and shapes; or*
  - vii. *Prominent building entrance features.*

The application meets this standard.

### 3. *Building Articulation*

- a. *Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.*
- b. *Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.*
- c. *Building walls that exceed 54 feet in total building façade length shall change geometric planes by at least four feet in depth for a minimum length of six feet.*
- d. *Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.*

A segment of the west exterior wall has a proposed length of 34 feet and a segment of the east exterior wall has a proposed length of 30 feet. These wall segments may exceed 27 feet in length upon Planning Commission approval of an Administrative Adjustment through Section 180-2.7.2 of the Unified Development Code.

The Administrative Adjustment procedure is intended to allow minor modifications or deviations from the certain dimensional or numeric standards of the Unified Development Code. Administrative Adjustments are intended to provide greater flexibility when necessary, without requiring a formal zoning amendment or variance.

Where the concurrently reviewed site plan application requires review and approval by the Planning Commission, the Planning Commission rather than Town Staff shall review and decide the administrative adjustment.

The Planning Commission shall evaluate the application and may approve the application if the requested adjustment meets all of the following criteria:

1. *Is consistent with the purpose statement set forth in this Chapter for the applicable zoning district(s);*
2. *Meets all other applicable building and safety codes; and*
3. *The requested modification is necessary to either: (a) compensate for some practical difficulty or some unusual aspect of the site of the proposed development not shared by landowners in general; or (b) accommodate an alternative or innovative design practice that achieves to the same or better degree the objective of the existing design standard*

*to be modified. In determining if “practical difficulty” exists, consideration shall be given to any unique circumstances of the property.*

Staff find that the proposed exterior wall design meets the criteria for an administrative adjustment. Should the Planning Commission determine that the proposed exterior wall design meets the criteria for an administrative adjustment, the application meets this standard.

### **C. Bulk Plane Standards**

There are no bulk plane requirements for this project, so this standard does not apply.

### **D. Roof Standards**

#### **1. Intent**

*To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements.*

#### **2. Roof Pitch**

- a. Steep pitched roofs are encouraged.*
- b. Flat roof construction shall be augmented with pitched roof elements, including but not limited to, peaked or sloped facade elements or parapets facing all street sides.*
- c. Pitched roof elements shall vary by a minimum of two feet in elevation.*
- d. Mansard roofs are not appropriate and are not allowed.*

The application meets this standard.

#### **3. Roof Design**

- a. Where pitched roofs are utilized:*
  - i. A minimum pitch of 4/12 is required.*
  - ii. Dormers shall be incorporated to break up the roof, to enhance the usability of attic spaces, and to add architectural interest.*
  - iii. Ridgelines shall change elevation by no less than two feet for each 27 feet of building length. Architectural elements which intersect with the ridgeline may qualify as ridgeline changes upon a finding that the design furthers the purpose of this section.*
- b. Shed roofs with a minimum pitch of 3/12 may be utilized only if the shed roof element is below the primary roof level and terminates into the roof or wall of the structure.*
- c. No more than 66 percent of a ridgeline or roof line shall be on the same elevation.*
- d. Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies, or entryways.*

The application meets this standard.

#### **4. Roof Materials**

- a. If metal roofs are used they shall be surfaced with a low gloss finish or be capable of weathering to a dull finish in order to not be reflective.*
- b. Metal roofs shall have a standing seam or shall be of a design that provides relief to the roof surface.*

- c. *Asphalt and fiberglass shingles are permitted provided that they are a heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.*
- d. *Spanish or Mission style roofs and other similar roof materials are prohibited.*
- e. *Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.*
- f. *Bright colored roofs that exceed a chroma of four on the Munsell Color chart shall not be allowed.*
- g. *All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible with and substantially similar to the colors and materials of the building or the roof.*

The application meets this standard.

### **E. Building Material Standards**

#### **1. Intent**

*To ensure that building materials are compatible and complementary to existing historic or contributing buildings in the area, using a combination of mainly natural materials.*

#### **2. Primary Materials**

- A. *To ensure that building materials are compatible and complementary to existing historic or contributing buildings in the area, using a combination of mainly natural materials.*
- B. *Other materials that imitate natural materials are also acceptable, provided their texture, shape, and size are similar to the natural materials they are imitating, and are not obviously artificial materials.*
- C. *Stucco, steel, or concrete block shall not be primary exterior materials for the majority of a building.*

The application meets this standard.

#### **3. Specific Material Standards**

- a. *Concrete Block. Concrete block used as an accent material shall be a split, textured, or scored block.*
- b. *Concrete Panel. Concrete or concrete panels shall be textured or scored and used in combination with other materials, or shall be faced with another material such as stone, stucco, or other similar materials.*
- c. *Glass. Clear glass shall be used for windows. Tinted, colored, or opaque glass may be approved when demonstrated by the applicant to be compatible with the purpose of this section.*
- d. *Metal. Metal shall have a matte finish or a finish proven to fade and not be reflective.*
- e. *Steel. Steel may only be used as an accent material or used in combination with other materials.*
- f. *Stucco. Stucco may only be used as an accent material or used in combination with other materials.*

The application meets this standard.

#### **4. Prohibited Materials**

*The following materials are prohibited:*

- a. *Aluminum, steel, or plastic exterior siding that does not imitate natural materials;*
- b. *Mirrored or reflective glass; and*
- c. *Untreated or unpainted galvanized sheet metal*

The application meets this standard.

#### **F. Building Colors**

1. *Intent*  
*To promote building colors compatible with the site and surrounding buildings.*
2. *Maximum Color Chroma*  
*No color may be used as the primary color of the building that exceeds a chroma of four on the Munsell Color chart.*
3. *Exception for Building Accents*  
*Colors that exceed a chroma of four, but do not exceed a chroma of eight on the Munsell Color chart may be used only sparingly as accents, such as on trim or railings. Luminescent, fluorescent, or reflective colors shall not be utilized on any exterior portion of the building.*
4. *Accessory Structures*  
*The same or similar colors shall be used on main structures and on any accessory structures on the site, unless an alternative scheme can be provided that will complement the project and meet the purpose of this section.*

The application meets this standard.

#### **G. Design Variety**

1. *Intent*  
*To promote design variety that is also compatible with the character of Frisco.*
2. *Duplicate Building Design Prohibited*
  - a. *Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300 foot radius of the property are not allowed, with the exception of accessory structures, which may be designed similarly to the primary structure.*
  - b. *Where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units by providing a variety in windows, decks, balconies, or exterior facade compositions.*

The application meets this standard.

#### **H. Parking and Loading**

There are no proposed changes to the existing marina parking and loading other than minor improvements proposed directly adjacent to the new office building. There are no new parking lots associated with the proposed office building. This standard does not apply to this application.

#### **I. Amenities**

1. *Intent*  
*To enhance development with amenities that promote alternative modes of transportation and provide community gathering spaces.*
2. *Bicycle Parking*

*Bicycle parking spaces shall be provided in an amount equal to at least 20 percent of the required vehicular parking spaces for the development. A lesser number may be approved by the Town if reasonably justified by the applicant.*

The application meets this standard.

### 3. Community Spaces

- A. *Development with over 10,000 square feet of gross floor area shall provide community spaces, including but not limited to, public benches, water features, public kiosk/gazebo, public patio/seating areas, public plazas, or public art.*
  - i. *A minimum of one community space shall be provided for any development with between 10,000 and 25,000 square feet of gross floor area.*
  - ii. *A minimum of three community spaces shall be provided for any development with over 25,000 square feet of gross floor area.*

The structure is less than 25,000 sq. ft. in gross floor area, so this standard does not apply.

## ANALYSIS – AGENCY REVIEWS

Referral agency review comments are noted below. No additional review comments were received. The Applicant will be addressing each of these comments prior to application of a building permit.

### **Summit Fire & EMS**

1. *A construction permit through the fire department is required for this project. Please advise the contractor to contact the fire department for details.*
2. *Based on the size and type of construction, the fire flow for this building is 1,500 gallons per minute. This fire flow requires one additional on-site fire hydrant. The proposed fire hydrant spacing in the area exceeds fire code spacing requirements for fire flow. Please relocate the fire hydrant to meet this spacing requirement.*
3. *Fire apparatus access to the interim road to the docks does not meet the requirements of the fire department. Please contact the fire department for details.*
4. *Bollard protection shall be required for the new fire hydrant.*
5. *A fire lane, with approved signs, will be established along the entire perimeter of the cul-de-sac serving this building. A field inspection will be required to place signs.*
6. *The fire department would like to meet with the contractor to answer any fire code questions.*

### **Xcel Energy**

1. *Meter location? The proposed meter location is not shown on the plans. We will need a location that in on a non-drip edge in a safe and accessible location?*
2. *Will this building need gas?*

### **Town of Frisco Public Works**

1. *It would be worth noting where the EV charging stations would end up in the future.*
2. *Sewer/water crossings will follow Frisco San and Frisco Water codes for installation.*
3. *Note that fire access will be able to support a minimum of 75,000lbs, as Summit Fire will want to see this.*
4. *Compare wetland boundary with that of previous surveys done with the Big Dig*
  - o *TOF can provide Big Dig/Phase 1 plan sets for comparison.*
5. *Bollards in fuel sump location will be installed during construction of Marina Fuel System.*



6. Phase 1 construction fix is still TBD, verify that there is enough elevation “wiggle room” to accommodate a future repair.

**Frisco Town Engineer**

1. How are pedestrians going to access the pier area from this building? Should the sidewalk along the boat ramp side go all the way to the sidewalk along the wall by the lake?
2. Where is the designated handicap parking and what is the route from that to this building? We need to make sure the route is fully compliant with ADA.
3. I would like to review details of the planned bioswale for drainage.
4. Do we know yet the plans for the fix to the boat ramp drainage? This could come into play on this building grading

**Summit County GIS**

A new physical address has been assigned to a new Marina Office Building located at Frisco Marina located at the end of Marina RD, in the Town of Frisco. 277 MARINA RD

**Frisco Sanitation District**

No comments

**PUBLIC COMMENT**

The Community Development Department has not received any public comments as of September 10, 2020.

**STAFF RECOMMENDATIONS**

**Recommended Findings**

The Community Development Department recommends the following findings pertaining to the Modifications to a Major Site Plan application for the Frisco Bay Marina new office building project, located at 277 Marina Road:

*Based upon the review of the Staff Report dated September 17, 2020 and the evidence and testimony presented, the Planning Commission finds:*

1. The proposed modifications are in general conformance with the principals and policies of the Frisco Community Plan, specifically, the Guiding Principles of Inclusive Community, Quality Core Services, Vibrant Recreation, and Sustainable Environment.
2. The proposed modifications are in general conformance with the Unified Development Code, specifically Section 180-3.14, Parks and Recreation (PR) District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including setbacks and building height. The application also meets the criteria outlined in §180-3.17.7 to allow for a maximum building height of 35 feet.
3. The proposed modifications are in general conformance with the Unified Development Code, specifically Section 180-6, Development Standards since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: drainage plan, snow storage, vehicular access, non-vehicular access, traffic studies, and refuse management.

4. *The proposed modifications are in general conformance with the Unified Development Code, specifically Section 180-6.14, Landscaping, since the landscaping requirements for this public project are appropriate in comparison to other projects within the Town and region.*
5. *The proposed modifications are in general conformance with the Unified Development Code, specifically 180-6.16 Outdoor Lighting since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: exterior light fixtures, light emissions, design, and energy savings.*
6. *The proposed modifications are in general conformance with the Unified Development Code, specifically Section 180-6.13, Parking and Loading Regulations, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including that the proposed parking is consistent with the recommendations of the Marina Park Master Plan and meet the parking needs for the marina.*
7. *The proposed modifications are in general conformance with the Unified Development Code, specifically Section 180-6.21, Non-Residential Development Standards, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: that the development is designed in a manner compatible with the neighborhood and the small mountain town character of Frisco; the development includes required building elements, shelter from natural elements and provides visual relief, the building is designed to relieve the feeling of mass, building façade and roof lines are broken up, exterior materials and colors are compatible with the surrounds and meet specific standards, roof forms and design are compatible with the surrounding area and a variety of standards, and the other recommendations and standards of the Non-Residential Design Standards. Additionally, the proposed exterior wall design meets the criteria for an Administrative Adjustment pursuant to Section 180-2.7.2.*

### **Recommended Action**

Based upon the findings above, the Community Development Department recommends APPROVAL of the proposed Modifications to a Major Site Plan application for the Frisco Bay Marina new office building project, located at 277 Marina Road, subject to the following conditions:

*Conditions:*

1. *The applicant shall satisfy the comments of the Summit County GIS Department.*
2. *The applicant shall satisfy the comments of the Summit Fire & EMS.*
3. *The applicant shall satisfy the comments of the Town of Frisco Public Works Department.*
4. *The applicant shall satisfy the comments of the Town Engineer.*
5. *The applicant shall satisfy the comments of Xcel.*

### **Recommended Motion**

Should the Planning Commission choose to approve the proposed Modifications to a Major Site Plan Application, the Community Development Department recommends the following motion:

***With respect to File No. 149-20-MOD, I move that the recommended findings set forth in the September 17, 2020, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for Modifications to a Major Site Plan Application for the Frisco Bay Marina new office building project, located at 277 Marina Road.***

### **ATTACHMENTS**

Attachments:

- Application Materials